

# CITY OF DELRAY BEACH



1993  
2001

100 N.W. 1st AVENUE


• DELRAY BEACH, FLORIDA 33444

• 561/243-7000



## MEMORANDUM

**TO:** Mayor and Commissioners

**FROM:** Donald B. Cooper, City Manager 

**DATE:** March 29, 2016

**SUBJECT:** Sale of (Surplus) Municipal Properties

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Pursuant to Section 36.12 [A] authorization to sell municipal property, the initial properties being recommended for sale are listed in the attached memorandum from Chief Financial Officer, Jack Warner, and the proposed procedure to effectuate sale. Fifteen (15) properties are recommended for sale. These properties have been through staff review and have been determined not to be needed based on present or future known service requirements. Additional properties may / will be recommended after additional research and examination.

DC/ss

{See Attachments}

cc: Francine Ramaglia, Assistant City Manager  
David Scott, Assistant City Manager  
Noel Pfeffer, City Attorney  
Jack Warner, Chief Financial Officer  
Danielle Connor, Fire Chief  
Michael Coleman, Director, Community Improvement  
Jeff Costello, Executive Director, CRA  
Suzanne Fisher, Director, Parks and Recreation  
Tennille Decoste, Director, Human Resources  
Jeffrey Goldman, Police Chief  
Joan Goodrich, Director, Economic Development

RE: Sale of (Surplus) Municipal Properties

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Chevelle Nubin, City Clerk

John Morgan, Director, Environmental Services

Gwendolyn Spencer, Chief Innovation Technology Officer

Timothy Stillings, Director, Planning and Zoning

Steven Chapman, Chief Purchasing Officer



## FINANCE DEPARTMENT

TO: Donald Cooper, City Manager  
FROM: Jack Warner, Chief Financial Officer  
DATE: March 18, 2016  
SUBJECT: Facilities Rationalization Next Steps

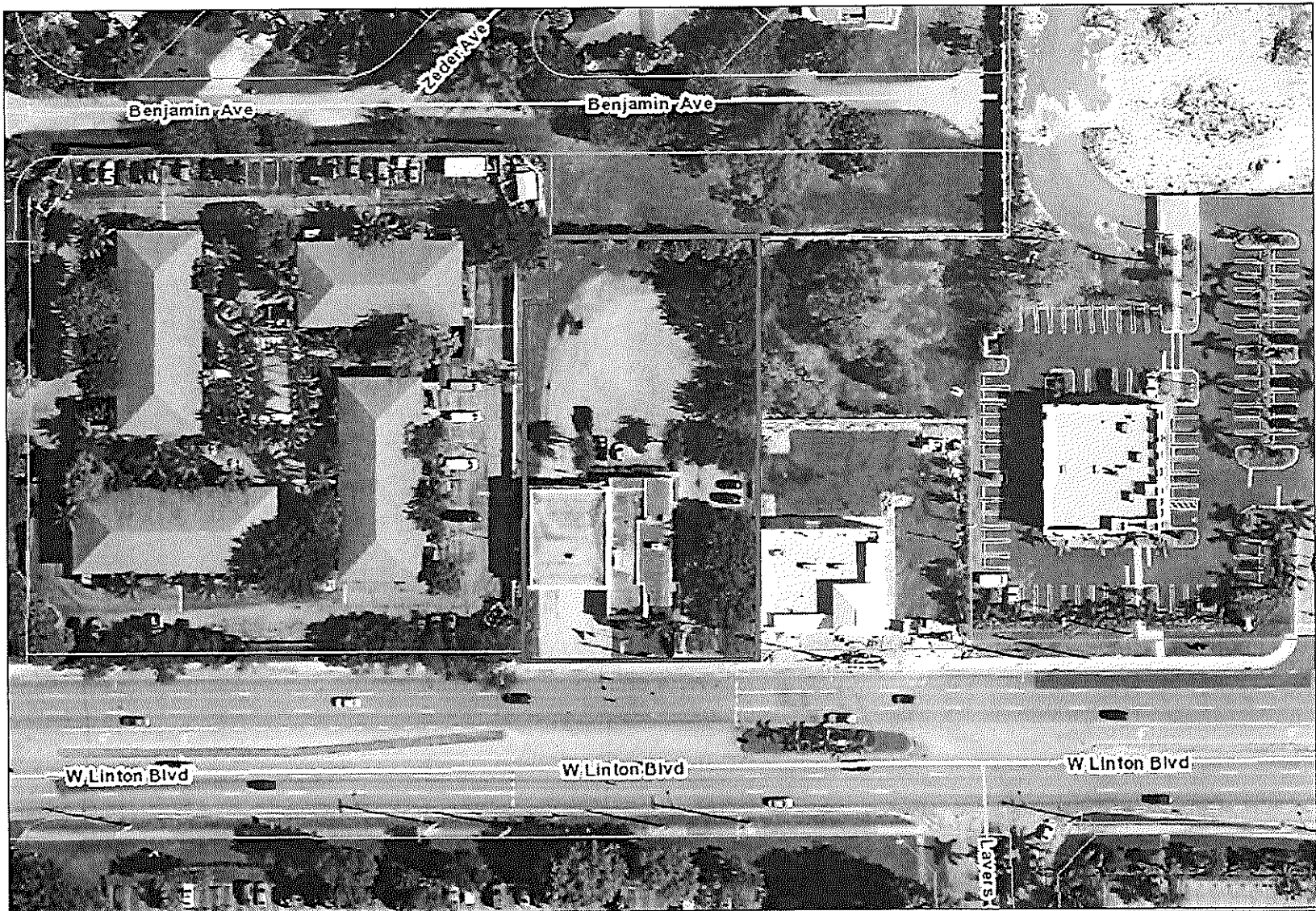
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At its February 9, 2016 workshop meeting, the Commission directed staff to proceed with the disposition of "low hanging fruit" parcels. We intend to proceed as follows:

