

Sec. 13.01. Sale of city-owned real property.

(a) Any property which the city proposes to sell or otherwise dispose of must be appraised by one (1) independent, qualified appraiser. However, property which is listed by the Broward County Property Appraiser as having a value of not more than twenty-five thousand dollars (\$25,000.00) may be sold or disposed of without an appraisal. If such independent appraiser values the property in excess of two hundred fifty thousand dollars (\$250,000.00), an additional independent appraisal shall be obtained. If the two (2) appraisals differ by more than twenty-five percent (25%), a third independent appraisal shall be obtained.

(b) A five-sevenths (5/7) vote of the total commission membership shall be necessary for the sale or disposition of any property valued by any of the appraisers in excess of two hundred fifty thousand dollars (\$250,000.00). If the property is valued by any of the appraisers at a value which equals or exceeds one million dollars (\$1,000,000.00), the sale or other disposition of such property shall require approval by either a five-sevenths (5/7) vote of the city commission or by a majority vote of the city's electors voting on such proposal.

(c) Notwithstanding the provisions of this section, any real property which is beach or beachfront, a park, a golf course or another recreational facility, which the city proposes to sell or to otherwise dispose of, must be approved by a majority vote of the city's electors voting on such proposal.

(d) The threshold amounts specified in subsections (a) and (b) shall be adjusted based on information contained in the "Certification of Taxable Value." designated as Form DR-420, received each year from the Broward County Property Appraiser. Specifically, each threshold amount shall be adjusted by multiplying it by a fraction the numerator of which is the difference between the amount designated as "[c]urrent year taxable value of real property for operating purposes" in the last "Certification of Taxable Value" received prior to the date of a sale or other disposition of property and the sum of the amounts designated as "[c]urrent year net new taxable value" in each "Certification of Taxable Value" received from 2011 to the last "Certification of Taxable Value" received prior to the date of the sale or other disposition, and the denominator of which is the amount designated as "[c]urrent year taxable value of real property for operating purposes" in the "Certification of Taxable Value" received in 2010.

(e) Notwithstanding the provisions of this section, whenever the city owns two or more parcels of real property that are contiguous and the city proposes to sell or otherwise dispose of one or more but not all of such contiguous parcels, a five-sevenths (5/7) vote of the total commission membership shall be required to authorize such sale or other disposition, regardless of the valuation of the parcels proposed to be sold or otherwise disposed of.

(Ord. O-84-14, passed 2-3-84; Am. Ord. O-99-17, passed 6-16-99; Am. Ord. O-99-34, passed 10-20-99; Am. Ord. O-2010-29, passed 7-21-10; Am. Ord. O-2018-09, passed 11-6-18)