

**CITY OF POMPANO BEACH BID FORM**

TO: Real Property Division, City of Pompano Beach, Florida

RE: Land Parcel Number 4842 36 00 0360 Folio # known as property

1207 E Atlantic Boulevard, Pompano Beach, FL 33060 (street address)

Pursuant to the terms and conditions set forth in this bid package, I offer the following purchase price for the above referenced parcel:

\$ One Million and 00/100

\_\_\_\_\_ DOLLARS (spelled out)

\$ 1,000,000 (numbers) (If words and numbers do not match, words take precedence)

Plans for the use or development of the parcel are: \_\_\_\_\_

Mixed Use Development, Residential and Commercial

Form of payment for purchase: Equity  \*Finance  Other (specify) \_\_\_\_\_

\*If financing purchase provide evidence of funding commitment for bid amount (i.e. bank letter of intent.)

Please check this box if Bidder plans to acquire ownership of the parcel under a corporation.

Pompano Library Partners, LLC (to be formed)

Company Name

2820 NE 40th Street

Address Line 1

Fort Lauderdale, FL 33308

Address Line 2

954-610-7400

Phone Number

timhernandez@bellsouth.net

E-mail Address

By: 

Signature

Timothy L. Hernandez, Principal

Print Name and Title (if applicable)

April 21, 2021

Date

**This is a binding offer. The purpose of this bid form is to state the amount that you are willing to bid for the purchase of this parcel and shall be accompanied by a ten percent (10%) deposit of the bid amount.**

This Bid Form must be placed in a sealed envelope marked:

**(DO NOT OPEN)**

**"Purchase of Land Parcel 4842 36 00 0360"**

(Folio Number)

**City of Pompano Beach**

**City Clerk's Office**

**100 W. Atlantic Boulevard, Room 253**

**Pompano Beach, FL 33060**

**CITY OF POMPANO BEACH**  
**BID PACKAGE SUBMITTAL CHECKLIST**

Purchase of Land Parcel Number 4942 03 00 0564 (Folio #)

By initialing each item, the Bidder acknowledges the following:

- 1. A complete set of documents, as detailed below, is included with the bidsubmittal package to comply with submission requirements.
  - a. Bid Package Submittal Checklist
  - b. Executed Bid Form (one for each folio a bid is submitted for)
  - c. Bid Deposit in the amount of ten percent (10%) of the bid amount. Separate bid deposit is required for each folio bid upon.
  - d. Conceptual plan and written proposal future use and development of the Property
  - e. Written summary of experience, name(s) and contact information of the person(s) who will be authorized to make representations for the Bidder and documentation indicating the ability to secure financing for the purchase and project (i.e. bank letter of intent).
- 2. Bidder acknowledges that the Contract for Sale and Purchase is not subject to modifications or any additional conditions by the Bidder.
- 3. Bidder acknowledges that due diligence, including contacting the City of Pompano Beach to assess any mitigation for the development of the Parcel is the sole responsibility of the Bidder.
- 4. Bidder acknowledges that the City will not participate in any mitigation.
- 5. Bidder acknowledges that this bid submittal is to acquire Parcel #4842 36 00 0360 in "As Is" condition.
- 6. Bidder acknowledges development of this parcel must be in accordance with the City of Pompano Beach Zoning Code.
- 7. Bidder acknowledges by signing this bid they have the authority to legally bind the entity they are signing on behalf of.

2820 NE 40th Street, Ft. Lauderdale, FL 33308

Address

954-610-7400

Phone Number

timhernandez@bellsouth.net

E-mail Address

TIMOTHY  
By: HERNANDEZ  
Signature

Timothy L. Hernandez, Principal

Printed Name and Title

April 20, 2021

Date

Digitally signed by TIMOTHY  
HERNANDEZ  
Date: 2021.04.20 20:21:11 -04'00'

# POMPANO LIBRARY PARTNERS

April 20, 2021

City of Pompano Beach  
City Clerk's Office  
100 W. Atlantic Avenue, Room 253  
Pompano Beach Florida 33060  
Attention:

Re: "Purchase of Land Parcel 4842 36 00 0360"

To whom it may concern:

Pompano Library Partners, LLC a to-be-formed Florida limited liability company, controlled by Tim Hernandez and Todd Jensen are pleased to submit this proposal to acquire the above reference property.

A letter of intent with our bid is attached as Exhibit A. A completed checklist is attached as Exhibit B. The Bid Form is attached as Exhibit C. Following is additional information required in Invitation for Bids 21-01.

## **Conceptual Site Plan and Proposal for Future Use and Development of the Property.**

*A conceptual site plan and written proposal for future use and development of the Property must be submitted with the bid. Proposal must include any relief required from the City of Pompano Beach Zoning Code, including rezoning of the property, for the proposed future use.*

Consistent with the following bold language in the Invitation to Bids — **"The City encourages bidders to maximize the entitlements allowed by zoning and submit conceptual plans for a mixed-use development"** -- we are proposing a mixed-use development on the site that comes close to maximizing the entitlements allowed by the TO/EOD zoning and overlay districts and the associated Density Regulating Plans (MM 0-60 and MM 0-24). We believe a mixed-use development with a significant residential component will:

- Activate this section of E. Atlantic Avenue..
- ...with a Human-scaled design
- Provide a compatible transition to the Old Pompano residential neighborhood to the north
- Provide "eyes on the street" at all hours of the day and night
- Set a standard for new low rise mixed-use redevelopment in the EOD corridor.

Ground floor commercial will be provided at the NW corner of NE 13 Avenue and E. Atlantic Avenue. We hope the tenant will be a dining establishment with a large outdoor patio facing onto a landscaped courtyard. The Courtyard will feature a prominent sculpture fronting Atlantic

Avenue which will change the vibe along this section of the street. On the upper floors of the building Residential units will be provided. A club room, swimming pool and roof deck will be also be provided. Parking is located to the side and rear of the building as required in code section 155.3501. The preliminary development program is summarized in the following table:

Land Use	Units	Total SF	Spaces
Residential – 1 and 2 BR Units	54	51,622	
Common Areas		9,399	
Amenities – Club Room/Rooftop		3,342	
Commercial – Retail/Office		2,210	
<b>Total Units and SF</b>	<b>54</b>	<b>66,573</b>	
Covered Parking – on site			16
Surface Parking – on site			30
Surface Parking – satellite			28
Surface parking – on street			19
<b>Total parking provided</b>			<b>93</b>

A conceptual site plan and massing diagrams for the project follows this section. The architectural style for the building not been determined but will most likely be a modern coastal style. Input from City staff and elected officials will be solicited on this subject before we make a final decision.

We have reviewed the zoning code provisions and believe our concept is in compliance with the code. We anticipate using the bonus density provision for the code by providing a piece of public artwork valued at 1% of the cost of construction. We are also evaluating the potential of providing public open space to take advantage of additional bonus density available in the EOD. Following is a table summarizing compliance with the applicable code sections.