1. With Purchasing Department, engage a sales agent. We contemplate an RFP process targeted both to traditional brokers and auctioneers. Estimated completion by April month end.
2. Place the parcels for sale (subject to final Commission approval of requested zoning and sale) and receive sales offers and deposits. For parcels with offer price greater than \$ 10,000, procure second independent appraisal. Estimated timing: three months from beginning of sale.
3. Work with Planning, Zoning and Building Department to insure each parcel's zoning is consistent with winning buyers use intent, if necessary.
4. Take final list to Commission in public hearing format for their final approval. Estimated timing: two months from each parcels completing bid receipt, zoning change and additional appraisal (if necessary). We should be able to begin consummating sales for simple parcels in July.
5. Consummate sales. The current "low hanging fruit" sales should be completed this fiscal year.

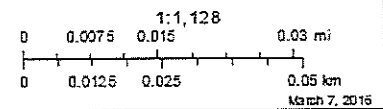
Attachment: Current "low hanging fruit" list

PARCEL NO.	MAP ID	PCN	ADDRESS	PURPOSE	NAME DESCRIPTION	MOST LIKELY USE	ACRES	APPRAISED VALUE
1	17	12434620010080030	651 W LINTON BLVD	MUNICIPAL	FIRE STATION NO 3. Pending a rezoning to General Commercial.	COMMERCIAL DEVELOPMENT	0.9700	\$750,000
2	149	12424612000003200	4652 133RD RD S	MUNICIPAL	VACANT LOT	RESIDENTIAL DEVELOPMENT	3.1800	\$484,858
3	10	12434620160000510	1015 MANGO DR	MUNICIPAL	DEEDED FROM PBC ORB 16817 - 1243 - 1015 MANGO DR - VACANT LOT	RESIDENTIAL DEVELOPMENT	0.1191	\$45,000
4	336	12434616010320040	316 SW 4TH AVE	VACANT	VACANT LOT	RESIDENTIAL DEVELOPMENT	0.2199	\$22,706
5	404	12434620130100180	SOUTHRIDGE RD	MUNICIPAL	SOUTHRIDGE PL 1 & 2 (formerly held to complete connection between Zeder and Southridge)	RESIDENTIAL DEVELOPMENT	0.1722	\$21,400
6	154	12434620130100190	SOUTHRIDGE RD	MUNICIPAL	SOUTHRIDGE PL 1 & 2 (formerly held to complete connection between Zeder and Southridge)	RESIDENTIAL DEVELOPMENT	0.1722	\$11,235
7	75	12434616010320220	SW 4TH AVE	MUNICIPAL	Landlocked parcel	BUFFER / UTILITY	0.1039	\$5,225
8	123	12434617410010260		R/W - BUFFER	Small buffer (too narrow for development) near I-95	BUFFER / UTILITY	0.0614	\$1,500
9	132	12434609150020280	ALLEN AVE	MUNICIPAL	Small buffer (too narrow for development)	BUFFER / UTILITY	0.0517	\$1,300
10	111	12434620200040022	1105 R SW 7TH AVE	MUNICIPAL	Vacant parcel situated between residential properties along SW11th St. & SW 7th St	BUFFER / UTILITY	0.0598	\$1,050
11	144	12434621010050021	306 SE 5TH ST	MUNICIPAL	Small buffer (too narrow for development) between residential properties between SE 3rd & 4th Ave surrounded by residential properties	BUFFER / UTILITY	0.0448	\$785
12	44	12434620230040082	WALLACE DR	VACANT	Small triangular shaped parcel (too narrow for development) on Wallace Dr. surrounded by industrial bldgs. In the warehouse district	BUFFER / UTILITY	0.0100	\$365
13	47	12434609160050031	NW 9TH AVE	MUNICIPAL	Small buffer strip (too narrow for development) between NE 9th Ave & Palm Trail situated between Palm Trail Plaza and an office building	BUFFER / UTILITY	0.0092	\$230
14	146	12424624010000000		MUNICIPAL	Buffer parcels (too narrow for development). Two along South Military Trail and one along Dover Rd	BUFFER / UTILITY	0.6900	\$223
15	9	12424624020000000		MUNICIPAL	Buffer parcels (too narrow for development) Two along South Military Trail and one along Dover Rd	BUFFER / UTILITY	0.1800	\$62



