



# CITY MANAGER'S OFFICE

Greg Harrison, City Manager

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May 21, 2019

**VIA E-MAIL AND U.S. MAIL**

Mayor Mark D. Bogen  
Broward County  
115 South Andrews Avenue  
Fort Lauderdale, FL 33301

Re: County's conveyance of lots located in the City of Pompano Beach  
Item 66 on the Regular Agenda of the County Commission meeting held on May 7, 2019

Dear Mayor Bogen:

This regards the above referenced conveyances to the City of Pompano Beach ("City") and the Pompano Beach CRA ("CRA") and respectfully requests the County not impose certain restrictions on two of the lots for the reasons set forth herein. To assist your review of this matter, I have enclosed Exhibit 2 from the subject Agenda Item along with copies of the summary screen and aerials for both properties as maintained by the Broward County Property Appraiser.

The first property is identified as Parcel "E" on Exhibit 2 and is located on NW 2nd Street between NW 30<sup>th</sup> and NW 31<sup>st</sup> Avenues in Collier City. Although a small group of residents in the community had originally expressed a desire that this parcel be developed as a pocket park, the Collier City Civic Association and certain other residents on NW 2<sup>nd</sup> Street have since voiced concerns that the lot's secluded location would attract a criminal element if developed as a park. As a result of the public outcry, this requests Parcel E be conveyed without the restriction that it be developed as a park so that the City can develop it as affordable infill housing with a single-family home.

The second property is identified as Parcel "D" on Exhibit 2 and is located one folio number east of NW 31<sup>st</sup> Avenue, a commercially zoned corridor which our City Commission has been identified as a high priority at a recent Strategic Planning Workshop. This parcel is unsuitable for affordable housing development due to its size and commercial zoning. Specifically, this is a 5,163 square foot rectangular lot that measures 50' wide x 103' long and has a B-3 General Business zoning designation and a C-Commercial land use designation. Since B-3 zoning standards do not

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permit single-family dwellings and require a minimum lot area of 10,000 square feet with a minimum width of 100' for development, construction of a single-family home would require a rezoning of the property. In addition, the commercial land use designation requires the allocation of flex units for development of residential housing. As such, the highest and best use of the property would be to unify it with the vacant properties to the north and west for future commercial development. If the County requires Parcel D be conveyed subject to affordable housing restrictions, the City requests Parcel D be removed from the lots to be conveyed to the City.

If you have any further questions or concerns regarding this request, kindly direct them to Cassandra LeMasurier, the City's Real Property Manager, who can be reached by phone (954 786-4117) or email ([Cassandra.Lemasurier@copbfl.com](mailto:Cassandra.Lemasurier@copbfl.com)).

Thank you for your consideration of this important matter of mutual concern. We look forward to your favorable response.

Very truly yours,

Gregory P. Harrison  
City Manager, City of Pompano Beach  
Executive Director, Pompano Beach CRA

cc: Vice-Mayor and County Commissioners, Broward County  
Bertha Henry, County Administrator  
Ralph Stone, HFCRD Director  
Purvi Bhurgaita, Real Property Director  
Mayor, Vice-Mayor and City Commissioners, Pompano Beach  
Mark E. Berman, City Attorney  
Andrew J. Meyers, County Attorney  
Nguyen Tran, CRA Director  
Miriam Carrillo, OHUI Director  
Fawn Powers, Assistant City Attorney  
Cassandra LeMasurier, Real Property Manager

BCPA Information Parcel E

NW 2 STREET

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<b>Site Address</b>	NW 2 STREET, POMPANO BEACH FL 33069	<b>ID #</b>	4842 33 04 7620
<b>Property Owner</b>	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	<b>Millage</b>	1512
<b>Mailing Address</b>	115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE FL 33301-1801	<b>Use</b>	80
<b>Abbr Legal Description</b>	33-48-42 W 50 OF E 235 OF S1/5 OF NE1/4 OF SW1/4 OF SW1/4 LESS N 25 FOR ST AKA 1148 CC		

