

RESOLUTION NO. 2022-59

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING THE ACQUISITION OF REAL PROPERTY AS FURTHER DESCRIBED HEREIN; PROVIDING AUTHORIZATION FOR CITY OFFICIALS TO EXECUTE ALL CLOSING DOCUMENTS; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has grown significantly over the last 20 years; and

WHEREAS, to ensure that the City is meeting the needs of the growing community, expansion of City services and supporting facilities is necessary; and

WHEREAS, the City identified two (2) contiguous parcels of approximately 8.69 acres that are adjacent to the City's parcel at 5800 Melaleuca Lane, which would be ideal for the expansion of City services and supporting facilities; and

WHEREAS, the City entered into a contract for the acquisition of the two (2) contiguous parcels generally located at 4901 and 4977 S. 56th Terrace in unincorporated Palm Beach County with a purchase price of \$3 million; and

WHEREAS, the City obtained two (2) appraisals for the acquisition of the parcels consistent with section 166.045, Florida Statutes, which appraisals concluded that the average market value of the two (2) contiguous parcels is \$2.27 million; and

WHEREAS, both appraisals noted that there may not be direct legal access to the parcels and both appraisals noted the presence of fuel storage tanks; and

WHEREAS, both appraisals appear to have decreased the overall market value of the parcels due to concerns with a lack of direct legal access and the presence of the fuel storage tanks; and

WHEREAS, the City found that direct legal access is not an issue for the City as the City would have direct access to the parcels through the City's parcel at 5800 Melaleuca Lane; and

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WHEREAS, due to the presence of the fuel storage tanks, the City had a Phase I and a Phase II environmental assessment conducted at the parcels, which assessments did not find any concerning soil or groundwater impacts at the parcels from the fuel storage tanks; and

WHEREAS, the City Council has determined that acquiring the parcels above the average appraised market value is reasonably necessary given the current real estate market which has seen a steady increase in real estate prices in Palm Beach County, Florida, and beyond; and

WHEREAS, the City Council has also determined that acquiring the parcels above the average appraised market value is reasonably necessary due to the ideal location of the parcels, the City's direct access to the parcels, and the lack of environmental concerns at the parcels; and

WHEREAS, the City Council has also determined that having additional real property adjacent to the City Hall complex for the expansion of City services and supporting facilities will prove beneficial to the continuity and continuation of necessary City services as the community continues to expand; and,

WHEREAS, all other applicable conditions of section 166.045, Florida Statutes, for the acquisition of the parcels have been satisfied; and,

WHEREAS, the City Council has determined that approving the contract for the acquisition of the parcels is in the best interests of the City and serves a valid public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

SECTION 1. The foregoing recitals are incorporated into this Resolution as true and correct statements and findings of the City Council of the City of Greenacres.

SECTION 2. The City Council authorizes the acquisition of the following two (2) parcels

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of real property to address future needs of the City properly and appropriately:

Parcel No. 1 (PCN: 00-42-44-26-00-000-7040): A parcel of land being more particularly described as follows:

The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 44 South, Range 42 East, Palm Beach County Florida.

Less the west 320.0 feet of the North 340.2 feet of the Southwest-Quarter (SW $\frac{1}{4}$) of the Southeast-Quarter (SE $\frac{1}{4}$) of the Southwest-Quarter (SW $\frac{1}{4}$) of Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida.

Parcel No. 2 (PCN: 00-42-44-26-00-000-7100):

A parcel of land in Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

The west 320.0 feet of the North 340.2 feet of the Southwest-Quarter (SW $\frac{1}{4}$) of the Southeast-Quarter (SE $\frac{1}{4}$) of the Southwest-Quarter (SW $\frac{1}{4}$) of Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida.

(with both parcels totaling approximately 8.69 acres). Aerial photographs of the parcels are attached hereto as **Exhibit "A"**.

SECTION 3. The City Council further authorizes the appropriate City officials to execute all necessary closing documents related to the acquisition of the parcels.

SECTION 4. This Resolution shall be effective upon its adoption.

RESOLVED AND ADOPTED this 17th of day of October 2022

Joel Flores, Mayor

Attest:

Quintella Moorer, City Clerk

John Tharp, Deputy Mayor

Voted:

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Voted:

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

EXHIBIT "A"