

Real Property Manager #20-010

February 24, 2020

To: Mark Berman, City Attorney

Through: Gregory P. Harrison, City Manager

From: Cassandra LeMasurier, Real Property Manager *CL*

Subject: Request to Convey 708 NW 6 Street to the City (City) of Pompano Beach

Please prepare a resolution for the City to accept conveyance of 708 NW 6th Street from the Pompano Beach Community Redevelopment Agency (CRA). The CRA approved conveyance of this property to the City at the February 18, 2020 meeting with Resolution 2020-17.

The City's Office of Housing and Urban Improvement (OHUI) with Memorandum 20-072 requested the CRA convey ownership of the CRA's property located at 708 NW 6th Street to the City for the construction of affordable housing. Broward County conveyed 706 NW 6th Street to the City December 2019, with nineteen (19) other parcels to be developed as affordable housing. The CRA owns 708 NW 6th Street, directly west of the City-owned property. Both properties are too small to develop without being unified as one parcel. OHUI will unify the folios and construct a single family home. The BCPA information and aerials for both properties showing ownership have been included as backup.

CRA-owned property 708 NW 6th Street, more specifically identified as Broward County Property Appraiser (BCPA) folio 4842 35 39 0010, is a 3,649 square foot vacant lot zoned TO/DPOD. The property was conveyed to the City from the CRA September 2004.

City-owned property 706 NW 6th Street, more specifically identified as Broward County Property Appraiser (BCPA) folio 4842 35 39 0020, is a 3,655 square foot vacant lot zoned TO/DPOD. The property was conveyed to the City from Broward County December 2019 with a Declaration of Covenants and Restrictions requiring the property be developed as affordable housing.

EXHIBIT 1 - BCPA INFORMATION CRA PROPERTY 708 NW 6TH STREET

708 NW 6 STREET

Page 1 of 1



MARTY KIARD
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	708 NW 6 STREET, POMPANO BEACH FL 33060	ID #	4842 35 39 0010
Property Owner	POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	1512
Mailing Address	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	Use	80
Abbr Legal Description	TUXEDO PARK 18-19 B LOT 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
2020	\$20,980		\$20,980	\$12,130	
2019	\$20,980		\$20,980	\$11,030	
2018	\$20,980		\$20,980	\$10,030	

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$20,980	\$20,980	\$20,980	\$20,980
Portability	0	0	0	0
Assessed/SOH	\$12,130	\$20,980	\$12,130	\$12,130
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	\$12,130	\$20,980	\$12,130	\$12,130
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/14/2004	QC*	\$100	38354 / 253	\$5.75	3,649	SF
4/29/2003	QC*		35055 / 1026			
7/13/2001	TXD		33050 / 1798			
10/1/1988	QCD		15912 / 307			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
L			3A					
1								

EXHIBIT 2 - BCPA INFORMATION CRA PROPERTY 708 NW 6TH STREET

706 NW 6 STREET

Page 1 of 1



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	706 NW 6 STREET, POMPANO BEACH FL 33060	ID #	4842 35 39 0020
Property Owner	CITY OF POMPANO BEACH	Millage	1512
Mailing Address	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	Use	80
Abbr Legal Description	TUXEDO PARK 18-19 B LOT 2		

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	\$21,020		\$21,020	\$21,020				
2019	\$21,020		\$21,020	\$11,050				
2018	\$21,020		\$21,020	\$10,050				
2020 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$21,020	\$21,020	\$21,020	\$21,020				
Portability	0	0	0	0				
Assessed/SOH	\$21,020	\$21,020	\$21,020	\$21,020				
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	\$21,020	\$21,020	\$21,020	\$21,020				
Taxable	0	0	0	0				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
12/4/2019	QCD-T		116232800	\$5.75	3,655	SF		
11/19/2009	AFF-T		46681 / 884					
8/5/2008	QCD-T		45608 / 123					
9/28/2006	TXD		42846 / 1451					
10/1/1988	QCD		15912 / 307					
				Adj. Bldg. S.F.				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
L			3A					
1								

EXHIBIT 3 – AERIL OF BOTH PROPERTIES SHOWING OWNERSHIP

