



P. O. Drawer 1300
Pompano Beach, FL 33061

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

MEMORANDUM

Date: **June 18, 2019**

To: **CRA Board**

From: **Nguyen Tran, CRA Director**

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

Subject: **Contract for Sale and Purchase – 1560 NW 16 Avenue**

Item:

Staff is seeking an Approval from the CRA Board for the purchase of 1560 NW 16 Avenue.

Background:

The property owners Kent and Glenda Edwards have indicated their desire to sell the Property located at 1560 NW 16 Avenue, Pompano Beach, FL 33069, further identified as Broward County Property Appraiser (BCPA) folio 4842 27 00 0506, to the Pompano Beach Community Redevelopment Agency (CRA) for a purchase price of \$22,540.00, which is the current BCPA market value.

The property is a 10,018 square foot vacant property, zoned RM-12 Multiple-Family Residence. The CRA owns the properties directly north and south of this Property as shown in the attached aerial. The Property has two (2) City of Pompano Beach (“City”) municipal Code Compliance liens on the Property totaling \$502,350. Both cases were for the violation of having grass or weeds over 12 inches in height and are in compliance and no longer accruing fines.

Similar to other vacant lots in the Coral Highlands neighborhood where this Property is located, it has approximately 4-8 feet of accumulated fill and debris on it from trespassers dumping in the area. The CRA intends to enter into a Contract for Sale and Purchase to acquire this property in the neighborhood and after land assembly is complete, commence with remediation of these lots. As previously mentioned before, these lots are 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). In addition, the lots in this area are constantly changing ownership via tax deed sales. It is the CRA’s intent to acquire this lot in an effort to help stabilize the neighborhood and eventually improve this area.

The Northwest CRA Advisory Committee reviewed the request on June 3, 2019 and recommended Approval with a vote of 4-0 (Thomas and Smith Absent). The Northwest CRA Advisory Committee recommended that this area develop into a single-family subdivision.



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MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	NW 16 AVENUE, POMPANO BEACH FL 33069	ID #	4842 27 00 0506
Property Owner	EDWARDS, KENT & GLENDA	Millage	1512
Mailing Address	4134 CARAMBOLA CIR #H-403 COCONUT CREEK FL 33066	Use	00
Abbr Legal Description	27-48-42 N 65 OF S 300 OF W 155 OF NE1/4 OF SE1/4 OF SW1/4 AKA LOT 6 BLK 1		

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	\$22,540		\$22,540	\$22,040	
2018	\$20,040		\$20,040	\$20,040	\$405.51
2017	\$30,060		\$30,060	\$29,750	\$595.11

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$22,540	\$22,540	\$22,540	\$22,540
Portability	0	0	0	0
Assessed/SOH	\$22,040	\$22,540	\$22,040	\$22,040
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	\$22,040	\$22,540	\$22,040	\$22,040

Sales History			
Date	Type	Price	Book/Page or CIN
3/1/2019	WD-D	\$12,000	115653419
6/1/1993	QCD	\$100	20821 / 426
3/1/1993	TXD	\$3,100	

CRA

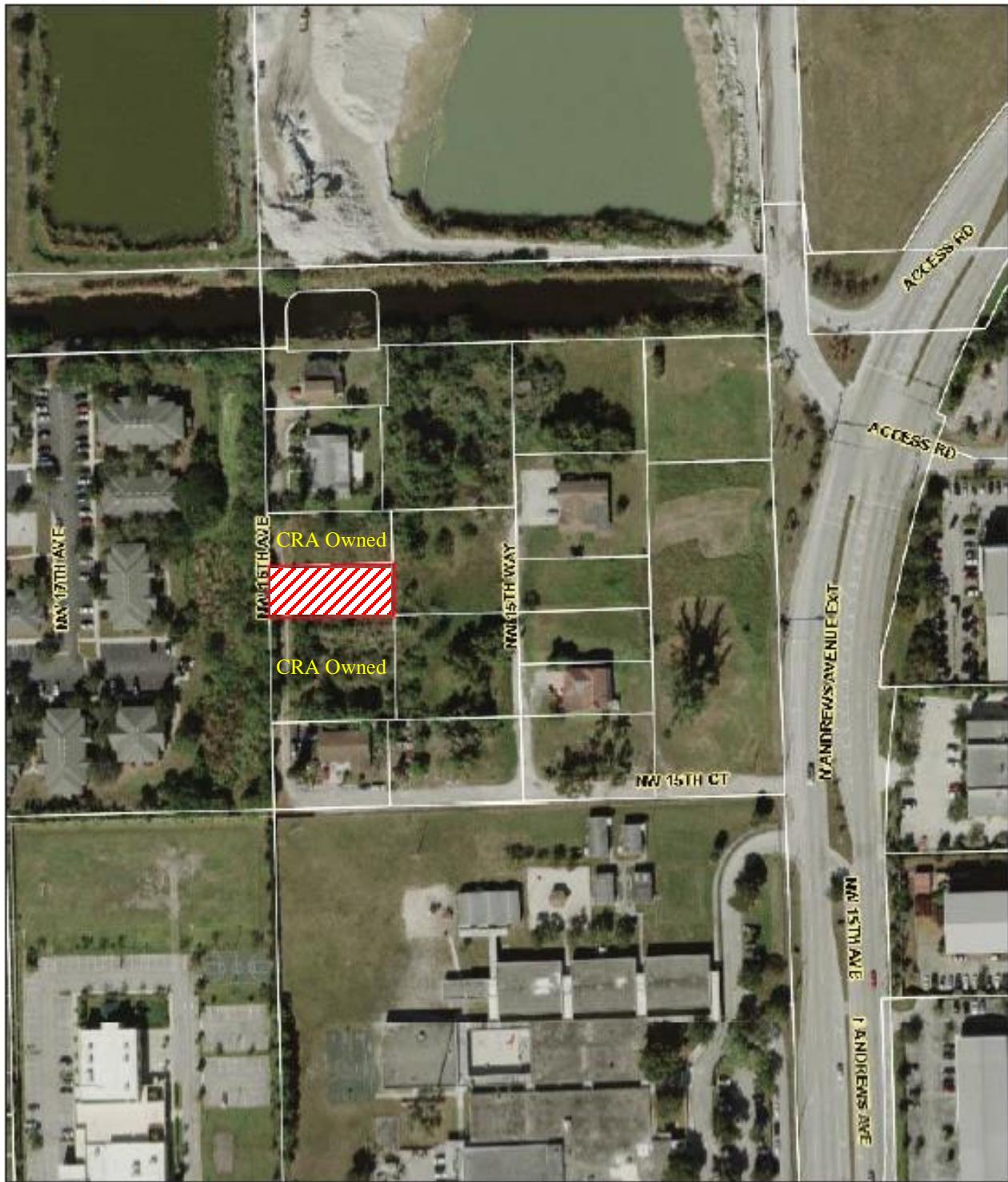
POMPANO BEACH

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Property Id: 484227000506

**Please see map disclaimer



May 6, 2019

1:2,000
0 90 180
0 25 50 100 m
360 ft



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Photo of Lot looking East

