



ITEM SUMMARY

MEETING DATE: January 9, 2023

FROM: Caryn Gardner-Young, Zoning Administrator

SUBJECT: **Ordinance No. 2022-41**
Purchase of Property

BACKGROUND

A request from Aaron Taylor, agent for the potential buyer, to buy a 6,804 square foot strip of land located adjacent to and east of the property at 1105 S Jog Road in Greenacres, Florida from the City of Greenacres ("City"). The owner of 1105 S. Jog Road, US Nursing Group Florida LLC ("Adjacent Owner"), approached the City about purchasing the City Property which would be included in its planned development of 1105 S Jog Road property. The Adjacent Owner feels that the addition of the 6,804 square feet of land will make its planned development a better project.

ANALYSIS

The City is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes which includes selling of City owner property. Section 1(G), Article VI of the City's Charter requires all conveyance of City-owned property to be done by ordinance. In 2005, after abandoning additional right-of-way along S. Jog Road, Palm Beach County conveyed a 6,804 SF strip of land located adjacent to and east of the property at 1105 S. Jog Road in Greenacres, Florida, to the City, which property is shown on the aerial map attached hereto as Exhibit "A" and incorporated herein ("City Property"). The owner of 1105 S. Jog Road, US Nursing Group Florida LLC ,approached the City about purchasing the City Property and it paid to have a title search and appraisal completed for the City Property confirming that the City is the owner and the approximate market value. The appraisal of the City Property concluded that it had a market value of \$115,000 based on the likely total market value when combined with the Adjacent Owner's adjacent property of over two (2) acres. However, recognizing that the Adjacent Owner is realistically the only potential buyer for the City Property, which would otherwise would not be developable and have no value, City staff and the Adjacent Owner have agreed (subject to the approval of this Ordinance) for the City to sell the City Property for \$17,500 with the Adjacent Owner paying for all closing costs (inclusive of all title costs and taxes. Staff believes that selling the City Property to the Adjacent Owner as set forth herein serves a public purpose and is in the best interests of the public health, safety and/or welfare of the City.

On December 19, 2022, the City Council on a motion made by Deputy Mayor Tharpe and seconded by Council Member Dugo, voting four (4) to zero (0), **approved** the purchase of a 6,804 Square foot strip of land located adjacent to and east of the property at 1105 S Jog Road

on first reading, through ***Ordinance 2022-41***, as presented by staff.

FINANCIAL INFORMATION

Seller will pay \$17,500 plus all closing costs

LEGAL

Ordinance 2022-41 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Adoption of Ordinance 2022-41.