



Broward County

Legislation Details (With Text)

File #: 23-898 **Version:** 1

Status: Agenda Ready

In control: Public Works - Real Property and Real Estate Development Division

On agenda: 6/13/2023 **Final action:** 6/13/2023

Title: MOTION TO AUTHORIZE County Administrator to negotiate and execute Purchase and Sale Agreement (“Agreement”) between Bass Pro Outdoor World, LLC, and White Oak Ventures, LLC, (“Seller”), and Broward County, (“Purchaser”), for property located at located at Gulf Stream Way, in Dania Beach for a purchase price of \$15,000,000 (“Purchase Price”), in substantially the form attached as Exhibit 1, subject to the review and approval as to legal sufficiency by the Office of the County Attorney; and authorize the Director of Real Property and Real Estate Development to execute and process all customary closing title documents. (Commission District 6)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 - Purchase and Sale Agreement, 2. Exhibit 2 - Aerial Map Proposed Site Boundary, 3. Additional Material - Information

| Date | Ver. | Action By | Action | Result |
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Broward County Commission Regular Meeting

Director's Name: Lary S. Mahoney

Department: Public Works **Division:** Real Property and Real Estate

Information

Requested Action

MOTION TO AUTHORIZE County Administrator to negotiate and execute Purchase and Sale Agreement (“Agreement”) between Bass Pro Outdoor World, LLC, and White Oak Ventures, LLC, (“Seller”), and Broward County, (“Purchaser”), for property located at located at Gulf Stream Way, in Dania Beach for a purchase price of \$15,000,000 (“Purchase Price”), in substantially the form attached as Exhibit 1, subject to the review and approval as to legal sufficiency by the Office of the County Attorney; and authorize the Director of Real Property and Real Estate Development to execute and process all customary closing title documents. **(Commission District 6)**

Why Action is Necessary

Board of County Commissioners' approval is required to delegate authority to the County Administrator.

What Action Accomplishes

Authorizes the County Administrator to execute a Purchase and Sale Agreement on behalf of the Board.

Is this Action Goal Related

No

Previous Action Taken

None.

Summary Explanation/Background

The Property is located at Gulf Stream Way, in the City of Dania Beach and identified by folio numbers 5042-33-49-0013 and 5042-33-49-0010. The Property is vacant land and measures approximately 7.9 acres. The site has been identified as a potential location to construct a transit hub.

As required in Section 6.122(k) of the Broward County Administrative Code, two appraisals of the Property were obtained. The proposed purchase price does not exceed 10% of the average appraised value of the Property.

Purchase and Sale Agreement is currently being negotiated and will be executed by the County Administrator in substantially the form attached as Exhibit 1, subject to review and approval as to legal sufficiency by the Office of the County Attorney.

Source of Additional Information

Lary S. Mahoney, Director, Real Property and Real Estate Development, Public Works Department, (954) 357-7357

Trevor M.A. Fisher, P.E., MBA, Director, Public Works Department, (954) 357-6410

Fiscal Impact

Fiscal Impact/Cost Summary

The purchase price of \$15,000,000, plus any closing costs.

The cost of obtaining a survey and conducting property inspections and environmental studies.