



## MEMORANDUM TO VENICE CITY COUNCIL

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

**E-SIGN:**

**FROM:** James R. Clinch, MPA, Assistant City Manager

**DEPARTMENT:** City Manager

**DATE:** March 14, 2024

**MEETING DATE:** March 26, 2024

**SUBJECT / TOPIC:** Solid Waste and Fleet Relocation  
Approval of Sale and Purchase Agreement

### **BACKGROUND INFORMATION:**

The City of Venice has been working for over 20 years to plan and implement strategies for the enhancement and redevelopment of the Seaboard District. This ongoing initiative has played a prominent role in the city's Comprehensive Plans and Annual Strategic Plans for many years. A primary step in this long-term program has been the relocation of the existing Solid Waste & Fleet Maintenance operations from 221 S. Seaboard Avenue to a more suitable location in closer proximity to the Sarasota County Landfill.

Not only would this relocation represent a significant benefit to the Seaboard District itself, but the current facility is in extremely poor condition and is inadequate to meet the needs of these growing city programs. This facility serves as the operational headquarters for the citywide Solid Waste and Recycling services as well as the Fleet Maintenance services for the entire city fleet of over 400 vehicles. Finally, it is important to note that the existing property in Seaboard has a requirement for physical environmental remediation due to an old underground fuel storage issue. This final remediation needs to occur, but cannot proceed until current operations are moved off the site.

The attached sales and purchase agreement is the result of a comprehensive site selection process that has taken place over the past three years. The proposed purchase is for a 7.95 acre property, located at 2191 Knights Trail Road (Parcel ID No. 0377-02-0001), from TEG 2191 Knights Trail LLC, for a purchase price of \$2,342,500. This purchase had been publicly advertised for 30 days and the proposed purchase price represents the average appraised market value from two independent real estate appraisal reports (attached).

The selected property offers the following unique benefits;

- Excellent proximity to the Sarasota County Landfill (<4 miles) which will result in improved operational efficiency and fuel savings.
- Located in a less vulnerable area, further from the coastline, and more central to the high-growth sections of the city.
- The site will provide for safer vehicular access to a main arterial roadway.
- Site acreage is large enough to accommodate the growing operational needs for Solid Waste, Recycling, and Fleet Maintenance.

- The site is bordered by existing industrial property to the south and provides sufficient space for buffering for other future adjacent development.
- No other suitable properties were identified during the site selection process.

Please note, this purchase agreement specifies an extended nine-month “Platting Period” to allow the seller adequate time to achieve final platting for the parcel. Closing on the property is proposed to occur 30 days after the expiration of the “Platting Period”.

The property purchase cost is included within the adopted FY24 Budget with funding shared between the Solid Waste Enterprise Fund and the One-Cent Sales Tax Fund.

**SUPPORTS STRATEGIC PLAN:** Goal Four: Upgrade and Maintain City Infrastructure and Facilities

**COUNCIL ACTION REQUESTED:** Approval of Agreement for Sale and Purchase of a 7.95 Acre portion of 2191 Knights Trail Road in the amount of \$2,342,500, plus closing costs.

Attachments:

Exhibit “A” – Agreement for Sale and Purchase of Real Estate

Exhibit “B” - Appraisal Report #1 – prepared by Value Net Inc.

Exhibit “C” - Appraisal Report #2 – prepared by Bass Fletcher & Associates, Inc.

Exhibit “D” – Proposed Location Map

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Linda Senne, Finance Director

James Clinch, Assistant City Manager