



Agenda Item Details

Meeting	May 13, 2020 - City Commission Meeting & Summary
Category	11. POLICY FORMATION AND DIRECTION
Subject	11.03 Approval of modifications to City Commission Real Estate Policy #136 - Robert Culverhouse, Real Estate Management
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budget Source	There is no fiscal impact associated with this agenda item.
Recommended Action	Option 1 - Approve the proposed amendments to City Commission Policy #136.

Public Content

For more information, please contact: Robert Culverhouse, Real Estate Management, (850) 891-8068.

Statement of Issue

City staff has engaged with the Alliance of Tallahassee Neighborhoods (ATN) over the last year to discuss the group's priorities and the City's land development code and commission policies. During the discussions, ATN recommended the City consider measures to preserve City-owned properties that could potentially be used as passive and active recreation lands, that could otherwise be surplussed through the City's annual surplus process. Historically, the City has not considered passive and active recreation spaces (City Parks) in the annual surplus review. Subsequently, staff has worked with ATN to develop proposed modifications to the City's Real Estate Policy 136 (Attachment #1) to clarify the City's current practice. Additional changes codify current practice of identifying appropriate City goals or objectives with sale of City property as well as updating the policy to tie future property sales to the recently adopted Strategic Plan.

Recommended Action

Option 1 - Approve the proposed amendments to City Commission Policy #136.

Fiscal Impact

There is no fiscal impact associated with this agenda item.

Supplemental Material/Issue Analysis

History/Facts & Issues

The City's Real Estate Policy, Policy #136, was initially adopted on September 27, 1989, and revisions were approved in 1990, 1996, 2005, 2006, 2010, 2017, 2018 and 2019. City staff has engaged with the Alliance of Tallahassee Neighborhoods (ATN) over the last year to discuss the group's priorities and the City's land

development code and commission policies. During the discussions, ATN recommended the City consider measures to preserve City-owned properties that could potentially be used as passive and active recreation lands, that could otherwise be surplussed through the City's annual surplus process. As a result, staff worked with ATN to develop proposed modifications to the City's Real Estate Policy 136 (Attachment #1) to clarify the City's current surplus practice. ATN is in support of the proposed amendments to the City's Real Estate Policy, which include the following:

- Under Section 136.04, deletes references to 'highest and best use' and adds the definition of 'public open space'. The term 'highest and best use' is an appraisal term related to the financial feasibility and productivity of a real estate parcel. The proposed amendment prioritizes the City's goals and objectives when disposing of land rather than 'highest and best use'. Public open space is defined as City-owned properties used for passive or active recreation, for example, parks. The proposed amendment adds clarification that a public open space shall not be considered for disposal through the surplus property process.
- Under Section 136.13, deletes references to 'highest and best use' and adds language to establish the intent of the City to retain and protect City-owned passive and active recreation lands (City Parks). This amendment prioritizes the City's goals and objectives when disposing of land.

Department(s) Review

City Attorney's Office

Options

1. Approve the proposed amendments to City Commission Policy #136 .

Pros:

- Clarifies definitions
- Clarifies the intent to protect City-owned open spaces and parks.
- Ensures that properties sold are used in a manner that is consistent with, or furthers, City goals and objectives.

Cons:

- None noted.

2. Provide alternate direction to staff.

Attachments/References

1. Strike/Add Version of the policy

[Updated 136 Real Estate Policy Revisions_4-29-2020.pdf \(195 KB\)](#)