



FINANCE DEPARTMENT

Cassandra LeMasurier, Real Property Manager

E: cassandra.lemasurier@copbfl.com | P: 954.786.4117 | F: 954.786.7836

Real Property Manager #21-039
September 28, 2021

To: Mark Berman, City Attorney

Through: Gregory P. Harrison, City Manager

Through: Suzette Sibble, Assistant City Manager

From: Cassandra LeMasurier, Real Property Manager *CL*

Subject: Request for Resolution to Declare as Surplus and Expressing the City's Desire to Convey Folio 494202000755 to Broward County

In accordance with the City of Pompano Beach Charter Section 253 (h) please prepare a resolution for the City Commission to declare City owned folio 494202000755 to be surplus and express the City's desire to release the City's interest in the property and convey the property to Broward County.

Broward County ("County") requested the City of Pompano Beach ("City") release its partial interest in folio 494202000755 in a letter dated September 28, 2021. The parcel is a 1,650 square foot strip of right-of-way on the west side of South Andrews Avenue, which serves as required right-of-way. The 2021 Broward County Property Appraiser ("BCPA") market value for the property is \$840. The BCPA information and aerial are included as Exhibit 1 of this memo.

In 2008, P.C. Realty of Florida, LLC, conveyed partial interest of a parcel of land to Broward County and the remainder to the City of Pompano Beach for property located at SW 9th Street in Pompano Beach and identified as Folio Number 4942-0200-0755. South Andrews Avenue is under County jurisdiction and the County is requesting that the City release its partial interest to which will grant the County full ownership of this parcel.

The City Engineer, Planning and Zoning Division and Utilities Department have reviewed this request and have no objection to the conveyance of the City's interest in this parcel to Broward County.

Transfer of the City's interest in this property meets the four (4) requirements of Section 253 (h) of the Charter as stated below.

1. A transfer of the property to the other governmental agency shall provide a benefit to the City of Pompano Beach;

The property serves as right-of-way to Andrews Avenue which is a Broward County road. Transfer of the property will remove future liability from the City.

2. That a transfer to any other party other than that governmental agency would not provide the same benefit to the people of Pompano Beach;

The property serves as right-of-way to Andrews Avenue which is a Broward County road and must be maintained as right-of-way.

3. That the compensation to be received by the City of Pompano Beach is fair and equitable;

The compensation received by the City the City will no longer incur cost or liability to maintain the property.

4. That the governmental agency to which the land is being transferred would in any event have the power of eminent domain over said property. The procedure of public notice shall apply.

Broward County has eminent domain authority.

EXHIBIT 1 – BCPA INFORMATION

9/28/21, 3:50 PM

SW 9 STREET



MARTY KIAR
BROWARD COUNTY
 PROPERTY APPRAISER

Site Address	SW 9 STREET, POMPANO BEACH FL 33069	ID #	4942 02 00 0755
Property Owner	BROWARD COUNTY CITY OF POMPANO BEACH	Millage	1512
Mailing Address	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	Use	94
Abbr Legal Description	2-49-42 POR SW1/4 OF SEC 2 TWP 49 R 42 DESC AS COMM AT W1/4 COR OF SAID SEC 2,NE 326.32 ALG N/L SW1/4 OF SEC 2 TO POB,NE 3,8E 550.03,SW 3 NW 550.03 TO POB		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$840		\$840	\$840	
2020	\$840		\$840	\$840	
2019	\$840		\$840	\$840	

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$840	\$840	\$840	\$840
Portability	0	0	0	0
Assessed/SOH	\$840	\$840	\$840	\$840
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 04	\$840	\$840	\$840	\$840
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/16/2008	QCD-T	\$100	45006 / 1619	\$0.51	1,650	SF
Adj. Bldg. S.F.						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			4A					
X			4A					
1			.04					

