

CRA BOARD OF COMMISSIONERS

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Memorandum 24-016

DATE: July 9, 2024

TO: CRA Board

FROM: Cassandra LeMasurier, Real Property Manager

THROUGH: Nguyen Tran, CRA Director

RE: Purchase Contract 801 NW 18th Avenue, Pompano Beach, FL 33069

(David Newman Estate)

Staff is seeking approval from the CRA Board for the purchase of property located at 801 NW 18th Avenue, Pompano Beach, Florida 33069, further identified as Broward County Property Appraiser ("BCPA") folio <u>484234040580</u> in the amount of \$100,000.00, which is \$25 per square foot.

The property is a 4,011 sq ft vacant lot, zoned RM-12, adjacent to vacant lots owned by the CRA and the City's Office of Housing and Urban Improvement (OHUI). The property is being purchased to unify with the CRA's landlocked lot (folio 484234040590) located directly west of the subject property to create a buildable lot. The BCPA information and an aerial of the property are included as Exhibit 1.

The Northwest CRA Advisory Committee reviewed the request at the July 8, 2024 meeting and recommended approval with a vote of 5-1 (Grant Absent).

Staff recommends approval of the contract for the CRA's purchase of this property.

EXHIBIT 1 – BCPA INFORMATION

Site Address	NW 18 AVENUE, POMPANO BEACH FL 33069	ID#	4842 34 04 0580
Property Owner	NEWMAN, DAVID	Millage	1512
Mailing Address	3023 SHEER BLISS WAY ORANGE PARK FL 32065-0026	Use	00
Abbreviated Legal Description	HUNTER'S MANOR 19-27 B LOT 5 E1/2 OF S 62.5 BLK 11		

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).

Clic	ck here to see 2		/ Assessment Values axable Values as reflec	ted on the Nov. 1, 2	023 tax bill.		
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax		
2024	\$76,210		\$76,210	\$18,870			
2023	\$56,150		\$56,150	\$17,160	\$615.94		
2022	\$20,060		\$20,060 \$15,600				
		2024 Exemptions and	Taxable Values by Taxi	ng Authority			
		County	School Board	Municipal	Independent		
Just Value		\$76,210	\$76,210	\$76,210	\$76,21		
Portabilit	у	0	0	0	1 44.10		
Assessed	I/SOH	\$18,870	\$76,210	\$18,870	\$18,870		
Homeste	ad	0	0	0	(
Add. Homestead		0	0	0	0		
Wid/Vet/Dis		0	0	0	0		
Senior		0	0	0 0			
Exempt T	ype	0	0	0	0		
Taxable	xable \$18,870		\$76,210	\$18,870	\$18,870		

Sal	Sales History Search Subdivision Sales				Land Calculations			
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
1/1/1960	WD	\$1,000		\$19.00	4,011	SF		
	2			Adj. Blo	lldg. S.F.			

	Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
15	0	33	3A					y.	
L	2	33	3A						
1									

EXHIBIT 1 – AERIAL

Property for purchase outlined in green CRA-owned property shown in red City/OHUI property shown in blue and yellow

