

Real Property Manager #20-036

October 12, 2020

To: Mark Berman, City Attorney

Through: Gregory P. Harrison, City Manager

Through: Suzette Sibble, Assistant City Manager

From: Vincent Wooten, Community Development Inspector

Subject: Request for Resolution to Approve and Authorize a Contract for Sale and Purchase of the Property Located at 590 NW 15th Court, Pompano Beach, FL 33060

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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 4842 26 04 0320 located at 590 NW 15th Court, Pompano Beach, FL 33060 the ("Ely House Parking"). The BCPA information and aerial of the property is included as Exhibit 1.

Property owner Rosa Linda Jones has indicated a desire to sell the property to the City of Pompano Beach for \$315,000.00. The 2,208 sq. ft. residential singly family home is zoned R-4 and located on a 7,866 square foot parcel at the southeast corner of NW 15<sup>th</sup> Court and NW 6th Street included in the Sanders Park Subdivision. The property is currently tenant occupied with a lease expiring October 31, 2020 and the Tenant and Landlord does not intend to renew the lease according to the property owner and Allied Appraiser Services. Therefore, the Contract specifies that the premises shall be free and clear of any tenancy or occupancy at time of closing. The appraisal concluded with an opinion of market value of \$300,000 which is 5% under the purchase price in the contract.

The 590 NW 15<sup>th</sup> Court property is immediately adjacent and north the Ely House has always been contemplated to be incorporated into an expansion of the Ely House for parking. A conceptual plan estimates an additional thirteen (13) spaces including the required handicap space may be provided to support much needed parking for the Ely House.