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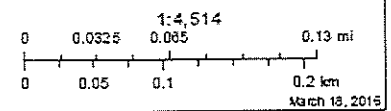
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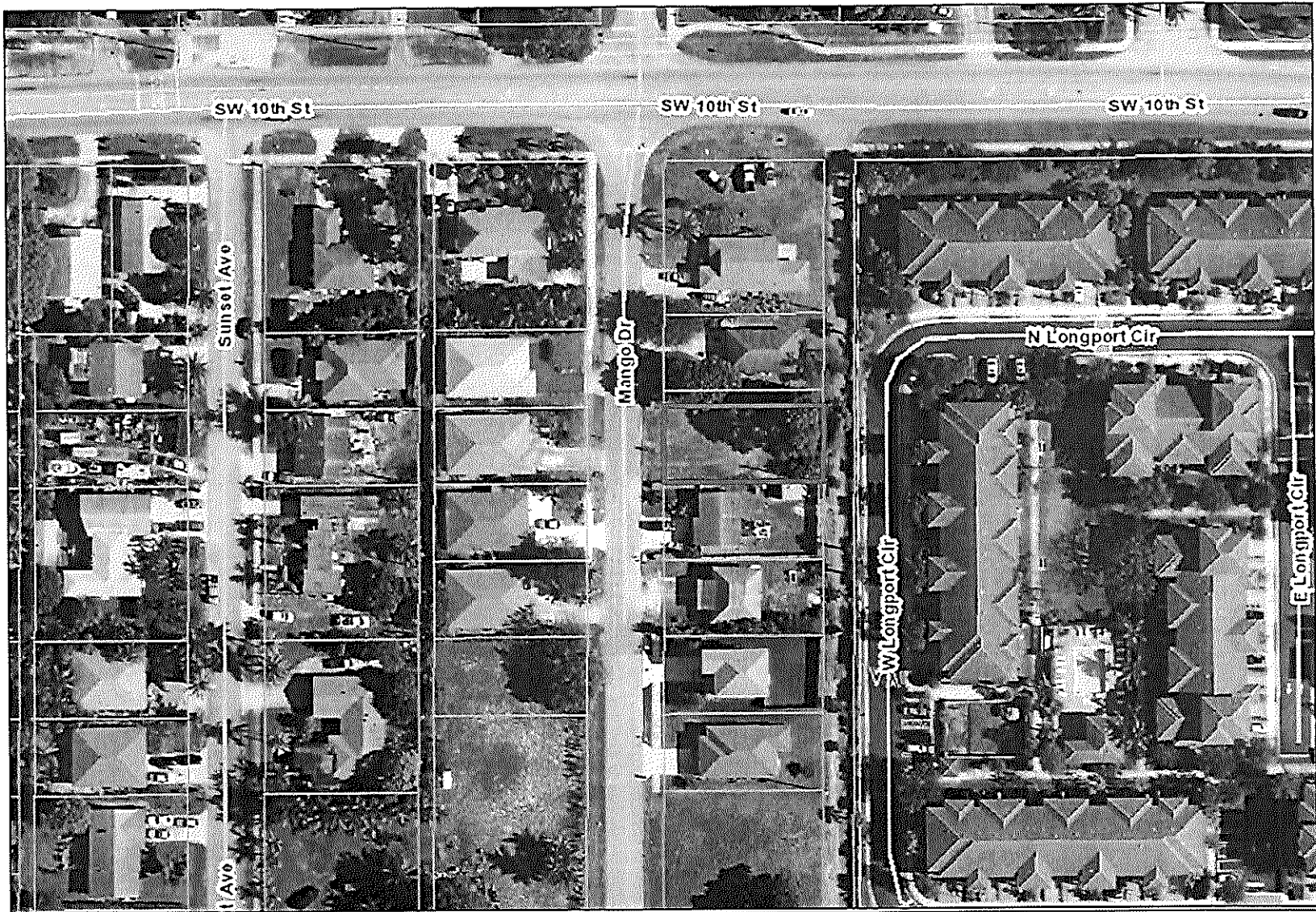




