



City of Pembroke Pines, FL

601 City Center Way
Pembroke Pines, FL
33025
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Agenda Request Form

Agenda Number: 12.

File ID: 2020-13

Type: Ordinance

Status: First Reading

Version: 1

**Agenda
Section:**

In Control: City Commission

File Created: 10/12/2020

Short Title: Proposed Ordinance No. 2020-13 (Sale of Property to
Chabad Lubavitch of Pembroke Pines)

Final Action:

Title: MOTION TO PASS PROPOSED ORDINANCE NO. 2020-13 ON FIRST
READING.

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.

SECOND AND FINAL READING IS TENTATIVELY SCHEDULED FOR
NOVEMBER 18, 2020.

***Agenda Date:** 10/21/2020

Internal Notes: Marlene please update ordinance number (file Id).

Attachments: 1. Proposed Ord 2020-13 (Sale to Chabad - Sec. 8.03), 2. Purchase and Sale Agreement
(Chabad Lubavitch of Pembroke Pines), 3. Property Sketch, 4. Vicinity Map, 5. Purchase ARF, 6.
Lease ARF

MOTION TO PASS PROPOSED ORDINANCE NO. 2020-13 ON FIRST READING.

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.

SECOND AND FINAL READING IS TENTATIVELY SCHEDULED FOR NOVEMBER 18, 2020.

SUMMARY EXPLANATION AND BACKGROUND:

1. The City of Pembroke Pines (Seller) has received an agreement for purchase and sale from Chabad Lubavitch of Pembroke Pines (Buyer) for +/-2.271 acres of improved land generally located at the southwest corner of NW 184th avenue and Johnson street, more specifically described in the attached exhibit. The purchaser proposed to use the parcel to develop a synagogue, preschool and/or child care facility. The property is the former site of a City owned and operated preschool. The parcel is adjacent to the Police Department's western offices.
2. The Buyer is proposing to pay \$2,041,349.60 for the property which includes monies due from the buyer to the seller from the current commercial lease in effect on the subject property.
3. On January 17, 2018 the City Commission adopted ordinance 1891 approving a purchase and sale agreement with the buyer for the aforementioned property.
4. On March 21, 2018, the City Commission passed the first amendment to the Purchase and Sale Agreement providing the buyer additional time to obtain financing to purchase the property.
5. In May 2018 the City returned the deposit as the buyer was not able to obtain the financing for the parcel.
6. The Buyer then inquired if the Seller would considering leasing the property for a period of five (5) years with an option to purchase the property for the previously approved value of \$2 million.
7. On October 17, 2018, the City Commission approved a lease agreement with the Buyer including the option to purchase the property for \$2,000,000.
8. In conjunction with the terms previously outlined, the buyer is seeking to purchase the

property and has provided the City with an agreement for purchase and sale.

9. Pursuant to the City 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.

10. As required by section 8.03, administration previously 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

11. Due to the date of the appraisals, administration has requested letters confirming values, which should be obtained prior to second and final reading.

12. The sale of City owned property must also be authorized by an ordinance approved by a 4/5th votes of the City Commission.

13. The property was formerly used by the City as a preschool and is currently being leased by the buyer; the property is being sold "as-is".

14. Administration recommends passing Proposed Ordinance no. 2020-13 on first reading.

15. Second and final reading is tentatively scheduled for November 18, 2020.

FINANCIAL IMPACT DETAIL:

- a) **Initial Cost:** Sale proceeds 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