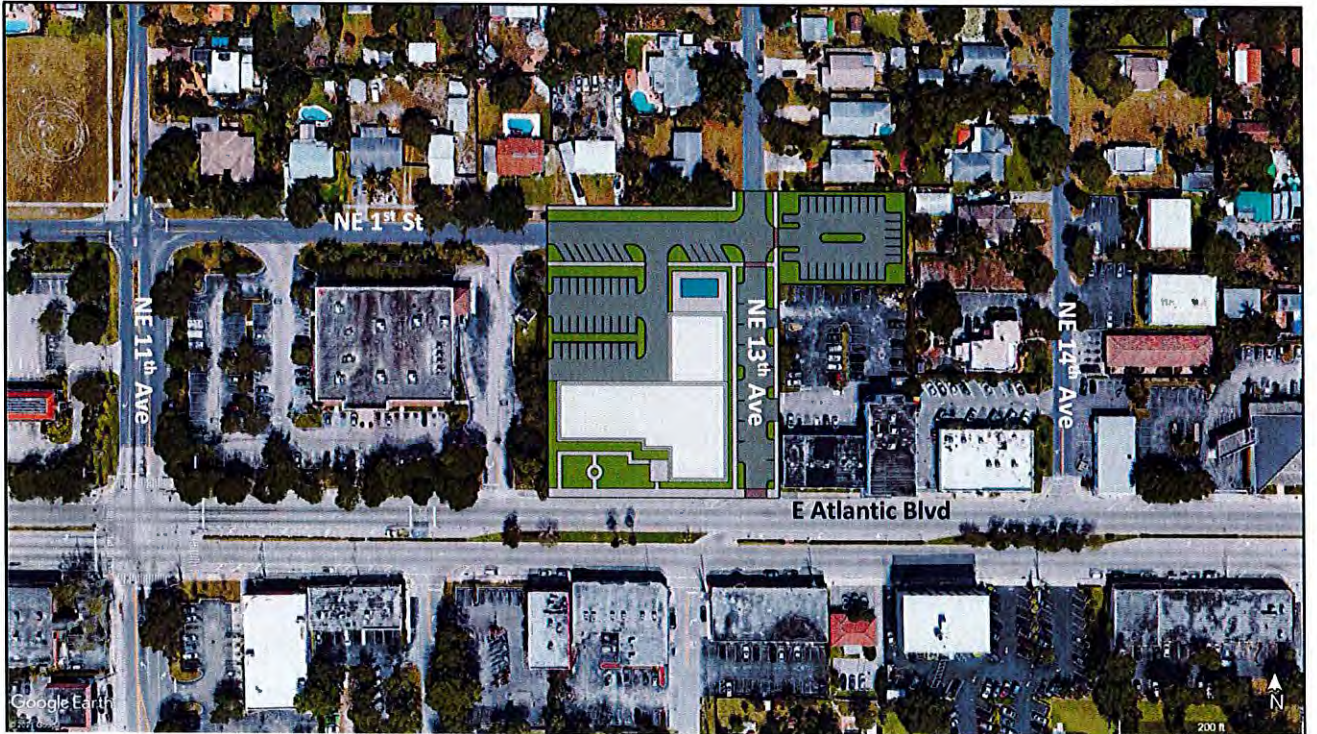
Code Section	Provision	Required (N ½)	Provided (N ½)	Required (S ½)	Provided (S ½)
Diagram 155.3709.D.	Height (feet)	35'	35'	55'	55'
Diagram 155.3709.E.	Max Density (du/ac)	24	24	60	80*
Diagram 155.3709.E.	Max Units	12	12	32	42*
Table 155.3709.I.2.a	Min Setback (E. Atlantic)	n/a	n/a	0	20
Table 155.3709.I.2.a	Max Setback (E. Atlantic)	n/a	n/a	20	20
Table 155.3709.I.2.a	Min Setback (NE 13 Ave)	10	5	0	5
Table 155.3709.I.2.a	Max Setback (NE 13 Ave)	30	5	20	5
Table 155.3709.I.2.a	Min Setback (NE 1 St)	10	44	n/a	n/a
Table 155.3709.I.2.a	Max Setback (NE 1 St)	30	44	n/a	n/a
Table 155.3709.I.2.a	Min Setback (W PL)	10	10	0	10
Table 155.3709.I.2.a	Max Setback (W PL)	30	10	20	10

\*Assumes 20 du/ac density bonus for public art and public open space per Table 155.3709.E.3

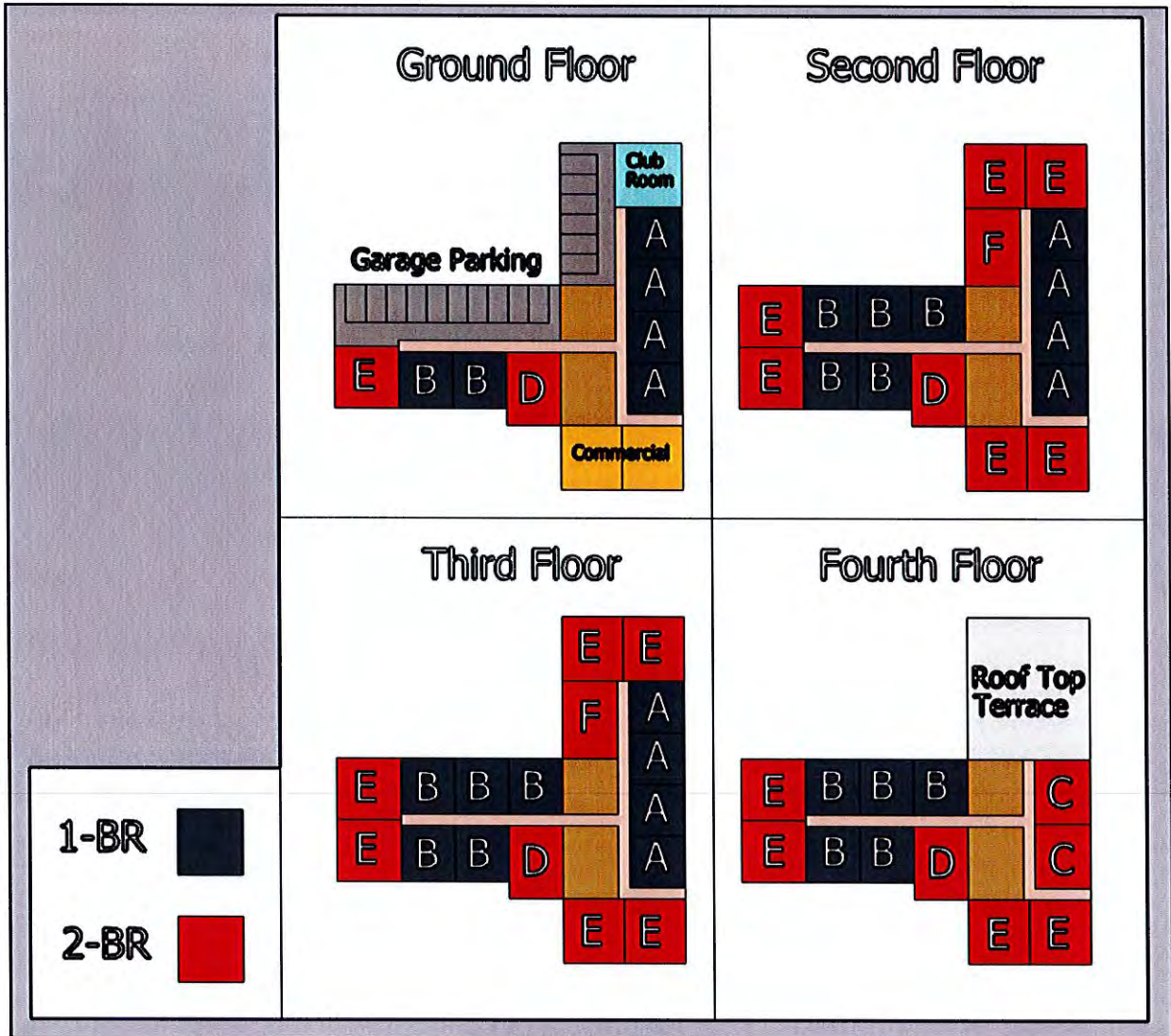
Conceptual Site Plan



## Site Plan in Context



### Conceptual Floorplates



UNIT	QTY	SF
A	12	803
B	17	845
<b>1BR</b>	<b>29</b>	<b>828</b>
C	2	1003
D	4	1103
E	17	1105
F	2	1209
<b>2BR</b>	<b>25</b>	<b>1105</b>
<b>Total</b>	<b>54</b>	<b>956</b>
Comm	2	1105

## Conceptual Massing Diagrams



Figure 1 Birdseye View looking NE from E. Atlantic Avenue



Figure 2 Birdseye view looking NW from E. Atlantic Avenue and NE 11th Avenue



## **Bidder's Experience**

*Bidder's must provide their experience in the field of property development and provide evidence that they are fully competent and have the necessary staff, facilities and financial resources to develop the Property. Staff members with appropriate expertise must be noted.*

The principals of Pompano Library Partners are Timothy L. Hernandez and W. Todd Jensen. Tim has 40 years of experience as a city planner and a developer. Todd has 28 years of experience in commercial real estate acquisition, capitalization, development, finance, leasing and management.