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).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$12,890		\$12,890	\$12,890	
2018	\$12,890		\$12,890	\$12,890	
2017	\$12,890		\$12,890	\$12,890	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$12,890	\$12,890	\$12,890	\$12,890
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$12,890	\$12,890	\$12,890	\$12,890
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wild/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 04</b>	\$12,890	\$12,890	\$12,890	\$12,890
<b>Taxable</b>	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/19/2009	AFF-T		46681 / 833	\$2.50	5,156	SF
8/5/2008	QCD-T		45608 / 240			
12/23/2003	TXD		36678 / 518			
10/1/1988	QCD	\$4,500	15957 / 749			
11/1/1986	WD	\$100				
				<b>Adj. Bldg. S.F.</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
L			3A					
1								

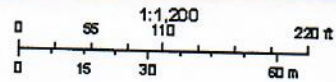
BCPA Aerial Parcel E

Property Id: 484233047620

\*\*Please see map disclaimer



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BCPA Information Parcel D

NW 4 STREET

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Site Address	NW 4 STREET, POMPANO BEACH FL 33069	ID #	4842 33 04 5650
Property Owner	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	Millage	1512
Mailing Address	115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE FL 33301-1801	Use	80
Abbr Legal Description	33-48-42 W 50 OF E 535 OF S1/5 OF SE1/4 OF NW1/4 OF SW1/4 LESS S 25 AKA 934 CC		

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).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$12,910		\$12,910	\$12,910	
2018	\$12,910		\$12,910	\$12,910	
2017	\$12,910		\$12,910	\$12,910	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$12,910	\$12,910	\$12,910	\$12,910
Portability	0	0	0	0
Assessed/SOH	\$12,910	\$12,910	\$12,910	\$12,910
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wld/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 04	\$12,910	\$12,910	\$12,910	\$12,910
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/19/2009	AFF-T		46681 / 881	\$2.50	5,163	SF
8/5/2008	QCD-T		45608 / 276			
8/10/2001	TXD		34018 / 329			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
L			3A					
1								

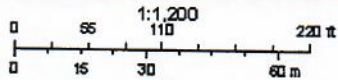
BCPA Aerial Parcel D

Property Id: 484233045650

\*\*Please see map disclaimer



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**Broward County Commission May 7, 2019 Item 66 Exhibit 2 page 1**

**Pompano Beach - Unbuildable Parcels**

#	Address	Folio Number	Commission District	Conveyed to City	Reverted to County	Size	Zoning Code	Zoning Name	City Comments	Comments
A	NW 2 Street	484233022040	2	8/5/2008	11/19/2009	5,531	RM-12	Multiple Family Residence	Could be combined with adjacent property	Adjacent lot is County-owned Parcel B
B	NW 2 Street	484233022050	2	8/5/2008	11/19/2009	5,455	RM-12	Multiple Family Residence	Could be combined with adjacent property	Adjacent lot is County-owned Parcel A
C	706 NW 6 Street	484235390020	2	8/5/2008	11/19/2009	3,855	TO	Transit Oriented	Could be combined with adjacent property	Adjacent lot is privately owned by I am the Manager LLC
D	NW 4 Street	484233045650	2	8/5/2008	11/19/2009	5,183	B-3	General Business	Could be combined with adjacent property	Adjacent lot is privately owned by Shankar Business Corp
E	NW 2 Street	484233047620	2	8/5/2008	11/19/2009	5,156	RD-1	Two-Family Residence	Variance required	Adjacent parcels are built - single family homes to the east and duplex to the west
F	NW 2 Street	484233022010	2	8/5/2008	11/19/2009	5,500	RM-12	Multiple Family Residence	Variance required	Adjacent parcels are built - single family homes
G	SW 8 Street	494202031200	4	8/5/2008	11/19/2009	6,987	RM-20	Multiple Family Residence	Variance required	Adjacent parcels are built - single family homes to the east and a two-floor rental building to the west
H	860 SW 10 Street	494202040120	4	8/5/2008	11/19/2009	6,908	RM-20	Multiple Family Residence	Variance required	Adjacent parcels are built - single family homes to the east and Henderson Center Residential Services to the west
<b>Total</b>		<b>8</b>								

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Pompano Beach  
Unbuildable Parcels

