



Legislation Details (With Text)

File #:	ORD 2017-038	Name:	Purchase of Real Property
Type:	Ordinance	Status:	Passed
File created:	7/19/2017	In control:	City Commission
On agenda:	8/10/2017	Final action:	8/10/2017

Title: AN ORDINANCE RATIFYING THE AGREEMENT SIGNED BY THE CITY MANAGER AND APPROVING THE PURCHASE OF REAL PROPERTY PURSUANT TO THE ATTACHED SALE AND PURCHASE AGREEMENT BETWEEN THE CITY OF COCONUT CREEK AND MG LEHIGH ACRES HOLDING, LLC, AS SELLER, FOR REAL PROPERTY DESCRIBED AS TRACT 42, BLOCK 83, PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (SECOND READING)(PUBLIC HEARING)

Sponsors:

Indexes: Ordinance, Purchase Agreement, Ratifying, Real Property

Code sections:

Attachments: 1. ORDINANCE 2017-038-MG Lehigh Acres RE Purchase, 2. AGREEMENT-Purchase Agrmt (rev)-MG Lehigh Acres RE Purchase, 3. BACKUP-Location Map-Oak Trails Park--MG Lehigh Acres RE Purchase

Date	Ver.	Action By	Action	Result
8/10/2017	1	City Commission		
7/27/2017	1	City Commission		

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE RATIFYING THE AGREEMENT SIGNED BY THE CITY MANAGER AND APPROVING THE PURCHASE OF REAL PROPERTY PURSUANT TO THE ATTACHED SALE AND PURCHASE AGREEMENT BETWEEN THE CITY OF COCONUT CREEK AND MG LEHIGH ACRES HOLDING, LLC, AS SELLER, FOR REAL PROPERTY DESCRIBED AS TRACT 42, BLOCK 83, PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (SECOND READING)(PUBLIC HEARING)

BACKGROUND:

This item was approved on First Reading at the July 27, 2017, City Commission Meeting.

On March 9, 2017, the City Commission gave direction to the City Manager to conduct due diligence regarding the potential acquisition of property adjacent to Oak Trails Park for the purpose of increasing recreational opportunities in the City.

On July 22, 2017, the City, through the City Manager, Mary C. Blasi, entered into an Option Contract

to purchase property located at 4100 NW 74th Street, Coconut Creek, Florida 33073, subject to final City Commission approval by Ordinance.

DISCUSSION:

Pursuant to Section 310(g) of the City's Charter, an Ordinance is required to acquire real property by purchase. Approval of this Ordinance would authorize the City to acquire real property of approximately 7 acres located at 4100 NW 74th Street from MG Lehigh Acres Holding, LLC in the amount of \$1,695,001.00. If this contract is ratified by the City Commission, City staff will have a new survey of the property conducted to confirm there are no encroachments or encumbrances, and will have an environmental audit conducted to ensure that the property is free from contamination. Staff will request that a transfer from Fund Balance Reserves in the General Fund be approved by the City Commission prior to Second Reading of this Ordinance.

RECOMMENDATION:

Staff recommends approval of this Ordinance.

FISCAL IMPACT:

REVENUES: \$ 0

EXPENDITURES: Not to exceed \$1,730,000.00, including land purchase, closing costs, survey, and environmental study.

BUDGETED? No

NOTES: General Fund Transfer to be presented for approval. Account 0198-6100 - Land Acquisition.