



## CITY COMMISSION ORDINANCE/RESOLUTION

**TITLE:** Resolution 26-03 (Administration)

**DATE:** January 13, 2026

**DESCRIPTION:** A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, PURSUANT TO SECTION 2-202 OF THE CITY'S CODE OF ORDINANCES, ESTABLISHING PROPERTY DISPOSAL CRITERIA FOR THE DISPOSAL OF REAL PROPERTY OWNED BY THE CITY, ATTACHED HERETO AS EXHIBIT "A;" PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

### **CITY MANAGER RECOMMENDATION:**

As required by the City Code, the City Manager recommends approval of Resolution No. 2026-03, which establishes a criterion for the disposal of City-owned real property.

### **BACKGROUND OF ITEM:**

Sec. 2-202 of the City's Code of Ordinances outlines the sale of property in the City's possession, including "real property," which is defined as "land and buildings or structures affixed to lands, owned by the City." Further, it defines "surplus real property" as "real property that is no longer needed for City purposes, as determined by the City Commission." The City Code provides for the disposal of surplus real property in accordance with the property-disposal criteria established via City Commission resolution.

The City owns approximately 5.15 acres of real property located at 3300 North Pine Island Road, Cooper City, FL 33024. Before making this decision, the City must adopt this policy by resolution.

### **ANALYSIS:**

The City Commission of Cooper City may authorize the disposal of Property in the best interests of the residents by adopting a real property disposal criteria. The criteria is as follows:

#### **1. Purpose and Authority**

These Real Property Disposal Criteria ("Criteria") are established pursuant to Sec. 2-202(d) of the City's Code of Ordinances to establish a transparent, orderly, and competitive process for the disposition of surplus real property owned by the City.

## **2. Declaration of Surplus Property**

No real property shall be disposed of unless and until the City Commission, by resolution, determines that the property is surplus real property, as defined by Sec. 2-202 of the City Code, as may be amended from time to time.

## **3. Approved Methods of Disposal**

Once declared surplus by the City Commission, real property may be disposed of using one or more of the following methods, as determined by the City Manager to be in the best interest of the City:

- a. Sealed Competitive Bids - Disposal through a publicly advertised invitation to submit sealed bids, with award to the highest responsive and responsible bidder, subject to City Commission approval.
- b. Request for Proposals (RFP) - Disposal through competitive solicitation evaluating proposals based on criteria established in the RFP, which may include purchase price, proposed use, development qualifications, public benefit, and consistency with City plans or policies.
- c. Other Competitive or Negotiated Disposition Process - Disposal through another competitive or negotiated process approved by the City Commission, including but not limited to negotiated sales, exchanges, or public-private partnerships, where such method is determined to better advance the City's interests than sealed bids or an RFP.

The City Commission retains the right to reject any or all bids or proposals, waive irregularities, and re-solicit or end a disposition process at any time before final approval, in accordance with the terms and conditions of any pending purchase and sale agreement.

## **4. Public Notice**

Reasonable public notice shall be provided prior to disposition of surplus real property, which may include advertisement on the City's website, publication in a newspaper of general circulation, or other methods deemed appropriate by the City Manager or City Commission.

## **5. Consideration of Value and Public Interest**

In disposing of surplus real property, the City may consider:

- a. Fair market value and financial return to the City;
- b. Long-term economic, redevelopment, or community benefits;
- c. Compatibility with surrounding land uses and adopted City plans;
- d. Any restrictions, covenants, or conditions to be placed on the conveyance;
- e. The overall public interest of the City and its residents.

The City Commission is not required to accept the highest monetary offer if it determines that another proposal better serves the City's public purpose.

## **6. Appraisals and Due Diligence**

The City shall obtain at least one (1) appraisal, market analysis, or other due diligence prior to disposition

## **7. Final Approval and Conveyance**

All sales or other dispositions of surplus real property shall require final approval by the City Commission. Conveyance shall be by an appropriate legal instrument approved by the City Attorney.

### **ATTACHMENTS:**

1. Resolution 26-03