

ORDINANCE 22-__

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AUTHORIZING THE CITY MANAGER, OR HIS DESINGEE, TO EXECUTE AND ENTER INTO A PURCHASE AND SALE AGREEMENT WITH GALLERIA FARMS, LLC, AND AUTHORIZING THE CONVEYANCE OF REAL PROPERTY DESCRIBED AS PARCEL 3, L.T.C. RANCH P.U.D. #1, AS RECORDED IN PLAT BOOK 40, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WHICH WAS IDENTIFIED AND APPROVED FOR SURPLUS ON MARCH 22, 2021, TO GALLERIA FARMS, LLC; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in October of 2001, the City of Port St. Lucie (“City”) acquired real property described as Parcel 3, L.T.C. Ranch P.U.D. #1, according to the plat thereof, as recorded in Plat Book 40, Page 1, of the Public Records of St. Lucie County, Florida (the “Subject Property”), in exchange for the City providing certain infrastructure improvement to the industrial park in which the Subject Property is located in; and

WHEREAS, the Subject Property was dedicated by the City for economic development purposes and was conveyed to businesses that the City hoped would create jobs and make a capital investment in the Subject Property and surrounding community; and

WHEREAS, in December of 2011, the Subject Property was conveyed back to City when the then owner of the Subject Property decided to cancel its expansion of the industrial park; and

WHEREAS, on March 22, 2021, the City Council reviewed and approved a request to surplus the Subject Property and dispose of the Subject Property by utilizing the City’s real estate broker, Colliers International Florida, LLC (the “City’s Broker”), pursuant to City Policy #18-01ccd; and

WHEREAS, the City’s Broker sought qualified offers to purchase the Subject Property, one being from Galleria Farms, LLC, a Florida limited liability company; and

WHEREAS, Galleria Farms, LLC, imports and distributes premium fresh-cut flowers and perishables nationwide and seeks to construct a 70,000 square foot refrigerated, concrete building in order to provide additional storage, repacking and distribution capacity to better serve the region; and

WHEREAS, the City desires to enter into the Purchase and Sale Agreement, which is attached hereto and incorporated herein as Exhibit “A”, with the proposed buyer, Galleria Farms, LLC, and subsequently transfer title to the Subject Property via a Special Warranty Deed to Galleria Farms, LLC.

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NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

Section 2. Authorization. The City Council hereby authorizes the conveyance of the Subject Property to Galleria Farms, LLC, and authorizes the City manager, or his designee, to enter into and execute the Purchase and Sale Agreement in substantially the same form as attached hereto and incorporated herein as Exhibit "A".

Section 3. Execution. The City Manager, or his designee, is hereby further authorized to execute any and all documents necessary to complete the conveyance of the Subject Property to Galleria Farms, LLC, including, but not limited to, the Special Warranty Deed transferring fee simple title.

Section 4. Conflict. If any ordinances, or parts of ordinances, are in conflict herewith this Ordinance shall control to the extent of the conflicting provisions.

Section 5. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 6. Effective Date. This Ordinance shall become effective immediately after final adoption on second reading.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2022.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

Sally Walsh, City Clerk

By: _____
Shannon M. Martin, Mayor

APPROVED AS TO FORM:

James D. Stokes, City Attorney