



## Legislation Text

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**File #:** 2021-19, **Version:** 2

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### MOTION TO PASS PROPOSED ORDINANCE 2021-19 ON SECOND READING.

PROPOSED ORDINANCE 2021-19 IS AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, PURSUANT TO SECTION 8.03 OF THE CITY OF PEMBROKE PINES CHARTER, AUTHORIZING THE SALE OF THAT CERTAIN 8.14 +/- ACRE PARCEL OF REAL PROPERTY, GENERALLY KNOWN AS THE NORTH OF JOHNSON STREET PROPERTY, SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH WITHIN THE PURCHASE AND SALE AGREEMENT, AND INCORPORATED HEREIN AS EXHIBIT "B"; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE ALL NECESSARY DOCUMENTS IN ORDER TO EFFECTUATE THE SALE AND CONVEYANCE AS SET FORTH IN THE PURCHASE AND SALE AGREEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

### SUMMARY EXPLANATION AND BACKGROUND:

1. On February 18, 2020, the City of Miramar (Buyer) and the City of Pembroke Pines (Seller) entered into a Joint Participation Agreement (JPA) for the expansion of Pembroke Road to US 27. The JPA was approved by City Commission on January 15, 2020.
2. As part of the project, land residing in the City of Miramar is needed to construct the project. The surplus parcels are owned by the South Florida Water Management District (SFWMD) and the Florida Department of Environmental Protection (FDEP). They will not sell the property outright but will trade for land which they will keep in its natural state.
3. The City of Pembroke owns land that is contiguous to SFWMD lands and the seller has agreed to sell approximately 8.14 acres of unimproved real property generally located 1,900 feet west of US 27 and north of unimproved Johnson Street as shown in Exhibit 3.
4. The buyer is proposing to pay \$394,000 for the vacant parcel of land as stated in the attached agreement for purchase and sale. The buyer will then swap the land with the Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) in exchange for land to use for Right of Way (ROW) as part of the extension of Pembroke Road to US 27. The properties being acquired as part of the swap are shown in Exhibit 4.
5. Pursuant to the charter, Chapter 8.03, the sale of real property 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.

6. The following values have been provided specifically for the +/-8.14 acre subject property as shown in Exhibit 5:

- (A) Autrey- \$394,000
- (B) Gonzalez - \$407,000
- (C) Vance - \$553,000

7. The sale of City owned property must also be authorized by ordinance and approved by a 4/5ths vote of the City Commission.

8. Administration recommends passing proposed ordinance no.2021-19 on second reading approving the sale of +/- 8.14 acres of City owned property as well as authorizing the proper City officials to execute all necessary documents to facilitate the sale.

**FINANCIAL IMPACT DETAIL:**

- a) **Initial Cost:** Not Applicable.
- 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.