

ORDINANCE NO. 2019-038

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AUTHORIZING THE SALE OF REAL PROPERTY PURSUANT TO THE ATTACHED AGREEMENT BETWEEN THE CITY OF COCONUT CREEK, AS SELLER, AND VISTA GARDENS BALLROOM, LLC, AS PURCHASER, FOR REAL PROPERTY DESCRIBED AS TRACT A-1 BUFFER TOGETHER WITH TRACT "A," ACCORDING TO THE PLAT OF "JANIS PLAT," AS RECORDED IN PLAT BOOK 174 AT PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 260 FEET OF SAID TRACT "A," AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED AGREEMENT; PROVIDING FOR PUBLIC PURPOSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Coconut Creek ("City") received a grant from Broward County associated with the redevelopment of Hillsboro Boulevard that specifically identified the acquisition of the subject parcel for the purpose of assemblage with the adjacent parcel; and

WHEREAS, the City of Coconut Creek acquired the referenced parcel on July 31, 2019; and

WHEREAS, the subject property does not meet minimum standards for development independently; and

WHEREAS, and the owner of the adjacent parcel, Vista Gardens Ballroom, LLC ("Buyer"), intends to redevelop the parcel, thus satisfying the conditions of the grant award from Broward County; and

WHEREAS, the City Commission finds and determines that the sale of the property, legally described as Tract A-1 buffer together with Tract "A," according to the Plat of "JANIS PLAT," as recorded in Plat Book 174 at Page 18 of the Public Records of Broward County, Florida, less and except the North 260 feet of said Tract "A," said lands

situate, lying and being in Broward County, Florida, as more particularly described in the option purchase agreement as Exhibit “A,” serves a municipal purpose, enhances the City’s goal of revitalization efforts along the western Hillsboro Boulevard Corridor.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF COCONUT CREEK HEREBY ORDAINS:

Section 1: Ratification. That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this ordinance. Attachment “1” is the sale agreement and associated rider that contains a legal description of the land to be sold as Exhibit “A;” all are attached hereto, incorporated herein, and made a specific part of this ordinance.

Section 2: That the City Commission hereby finds and determines that selling the real property described in Exhibit “A” of Attachment “1” is in the best interests of the residents of the City of Coconut Creek and serves the interest of health, safety, and welfare of the residents.

Section 3: That the City Commission hereby accepts, ratifies, and approves the sale agreement for the real property identified as property identification number 4842 06 33 0010, legally described as Tract A-1 buffer together with Tract “A,” according to the Plat of “JANIS PLAT,” as recorded in Plat Book 174 at Page 18 of the Public Records of Broward County, Florida, less and except the North 260 feet of said Tract “A,” said lands situate, lying and being in Broward County, Florida, and authorizes the City Manager, or designee, to execute the attached agreement.

Section 4: Conflicts. That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5: Severability. That should any section or provision of this ordinance or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

Section 6: Effective Date. That this ordinance shall become effective upon its passage on second and final reading.

PASSED FIRST READING THIS 9TH DAY OF JANUARY, 2020.

PASSED SECOND READING THIS 23RD DAY OF JANUARY, 2020.

Sandra L. Welch, Mayor

Attest:

Leslie Wallace May, City Clerk

| | <u>1st</u> | <u>2nd</u> |
|-----------|-----------------------|-----------------------|
| Welch | <u>Aye</u> | <u>Aye</u> |
| Sarbone | <u>Aye</u> | <u>Aye</u> |
| Tooley | <u>Aye</u> | <u>Aye</u> |
| Belvedere | <u>Aye</u> | <u>Aye</u> |
| Rydell | <u>Aye</u> | <u>Aye</u> |

SR:ae
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