

### FINANCE DEPARTMENT

### Cassandra LeMasurier, Real Property Manager

E: cassandra.lemasurier@copbfl.com | P: 954.786.4117 | F: 954.786.7836

Real Property Manager #22-007 February 15, 2022

To: Mark Berman, City Attorney

Through: Gregory P. Harrison, City Manager

Through: Suzette Sibble, Assistant City Manager

From: Cassandra LeMasurier, Real Property Manager

Subject: Request for Resolution to Approve and Authorize a Contract for Sale and

Purchase of 420 NW 6 Street, Pompano Beach, FL 33060 (Folio <u>484235190440</u>)

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 property identified as Broward County Property Appraiser (BCPA) folio <u>484235190440</u> ("Taylor Property") located at 420 NW 6 Street, Pompano Beach, FL 33060. The City intends to develop the Taylor Property as a minipark to serve the neighboring community.

Heirs Joe Taylor and Lucille Taylor of property owner Mamie J Taylor Estate have indicated a desire to sell the property to the City of Pompano Beach for \$80,000. The property is a 5,720 square foot vacant lot, zoned Transit Oriented (TO) within the Downtown Pompano Beach Overlay District (DPOD). The property has a TO use designation of Mixed-Use Optional (MO), a TO density designation of Optional Residential 18-36 (OR 18-36) and a height designation of 35 feet.

The 2022 BCPA Just/Market value for the property is \$57,200. The BCPA information and aerial of the property is included as Exhibit 1 of this memo. A December 2021 broker's price opinion values the property at \$81,167 based upon comparable sales in the area.



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#### **EXHIBIT 1 – BCPA INFORMATION**

1/27/22, 2:30 PM

420 NW 6 STREET



Site Address	420 NW 6 STREET, POMPANO BEACH FL 33060	ID#	4842 35 19 0440
Property Owner	TAYLOR, MAMIE JEST	Millage	1512
	% ELIZABETH LAMAR	Use	00
Mailing Address	417 NW 5 STREET #10 POMPANO BEACH FL 33060		
Abbr Legal	SHEWMAKE PARK 2-52 B LOT 10 LESS N 5,LOT 11 W 20	LESS N 5 BLK	(4

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).

J	* 20	22 values are	e considere	d "working va	alues" and a	are subject to c	hange.		
	72		Proper	ty Assessm	ent Values				
Year	Land	Building / Improvement			Just / Market Value		sed / Value	Tax	
2022*	\$57,200	100-60	MALVEL -		\$57,200		\$20,240		
2021	\$57,200				\$57,200		400	\$631.88	
2020	\$57,200			\$	\$57,200 \$16		730	\$604.11	
	177	2022* Exer	mptions an	d Taxable V	alues by Ta	ixing Authorit	У	TOTAL AREA	
100		(	County		School Board		al	Independent	
Just Value		\$	57,200	3	\$57,200		00	\$57,200	
Portability			0		0		0	0	
Assessed/SOH \$2		20,240	\$57,200		\$20,24	40	\$20,240		
Homestead			0 0		0		0		
Add. Homestead			0		0		0	0	
Wid/Vet/Dis			0		0		0		
Senior			0 0			0			
Exempt Type			0	0 0		0		0	
Taxable		\$	20,240	3	\$57,200		10	\$20,240	
107778		Sales Histo	ory	C 1290		Land	Calculation	S	
Date Type		Price	Book	Page or CIN		Price	Factor	Туре	
5/1/1964	AGD	\$2,750				\$10.00	5,720	SF	
	-		4 14						
	-		1		-	-		+	
			Adj. Bldg. S.F.		S.F.				
			Spe	cial Assess	ments				
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
15	-		ЗА						
L			ЗА						
1		1							



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#### EXHIBIT 1 – BCPA AERIAL

Property Id: 484235190440 \*\*Please see map disclaimer



January 27, 2022