

Real Property Manager #19-002

February 8, 2019

To: Mark Berman, City Attorney

Through: Suzette Sibble, Assistant City Manager

From: Cassandra LeMasurier, Real Property Manager

Subject: Request for Resolution to Accept Conveyance of Six (6) Properties from the Pompano Beach Community Redevelopment Agency (CRA)

Please prepare a resolution for the City to accept six (6) Properties being conveyed from the CRA to the City.

At the January 22, 2019 City Commission meeting the Commission approved conveying to the CRA eight (8) properties owned by the City with Resolution 2019-90. In exchange the CRA would convey six (6) CRA properties to the City as part of the fair and equitable compensation required by the City Charter. At the February 19, 2019 the CRA Board approved by Resolution to convey the six (6) CRA properties to the City.

The summary and detailed information for the six (6) properties the CRA has approved to convey to the City is below. A map showing the properties being conveyed from the City to the CRA, in relation to property owned by the City and other CRA owned property, is included as backup.

Two (2) properties were identified in the NW CRA that are adjacent to property already owned by the City. One (1) property will be developed as affordable housing by the Office of Housing and Urban Improvement. One (1) property will be developed as part of the future Senior Center site. One (1) property owned by the CRA contains City utilities Lift Station 124 and the remaining property is right-of-way on the north side of NW 1st Court. This property will be deeded as public right-of-way for NW 1st Court via a Public Right-Of-Way Deed or Quit Claim Deed. The acquisition costs for the properties total \$600,400.

Property #1

Folio 484235390090 aka 425 NW 7th Avenue is a 4,816 square foot vacant lot, zoned TO/DPOD. The property is located in the NW CRA. The City owns both folios directly north of the property. The CRA purchased the property from Gold Hands Construction Corp. in 2010 for \$24,000. If unified with the City owned folios to the north this property could be developed by the City as townhouses for workforce or affordable housing. This is property #9 on the City and CRA Property Conveyances MLK Area map.

Property #2

Folio 484235030170 aka 601 NW 8th Avenue is a 7,050 square foot vacant lot, zoned RS-4. The property is located in the NW CRA. The City conveyed the property to the CRA in 2004 after receiving it from Broward County as an escheat parcel. This property will be developed by the City's Office of Housing and Urban Improvement (OHUI) as affordable housing. This is property #10 on the City and CRA Property Conveyances MLK Area map.

Property #3

Folio 484234040720 aka 790 NW 19th Avenue is a 2,951 square foot vacant lot, zoned RM-12. The property is located in the NW CRA. The City owns folio 484234040730 directly south of the property. The CRA purchased the property from Geneva Harris Pickett in 2010 for \$22,500. If unified with the City owned folio to the south this property could be developed by the City as affordable housing. This is property #11 on the City and CRA Property Conveyances Hunter's Manor Area map.

Property #4

Folio 484234000470 aka 2005 NW 9th Street is a 9,718 square foot vacant lot, zoned B-3. The property is located in the NW CRA. The CRA purchased the property from Rosemary Alter in 2009 for \$517,000. This property will be developed by the City at a future date. This is property #12 on the City and CRA Property Conveyances Hunter's Manor Area map.

Property #5

Folio 484233041870 aka 280 NW 27th Avenue is a 4,668 square foot lot with City lift station 124 located on the property. The property is zoned B-2. The City conveyed the property to the CRA in 2002 with 46 other folios. The lot is unbuildable due the lot size and existing lift station. The Utilities Department has confirmed conveyance of this property to the City is appropriate. This is property #13 on the City and CRA Property Conveyances City Lift Station and ROW map.

Property #6

Folio 484233054011 aka NW 1st Court is a 20 foot wide by 300 foot long section of land on the north side of NW 1st Court. The land abuts public right-of-way to the east and is zoned RD-1. The CRA obtained the property through eminent domain in 2005 and compensated the property owner \$36,900 for the property. This property is being conveyed to the City as dedicated public right-of-way. This is property #14 on the City and CRA Property Conveyances City Lift Station and ROW map.

Conveyance of these properties will allow three (3) properties with limited development potential to be unified with City owned property to allow for future development as affordable or workforce housing, allow for expansion of the planned Senior Center and convey ownership of public utilities and right-of-way to the City.