



City Attorney's Communication #2021-321

February 10, 2021

TO: Cassandra LeMasurier, Real Property Manager
FROM: Mark E. Berman, City Attorney
RE: Resolution – Declare Surplus 1207 E. Atlantic Blvd.

As requested in your memorandum of February 9, 2021, Real Property Manager #21-008, the above-referenced Resolution has been prepared and is captioned as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, DECLARING SURPLUS AND EXPRESSING THE DESIRE OF THE CITY OF POMPANO BEACH TO SELL THE REAL PROPERTY LOCATED AT 1207 E. ATLANTIC BOULEVARD, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

Please feel free to contact me if I may be of further assistance

/s/

MARK E. BERMAN

/jrm
l:cor/finance/rpm/2021-321

Attachment

RESOLUTION NO. 2021-_____

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, DECLARING SURPLUS AND EXPRESSING THE DESIRE OF THE CITY OF POMPANO BEACH TO SELL THE REAL PROPERTY LOCATED AT 1207 E. ATLANTIC BOULEVARD, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the City of Pompano Beach does hereby declare as surplus and does hereby express its desire to sell, in accordance with the provisions of the City Charter, a parcel of land located at 1207 E. Atlantic Boulevard, Pompano Beach, Florida, said property being described as follows:

Address: 1207 E. Atlantic Boulevard
Folio No.: 484236000360
Acquired by Warranty Deed dated November 6, 1951 and unified with
Folio No.: 484236000370 on June 19, 2019, acquired by Warranty
Deed dated February 17, 2019.

Said property is further described in Exhibit "A," attached hereto and made a part hereof.

SECTION 2. In accordance with Section 253 of the Pompano Beach Charter, the City Commission hereby finds, determines and declares as follows:

A. The Property is a vacant lot approximately 46,758 square feet in area with a small asphalt area. Prior to being demolished in 2018, the building on the Property had been used for a public library, which subsequently relocated to 50 E Atlantic Boulevard in January 2018.

B. The property consists of former Broward County Property Appraiser (BCPA) folio 484236000370 (1213 E. Atlantic Blvd.) where the library was located, and BCPA folio 484236000360 (1207 E Atlantic Blvd.), which was purchased by the City from Cumm Partners, Inc. in February 2019. The Property has not been used for any purpose since the library relocated.

C. A Declaration of Unity of Title to unify the two folios was recorded by Broward County June 19, 2019. The resulting unified folio will require the successful bidder to develop the property as one site.

D. Said land is no longer needed as a library or for a public purpose and it has not been put to any public use since January 2018, and it is not contemplated that the property will be put to any public purpose in the reasonably foreseeable future.

SECTION 3. The City Clerk is hereby authorized and directed to advertise said properties for public sale in accordance with the provisions of the City Charter.

SECTION 4. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2021.

REX HARDIN, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

MEB/jrm
2/10/21
l:surplus/2020-113

EXHIBIT A

LEGAL DESCRIPTION

THAT PORTION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH BOUNDARY OF SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4, SAID POINT BEING 155 FEET WEST OF THE SOUTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE NORTH AND PARALLEL WITH THE EAST BOUNDARY OF SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4, A DISTANCE OF 50 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH AND PARALLEL WITH SAID EAST BOUNDARY, A DISTANCE OF 233.84 FEET TO THE SOUTH LINE OF NORTHEAST FIRST STREET; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 75 FEET; THENCE SOUTH AND PARALLEL WITH SAID EAST BOUNDARY, A DISTANCE OF 233.91 FEET TO A POINT 50 FEET NORTH OF SAID SOUTH BOUNDARY OF SE 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE EAST AND PARALLEL WITH SAID SOUTH BOUNDARY A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING, TOGETHER WITH BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE NORTH ALONG THE QUARTER SECTION LINE, 283.77 FEET; THEN WEST ALONG THE SOUTH LINE OF N.E. 1ST STREET, 155 FEET; THEN SOUTH AND PARALLEL TO THE EAST BOUNDARY OF SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4, 283.84 FEET TO THE SOUTH BOUNDARY OF SAID SECTION 36, 155 FEET TO THE POINT OF BEGINNING; LESS THE EAST 30 FEET AND LESS THE SOUTH 50 FEET OF THE ABOVE DESCRIBED PARCEL.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAIN 46,758 SQUARE FEET (1.07 ACRES), MORE OR LESS.

Address: 1207 East Atlantic Boulevard, Pompano Beach, FL 33060
Folio No.: 4842 36 00 0360