

Real Property Manager #19-013

January 11, 2019

To: Gregory P. Harrison, City Manager

Through: Suzette Sibble, Assistant City Manager

From: Cassandra LeMasurier, Real Property Manager

Subject: Future Development of Eight (8) City-Owned Properties to Convey to the
Pompano Beach Community Redevelopment Agency (CRA)

An agenda item was presented to the City Commission at the January 8, 2019 Commission meeting to declare eight (8) properties owned by the City of Pompano Beach surplus and express the City's desire to convey the properties to the Pompano Beach Community Redevelopment Agency (CRA) in accordance with the City of Pompano Beach Charter Section 253 (h). The Commission tabled the item to the January 22, 2019 meeting and requested additional information on the type of development that could occur on the eight (8) properties.

The City-owned properties shown as 4, 5, 6, and 7 on the Map of City and CRA Property Conveyances MLK Area are located in the area being branded as an Innovation District south of Dr. Martin Luther King, Jr. Boulevard.

The City-owned properties shown as 1, 2, and 3 on the Map of City and CRA Property Conveyances MLK Area are located in the Blanche Ely Neighborhood north of Dr. Martin Luther King, Jr. Boulevard.

The City-owned property shown as 8 on the Map of City and CRA Property Conveyances MLK Area is one of two folios which comprises the site referred to as the "Gateway Property" as the "gateway" to the Innovation District. The Gateway property is located directly north of the Innovation District on the northwest corner of the intersection of North Dixie Highway and Dr. Martin Luther King, Jr. Boulevard. The CRA owns the folio directly east of the property, which is the second Gateway property.

A special presentation on CRA Goals was made to the CRA Board at the February 21, 2017 Board meeting which included the Gateway site and plans for issuance of an RFP for development of the site. A joint Request for Proposals (RFP) was issued by the City and CRA April 2017 for the development of the 2.25 acre Gateway site. Only one (1) proposal was received for the RFP and the proposer withdrew their proposal, in part due to the split ownership of the two properties and City Charter requirements requiring City land to be declared surplus and sold with an invitation for bids. Conveyance of the folio owned by the City will allow the CRA to move forward with the issuance of a Request for Proposals to attract a developer for the Gateway Property as one unified site.

A close up of the Gateway site as shown on the Map of City and CRA Property Conveyances MLK Area included as backup for this agenda item is below.



All eight (8) properties are adjacent to property already owned by the CRA. The properties will be developed in accordance with the Downtown Pompano Beach Overlay District (DPOD) zoning regulations.

The redevelopment vision north of Dr. Martin Luther King, Jr. Boulevard is to create a vibrant pedestrian friendly, mixed use environment which will consist of a combination of active commercial or residential uses on the ground floor and primarily residential uses on the upper floors. The vision for the Innovation District, south of Dr. Martin Luther King, Jr. Boulevard, is primarily a high-tech office park-like campus. The Innovation District branding was inspired by the global rise of the “Innovation District” concept that emphasizes a combination of business, technical, corporate, government, hospitality, education and cultural uses.

The intent of redevelopment of the Downtown area, including the Innovation District, is to balance Pompano’s predominantly industrial economy with a concentration of office space, create employment opportunities, and increase commercial and health services for residents and employees of the district, neighborhood, city and the Broward County region.

Below is detailed information on the eight (8) properties the City owns that staff is requesting Commission declare surplus and convey to the CRA as shown on the attached map.

Property #1

This property has a Mixed-Use Residential (MUR) zoning designation which allows commercial uses on the ground floor, requires residential on upper floors with a maximum density of 36-80 units per acre and allows a building height of up to 80 feet. This lot will need to be consolidated with adjacent lots to be developable under the zoning regulations.

This property is identified as Folio 484235190180 aka 428 NW 4th Court and is a 4,039 square foot vacant lot, zoned TO/DPOD. This is a nonconforming lot due to small lot size. The property is located directly east of two (2) folios owned by the CRA and directly west of one (1) folio owned by the CRA. The City acquired the property in 2013 as the result of a foreclosure action by the City for \$25,880 in code compliance liens.

Property #2

This property has a Single Family Residential (RS) designation which only allows for the construction of a single family home.

This property is identified as Folio 484235240060 aka 417 NW 6th Avenue is a 7,082 square foot vacant lot, zoned TO/DPOD. The property is located in between the two (2) folios to the north owned by the CRA and the two (2) folios to the south also owned by the CRA. The City acquired the property in 2013 as the result of a foreclosure action by the City.

Property #3

This property has a Single Family Residential (RS) designation and which only allows for the construction of a single family home.

This property is identified as Folio 484235000790 aka 402 NW 7th Avenue is a 7,500 square foot vacant lot. The property is located directly west of folio 484235240010 owned by the CRA. The City acquired this property in 2011 for \$100 as the result of a foreclosure action by Wachovia Bank, N.A.

