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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 - 1570 NW 16 Avenue

Item:

Staff is seeking acceptance of conveyance of property located at 1570 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 Tombee LLC has executed the attached Warranty Deed to convey the property to the CRA. Broward County Property Appraiser records indicate the property is currently valued at \$20,040.

Tombee LLC purchased the property in 2016 at Broward County Tax Deed Auction for \$4,500. The property initially was cited in 1997, Nuisance Abatement case 97-3454, for an accumulation of refuse, overgrown grass/weeds/trees and other debris. Since this time the lot has remained vacant and has incurred additional Nuisance Abatement liens for an accumulation of refuse/debris, overgrown grass/weeds/trees and other debris and unauthorized accumulation of sand/soil/fill material as shown in the attached pictures from the Broward County Property Appraiser website.

The property currently has seven (7) City of Pompano Beach nuisance abatement liens and one (1) code compliance lien which total \$24,161.71 as of November 14, 2018 per the attached lien search. 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 pays the 2018 taxes owed to the County which totals \$397.40 currently. The Northwest CRA Advisory Committee recommended acceptance of the conveyance at their meeting of December 3, 2018.

CRA Staff recommends Approval.