Timothy L. Hernandez, AICP is a Principal of New Urban Communities Corporation, a builder/developer focused on infill, redevelopment and traditional neighborhood development opportunities in South Florida. At New Urban, Mr. Hernandez is involved in all phases of the development process from strategic direction to design, entitlement, land development, construction, marketing and sales and leasing. New Urban Communities has developed numerous noteworthy communities in South Florida over the past decade, including The Courtyards of Delray, Atlantic Grove, Old Palm Grove, and Coda in Delray Beach; Osceola Woods, Greenwich and Botanica in Jupiter; the Village at Victoria Park and East Village in Fort Lauderdale; Belle Isle in Wilton Manors, and Mirabella in Miramar.

Recently, New Urban completed Azul, a multifamily development in downtown Stuart. This project was very similar in size and scale to what is envisioned on the Library site. New Urban's latest projects include the Village at Wilton Manors townhome development, which will be completed this year; and the Centre at Abacoa, a mixed-use development in Jupiter in which Todd Jensen is a partner.

Tim is also a principal in Pompano Pier Associates, the developers of Pompano Beach Fishing Village, a truly transformational public private redevelopment of Pompano's Pier area. Over the past 10 years, through lengthy and complex public participation, entitlement and permitting processes, Pompano Beach Fishing Village has gone from a dream to reality, helping change perceptions of the Beach area. Tim has spent hundreds if not thousands of hours over this period working collaboratively with City and CRA staff and elected officials working to create an amazing new destination.

Prior to founding New Urban with his partner Kevin Rickard, Tim spent 16 years with Pulte Home Corporation in Illinois and South Florida as a Director and Vice President in marketing, land acquisition, and land development. Before coming to Pulte, Tim was Senior Planner and Director of Community Development and Planning for the City of North Chicago, Illinois. He also served for 7 years as a member of the Lake County, IL Regional Planning Commission. He holds a BS with High Honors in Urban Planning from Michigan State University and an MBA in Finance with Distinction from the Kellogg School at Northwestern University. He is a member

of the American Institute of Certified Planners, the Urban Land Institute, and the Congress for the New Urbanism. He has taught a masters level course in Urban Planning at Florida Atlantic University and for the past three years has served as Developer-in-Residence for the University of Miami Master's in Real Estate Development + Urbanism (MRED+U) program. Tim has volunteered his time as a member of the Palm Beach County Transportation Performance Standards Committee and the Fort Lauderdale Northwest/Progresso/Flagler Heights Community Redevelopment Advisory Board. He was appointed by Governor Crist to the (Florida) Governor's Action Team for Energy and Climate Change. He has served on the Board of Directors of numerous not-for-profit organizations including the Broward Housing Partnership, Fort Lauderdale Little League, and the Broward Smart Growth Partnership. He is currently Vice Chairman of the Board of the Bonnet House Museum and Gardens, Vice President of the Coral Ridge Country Club Estates Homeowners Association and a Board member of the Abacoa Partnership for Community, which is an advisory board to the Center for Urban and Environmental Solutions (CUES) at Florida Atlantic University.

W. Todd Jensen is Principal of Jensen Property Group which he started in January 2019 as a real estate consulting, development and investment firm focused on healthcare, multifamily, mixed-use and retail properties. This will be the fourth project on which Todd has collaborated with New Urban and the third in which he has partnered with the firm. Todd has more than 28 years and \$5 billion of experience in commercial real estate development, finance, investment and management. Previously, Mr. Jensen served as the Chief Executive Officer and President of Healthcare Trust Inc., a \$2.5 billion public, non-traded real estate investment trust, from December 2015 until September 2018 after previously serving as Chief Investment Officer and Executive Vice President for its predecessors and affiliates, ARC Healthcare Trust I, II and III from March 2011 until his appointment as President of Healthcare Trust in December of 2015. In his capacity as CIO, Mr. Jensen was instrumental in helping raise and invest more than \$4.5 billion of equity in healthcare and senior housing properties. Prior to the REIT appointments, Todd started and led divisions and regions of larger private real estate development companies including The DASCOS Companies, Lauth Property Group, and Hammes Company where he was partner responsible for more than \$500 million in development projects. Mr. Jensen served as Senior Vice President and Healthcare Partner at Lauth Property Group, where he started and led the firm's Healthcare Group from August 2003 to September 2008, which was recognized as the eighth largest medical developer in the United States in 2008 according to Modern Healthcare Magazine. Earlier in his career, Mr. Jensen was a Partner and Regional Vice President at Hammes Company from 1995 to 2003 where he initiated and managed relationships with senior management of client organizations and capital partners, founded and managed the Mid-Atlantic and Northeast regional offices and helped that company achieve its initial top medical developer rankings in Modern Healthcare Magazine. From 1992 to 1995, he worked as Assistant Vice President of Citicorp Securities in its Real Estate Capital Markets group. Mr. Jensen received a B.A. in Economics and Mathematics from Kalamazoo College and an MBA from The Wharton School of the University of Pennsylvania.

Images of some of the projects referenced above follow.

ii. The name(s) of the person(s) who will be authorized to make representations for the Bidder, including their title(s), office location, Email addresses and telephone numbers must be provided.

The following persons are authorized to make representations on behalf of the Bidder:

Timothy L. Hernandez, Principal  
2820 NE 40<sup>th</sup> Street  
Fort Lauderdale, FL 33308  
[timhernandez@bellsouth.net](mailto:timhernandez@bellsouth.net)  
(954) 610-7400

W. Todd Jensen, Principal  
401 Center Street  
Jupiter, FL 33458  
(561) 252-2478  
[jensentodd@sbcglobal.net](mailto:jensentodd@sbcglobal.net)

The City will consider the Respondent's financial capacity and strength. The submittal shall include documentation indicating the ability to secure financing for the purchase and project. Indicate the financing structure contemplated for this project and developer(s) equity position. If bidder will be financing the purchase evidence of funding commitment (i.e. bank letter of intent) for the full amount bid must be submitted with bid.

No financing is required for the acquisition of the property. Development of the land will be financed by a combination of debt and equity. Both principals have extensive experience in raising capital for similar developments and longstanding relationships with investors and lenders. See attached letters of interest in financing the project from several lenders.

### **Summary**

Thank you for the opportunity to submit this proposal. If we are selected, you will get a group:

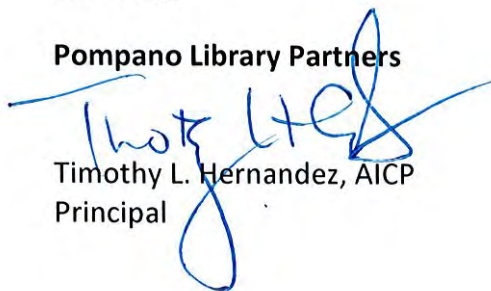
- that understands what the City wants to see on this site and how to make it happen. We are focused on developing sustainable, infill developments and redevelopments that reduce dependence on the automobile, minimize environmental impacts, and avoid inefficient and wasteful expansions of public infrastructure. We apply timeless principles of urban design to ensure our communities improve the public realm and become part of the community fabric through street and pedestrian network connectivity and architectural design. You can be assured we will work with the City of Pompano Beach to create a special development on this site.

