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Memorandum 25-014

DATE: September 10, 2025  
TO: CRA Board  
FROM: Cassandra LeMasurier, Real Property Manager *CL*  
THROUGH: Gregory P. Harrison, CRA Executive Director  
THROUGH: Nguyen Tran, CRA Director

**Item:**

Staff is seeking approval from the CRA Board for the purchase of property located at 1651 NW 15 Ave., Pompano Beach, Florida 33069, further identified as Broward County Property Appraiser (“BCPA”) folio [484227000487](#) in the amount of \$250,000. The property is located in the Coral Highlands neighborhood, directly north of Markham Elementary School and west of N Andrews Avenue. The property will be part of an assembly in this neighborhood consisting of five (5) other parcels owned by the CRA. The BCPA information and an aerial of the property are included as exhibits to this memo. The property already owned by the CRA is shown in red on the aerial. The property to be purchased is shown in yellow on the aerial.

**Background:**

The property is a 23,087 square foot (.53 acre) vacant property, zoned RM-12 Multiple-Family Residence. Similar to other vacant lots in the Coral Highlands neighborhood where this property is located, this lot not developable as legal access to these lots have not been granted by adjacent property owners (i.e. right-of-way dedications for a public road). It is the CRA’s intent to acquire this lot in an effort to help stabilize the neighborhood and eventually improve this area.

The owners listed the property for sale on the MLS March 2025 for \$425,000, with a price reduction to \$399,850 on May 28, 2025 and an additional price reduction to \$349,900 on June 10, 2025. The listing agent contacted the CRA, as an adjacent property owner, June 25, 2025 to inquire if the CRA would have an interest in purchasing the property.

The purchase price of \$250,000 is approximately \$11.00 per square foot, which is below surrounding comparable sales prices. The BCPA 2025 Just/Market Value is \$277,040. The purchase of this property would add to the existing assemblage for future redevelopment.

The Northwest CRA Advisory Committee reviewed the request on September 9, 2025 and recommended approval with a unanimous vote of 7 – 0.

Staff recommends approval of the contract to purchase this property.

## BCPA Information

Site Address	1651 NW 15 AVENUE, POMPANO BEACH FL 33069	ID #	4842 27 00 0487
Property Owner	LEWIS, CYNTHIA & BROOKS, NAVA & KING, LUCILLE ETAL	Millage	1512
Mailing Address	1651 NW 15 AVE POMPANO BEACH FL 33069-1715	Use	00
Abbreviated Legal Description	27-48-42 E 125 OF W 465 OF NE1/4 OF SE1/4 OF SW1/4 LESS S 430 & N 100 TOGETHER WITH EASEMENTS DESC AS CERTAIN 30 LYING W OF & ABUTTING SAID PARCEL & CERTAIN 10 LYING E OF & ABUTTING SAID PARCEL		

**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					
<a href="#">Click here to see 2024 Exemptions and Taxable Values as reflected on the Nov. 1, 2024 tax bill.</a>					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$277,040		\$277,040	\$89,920	
2024	\$259,730		\$259,730	\$81,750	\$2,829.15
2023	\$230,870		\$230,870	\$74,320	\$2,586.21

2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$277,040	\$277,040	\$277,040	\$277,040
Portability	0	0	0	0
Assessed/SOH	\$89,920	\$277,040	\$89,920	\$89,920
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$89,920	\$277,040	\$89,920	\$89,920

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
4/1/2008	QCD-T	\$100	45270 / 1433
6/1/2004	QCD	\$100	37584 / 1195
12/1/1983	QCD	\$3,900	11426 / 924

Land Calculations		
Price	Factor	Type
\$522,720	0.53	AC
Adj. Bldg. S.F.		

Map of CRA Property and 1651 NW 15<sup>th</sup> Avenue

