



# FINANCE DEPARTMENT

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Real Property Manager #21-034

August 26, 2021

To: Mark Berman, City Attorney

Through: Gregory P. Harrison, City Manager

Through: Suzette Sibble, Assistant City Manager

Through: Nguyen Tran, CRA Director

From: Cassandra LeMasurier, Real Property Manager *CL*

Subject: Request for Resolution to Approve and Authorize a Release of Restrictions on Two (2) folios Deeded from the City to the CRA

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Please prepare a resolution for the City Commission to approve and authorize the proper City officials to release the affordable housing restrictions on two (2) folios deeded from the City to the CRA in 2002.

The City Commission approved the conveyance of 26 vacant infill lots to the CRA with Resolution 2002-173 on April 23, 2002 with the restriction they be developed as a residence for affordable housing or ownership would revert back to the City of Pompano Beach. Two (2) of the lots located in the NW CRA north of Dr. Martin Luther King, Jr. Boulevard at NW 6<sup>th</sup> Avenue and NW 4<sup>th</sup> Street remain undeveloped. Resolution 2002-173 and the deed conveying ownership are included in the agenda backup.

The CRA has been assembling property in this area for redevelopment for several years. Over twenty (20) years ago, the Pompano Beach Community Redevelopment Agency (CRA) initiated the planning and development of a new downtown located within an approximately 180-acre area located east of I-95 and west of Dixie Highway in the Northwest CRA (NWCRA) district. To make this plan come to fruition, the CRA began acquiring property located within this geographic area to create an assemblage of properties for redevelopment. Additionally, zoning and land use regulations were passed to create the Transit Oriented (TO) zoning designation and Downtown Pompano Overlay District (DPOD).

Folio [484235240040](#), also known as 409 NW 6<sup>th</sup> Avenue, is a 7,082 square foot vacant lot zoned Transit Oriented (TO) within the Downtown Pompano Overlay District (DPOD) adjacent to four (4) other vacant lots owned by the CRA. The CRA has always contemplated townhomes be developed along the west side of NW 6<sup>th</sup> Avenue on these properties to buffer the single family home neighborhood to the west from larger residential and mixed-use projects which will be developed in the eastern area of the DPOD. The City gained title to this parcel in 2000 as a result of Case No. CE 00-006179 prior to conveying the property to the CRA.

Folio [484235190190](#), also known as 424 NW 4<sup>th</sup> Court, is a 3,937 square foot vacant lot zoned Transit Oriented (TO) within the Downtown Pompano Overlay District (DPOD). The City gained title to this property from Broward County in 2001 as “escheat” property for unpaid taxes. This parcel is one (1) of twenty three (23) CRA-owned parcels in a 2.8 acre assembled site. On August 19, 2021 the CRA issued Request for Proposals T-31-21 “Residential Development on N.W. 6<sup>th</sup> Avenue” for multi-family residential development of the assemblage.

Because these two lots will be incorporated into a larger multi-family residential development, rather than single family infill lots, which was the intent in 2002 when the properties were conveyed from the City to the CRA, the CRA is requesting the City remove the restriction requiring these two parcels be developed as only a residence for affordable housing.

An aerial showing CRA-owned property in red and City-owned property in blue with these two lots outlined in green is included as Exhibit 1 to this memo.

EXHIBIT 1 – AERIAL OF PROPERTIES