- with Local Ownership. The two principals, Tim Hernandez and Todd Jensen, collectively boast over sixty (60) years of industry experience and are longtime residents of South Florida.
- with Vision and a Track Record. We possess diverse experience in South Florida urban infill and redevelopment projects. We have done work in many asset classes, and have done vertical mixed-use projects in Wilton Manors, Jupiter and Delray Beach. We have the ability to see an area's potential, the ability to formulate a coherent plan, resources and credibility to make that plan a reality. The principals have been involved in the first major mixed-use development in Wilton Manors (Belle Isle), the first townhome development in Flagler Heights (East Village), the first townhome development in downtown Delray Beach (Courtyards of Delray), the first mixed use development on West Atlantic Avenue in Delray Beach (Atlantic Grove), and the first market rate housing development in Delray's southwest neighborhood (Coda). All these developments were transformational, significantly enhancing the neighborhoods in which they were built. In all cases these developments stabilized the surrounding area and advanced the redevelopment efforts of the municipalities in which they were built.
- with financial resources and the access to capital to not just buy the site, but develop it. We have long term relationships with many strong financial partners who will be eager to provide financing for the development of this project.
- with a demonstrated commitment to Superior Design. We hire top architects, engineers, planners and landscape architects and it shows. Each of our communities is unique, tailored to the site, the neighborhood and the broader submarket. We are "hands on", intentionally limiting the number of projects in which we are involved at a given time to ensure they are able to devote sufficient time and oversight to each community. In selecting us, you are assured of dealing with experienced professionals—not beginners—who have designed, entitled, built, sold and leased many infill and redevelopment communities. Redevelopment is a specialized discipline, requiring practitioners well-versed in navigating its many nuances. We have displayed a remarkable and consistent ability—from design and entitlement through financing, development, sales and construction—to get the job done. We are a proven commodity.

Please feel free to contact us if you have any questions or require any additional information.