Property #4

This property has a Mixed-Use Commerce Park (MUCP) zoning designation which requires commercial uses on the ground floor and permits residential units on upper floors with a maximum density designation of 0-18 units per acre. Maximum building height for this parcel is 80 feet.

This property is identified as Folio 484235001022 aka 205 NW 7th Terrace, #1 -4, is an 11,628 square foot vacant lot. The property is located in the area branded to be an Innovation District and is included as one of the properties in the brokerage services contract to attract developers to build in the area. The CRA owns the property directly north, east and west of this property. The

City acquired the property in 2012 for \$2,477 as the result of a foreclosure action by Bank of America, N.A.

Property #5

This property has a Mixed-Use Optional (MO) zoning designation which allows buildings up to 55 feet in height with commercial or residential uses. If residential units are built, they are limited to a density designation of 18-36 units per acre.

This property is identified as Folio 484235040200 aka 24 NW 9th Avenue and is a 6,500 square foot vacant lot. The property is located in the area branded as an Innovation District and is included in the brokerage services contract intended to attract developers to build in the area. The CRA owns the properties directly north and the east of Property #5. The City acquired the property in 2012 for \$12,100 as the result of a foreclosure action by the City.

Property #6

This property has a Mixed-Use Residential (MUR) zoning designation which allows commercial uses on the ground floor, requires residential on upper floors with a maximum density of 36-80 units per acre and allows a building height of up to 105 feet.

The property is identified as Folio 484235200050 aka 205 NW 1st Street and is a 39,206 square foot vacant lot. The property is located in the Innovation District and is included as one of the properties in the brokerage services contract intended to attract developers to build in the area. The CRA owns the property directly west of Property #6. The City acquired the property in 2003 from Broward County at no cost.

Property #7

This property has a Mixed-Use Residential (MUR) zoning designation which allows buildings up to 105 feet in height with commercial uses on the ground floor and residential uses on the upper floors at a density designation of 36-80 units per acre.

This property is identified as Folio 484235200051 aka 101 NW 2nd Avenue which is a 12,491 square foot parcel that was formerly right-of-way for NW 2nd Avenue. This right-of-way was vacated by the City in 2010 per Ordinance 2010-29. The property is located in the Innovation District and is included as one of the properties in the brokerage services contract intended to attract developers to build in the area. The CRA owns the property directly east of Property #7. The City acquired the property in 1974 as the result of an eminent domain action.

Property #8

This property has a Mixed-Use Main Street (MM1) zoning designation which requires development of buildings with commercial uses on the ground floor fronting Dr. Martin Luther King, Jr. Boulevard and requires residential uses on upper floors. The residential uses are limited to a density of 36-80 units per acre with a maximum building height of 105 feet. A portion of the southeast corner of the property has a Recreation Open Space (RO-Park) zoning designation which limited to outdoor recreation uses.

The property is identified as Folio 484235080370 aka 324 NW 2nd Avenue and is a 90,090 square foot parcel. The Gateway Property was originally comprised of six (6) separate parcels, five (5) of which were purchased by the CRA for \$105,000 in 2004. The City acquired Property #8 from the CRA in 2012 at no cost. Conveyance of this property will allow the CRA to move forward with the issuance of a Request for Proposals to attract a developer for the Gateway Property as one unified site.

The table below summarizes the zoning regulations as described above for the subject properties.

	Use Designation	Density	Building Height
Property #1	Mixed-Use Residential (MUR)	18-36 units per acre Residential Required (R.R.)	80 Feet Maximum
Property #2	Single Family Residential (RS)	4-9 units per acre Residential Required (R.R.)	35 Feet Maximum
Property #3	Single Family Residential (RS)	4-9 units per acre Residential Required (R.R.)	35 Feet Maximum
Property #4	Mixed-Use Commerce Park (MUCP)	0-18 units per acre Optional Residential (O.R.)	80 Feet Maximum
Property #5	Mixed-Use Optional (MO)	18-36 units per acre Optional Residential (O.R.)	55 Feet Maximum
Property #6	Mixed-Use Residential (MUR)	36-80 units per acre Residential Required (R.R.)	105 Feet Maximum
Property #7	Mixed-Use Residential (MUR)	36-80 units per acre Residential Required (R.R.)	105 Feet Maximum
Property #8	Mixed-Use Main Street (MM1) /Recreation Open Space (RO-Park)	36-80 units per acre Residential Required (R.R.)	105 Feet Maximum

The zoning regulations for this area were written and adopted to implement the general vision for the development of the Downtown as defined in the Downtown Pompano Beach Transit Oriented Corridor (DP-TOC) land use designation which was adopted in 2012. The image on the following page is the general vision plan associated with the DP-TOC land use designation and is still the guiding concept behind development of the Downtown.

FINANCE DEPARTMENT

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