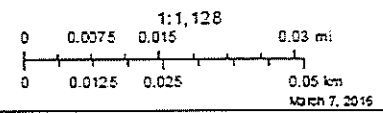


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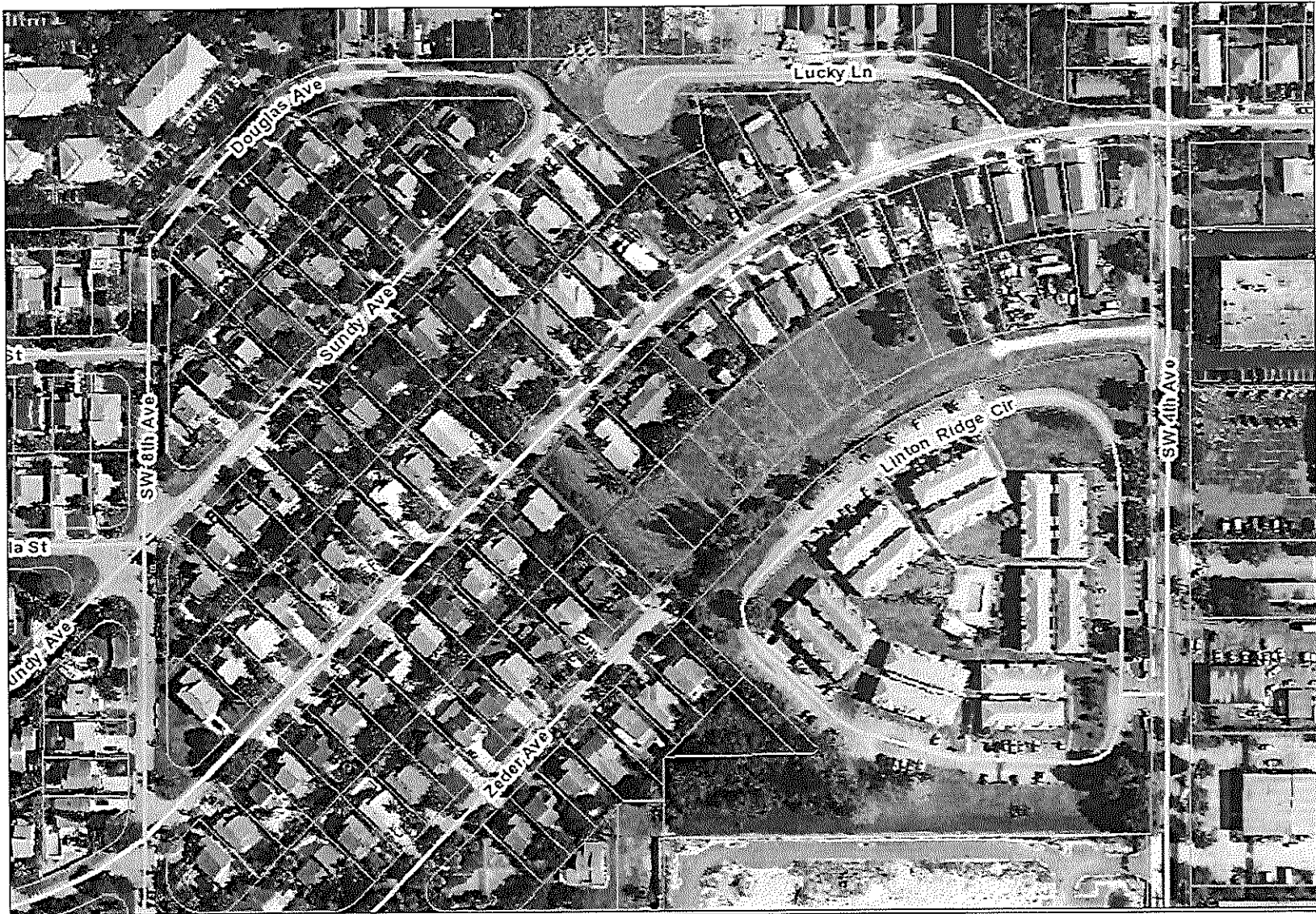


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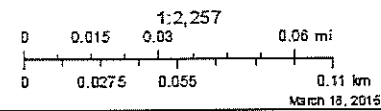
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March 7, 2016





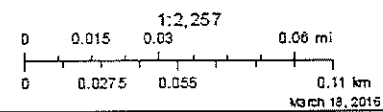
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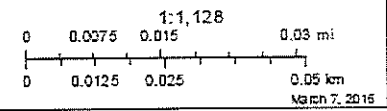


