

Legislation Text

File #: 19-236, **Version:** 1

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, FINDING THAT ACQUISITION OF PRIVATE PROPERTY THROUGH NEGOTIATED CONVEYANCE OR THE CITY'S EMINENT DOMAIN POWER SERVES A PUBLIC PURPOSE AND IS NECESSARY FOR EXPANSION AND RENOVATION OF MCNAIR PARK; AUTHORIZING THE CITY MANAGER AND THE CITY ATTORNEY AND ALL OTHERS DESIGNATED TO ACT ON THEIR BEHALF TO ACQUIRE VIA NEGOTIATED CONVEYANCE OR EMINENT DOMAIN THE PROPERTY DESCRIBED IN EXHIBIT "A", AND TO TAKE ALL ACTIONS THAT THEY DETERMINE ARE REASONABLY NECESSARY INCLUDING, BUT NOT LIMITED TO, ENGAGING EXPERT WITNESSES AND CONSULTANTS, TO ACQUIRE THE PROPERTY DESCRIBED IN EXHIBIT "A"; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$400,000 - \$800,000)

(**Staff Contact:** Mark Berman/Cassandra LeMasurier)

Summary Explanation/Background:

McNair Park requires renovations and expansion to meet the recreational needs of the neighborhood it serves. The renovations to McNair Park were approved as one of the G.O. Pompano! Bond projects. The scope of the project is to expand and renovate the existing McNair Park (Park) and to include a lighted synthetic football/soccer field, running track, tennis court, basketball court and playground with water features including splash pad and to renovate and expand the McNair multi-functional facility to provide meeting rooms and purchase new furniture and equipment for the McNair multi-functional facility.

The renovation and expansion of the Park will require additional land. City staff have negotiated a lease with the School Board of Broward County for the use of their vacant property directly north of the Park. This lease will be presented to the City Commission for their consideration and approval at the February 26, 2019 City Commission meeting.

The convenience store located at 1081 NW 27th Avenue, Pompano Beach, FL 33069 (1081 property) is surrounded by McNair Park on its north, south and west borders and has always been contemplated to be incorporated into a redesign of the McNair Park amenities as described in the City's Parks Master Plan (Master Plan), adopted by the City Commission on July 23, 2013 with Resolution 2013-332. Both conceptual plans for the McNair Park Expansion and Renovation in the Master Plan include the 1081 property as part of the Park. Option 1 moves the existing basketball courts to the north where the 1081 property is located to allow for the expansion of the McNair multi-functional facility. Option 2 moves the existing basketball courts to southwest corner of the Park to allow for the expansion of the McNair multi-functional facility and provide much needed additional parking.

The City must acquire the 1081 property through either a negotiated purchase contract or eminent domain to complete the renovation and expansion of McNair Park. Based upon an appraisal value of \$240,000 from December 2015 the cost to acquire the 1081 property could range from \$400,000 to upwards of \$800,000, if significant legal costs are incurred.

The exhibits listed below have been included as backup for this agenda item.

- Exhibit 1 - An aerial showing the existing Park, School Board property and the convenience store located at 1081 NW 27th Avenue.
- Exhibit 2 - The two conceptual plans in the City's Parks Master Plan for the McNair Park renovation and expansion. The location of the 1081 property is outlined in red on each conceptual plan.
- Exhibit 3 - The section of the 2012 Collier City Neighborhood Development Plan (DECOMAP) detailing McNair Park improvements based upon input from residents.
- Exhibit 4 - The section of the Parks Master Plan detailing the McNair Park improvements.
- Exhibit 5 - Broward County Property Appraiser information for 1081 NW 27th Avenue.

Staff is requesting Commission approval to acquire the property located at 1081 NW 27th Avenue through negotiated conveyance or the City of Pompano Beach's eminent domain power for the renovation and expansion of McNair Park.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$400,000 - \$800,000 Capital Project Land Acquisition 319-7640-572.65 -09 CIP #19362 McNair Park Renovation and Park Impact Funds



G.O. POMPAÑO!

Goal 1 Preferred Place to Live

Item 5. Develop facilities/programs to match the changing recreational needs and preferences of the community.

Item 8. Have top quality parks with a variety of amenities throughout Pompano Beach