



# FINANCE DEPARTMENT

Cassandra LeMasurier, Real Property Manager

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Real Property Manager #21-019

May 10, 2021

To: Mark Berman, City Attorney

Through: Gregory P. Harrison, City Manager

Through: Suzette Sibble, Assistant City Manager

From: Cassandra LeMasurier, Real Property Manager *CL*

Subject: Request for Resolution to Approve and Authorize a Contract for Sale and Purchase of Pompano Beach Campus from Christ Church United Methodist, Inc. for Municipal Charter School

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Please prepare a resolution for the City Commission to approve and authorize the proper City officials to execute a contract for the sale and purchase of the six (6) folios listed below from Christ Church United Methodist, Inc. (“Christ Church”) for the future City of Pompano Beach Municipal Charter School. A map of the properties and the Broward County Property Appraiser (“BCPA”) information is included as Exhibit 1.

Broward County Property Appraiser Folio	Address
<a href="#">484235170130</a>	210 NE 3 ST
<a href="#">484235170320</a>	290 NE 2 ST
<a href="#">484235170100</a>	200 NE 4 ST
<a href="#">484235170090</a>	NE 4 ST
<a href="#">484235250070</a>	NE 2 AV
<a href="#">484235250080</a>	NE 2 ST

Property owner Christ Church has obtained the necessary approvals to sell their Pompano Beach Campus located directly west of Founder’s Park to the City of Pompano Beach for \$7,612,500. The City has obtained two (2) independent appraisals that range in value from \$7,250,000 to \$7,850,000. The Church has also obtained an appraisal valuing the property at \$8,100,000. The current BCPA market value is \$6,592,180.

The six (6) folios total 216,177 square feet (4.96 acres) in land area with buildings totaling 55,159 square feet and are zoned Transit Oriented within the Downtown Pompano Overlay District (TO/DPOD.) This location was selected for the Charter School due to its large land area, central location in the City and proximity to City Hall and the City’s cultural and historic venues including the Cultural Center, Baily Contemporary Arts Center, Historic Ali Cultural Arts Center and the Pompano Beach Historical Society and Kester Museums and Pompano Fire Museum at Founder’s Park and the Broward County public library.

## Exhibit 1 – Map of Christ Church Properties





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## Exhibit 1 - Aerial Map Legend

Property # on Map	Broward County Property Appraiser Folio	Address	Lot Area	Bldg Area	Status	BCPA Value as of 3/10/2021	Description
1	<a href="#">484235170130</a>	210 NE 3 ST	131,380	54,025	CHURCH	\$5,592,400	MAIN CHURCH, FORMER TAYLOR'S CLOSET TO THE SOUTH, HARBOUR CHURCH TO THE NORTH
2	<a href="#">484235170320</a>	290 NE 2 ST	6,600	N/A	VACANT	\$79,200	VACANT PROPERTY EAST OF FORMER TAYLOR'S CLOSET
3	<a href="#">484235170100</a>	200 NE 4 ST	9,332	1,134	2/1 SFR	\$139,770	1,146 SINGLE FAMILY HOME
4	<a href="#">484235170090</a>	NE 4 ST	18,360	N/A	VACANT	\$55,080	VACANT LOT DIRECTLY EAST OF SINGLE FAMILY HOME
5	<a href="#">484235250070</a>	NE 2 AV	12,750	N/A	VACANT	\$159,400	VACANT LOT WITH PAVED ROAD BISECTING LOT
6	<a href="#">484235250080</a>	NE 2 ST	37,755	N/A	VACANT	\$566,330	VACANT LOT WEST OF CHURCH

**216,177**

**\$6,592,180**

Vacant lot square footage **75,465**  
 Lots with structure square footage **140,712**  
 Total Square Footage of properties **216,177**  
 Total Acreage of properties **4.96**



Exhibit 1 - Parcel #1 BCPA Information



210-217 NE 3 STREET

<b>Site Address</b>	<b>210-217 NE 3 STREET, POMPANO BEACH FL 33060</b>	<b>ID #</b>	4842 35 17 0130
<b>Property Owner</b>	CHRIST CHURCH UNITED METHODIST INC	<b>Millage</b>	1511
<b>Mailing Address</b>	4845 NE 25 AVE FORT LAUDERDALE FL 33308	<b>Use</b>	71
<b>Abbr Legal Description</b>	CAMPBELL & SAXON ADD 1-125 PB LOTS 6 TO 10 LESS S 10 FOR ST BLK 2, ALL OF BLK 3 LESS N 10 FOR ST & VAC ALLEY LYING E & W THRU CENTER OF SAID BLK, LOTS 2 TO 5 BLK 6		

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)**.