Sincerely,

**Pompano Library Partners**



Timothy L. Hernandez, AICP  
Principal

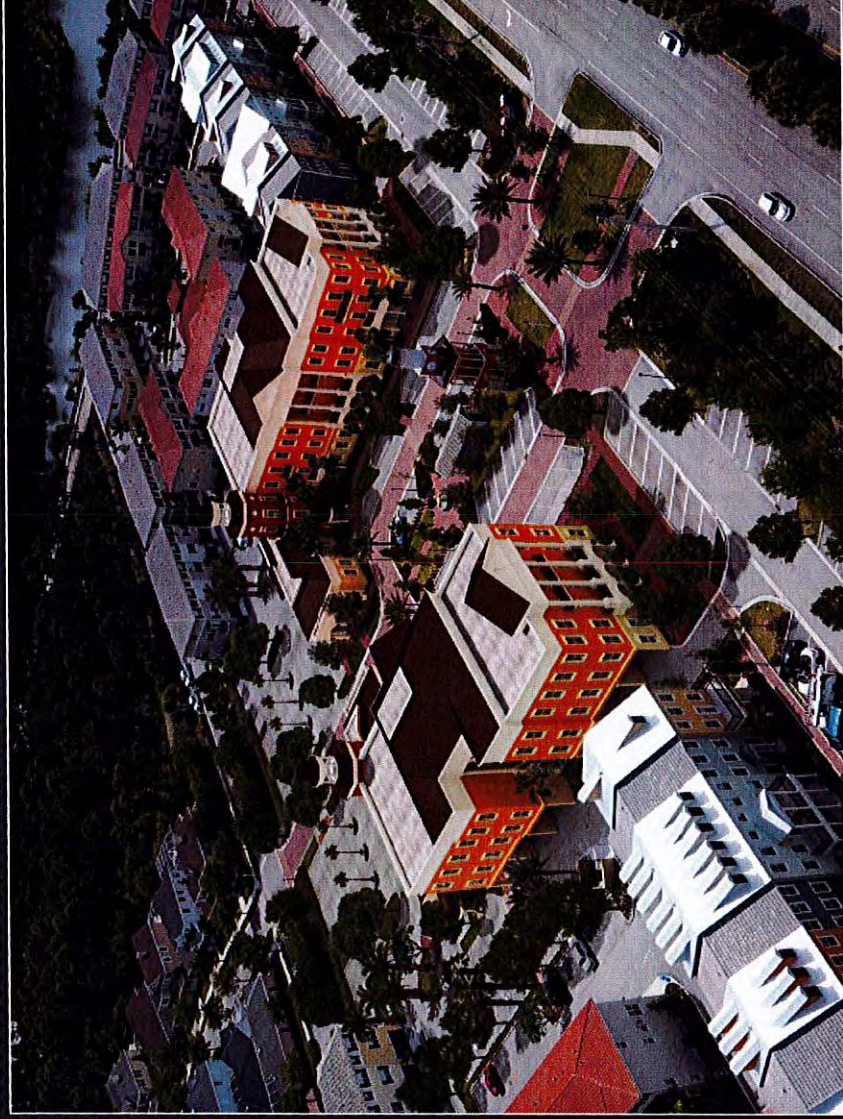


W. Todd Jensen  
Principal

# IMPACTFUL REDEVELOPMENTS



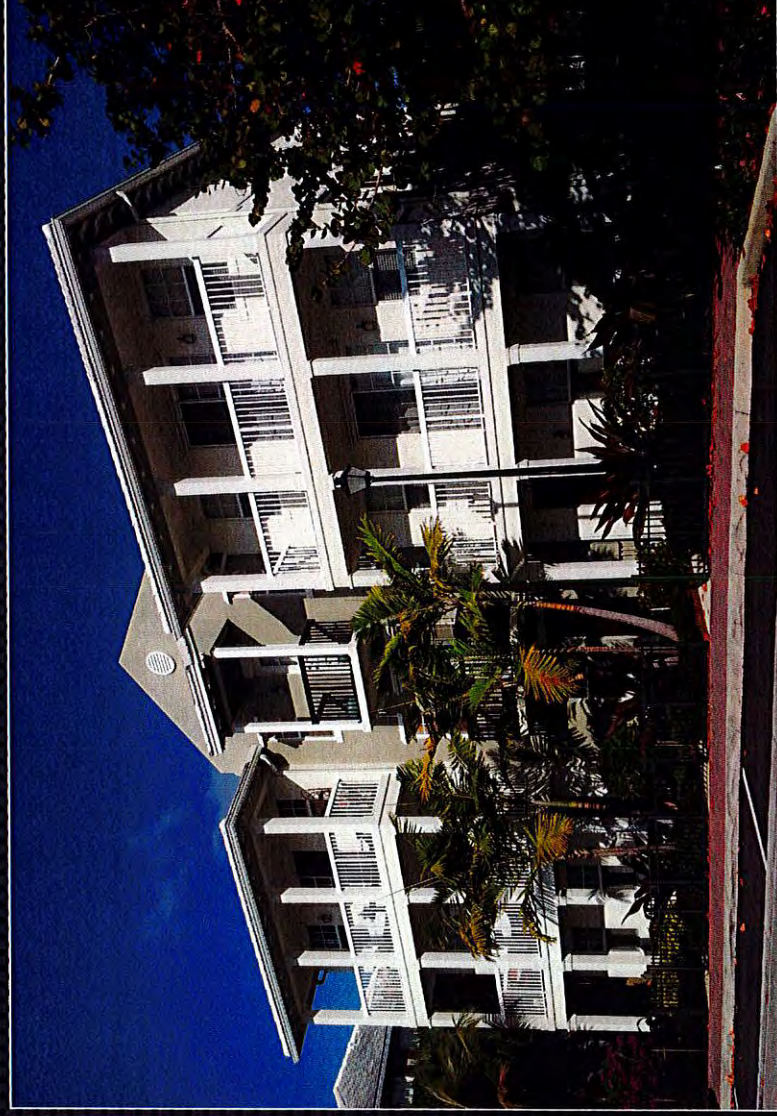
# MIXED-USE EXPERTISE



# GREAT STREETSCAPES



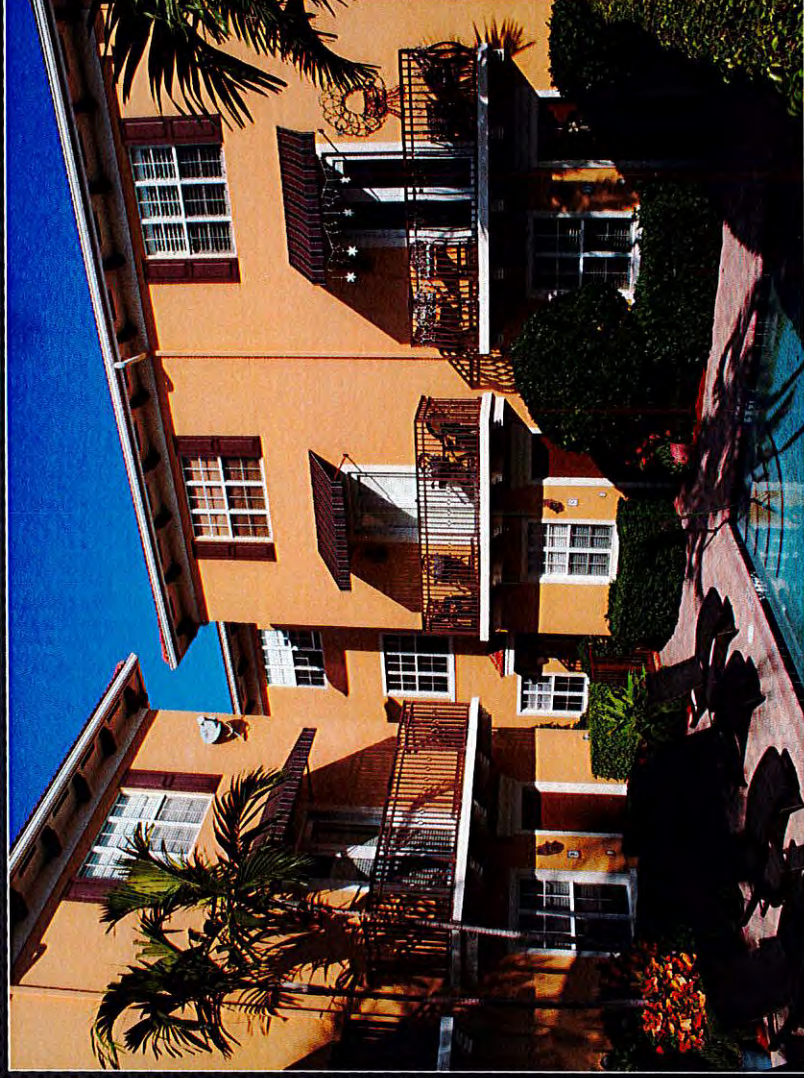
# TIMELESS DESIGN



RARE ABILITY TO PERFORM IN **MULTIPLE ASSET CLASSES**. OVER **1000 RESIDENTIAL UNITS** AND **200,000 SF OF COMMERCIAL** IN SOUTH FLORIDA INFILL LOCATIONS.



# GREEN & SUSTAINABLE



EMPHASIS ON PLACE MAKING, CREATING COMMUNITY AND AUTHENTIC ARCHITECTURE.

# BEAUTIFUL YET ATTAINABLE



**FOCUS ON INFILL, REDEVELOPMENT, MIXED-USE AND TRADITIONAL NEIGHBORHOOD DEVELOPMENT, SYNTHESIZING PRODUCTION AND CUSTOM HOME BUILDING TECHNIQUES.**<sup>6</sup>

