



# City of Pembroke Pines, FL

601 City Center Way  
Pembroke Pines, FL  
33025  
www.ppines.com

## Agenda Request Form

**Agenda Number: 12.**

**File ID:** 2017-22

**Type:** Ordinance

**Status:** Passed

**Version:** 2

**Agenda  
Section:**

**In Control:** City Commission

**File Created:** 12/11/2017

**Short Title:** Proposed Ordinance 2017-22: Sale of Property  
18400-18490 Johnson St

**Final Action:** 01/17/2018

**Title:** MOTION TO ADOPT PROPOSED ORDINANCE NO. 2017-22 ON  
SECOND AND FINAL READING.

PROPOSED ORDINANCE NO. 2017-22 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, PURSUANT TO SECTION 8.03 OF THE CITY OF PEMBROKE PINES CHARTER, AUTHORIZING THE SALE OF APPROXIMATELY 2.271 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 18400 - 18490 JOHNSON STREET, PEMBROKE PINES, FLORIDA, TO CHABAD LUBAVITCH OF PEMBROKE PINES, INC., SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE PURCHASE AND SALE AGREEMENT, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**\*Agenda Date:** 01/17/2018

**Enactment Date:** 01/17/2018

**Enactment Number:** 1891

### Internal Notes:

**Attachments:** 1. Proposed Ord 2017-22 (Sale to Chabad), 2. Agreement for Purchase and Sale -Chabad Lubavitch, 3. Property Sketch, 4. Autrey Value, 5. Vance Value, 6. Woolslair Value, 7. Vicinity Map

1	City Commission	12/20/2017	pass on First Reading	Pass
2	City Commission	01/17/2018	adopt on Second and Final Reading	Pass

MOTION TO ADOPT PROPOSED ORDINANCE NO. 2017-22 ON SECOND AND FINAL READING.

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**SUMMARY EXPLANATION AND BACKGROUND:**

1. The City has recieved a purchase and sale agreement from Chabad Lubavitch of Pembroke Pines, Inc.
2. The purchaser is proposing to purchase 2.271 acres of land generally located west of NW 184th Avenue and south of Johnson Street (18490 Johnson Street).
3. The purchaser is proposing to pay \$2,000,000 for the land and per the agreement for purchase and sale intends to develop a synagogue, preschool and/or child care facility on the property.
4. Pursuant to the charter, the sale must be valued by three independent appraisers and may not exceed 15% of the City's annual operating budget in the year of the sale.
5. As required per Chapter 8.03, administration has obtained three appraisals for the property that provided the following values:
  - (A) Autrey- \$2,250,000
  - (B) Vance - \$2,000,000
  - (C) Woolslair - \$2,160,000
6. The sale of City owned property must also be authorized by ordinance approved by a 4/5ths vote of the City Commission.
7. The property was formerly used as a preschool and the property is being sold "as-is" and includes the portable classrooms.
8. Administration recommends passing proposed ordinance no. 2017-22 on first reading.

9. Second and final reading of proposed ordinance no. 2017-22 is scheduled January 17, 2018.

**Item has been reviewed by the Commission Auditor and approved for the Agenda.**

**FINANCIAL IMPACT DETAIL:**

- a) Initial Cost:** Sale proceeds of \$2,000,000 will revert to the General Fund.
- b) Amount budgeted for this item in Account No:** Not Applicable
- c) Source of funding for difference, if not fully budgeted:**Not Applicable
- d) 5 year projection of the operational cost of the project:** Not Applicable
- e) Detail of additional staff requirements:** Not Applicable