



Legislation Details (With Text)

File #: 22-208 **Version:** 1 **Name:**
Type: Contract **Status:** City Business
File created: 4/7/2022 **In control:** City Council
On agenda: 4/12/2022 **Final action:**
Title: Council approval of the purchase of two (2) parcels on Oleander Street for the purposes of constructing a municipal parking lot with approximately 73 spaces in the amount of \$65,000 each (total \$135,000) and, pursuant to s. 166.045, Florida Statutes, waive the requirement to obtain an appraisal for the purchase of 218 Oleander Street. Authorize the City Manager to negotiate the purchase of the two parcels with the respective owners and to execute the respective purchase agreements in a form acceptable to the City Attorney. (Community Services Director)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A: Land Appraisal 216 Oleander St, 2. Exhibit B: Oleander Street Parking Layout - Conceptual

Date	Ver.	Action By	Action	Result
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CITY COUNCIL AGENDA ITEM

Memo Date: April 7, 2022
Agenda Date: April 12, 2022
Prepared By: Charlene Neuterman, Community Services Director
Through: Stockton Whitten, City Manager
Requested Action:

Council approval of the purchase of two (2) parcels on Oleander Street for the purposes of constructing a municipal parking lot with approximately 73 spaces in the amount of \$65,000 each (total \$135,000) and, pursuant to s. 166.045, Florida Statutes, waive the requirement to obtain an appraisal for the purchase of 218 Oleander Street. Authorize the City Manager to negotiate the purchase of the two parcels with the respective owners and to execute the respective purchase agreements in a form acceptable to the City Attorney.

BACKGROUND:

In early 2021, the City Manager directed staff to research the possibility of purchasing six (6) lots with the intention of constructing a municipal parking lot for the purposes of adding more parking to the west end of Cocoa Village. Four of those lots were purchased in late 2021 and Public Works has opened the lots to parking while Staff continues to work with the owners of the other two lots for potential purchase.

The two parcels not yet purchased are as follows:

- **Parcel 1:** 24-36-33-35-*7.01
216 Oleander Street

Owner: Mount Moriah AME Church of Cocoa, Inc.
Total acres - .09

- **Parcel 2:** 24-36-33-35-* -7.02
218 Oleander Street
Owner: Leonard Hevia
Total acres - .07

A map view of the parcels are shown below:



In meetings with the owners of each property, they indicated they were interested in selling their parcels for \$65,000. The appraisal was completed on the larger parcel owned by the church, the lot was appraised with a value of \$15,000 (Exhibit A - Appraisal). Mr. Hevia asked for \$65,000 for his smaller lot as did the representatives from Mount Moriah AME Church. The Council is requested to waive the state law requirements to obtain an appraisal of Mr. Hevia's property because of its location adjacent to and similar size of the church property for which an appraisal was already obtained. Adding these two lots in addition to the four purchased in late 2021 will increase the parking availability by 73 spaces. The conceptual drawing by the Public Works Department shows the potential for parking on the west side of Cocoa Village (Exhibit B).

Staff is requesting approval for the City Manager to negotiate the sale of Parcel #1 with Mount Moriah AME Church in the amount of \$65,000 and the sale of Parcel #2 with Leonard Hevia in the amount of \$65,000 and to execute the respective purchase agreements.

STRATEGIC PLAN CONNECTION:

The Strategic Plan Connection identified is Redevelopment to revitalize downtown Cocoa as an economic, civic and cultural center of the community.

BUDGETARY IMPACT:

Budgeted

N/A

PREVIOUS ACTION:

Agenda 21-514: Council approved the purchase of four lots on Oleander and King Streets for the purposes of constructing a municipal parking lot.

RECOMMENDED MOTION:

Council approval of the purchase of two (2) parcels on Oleander Street for the purposes of constructing a municipal parking lot with approximately 73 spaces in the amount of \$65,000 each (total \$135,000) and, pursuant to s. 166.045, Florida Statutes, waive the requirement to obtain an appraisal for the purchase of 218 Oleander Street. Authorize the City Manager to negotiate the purchase of the two parcels with the respective owners and to execute the respective purchase agreements in a form acceptable to the City Attorney.