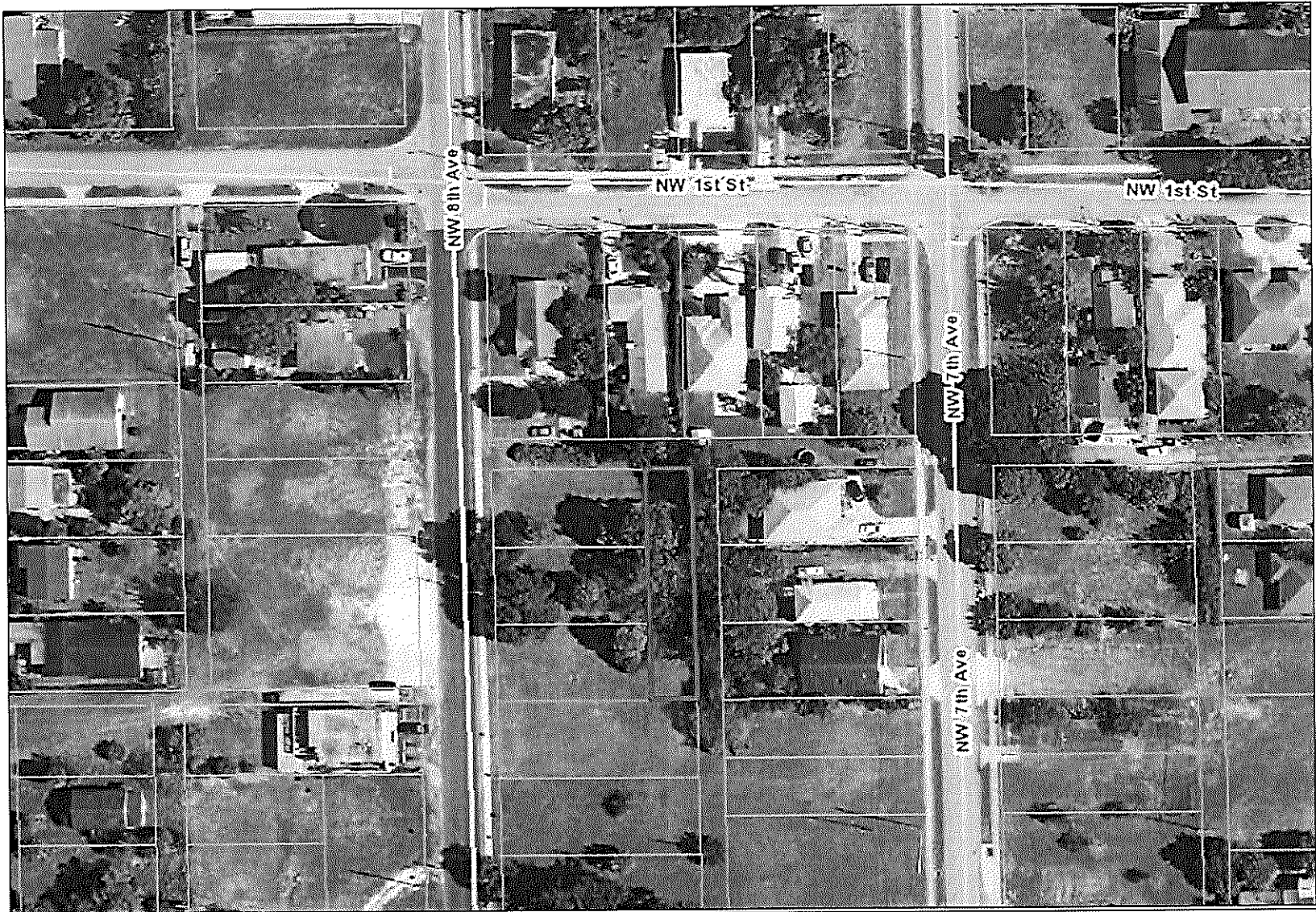




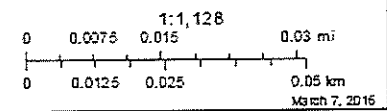
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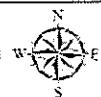




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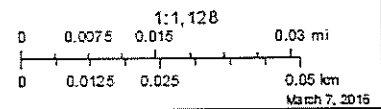






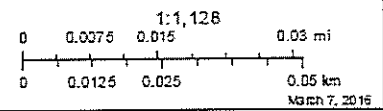
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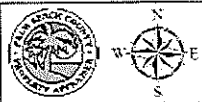




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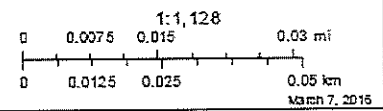






