



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 2, 2022

Agenda Item No.

Agenda Title: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN “AS IS” PURCHASE AND SALE CONTRACT FOR THE SALE OF THE PROPERTY AT 1100 2nd COURT OWNED BY THE TOWN OF LAKE PARK TO IGOR JOSE OLIVEIRA DE ALMEIDA AND NATASHA AILEEN QUIZA; AND PROVIDING FOR AN EFFECTIVE DATE.

- SPECIAL PRESENTATION/REPORTS
- BOARD APPOINTMENT
- ORDINANCE
- NEW BUSINESS**
- OTHER
- CONSENT AGENDA
- OLD BUSINESS

Approved by Town Manager John D'Agostino **Date:** 10/28/22

Nadia Di Tommaso / Community Development Director

Name/Title

Originating Department: <p style="text-align: center;">Community Development</p>	Costs: Legal Ad/Legal Review Funding Source: Advertising/Legal Acct. # 106-48100/ #108 <input type="checkbox"/> Finance <u>Jeffrey Duvall</u>	Attachments: → Resolution → Sales Contract
Advertised: Date: Paper: <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone____ OR Not applicable in this case <i>ND</i> Please initial one.

Summary Explanation/Background:

The Town acquired 1100 2nd Court through foreclosure in September 2021. Town Code Section 2-312 (enclosed) outlines the process for selling the property. The initial step was to get an appraisal for the property. The appraisal provided a market value of \$140,000 and assumed demolition and reconstruction due to the existing conditions of the property. At the June 1, 2022 meeting, the Commission directed Staff to offer the property for sale. The offering was noticed with the required legal ad and also emailed to all parties who

expressed prior interest. The deadline to submit was July 1, 2022, 12pm. The conditions of sale, as agreed upon by the Commission were advertised as follows:

- (1) Demolition and construction of a new single-family home in accordance with the Town Code and Florida Building Code.
- (2) That buyer would apply for permits for the demolition and construction within 60 days of assuming ownership of the Property, and that all associated construction work, along with the issuance of a Certificate of Occupancy, shall be completed on or before 1 year following the issuance date of the building permit for construction of the single-family home.
- (3) That the buyer shall occupy the home as the buyer's, or buyer's immediate family member, primary residence for a period of at least 5 years from the date of issuance of the Certificate of Occupancy.
- (4) An offer to purchase must be accompanied by a 5% deposit of the proposed purchase price that will be returned to the proposer if the offer is rejected, or applied towards the purchase price if the offer is accepted.

At the August 3, 2022 Town Commission meeting, the Town Commission selected the Quiza proposal, which included the following conditions that were accepted by the Town Commission at the August 3, 2022 meeting and that are included in the enclosed sales contract as a result of the Commission directing Staff and the Town Attorney to bring back an executed sales contract for final approval:

Buyer agrees to meet and comply with the following conditions:

- (1) Demolition, with the exception of the concrete block system, and construction of a new single-family home in accordance with the Town Code and Florida Building Code.***
- (2) Buyer will apply for permits for the demolition and construction within 60 days of assuming ownership of the Property, and that all associated construction work, along with the issuance of a Certificate of Occupancy, shall be completed on or before 1 year following the issuance of the building permit for construction of the single-family home.***
- (3) Buyer shall occupy the home as the Buyer's or Buyer's immediate family member, primary residence for a period of at least 5 years from the date of issuance of the Certificate of Occupancy. Immediate family member is defined as: parents, spouse, children, domestic partner, sister, brother, grandparents and those relationships that arise as a result of marriage or adoption, or legal guardianship.***

The Town Attorney also worked with the Appraiser's Office on some tax certificate matters and the contract is now ready for final Town Commission approval and is enclosed. The purchase price is \$151,000 (as agreed upon at the August 3 Commission meeting) and a \$7,550 initial deposit was received. A balance of \$143,450.00 will be needed to close. The closing date is scheduled for November 15, 2022.

Recommended Motion: I move to APPROVE Resolution __-11-22 for the sale of 1100 2nd Court, pursuant to the conditions included with the sales contract.