



P. O. Drawer 1300
Pompano Beach, FL 33061

Phone: (954) 786-5535
Fax: (954) 786-7836

MEMORANDUM

Date: **July 16, 2019**

To: **CRA Board**

From: **Nguyen Tran, CRA Director**

Thru: **Greg Harrison, CRA Executive Director**

Subject: **Conveyance of One (1) CRA Owned Property to the City of Pompano Beach for a BSO Substation**

Item:

Staff is seeking Approval from the CRA Board for the conveyance of one (1) CRA owned lot to the City of Pompano Beach to be used for a BSO Substation.

Background:

The City has identified the corner of NW 4th Court and NW 27th Avenue as the future site for a Broward Sheriff's Office (BSO) substation on property owned by the CRA and the City. The CRA owns 441 NW 27th Avenue, also known as 2710 NW 4th Court, more specifically identified as Broward County Property Appraiser (BCPA) folio 4842 33 04 5300. The property is a 9,368 square foot vacant lot zoned B-3 General Business, with a BCPA market value of \$46,840.00. The property was purchased by the CRA January 2009 from Thelma and Gaston Fagan for \$85,000.00.

The City owns 2714 NW 4th Court, more specifically identified as BCPA folio 4842 33 04 5310, located directly west of the CRA's property. In order to develop the site as one unified site for the construction of the new substation the City has requested the CRA convey ownership of the CRA's property to the City. The BCPA information and aerials for both properties showing ownership have been included as backup.

The new substation will replace the existing BSO substation at 1820 Dr. Martin Luther King Jr. Boulevard and provide the Collier City Community with some needed BSO presence. This proposed location was chosen due to the high volume of calls for service and increasing number of illegal activities. Attached to this memorandum are crime statistics showing activity within a quarter-mile (1/4) radius of the existing BSO Substation at 1820 Dr. Martin Luther King Jr. Boulevard compared to the proposed location at 441 NW 27th Avenue.

The item was presented to the NW CRA Advisory Committee at the July 1, 2019 meeting and was recommended for approval with a vote of 5-0 (Velma Flowers absent). NW CRA Advisory Committee also recommended that second substation be constructed in District 4 as opportunities arises and as new development emerges in the Innovation District.



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Site Address	NW 27 AVENUE, POMPANO BEACH FL 33069	ID #	4842 33 04 5300
Property Owner	POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	1512
Mailing Address	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	Use	80
Abbr Legal Description	33-48-42 N1/2 OF S2/5 OF SE1/4 OF NE1/4 OF SW1/4 LESS W 550 & LESS N 25 & LESS E 25 AKA 894,895 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	\$46,840		\$46,840	\$46,840	
2018	\$46,840		\$46,840	\$46,840	
2017	\$46,840		\$46,840	\$46,840	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$46,840	\$46,840	\$46,840	\$46,840
Portability	0	0	0	0
Assessed/SOH	\$46,840	\$46,840	\$46,840	\$46,840
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 15	\$46,840	\$46,840	\$46,840	\$46,840
Taxable	0	0	0	0

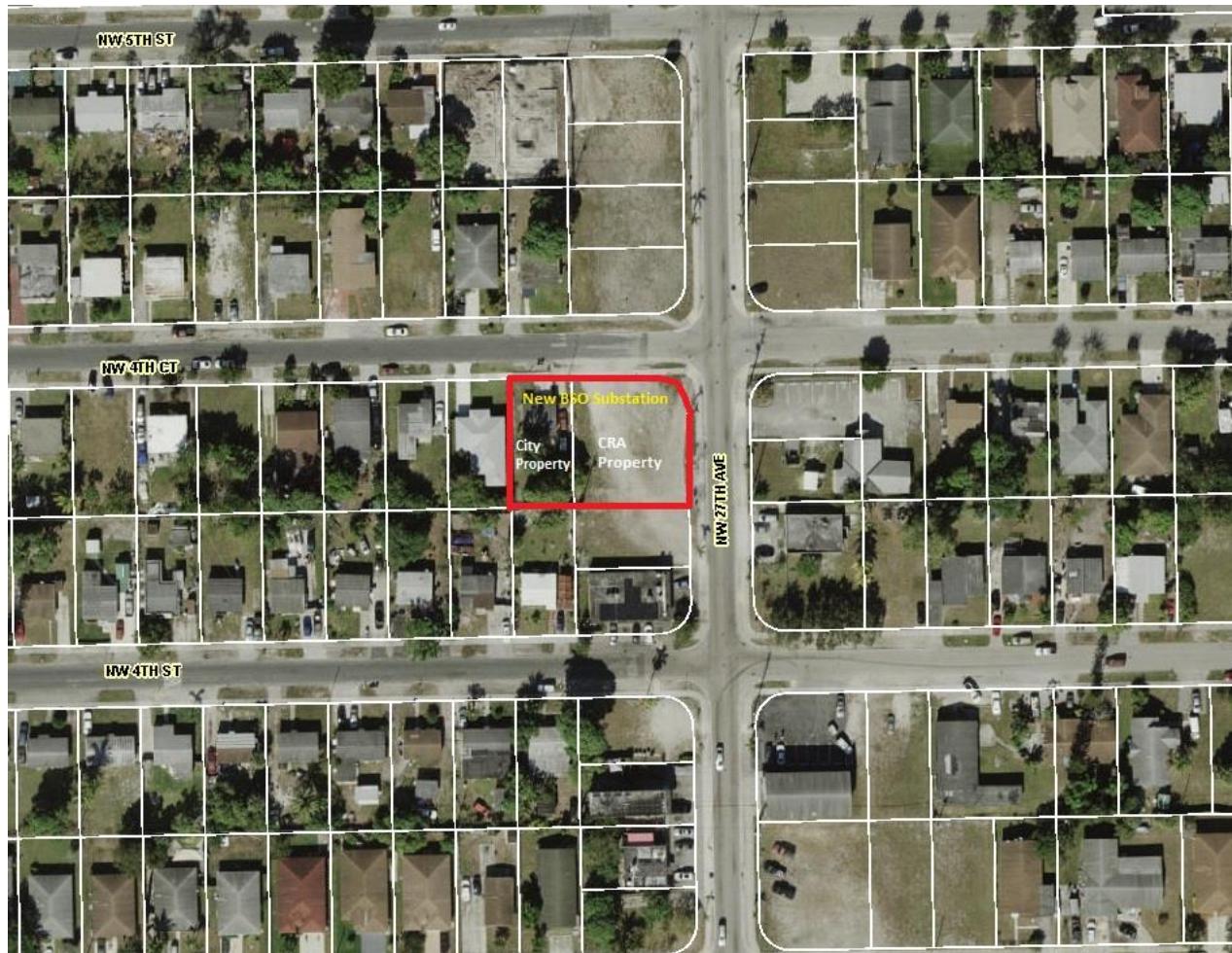
Sales History			
Date	Type	Price	Book/Page or CIN
1/5/2009	WD-D	\$85,000	45919 / 1125
6/30/2004	WD	\$100	38621 / 219



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Location of Proposed Substation





New BSO Substation Proposed Rendering

