



FINANCE DEPARTMENT

Cassandra LeMasurier, Real Property Manager

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Real Property Manager #20-020

June 8, 2020

To: Mark Berman, City Attorney

Through: Gregory P. Harrison, City Manager

Through: Suzette Sibble, Assistant City Manager

From: Cassandra LeMasurier, Real Property Manager *CL*

Subject: Request for Resolution to Approve and Authorize a Contract for Sale and Purchase of the Pompano Ford Lincoln, Inc. Property Located at NE 16th Avenue

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 4843 19 00 0240 located at 2601 NE 16th Avenue, Pompano Beach, FL 33064 the (“Pompano Ford Lincoln property”). The BCPA information and aerial of the property is included as Exhibit 1.

Property owner Pompano Ford Lincoln, Inc. has indicated a desire to sell the property to the City of Pompano Beach for \$820,000.00. The property is a 30,928 square foot vacant paved lot, zoned B-3, directly west of the Charlotte J. Burrie Civic Center (“Burrie Center”) at 2669 N Federal Highway. Purchase of the Pompano Ford Lincoln property will allow the City construct a road to provide neighborhood access from the west to the Burrie Center. This will be accomplished by exchanging the northwestern 2,642 square feet with of the Pompano Ford Lincoln property with Broward County for the southern 3,941 square feet of their lift station property located at 2600 NE 16th Avenue, directly west of the Pompano Ford Lincoln property. This will allow future expansion of the lift station which serves the Pompano Beach residents in that area. A rendering of the proposed access road and property being exchanged is included as Exhibit 2. The property exchange agreement with Broward County will be on the July 28, 2020 City Commission meeting agenda.

An appraisal has been completed to verify the City is purchasing the property at the appraised value. The appraisal will be included in the agenda item materials provided to the City Commission.



EXHIBIT 1 - BCPA INFORMATION

Site Address	NE 16 AVENUE, POMPANO BEACH FL 33064	ID #	4843 19 00 0240
Property Owner	POMPANO FORD LINCOLN INC	Millage	1511
Mailing Address	2741 N FEDERAL HWY POMPANO BEACH FL 33064-6899	Use	28
Abbr Legal Description	19-48-43 W 200 OF S1/2 OF NE1/4 OF SW1/4 OF SW1/4 LYING W OF ST RD LESS S 170		

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)**.

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$371,130	\$57,400	\$428,530	\$308,580	
2019	\$371,130	\$57,400	\$428,530	\$280,530	\$6,740.29
2018	\$197,630	\$57,400	\$255,030	\$255,030	\$5,141.31

2020* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$428,530	\$428,530	\$428,530	\$428,530
Portability	0	0	0	0
Assessed/SOH	\$308,580	\$428,530	\$308,580	\$308,580
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	\$308,580	\$428,530	\$308,580	\$308,580

Sales History			
Date	Type	Price	Book/Page or CIN
			9610 / 707

Land Calculations		
Price	Factor	Type
\$522,720	0.71	AC
Adj. Bldg. S.F. (Card, Sketch)		

