

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AND AUTHORIZING THE SALE OF CITY-OWNED PROPERTY, LOCATED AT 7508 GRANT COURT, TO SUNRISE LAKE HOMES, LLC IN THE AMOUNT OF \$269,900.00; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE A RESIDENTIAL CONTRACT FOR SALE AND PURCHASE ALONG WITH A WARRANTY DEED.

WHEREAS, on April 3, 2015, the City acquired, by Special Warranty Deed from Sean Cononie, the real property located at 7508 Grant Court, consisting of a duplex residence (the "Property"); and

WHEREAS, on November 15, 2017, the City Commission passed and adopted Resolution No. R-2017-330, which approved and authorized the issuance of Blanket Purchase Order No. B003071 with Real Estate Asset Disposition Corp. ("READ") to provide real estate services to the City; and

WHEREAS, City staff determined that READ would market the Property for sale and said Property would be sold "As Is"; and

WHEREAS, READ's efforts have resulted in receipt of an offer to purchase the Property "As Is" from Sunrise Lake Homes, LLC of Fort Lauderdale, Florida ("Buyer"), in the amount of \$269,900.00, along with an initial deposit in the amount of \$5,000.00 from the Buyer, as more specifically set forth in the "As Is" Residential Contract for Sale and Purchase ("Contract") attached; and

WHEREAS, pursuant to Section 13.01(a), City Charter, entitled Sale of City-Owned Real Property, any property which the City proposes to sell or otherwise dispose of must be appraised by one independent, qualified appraiser. If the appraiser values the property in excess of \$250,000.00, a second independent appraisal is required. If the two appraisals differ by more than 25%, a third independent appraisal is required; and

WHEREAS, an independent appraisal of the Property was conducted on July 28, 2017 by The Urban Group, Inc., and the appraised value of the Property in its "As Is" condition was determined to be \$275,000.00; and

WHEREAS, a second independent appraisal of the Property was conducted on April 18, 2018 by Hartman Appraisal Service, Inc., and the appraised value of the Property in its "As Is" condition was determined to be \$279,000.00; and

WHEREAS, the first and second independent appraisals of the Property differ by only approximately 1.5%, and therefore, a third independent appraisal is not required prior to conveying the Property; and

WHEREAS, pursuant to Section 13.01(b), City Charter, Sale of City-Owned Real Property, a five-sevenths (5/7) vote of the total City Commission membership shall be necessary for the sale or disposition of any property valued by any of the appraisers in excess of \$250,000.00; and

WHEREAS, upon sale of the Property, the Property will be placed on the tax rolls and the City's ongoing maintenance costs shall be eliminated; and

WHEREAS, staff recommends that the City Commission approve and authorize the execution of the attached Contract along with a Warranty Deed for the sale of the Property to Sunrise Lake Homes, LLC in the amount of \$269,900.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That it approves and authorizes the sale of the Property located at 7508 Grant Court to Sunrise Lake Homes, LLC of Fort Lauderdale, Florida, and issuance, at closing, of a Warranty Deed conveying all rights, title and interest of the City of Hollywood in and to the Property to Sunrise Lake Homes, LLC for the sale price of \$269,900.00.

Section 3: That it approves and authorizes the execution, by the appropriate City officials, of the attached "As Is" Residential Contract for the Sale and Purchase of 7508 Grant Court with Sunrise Lake Homes, LLC of Fort Lauderdale, Florida, in a form acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4: That upon the closing of the purchase and sale of the Property, the sales proceeds shall be deposited in the General Revenue Account Number 34.1200.00000.364.00220.

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Section 5: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2018.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY for the use and reliance
of the City of Hollywood, Florida, only.

DOUGLAS R. GONZALES, CITY ATTORNEY