



FINANCE DEPARTMENT

Cassandra LeMasurier, Real Property Manager

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Real Property Manager #21-008

February 9, 2021

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 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 City Commission declared the property surplus with Resolution 2020-147 on March 10, 2020. In accordance with City Charter Invitation for Bids (“IFB”) 20-01 was issued on March 12, 2020 with bids due on April 30, 2020. This coincided with an unprecedented Federal stay at home order due to COVID-19.

No bids were received in response to the IFB. Now that the real estate market has stabilized it is recommended the City issue a new invitation for bids to surplus the property. When the IFB was issued and posted on the City’s Real Property webpage additional steps were taken to market the property including: posting the property with a for sale sign, listing the property on Co-Star, LoopNet and Land.com, cross posting the IFB on DemandStar, running two (2) legal advertisements in the Sun Sentinel and emailing the IFB notice to 1,050 developers and realtors.

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.



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Section 253 Article XXV of the Charter of the City of Pompano Beach requires the City Commission adopt a new 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.

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EXHIBIT 1 – BCPA INFORMATION

2/9/2021

1207 E ATLANTIC BOULEVARD



MARTY KIAR
BR  **WARD**
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		

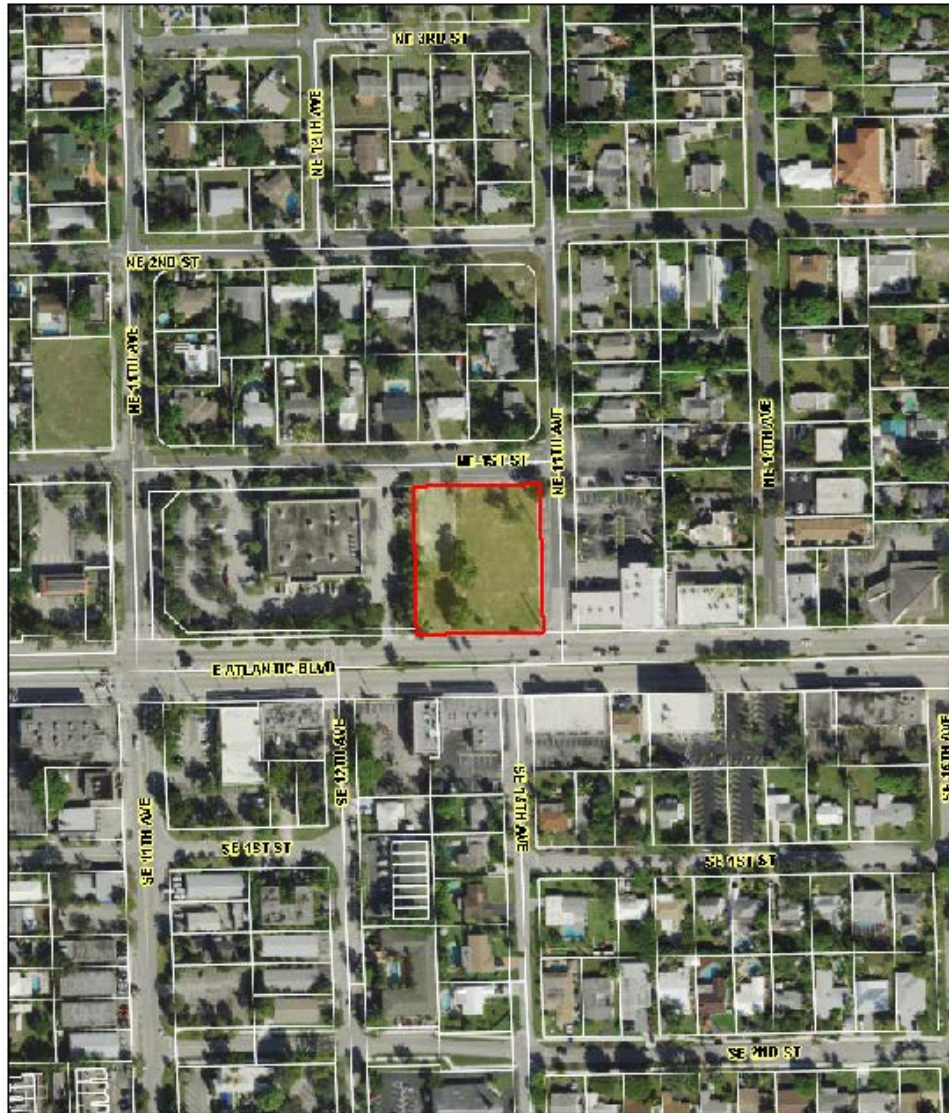
The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2021*	\$876,710		\$876,710	\$876,710				
2020	\$876,710		\$876,710	\$876,710				
2019	\$759,820		\$759,820	\$759,820	\$748.86			
2021* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$876,710	\$876,710	\$876,710	\$876,710				
Portability	0	0	0	0				
Assessed/SOH	\$876,710	\$876,710	\$876,710	\$876,710				
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	\$876,710	\$876,710	\$876,710	\$876,710				
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	\$18.75	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								

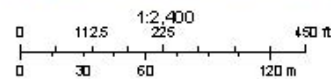
EXHIBIT 1 - AERIAL

Property Id: 484236000360

**Please see map disclaimer



February 9, 2021



Flight Date - Between Dec 15, 2019 and Jan 28, 2020 - Broward County Property Appraiser

EXHIBIT 2 - AERIAL OF SITE PRIOR TO UNIFICATION