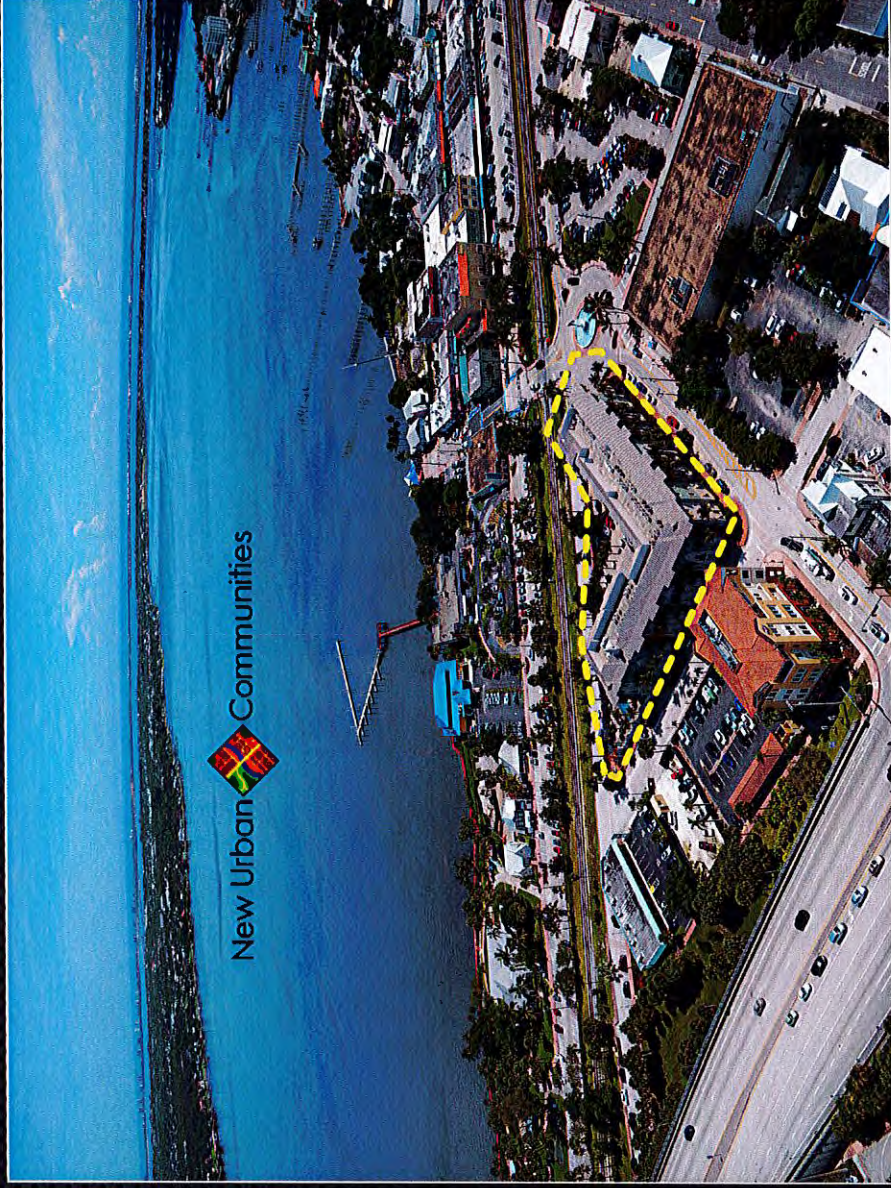
# INNOVATIVE WORKFORCE HOUSING SOLUTIONS



# OUT OF THE BOX THINKING



# CONTEXTUAL INFILL DESIGN



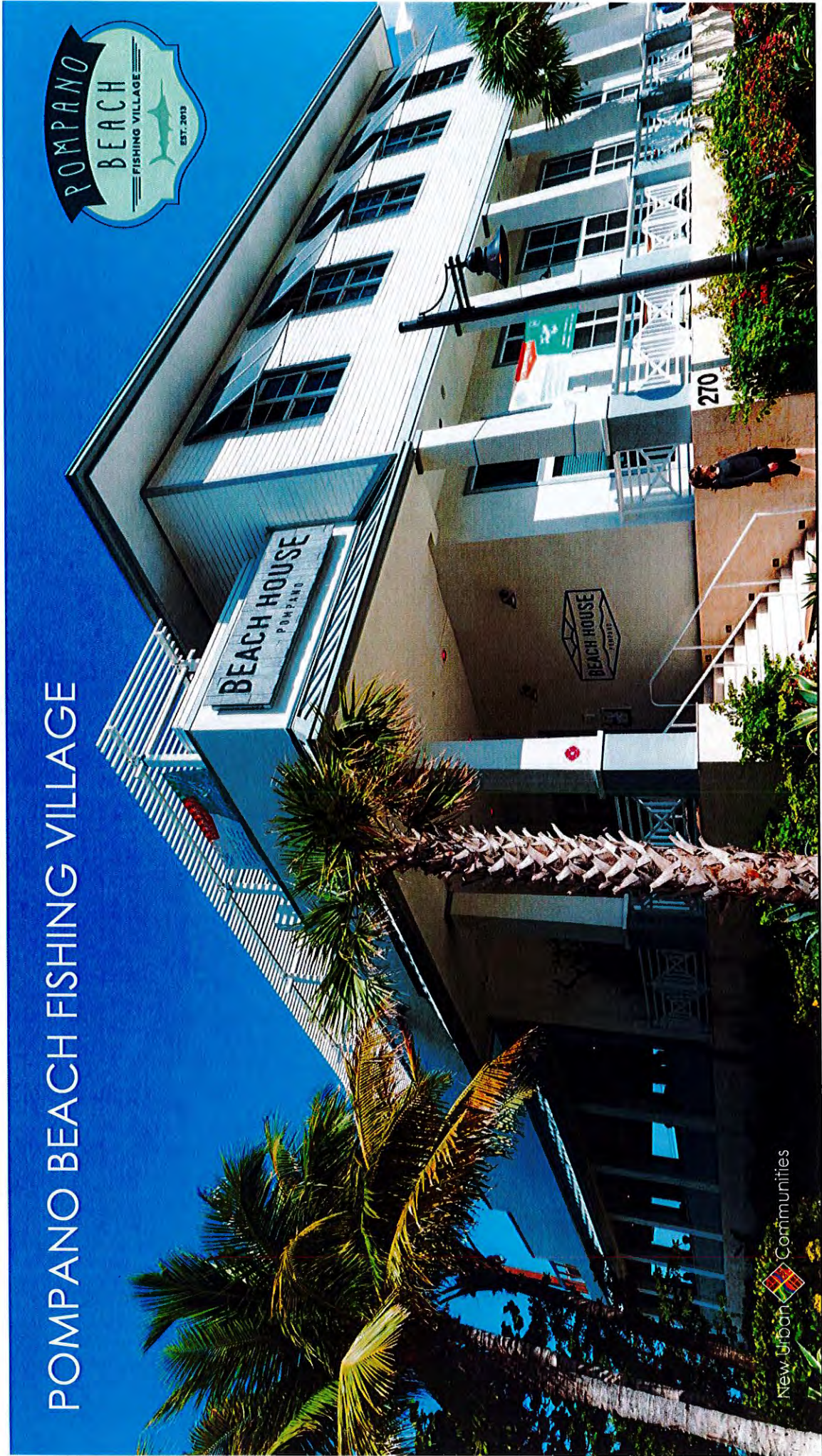
# CREATIVE COMMERCIAL REDEVELOPMENT



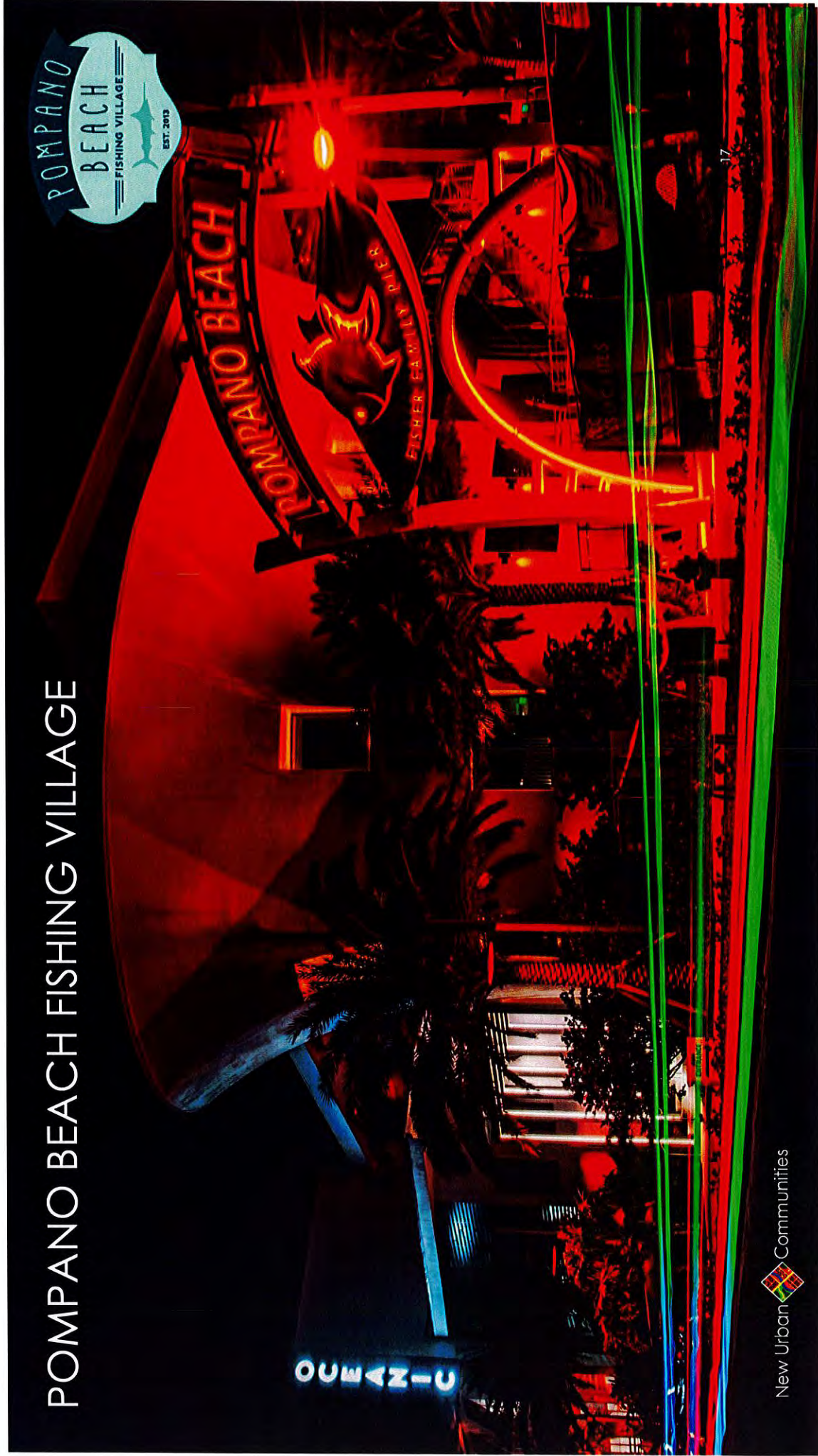
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## Pompano Beach Fishing Village

