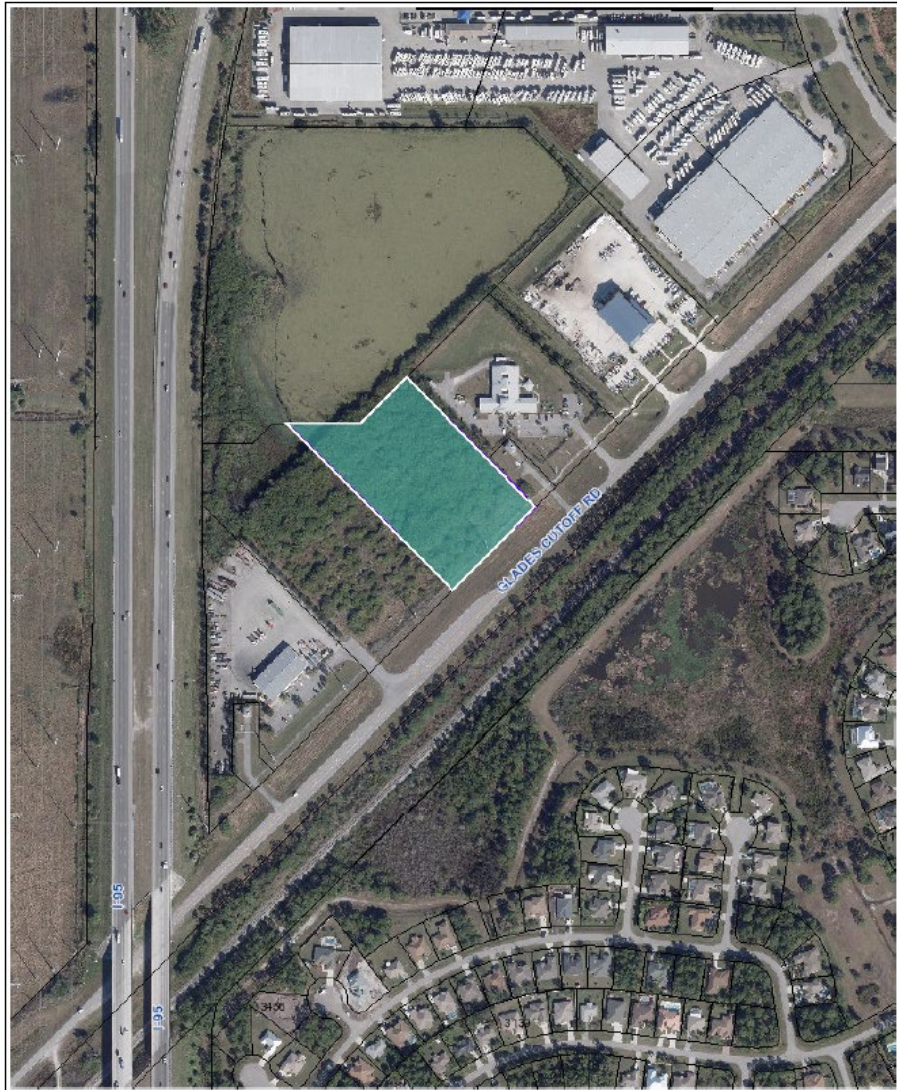




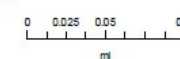
Motion to Authorize the City Manager to execute and enter into a Purchase and Sale Agreement with Galleria Farms and authorizing the conveyance of real property described as Parcel 3, LTC Ranch P.U.D. #1

Elijah Wooten, Economic Development Administrator – City Manager’s Office  
Regular City Council Meeting  
June 13, 2022

[CityofPSL.com](http://CityofPSL.com)





		<p><b>8900 NW GLADES CUT OFF ROAD</b> LOCATION MAP</p> <p><small>Map produced by the City of Port St. Lucie City Council Map Generator Website on: 9/11/2022</small></p>	<p>Scale:</p>  <p>0 0.025 0.05 0.1 mi</p>
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## **Background**

- The City acquired the Property in October of 2001 and thereafter the Property was dedicated to economic development purposes and conveyed to businesses that the City hoped would create jobs and make a capital investment in the Property and surrounding community.
- In December of 2011, the Property was conveyed back to the City when the then owner of the Property decided to cancel its expansion of the industrial park.
- On March 22, 2021, the City Council reviewed and approved a request to surplus the Property and dispose of it utilizing the City's real estate broker, Colliers International Florida, as per City policy #18-01ccd.
- A September 2021 Appraisal Report for the Property estimated the highest and best use as owner-occupied industrial improvement with a market value of \$700,000.

## **Project Overview**

- Galleria Farms, LLC, was founded in 2000. The company imports and distributes premium fresh-cut flowers and perishables grown on their farms in Colombia, Ecuador, and South America, nation-wide. The company currently operates two warehouses in Miami-Dade County and has 100 employees.
- The Port St. Lucie location will provide additional storage, repacking and distribution capacity to better serve the entire region.
- The company will construct a 70,000 square foot state-of-the-art refrigerated concrete tilt-wall building, with 36' clear ceilings and approximately 3,000 square feet of office space on two floors (the "Project").
- The Project will create 210 jobs over a three-year period, paying an average wage of \$45,000/year.



## Purchase and Sale Agreement Terms

Purchase Price: \$1,162,500

Deposit: \$150,000 with five business days of the effective date

Permitted Use: The Property is zoned PUD which allows commercial service and industrial improvements.

Inspection Period: 60 days after PSA execution date.

Closing: 30 days after expiration of the Inspection Period.



## Recommendation

Recommend the City Council approves authorizing the City Manager to execute and enter into a Purchase and Sale Agreement with Galleria Farms, LLC, and authorizes 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 Public Records of St. Lucie County, Florida which was identified and approved for surplus on March 22, 2021, to Galleria Farms, LLC.