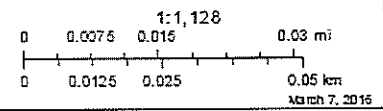
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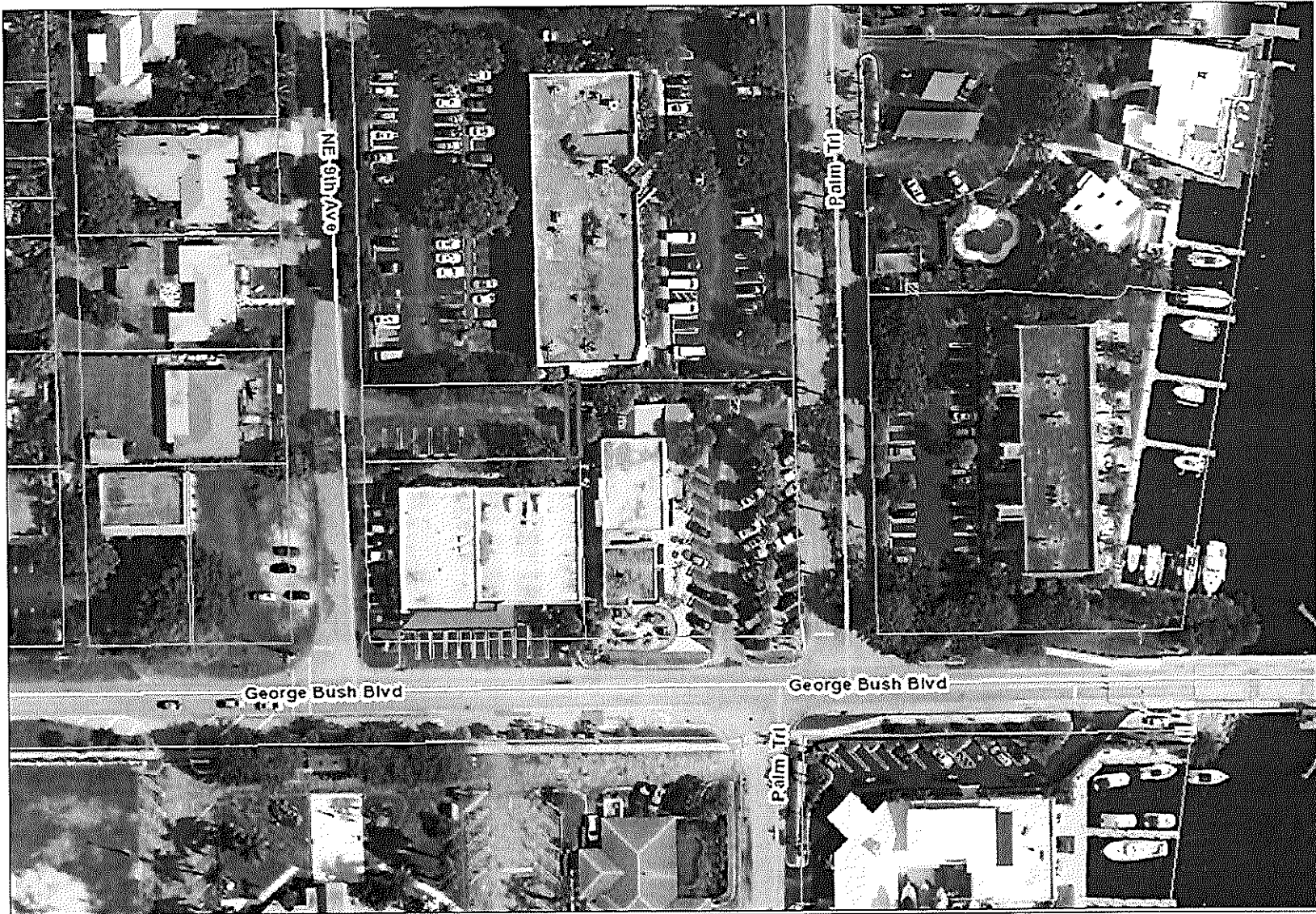




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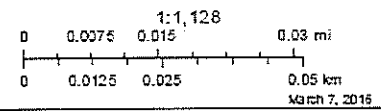