\* 2021 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$1,182,420	\$4,409,980	\$5,592,400	\$5,429,100	
2020	\$1,182,420	\$4,410,220	\$5,592,640	\$4,935,550	
2019	\$1,182,420	\$4,408,780	\$5,591,200	\$4,486,870	

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$5,592,400	\$5,592,400	\$5,592,400	\$5,592,400
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$5,429,100	\$5,592,400	\$5,429,100	\$5,429,100
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 30</b>	\$5,429,100	\$5,592,400	\$5,429,100	\$5,429,100
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$9.00	131,380	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		54025
<b>Eff./Act. Year Built: 1980/1970</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
Y								
54025								

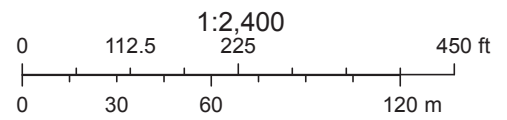




Exhibit 1 - Parcel #2 BCPA Information

290 NE 2 STREET

<b>Site Address</b>	290 NE 2 STREET, POMPANO BEACH FL 33060	<b>ID #</b>	4842 35 17 0320
<b>Property Owner</b>	CHRIST CHURCH UNITED METHODIST INC	<b>Millage</b>	1511
<b>Mailing Address</b>	4845 NE 25 AVE FORT LAUDERDALE FL 33308	<b>Use</b>	70
<b>Abbr Legal Description</b>	CAMPBELL & SAXON ADD 1-125 PB LOT 1 BLK 6		

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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$79,200		\$79,200	\$65,340	
2020	\$59,400		\$59,400	\$59,400	
2019	\$59,400		\$59,400	\$59,400	

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$79,200	\$79,200	\$79,200	\$79,200
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$65,340	\$79,200	\$65,340	\$65,340
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 30</b>	\$65,340	\$79,200	\$65,340	\$65,340
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
8/1/1977	WD	\$18,000	7146 / 527
6/1/1965	WD	\$4,200	

Land Calculations		
Price	Factor	Type
\$12.00	6,600	SF
<b>Adj. Bldg. S.F.</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
Y								
1								



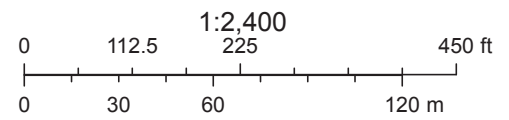


Exhibit 1 - Parcel #3 BCPA Information



200 NE 4 STREET

<b>Site Address</b>	<b>200 NE 4 STREET, POMPANO BEACH FL 33060</b>	<b>ID #</b>	4842 35 17 0100
<b>Property Owner</b>	CHRIST CHURCH UNITED METHODIST INC	<b>Millage</b>	1511
<b>Mailing Address</b>	4845 NE 25 AVE FORT LAUDERDALE FL 33308	<b>Use</b>	01
<b>Abbr Legal Description</b>	CAMPBELL & SAXON ADD 1-125 PB LOT 5 BLK 2		

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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$28,000	\$114,080	\$142,080	\$98,700	
2020	\$28,000	\$111,770	\$139,770	\$89,730	\$220.00
2019	\$28,000	\$108,600	\$136,600	\$81,580	\$220.00

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$142,080	\$142,080	\$142,080	\$142,080
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$98,700	\$142,080	\$98,700	\$98,700
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 30</b>	\$98,700	\$142,080	\$98,700	\$98,700
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$3.00	9,332	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		1146
<b>Units/Beds/Baths</b>		1/2/1
<b>Eff./Act. Year Built: 1964/1937</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
R								
1								



