



# HAINES CITY

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## **CITY MANAGER MEMORANDUM**

**To:** The Honorable Mayor and City Commissioners

**Through:** James R. Elensky, City Manager

**From:** Fred Reilly, City Attorney

**Date:** May 15, 2025

**Subject:** Resolution No. 25-1863 Real Property Donation Agreement with GLK Real Estate, LLC

### **Executive Summary**

Approve Resolution No. 25-1863 Real Property Donation Agreement with GLK Real Estate, LLC.

### **Introduction**

The intent of this item is to seek the City Commission's approval of the Real Property Donation Agreement (the "Donation Agreement") with GLK Real Estate, LLC by approving Resolution No. 25-1863.

### **Background**

On behalf of the City of Haines City, Florida ("CITY"), City Attorney Fred Reilly has negotiated a Real Property Donation Agreement with GLK Real Estate, LLC ("GLK") for real property located in Haines City, Florida.

GLK owns that certain real property' described on Exhibit A to the Donation Agreement attached hereto (the "Real Property"). The Real Property is described and depicted on Exhibit "A" attached to the Donation Agreement. The Real Property (for the Right-of-Way) comprises a total of 1.150 Acres.

The CITY and GLK have determined that the proposed dedication of the Real Property contemplated by the Donation Agreement meets the objectives of the City's future roadway improvements. The Real Property is located South of Baker Dairy Road in Haines City, Florida.

The CITY and GLK wish to formalize an agreement whereby GLK will dedicate the Real Property to the CITY.

Section 1.01 of the City Charter authorizes the City Commission to receive and hold real property for municipal purposes.



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## THE HEART OF FLORIDA

For purposes of taxation, the City Attorney and GLK representatives have negotiated the fair market value of the Real Property. The fair market value of the Dedication Property is Forty-One Thousand Four Hundred Forty and 46/100 Dollars (\$41,440.46) which is based on the Polk County Property Appraiser's stated fair market value of the entire parcel owned by GLK.

The calculation for the ROW Fair Market Value is as follows:

The ROW is a portion of the following 3 parcels:

1. 272723-000000-041001 - 10.0379 acres; 2024 Land Fair Market Value: \$360,910.00
2. 272723-000000-041003 - 9.9297 acres; 2024 Land Fair Market Value: \$358,243.00
3. 272723-000000-041004 - 9.9334 acres; 2024 Land Fair Market Value: \$358,335.00

**Totals:**                      29.9010 acres;    \$1,077,488.00

### **CALCULATION:**

1.150 Acres (Dedication parcels) divided by 29.9010 Acres = 0.03846

0.03846 X \$1,077,488.00 = \$41,440.46

### **Organizational Goal(s)**

Infrastructure: Maintain, protect and design infrastructure that ensures a desired level of service and provides for future needs.

### **Budget Impact**

The Donation Agreement will result in a dedication of the Real Property in exchange for the City paying Ten Dollars (\$10.00) for the Real Property. The City will be obligated to pay the Closing Costs and property taxes for the transaction.

### **Recommendation**

Staff recommends City Commission approve the Real Property Donation Agreement (the "Donation Agreement") with GLK Real Estate, LLC by approving Resolution No. 25-1863.