

Real Property Manager #20-022

July 13, 2020

To: Mark Berman, City Attorney

Through: Gregory P. Harrison, City Manager

Through: Suzette Sibble, Assistant City Manager *CL*

From: Cassandra LeMasurier, Real Property Manager

Subject: Request for Resolution to Approve and Authorize a Contract for Sale and Purchase of the Regions Bank Property Located at W. Atlantic Boulevard

Please prepare a resolution for the City Commission to approve and authorize the proper City officials to execute a contract for the sale and purchase of the property identified as Broward County Property Appraiser (BCPA) folio [494204400010](#) ("Regions Bank property") located at the southeast corner of West Atlantic Boulevard and SW 27th Avenue, directly north of Fire Station 52. The BCPA information and aerial of the property is included as Exhibit 1.

Property owner Regions Bank has indicated a desire to sell the property to the City of Pompano Beach for \$620,000.00. The property is a 34,413 square foot vacant parcel, zoned B-3, with a paved access road bisecting the property. The property is directly north of Fire Station 52. Replacement of this fire station, which serves the residents of the Palm Aire and Collier City neighborhoods is a G.O. Bond Public Safety project.

Purchase of the Regions Bank property will allow the City to construct a western fueling station to serve Fire Station 52 and the new Fire Station 114 being built at the corner of SW 36th Avenue and McNab Road, also a G.O. Bond Public Safety project. The City's only current fueling station located near the Air Park is over three miles from Fire Station 52 and over five miles from new Fire Station 114. The addition of a second fueling station in the western area of the City will reduce the time fire trucks and ambulances spend traveling for fuel and increase their availability to respond to calls for service. The second fueling station also will serve as a source of fuel for emergency response and disaster recovery for Public Works equipment for Hurricanes and other disasters. A rendering of the proposed fueling station is included as Exhibit 2.

The City's purchase price is \$280,000 less than the \$900,000 M.L.S. list price and \$139,360 less than the BCPA market value of \$759,360.