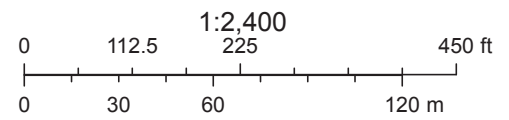




Exhibit 1 - Parcel #4 BCPA Information

NE 4 STREET

<b>Site Address</b>	NE 4 STREET, POMPANO BEACH FL 33060	<b>ID #</b>	4842 35 17 0090
<b>Property Owner</b>	CHRIST CHURCH UNITED METHODIST INC	<b>Millage</b>	1511
<b>Mailing Address</b>	4845 NE 25 AVE FORT LAUDERDALE FL 33308	<b>Use</b>	00
<b>Abbr Legal Description</b>	CAMPBELL & SAXON ADD 1-125 PB LOT 2 W1/2,3,4 BLK 2		

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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$55,080		\$55,080	\$55,080	
2020	\$55,080		\$55,080	\$55,080	
2019	\$55,080		\$55,080	\$55,080	

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$55,080	\$55,080	\$55,080	\$55,080
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$55,080	\$55,080	\$55,080	\$55,080
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 30</b>	\$55,080	\$55,080	\$55,080	\$55,080
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
9/1/1978	WD	\$28,500	7838 / 642
5/1/1968	WD	\$8,400	

Land Calculations		
Price	Factor	Type
\$3.00	18,360	SF
<b>Adj. Bldg. S.F.</b>		

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



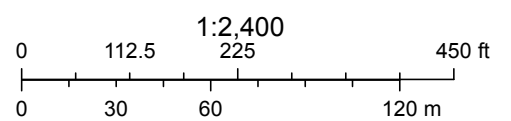
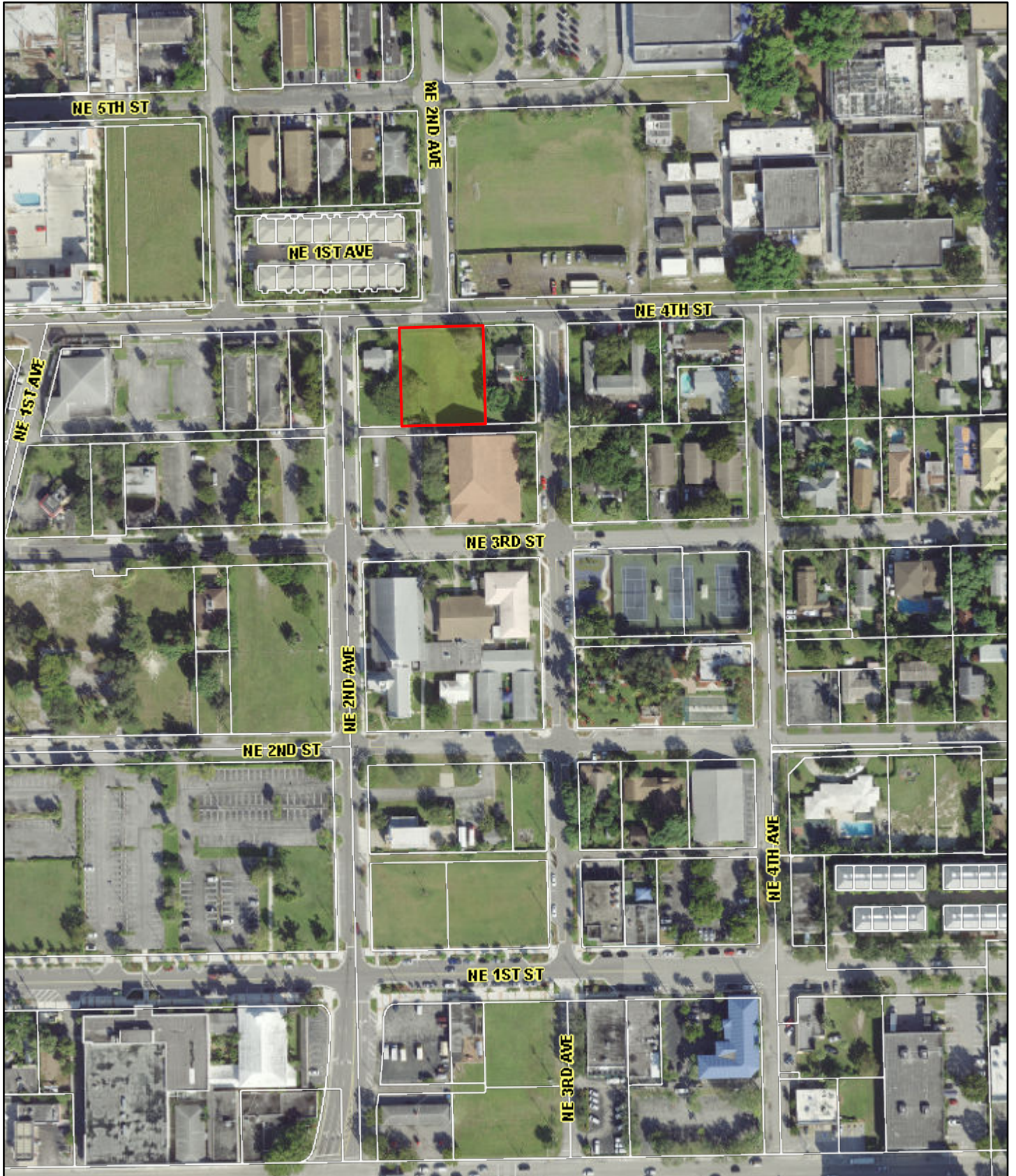




