

Real Property Manager #20-009

January 9, 2020

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 Declare 1207 E Atlantic Blvd. as Surplus Property

Please prepare a resolution for the City Commission to declare the real property located at 1207 E. Atlantic Boulevard as surplus and expressing the desire of the City to sell the property. The property was the site of a library which relocated to its new location at 50 W. Atlantic Boulevard January 2018. The old library building was demolished May 2018. The City has no current or future plans for a public purpose for the property.

The property consists of former Broward County Property Appraiser (BCPA) folio 484236000370 (1213 E. Atlantic Blvd.) where the library was located and BCPA folio 484236000360 (1207 E Atlantic Blvd.) which was purchased by the City from Cumm Partners, Inc. February 2019. A Declaration of Unity of Title to unify the two folios was recorded by Broward County June 19, 2019. The resulting unified folio will require the successful bidder to develop the property as one site. The combined site is 1.07 acres (46,758 square feet) of vacant land on the northwest corner of the intersection of Atlantic Boulevard and NE 13th Avenue zoned Transit Oriented (TO) within the East Overlay District (EOD). Broward County Property Appraiser details for the property and an aerial is included as Exhibit 1. An aerial of the site showing both folios prior to being unified is included as Exhibit 2. An appraisal from January 2020 values the property at \$1.57 million.

Section 253 Article XXV of the Charter of the City of Pompano Beach requires the City Commission adopt a resolution to declare the property as surplus. The property will then be offered for sale to the public, with an invitation for bids, with a notice published in a newspaper of general circulation in the City and emailed to those who have registered to receive surplus real property invitation to bid notices. The invitation for bids will be posted on the City website on the Real Property page. Sealed bids will be submitted to the City Clerk's office by the date and time specified in the public notice. Responsive bids will be presented to the Commission as a regular agenda item. A minimum required bid amount of \$1.5 million will be required.

EXHIBIT 1 – BCPA INFORMATION

1207 E ATLANTIC BOULEVARD

Page 1 of 1



MARTY KIARI
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	1207 E ATLANTIC BOULEVARD, POMPANO BEACH FL 33060	ID #	4842 36 00 0360
Property Owner	CITY OF POMPANO BEACH	Millage	1511
Mailing Address	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	Use	80
Abbr Legal Description	36-48-42 BEG 155 W & 50 N OF SE COR OF SE 1/4 OF SE 1/4 OF SW 1/4 FOR POB, N 233.84 TO S/L NE 1ST ST, W 75, S 233.91, E 75 TO POB, TOG WITH BEG SE COR OF SE 1/4 OF SE 1/4 OF SW 1/4, N 283.77, W 155, S 283.84, E 155 TO POB LESS E 30 AND LESS S 50		

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
2020	\$759,820		\$759,820	\$759,820	
2019	\$759,820		\$759,820	\$759,820	\$748.86
2018	\$237,630	\$11,500	\$249,130	\$249,130	\$5,022.37

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$759,820	\$759,820	\$759,820	\$759,820
Portability	0	0	0	0
Assessed/SOH	\$759,820	\$759,820	\$759,820	\$759,820
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 14	\$759,820	\$759,820	\$759,820	\$759,820
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/17/2019	WD-D	\$500,000	115670987	\$16.25	46,758	SF
8/31/2005	WD	\$475,000	40518 / 1366			
8/2/2005	JQT		40233 / 869			
8/23/2004	QCD	\$100	38187 / 568			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
L								
1								

EXHIBIT 1 - AERIAL

1207 E Atlantic Boulevard Property Id: 484236000360



January 9, 2020

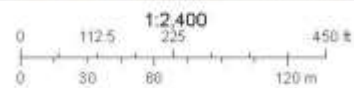


EXHIBIT 2 - AERIAL OF SITE PRIOR TO UNIFICATION

