



## Legislation Details (With Text)

**File #:** 19-137      **Version:** 1      **Name:**  
**Type:** CRA Resolution - Consent      **Status:** Passed  
**File created:** 1/2/2019      **In control:** Community Redevelopment Agency  
**On agenda:** 1/15/2019      **Final action:** 1/15/2019  
**Title:** A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO ACCEPT A CONVEYANCE OF REAL PROPERTY FROM JOHN IRA DUNCAN TO THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY RELATING TO A PARCEL LOCATED AT 1550 NW 16 AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.  
(Fiscal Impact: \$16,122.97)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Memo\_CRA\_1-15-19, 2. Resolution -1550NW16AVE, 3. 1550 NW 16 Avenue Deed to CRA, 4. 1550 NW 16 Avenue Lien Search 9.25.2018, 5. BCPA Aerial Folio 484227000490, 6. BCPA Pictures of Folio 484227000490, 7. Broward-County-Tax-2018-Annual-bill (1-3-19), 8. 2018 Real Estate Account at NW 16 AVE - TaxSys - Broward County Reco

Date	Ver.	Action By	Action	Result
1/15/2019	1	Community Redevelopment Agency	ADOPTED	Pass

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO ACCEPT A CONVEYANCE OF REAL PROPERTY FROM JOHN IRA DUNCAN TO THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY RELATING TO A PARCEL LOCATED AT 1550 NW 16 AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.  
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(Staff Contact: Nguyen Tran)

### Summary Explanation/Background:

The property owner, Mr. John 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. According to County Property Appraiser records, The property is currently valued at \$40,080. Mr. Duncan executed a Warranty Deed in lieu of foreclosure to the Pompano Beach CRA.

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. It is the CRA's intention, if accepted, to clean up this property and bring it to compliance while assembling for future development.

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.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** \$16,122.97; Account #150-1910-539.65-09