Exhibit 1 - Parcel #5 BCPA Information

NE 2 AVENUE

<b>Site Address</b>	NE 2 AVENUE, POMPANO BEACH FL 33060	<b>ID #</b>	4842 35 25 0070
<b>Property Owner</b>	CHRIST CHURCH UNITED METHODIST INC	<b>Millage</b>	1511
<b>Mailing Address</b>	4845 NE 25 AVE FORT LAUDERDALE FL 33308	<b>Use</b>	28
<b>Abbr Legal Description</b>	SMOAKS ADD TO POMPANO 5-10 PB LOTS 16 & 17 LESS S 10 FOR ST BLK 1		

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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$153,000	\$6,400	\$159,400	\$100,300	
2020	\$153,000	\$6,400	\$159,400	\$91,190	
2019	\$76,500	\$6,400	\$82,900	\$82,900	

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$159,400	\$159,400	\$159,400	\$159,400
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$100,300	\$159,400	\$100,300	\$100,300
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 30</b>	\$100,300	\$159,400	\$100,300	\$100,300
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$12.00	12,750	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
Y								
1								



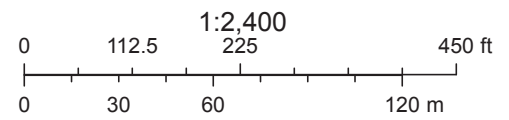




Exhibit 1 - Parcel #6 BCPA Information

NE 2 STREET

<b>Site Address</b>	NE 2 STREET, POMPANO BEACH FL 33060	<b>ID #</b>	4842 35 25 0080
<b>Property Owner</b>	CHRIST CHURCH UNITED METHODIST INC	<b>Millage</b>	1511
<b>Mailing Address</b>	4845 NE 25 AVE FORT LAUDERDALE FL 33308	<b>Use</b>	70
<b>Abbr Legal Description</b>	SMOAKS ADD TO POMPANO 5-10 PB LOTS 1,2,3,19,20,21 & VAC'D 14' ALLEY LYING BETWEEN SAID LOTS BLK 2		

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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$453,060		\$453,060	\$411,150	
2020	\$453,060		\$453,060	\$373,780	
2019	\$339,800		\$339,800	\$339,800	

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$453,060	\$453,060	\$453,060	\$453,060
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$411,150	\$453,060	\$411,150	\$411,150
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 30</b>	\$411,150	\$453,060	\$411,150	\$411,150
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
10/1/1971	WD	\$68,000	4634 / 816

Land Calculations		
Price	Factor	Type
\$12.00	37,755	SF
<b>Adj. Bldg. S.F.</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
Y								
1								