# POMPANO BEACH FISHING VILLAGE

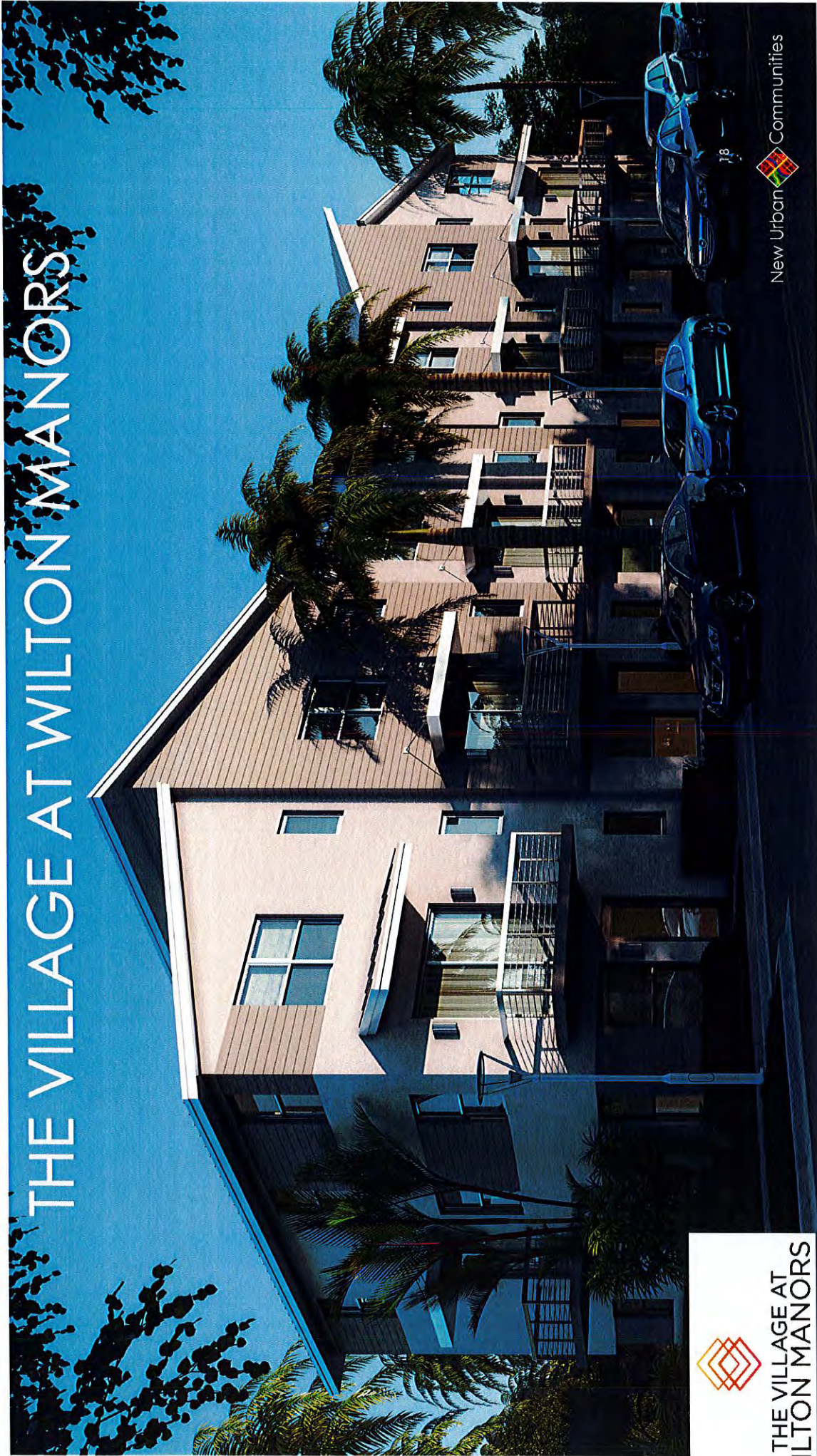


# POMPANO BEACH FISHING VILLAGE





# THE VILLAGE AT WILTON MANORS



  
THE VILLAGE AT  
WILTON MANORS

New Urban Communities 

## Exhibit A—Terms and Conditions of Proposal

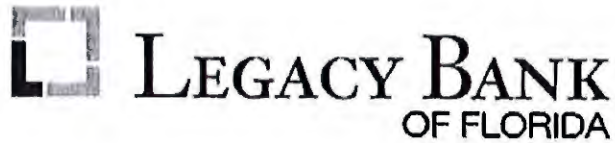
Pompano Library Partners, or its assignee, (“Buyer”) is pleased to submit this proposal to purchase approximately 1.07 acres of land located at 1207 E. Atlantic Avenue, Pompano Beach, FL (BCPA Folio # 4842 36 00 0360) from the City of Pompano Beach (“Seller”) pursuant to the requirements of City of Pompano Beach Invitation for Bids 21-01, as modified below:

1. **Purchase Price:** The Purchase Price shall be One Million Dollars (\$1,000,000), payable in cash.
2. **Earnest Money Deposit:** At contract signing, Buyer will deposit with an escrow agent as Earnest Money the amount of One Hundred Thousand Dollars (\$100,000).
3. **Inspection Period:** The Inspection Period shall be ninety (90) days following the execution of a Real Estate Purchase and Sales contract, the (“Agreement”). Within five (5) days of execution of the Agreement, Seller shall provide to Buyer a copy of any available surveys, a current title insurance commitment and owners title policy, and all other property documents, including environmental and geotechnical reports, violation notices and correspondence related to the property Seller has in its possession.
4. **Approvals:** Buyer shall have a period of twelve (12) months following the inspection period to obtain the following governmental approvals:
  - a. PZB, AAC and if necessary, City Commission approvals for a Site Plan and Major Building Approval and any other governmental approvals for not less than 54 dwelling units and not less than 2000 square feet of commercial space on the property.
  - b. Plat approval from the City of Pompano Beach and Broward County or a No platting determination letter from the Broward County Planning Council.
5. **Lease of additional property.** Buyer shall have the option to lease the City-owned property located at 100 NE 13<sup>th</sup> Avenue (BCPA Folio # 4842 36 03 0300) for the maximum period allowed by the City of Pompano Beach Charter with the intent of providing parking and possibly drainage for the development for the property. The lease payment will be \$1 per year.
6. **Closing:** Closing on the property shall be thirty (30) days following the receipt of the approvals listed in paragraph 4 above.
7. **Closing Costs:** Seller shall pay for title insurance and documentary stamps on the purchase price and its legal fees. Seller and Buyer shall warrant to one another that no real estate brokers are involved in this transaction. Real estate taxes shall be prorated from the Closing Date(s).

**Exhibit B  
Bid Checklist**

**Exhibit C  
Bid Form**

**Exhibit D**  
**Bank Letters of Interest**



Legacy Bank of Florida  
2300 Glades Road  
Suite 140 West  
Boca Raton, Florida 33431-8516  
(561) 544-8400  
[www.LegacyBankFL.com](http://www.LegacyBankFL.com)

April 20, 2021

City of Pompano Beach  
City Clerk's Office  
100 W. Atlantic Boulevard, Room 253  
Pompano Beach, FL 33060

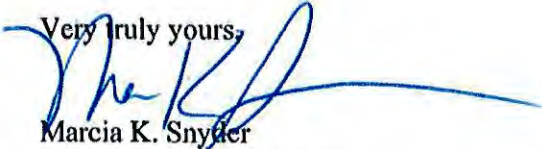
Re: Timothy (Tim) Hernandez/Purchase of 1207 E. Atlantic Ave.

