



## Legislation Details (With Text)

**File #:** 19-142      **Version:** 1      **Name:**  
**Type:** CRA Resolution - Consent      **Status:** Passed  
**File created:** 1/3/2019      **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 TOMBEE, LLC TO THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY RELATING TO A PARCEL LOCATED AT 1570 NW 16 AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.  
(Fiscal Impact: \$397.40)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Memo\_CRA\_1-15-19, 2. Resolution -1570NW16AVE, 3. Tombee LLC 1570 NW 16 AVE Executed Deed, 4. 1570 NW 16 AV Lien Search 11.14.pdf, 5. BCPA Aerial Folio 484227000495, 6. BCPA Pictures of Folio 484227000495, 7. 2018 roll details - Real Estate Account at NW 16 AVE - TaxSys -

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 TOMBEE, LLC TO THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY RELATING TO A PARCEL LOCATED AT 1570 NW 16 AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.  
(Fiscal Impact: \$397.40)

(Staff Contact: Nguyen Tran)

### Summary Explanation/Background:

The property owner, 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. According to County Property Appraiser records, The property is currently valued at \$20,040. Mr. Thomas Bhagani, managing member of Tombee LLC, executed a Warranty Deed in lieu of foreclosure to the Pompano Beach CRA.

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. It is the CRA's intention, if accepted, to clean up this property and bring it into compliance while assembling for future development. The Northwest CRA Advisory Committee recommended acceptance of the conveyance at their meeting of December 3, 2018.

CRA Staff recommends Approval.

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

**Fiscal impact and source of funding:** \$397.40; Account# 150-1910-599.65-09