



## MEMORANDUM TO VENICE CITY COUNCIL

**THROUGH CHARTER OFFICER:** Edward Lavalley, City Manager

**E-SIGN:**

**FROM:** R. David Jackson, Assistant City Attorney

Javier A. Vargas, MPA Utilities Director

**DEPARTMENT:** Utilities Department

**DATE:** August 6, 2024

**MEETING DATE:** August 27, 2024

**SUBJECT / TOPIC:** Vacant Parcel Purchase  
Approval of Commercial Contract for  
Parcel Adjacent to Venice Utilities Complex

**BACKGROUND INFORMATION:** The City has been notified that the property adjacent to the Utilities Complex located at 200 Grove Street (Exhibit "A") is for sale. Due to its location relative to City-owned property, such as the Utilities complex, Legacy Park, and Hatchett Creek, staff is requesting authorization to purchase this vacant land. With the assistance of our real estate consultant, Ian Black Real Estate, an offer consistent with the City's purchasing rules and Florida law was made for the property. The average of the two appraised market values was calculated to be \$30,800 (Exhibit "B" - appraisal reports). After negotiations, the final contract price for the property is \$30,000.

Due diligence work has been completed and the property was found to have no issues related to the lien and title search, site survey, or the environmental phase 1 assessment (Exhibit "C"). The property was found to have no title issues. Utilities Capital Funds will be utilized for the purchase.

Pending City Council approval, the closing for the contract (Exhibit "D") and purchase of the property is anticipated to occur in September 2024.

**SUPPORTS STRATEGIC PLAN:** Goal Six: Preserve the Venice Quality of Life through Proper Planning

**COUNCIL ACTION REQUESTED:** For Council Adoption by Motion  
Council's Authorization for Purchase of Vacant Land in the  
amount of \$30,000 plus closing costs.

Attachments:

Exhibit "A" – Property Location

Exhibit "B" – Appraisal Reports

Exhibit "C" – Phase I Environmental Assessment Report

Exhibit "D" – Commercial Contract

ec: Linda Senne, Finance Director  
James Clinch, PE, Assistant City Manager