To Whom it May Concern:

Legacy Bank has enjoyed an excellent, long term relationship with Tim Hernandez, and has provided a number of loan facilities to him through his company, New Urban Communities, all of which have paid as agreed. We are currently financing a construction project in Broward County, which will be completed this year. We hope to continue to expand the relationship, as new real estate financing opportunities arise, including the potential financing of the subject project.

In 2018, based on the outstanding relationship we have had over the years, the Bank invited Tim to serve as a Legacy Bank Advisory Board member, and he continues to serve in that role today. Tim has always demonstrated a very high level of integrity, and I would highly recommend him to anyone considering entering into a business transaction with him.

Very truly yours,



Marcia K. Snyder  
Executive Vice President  
Chief Operating Officer  
Chief Lending Officer

SERVISFIRST BANK  
Post Office Box 1832  
Pensacola, Florida 32591-1832  
T 850.266.9100 F 850.266.9101  
servisfirstbank.com

April 20, 2021

City Clerk  
Pompano Beach City Hall  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060



Dear City Clerk,

Please accept this letter that Servis1st Bank is pleased to consider financing to Tim Hernandez of New Urban Communities and Todd Jensen of Jensen Property Group for the redevelopment of the former City Library site at 1207 E. Atlantic Blvd, Pompano Beach, FL.

Both Mr. Jensen and Mr. Hernandez have extensive experience in the acquisition, planning, development, construction, financing and management of commercial, residential and mixed-use properties that are well conceived, thoughtfully planned and designed and diligently executed. They have collaborated and partnered on a number of recent projects in addition to the many successful projects that New Urban has developed over the last 20 years.

To the extent that New Urban, together with Mr. Jensen, are awarded the opportunity to redevelop the former City Library site, Servis1st will welcome the opportunity to consider financing the project, however, this is not a formal/informal commitment to lend.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aaron Jones", written over a light blue horizontal line.

Aaron Jones  
Vice President, Commercial Banking  
219 E. Garden Street STE 100  
Pensacola, FL 32502  
850-266-9147  
[AJones@servisfirstbank.com](mailto:AJones@servisfirstbank.com)



April 21, 2021

Mr. Todd Jensen  
New Urban Communities  
200 Congress Park Drive, Suite 201  
Delray Beach, FL 33445

Dear Todd,

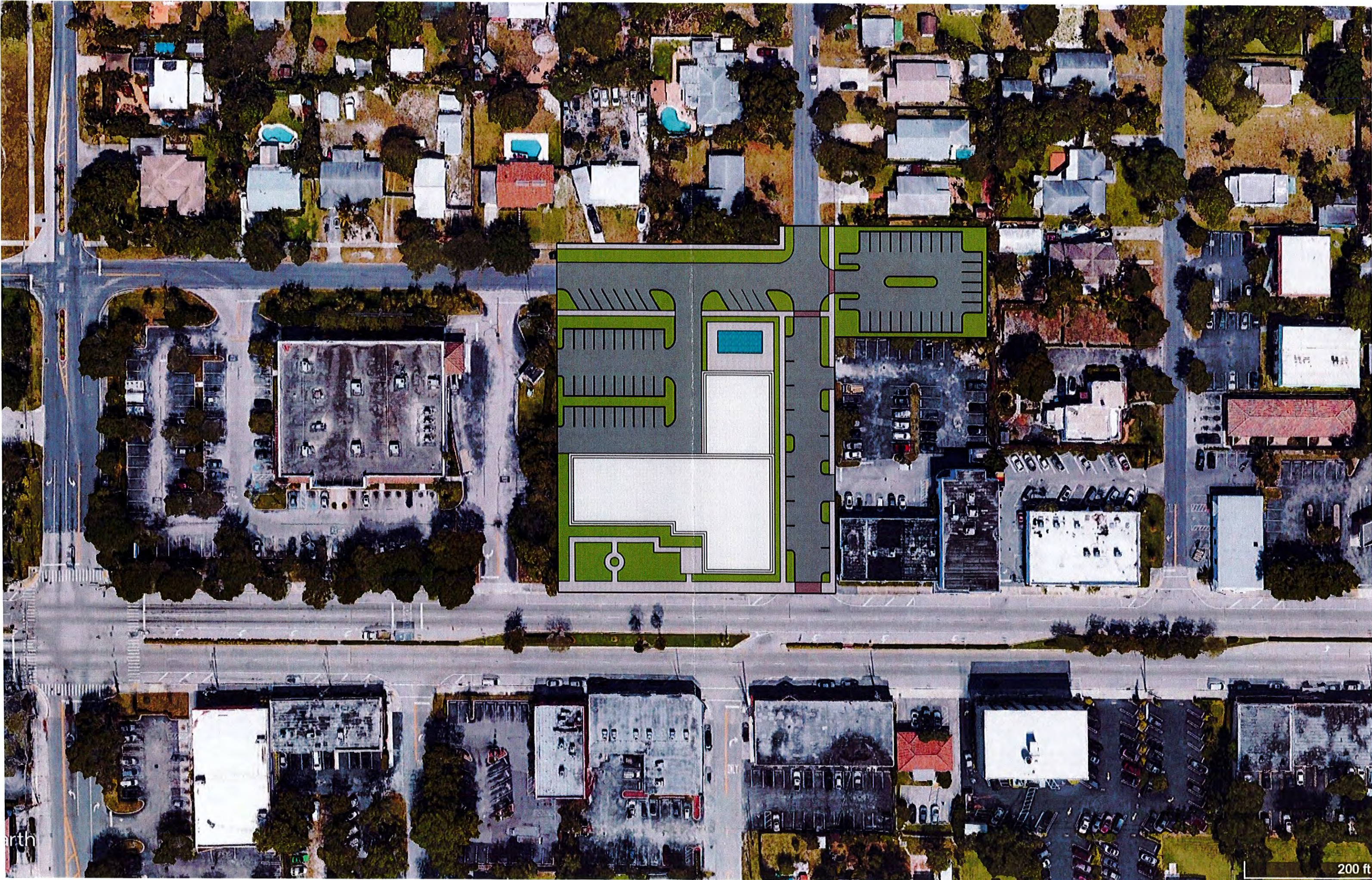
Thank you for the opportunity to preview your to proposed 60,000 sf mixed use development in Pompano Beach. We understand the need for financing the project will not occur until the necessary entitlements are in place, but I did want to express our strong interest in providing acquisition and construction financing for the project.

We value and appreciate the banking relationship we have developed with New Urban Communities. Based on our experience with the current project we are financing, we do look forward to additional lending opportunities as they arise.

Sincerely,

Chuck Hicks  
Senior Vice President  
BankFlorida  
450 University Blvd | Jupiter, FL 33458  
Office: (561) 514-7350 | Cell: (772) 486-7574  
[crhicks@bankflorida.com](mailto:crhicks@bankflorida.com)





200 ft

200 CONGRESS PARK  
DELRAY BEACH, FL

CITY OF POMPANO BEACH  
OFFICE OF THE CITY CLERK

2021 APR 22 PM 12:09

(DO NOT OPEN)

"PURCHASE OF LAND  
PARCEL 4842 36000360" (FOHO NUMBER)  
CITY OF POMPANO BEACH  
CITY CLERK'S OFFICE  
100 W. ATLANTIC BLYD.  
ROOM 253  
POMPANO BEACH, FL 33060