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MEMORANDUM

Date: January 15, 2019
To: Pompano Beach CRA Board
From: Nguyen Tran, CRA Director
Thru: Greg Harrison, CRA Executive Director
Subject: Acceptance of Conveyance of Property - 1550 NW 16 Avenue

Item:

Staff is seeking acceptance of conveyance of property located at 1550 NW 16 Avenue, Pompano Beach, Florida 33069. The property is located north of Markham Elementary School and west of Andrews Avenue Extension (aka Coral Highlands).

Background:

The property owner John Duncan executed a warranty deed to convey the property to the CRA. Broward County Property Appraiser records indicate the property is currently valued at \$40,080.

Mr. Duncan purchased the property in 1983. The property initially was cited in 1990, code compliance case 90-142470, for an accumulation of refuse, abandoned vehicles and other debris. Since this time the lot has remained vacant and has incurred additional code compliance liens for an accumulation of refuse/debris, unauthorized outdoor activities, having an unpermitted storage yard on a residential lot, having a commercial use on a residentially zoned lot, unauthorized accumulation of sand/soil/fill material as shown in the attached pictures from the Broward County Property Appraiser website.

The property currently has six (6) City of Pompano Beach code compliance liens which total \$5,544,985.00 as of September 25, 2018 per the attached lien search. The property was scheduled for Tax Deed Auction on October 17, 2018 for unpaid taxes in the amount of \$13,147.65 (now \$16,122.97) per the attached notice from Broward County. The County removed the property from the auction with the understanding that the CRA will pay the balance owed in taxes.

All encumbrances recorded against the property have been resolved other than the City liens, which will be released after the CRA formally accepts the conveyance of the property and the taxes owed to the County. The Northwest CRA Advisory Committee recommended acceptance of the conveyance at their December 3, 2018 meeting.

CRA Staff recommends Approval.