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



May 26, 2020

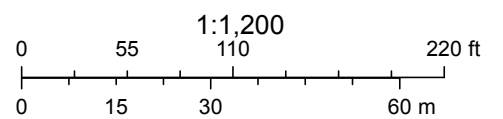
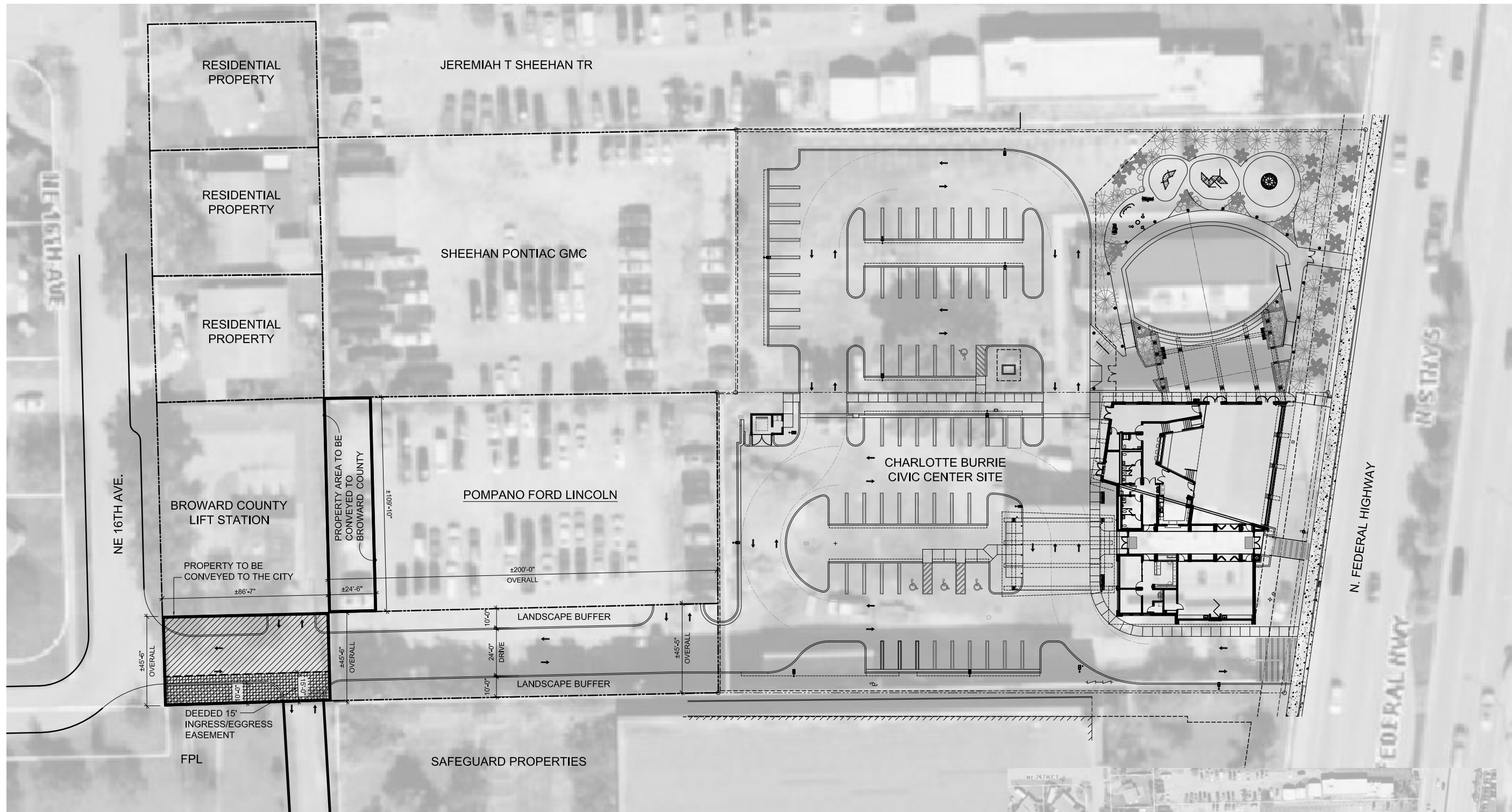


EXHIBIT 2 - BURRIE CENTER ACCESS ROAD AND PROPERTY TO BE EXCHANGED



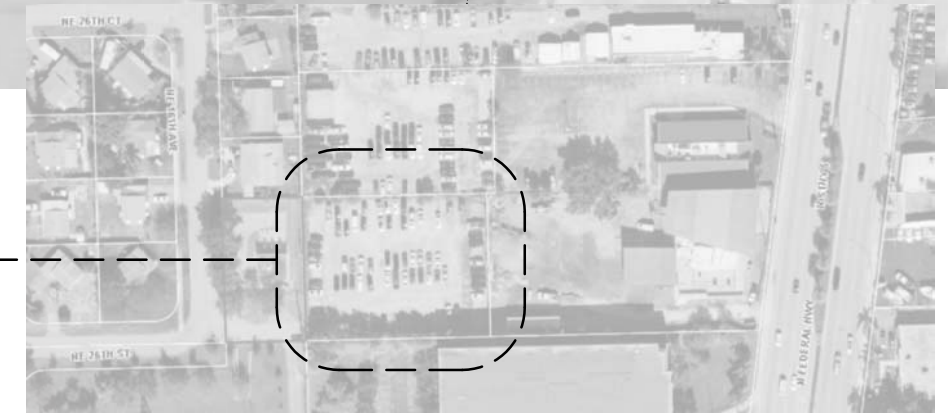
PROPERTY EXCHANGE AREA CALCULATIONS:

PROPERTY TO BE CONVEYED TO THE CITY:	±3,941.21 S.F.
SOUTHERN ACCESS BY DEED (MINUS):	±1,299.30 S.F.
PROPERTY TO BE CONVEYED TO BROWARD COUNTY:	±2,641.91 S.F.

POMPANO FORD AREA CALCULATIONS:

PROPOSED ACCESS AREA:	±9,100 S.F. (.23 ACRES)	29%
OPEN AREA TO REMAIN:	22,007 S.F. (.48 ACRES)	71%
SITE AREA:	31,107 S.F. (.71 ACRES)	100%

EXHIBIT LOCATION



DATE	REVISION	BY

DATE	05.28.2020
SCALE	N.T.S.
DRAWN BY	HRG
CHECKED BY	
APPROVED BY	TG

ENGINEER: JOHN SFROPOULOS, P.E.
FLORIDA REGISTRATION: # 59464



SITE PLAN EXHIBIT
CITY OF POMPANO BEACH
1201 N.E. 5TH AVE.
POMPANO BEACH, FL. 33060