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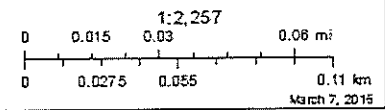
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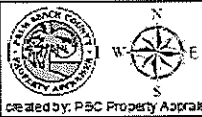
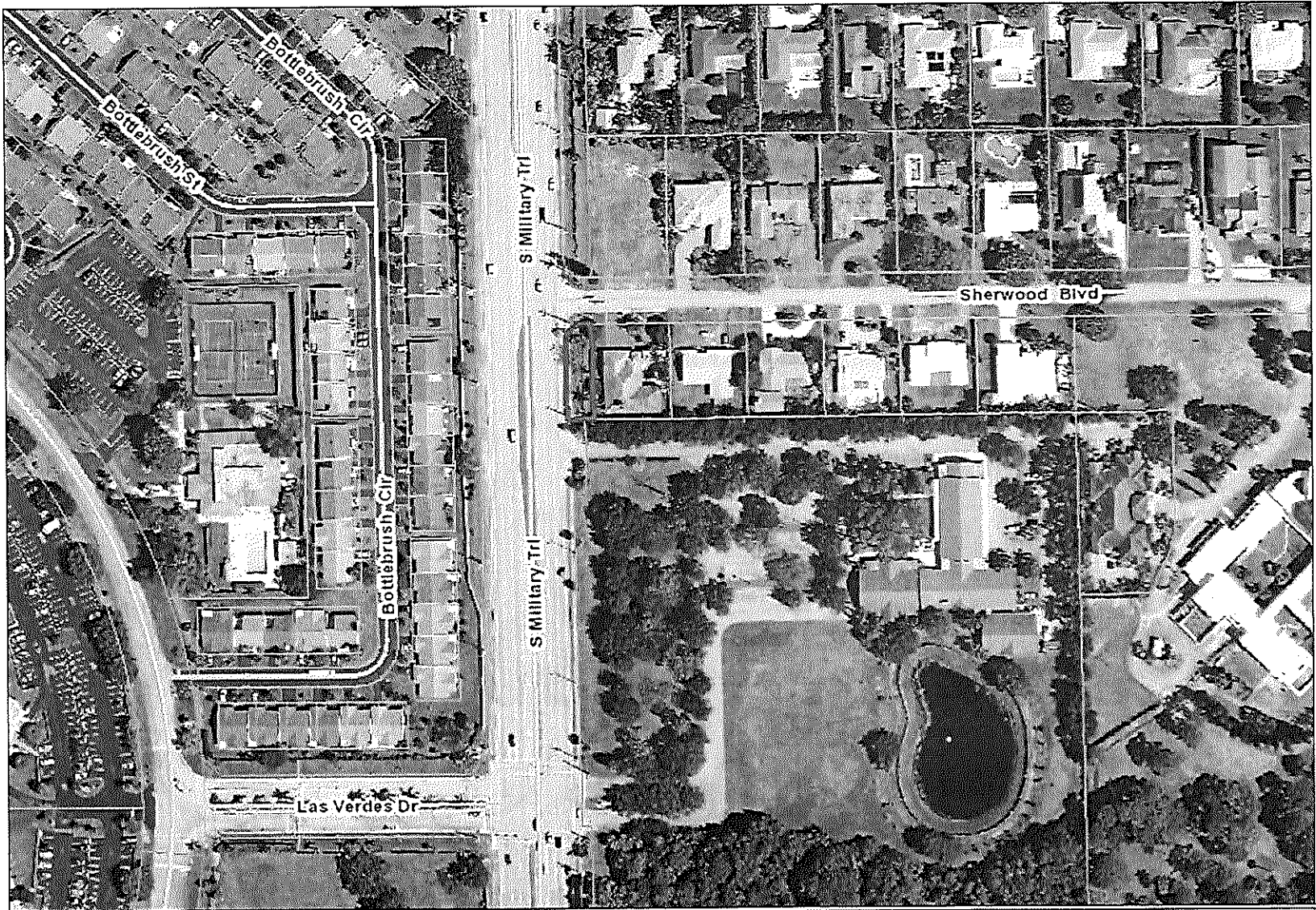


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