

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Meeting Date: June 21, 2016

Agenda Item 7

**REQUESTED CRA BOARD ACTION:**

Resolution(s)     Consideration     Approval     Other (Discussion)

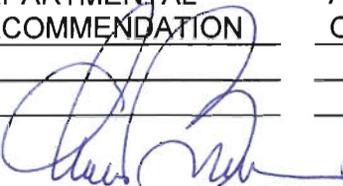
SHORT TITLE    DISCUSSION OF A REVERTER CLAUSE ASSOCIATED WITH PETER PAN  
 OR MOTION:    DAY CARE CENTER, LOCATED AT 382 NW 14 STREET, POMPANO BEACH,  
                     FLORIDA, WITHIN NOVELTY PARK.

**Summary of Purpose and Why:**

In 1993, the City of Pompano Beach completed the renovation and rehabilitation of what was once known as Grace Apartments into a neighborhood park and a twenty (20) lot single family subdivision named Novelty Park and Novelty Subdivision. A day care center, located at the southwest corner of this subdivision, is being operated under the name of Peter Pan. The day care center consists of three separate but contiguous lots. On one of these lots, 382 NW 14 Street, the property was Deeded by the Pompano Beach CRA to Peter Pan Child Development Center, Inc. with a reverter clause. The clause stated that if Peter Pan Child Development Center, Inc. was dissolved or no longer uses the subject property for day nursery facility use, the title and right of possession reverts back to the CRA. The current property owner, Peter Pan Community Education Center, Inc., is evicting the current day school operator and intends to put another day school use in the property. CRA staff does not have any interest in this property and recommends releasing the reverter clause to allow the current property owner the ability to continue with the needed day school use in this community.

**QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:**

- (1) Origin of request for this action: Staff
- (2) Primary staff contact: Nguyen Tran Ext. 7769
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	AUTHORIZED SIGNATURE OR ATTACHED MEMO NUMBER
<input checked="" type="checkbox"/> CRA Executive Director			
<input checked="" type="checkbox"/> CRA Attorney		<u>Claudia M. McKenna</u>	
<input checked="" type="checkbox"/> Finance Director			
<input type="checkbox"/> City Attorney			

**ACTION PREVIOUSLY TAKEN BY CRA BOARD:**

<u>Resolution</u>	<u>Consideration</u>	<u>Other:</u>
<u>Results:</u>	<u>Results:</u>	<u>Results:</u>



100 W. Atlantic Blvd. Room 276  
Pompano Beach, FL 33060

Phone: (954) 545-7769  
Fax: (954) 786-7836

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#### MEMORANDUM

To: CRA Board

Through: Chris Brown, Co-Executive Director  
Kim Briesemeister, Co-Executive Directors

From: Nguyen Tran, NWCRA Director 

Date: June 13, 2016

Subject: Discussion of a Reverter Clause associated with Peter Pan Day Care Center,  
Located at 382 NW 14 Street within Novelty Subdivision.

#### Background

In 1993, the City of Pompano Beach completed the renovation and rehabilitation of what was once known as Grace Apartments into a neighborhood park and a twenty (20) lot single family subdivision. The park and subdivision is now known as Novelty Park and Novelty Subdivision, located at the southwest corner of NW 3 Avenue and NW 15 Street. Located at the southwest corner of this subdivision are two quadraplexes used for a day care center operated under the name of Peter Pan. The two structures are connected with a breezeway and are addressed at 382 NW 14<sup>th</sup> Street and 410 NW 14<sup>th</sup> Street. An associated outdoor play area occupies the westernmost lot and the day care facility is encompassed by a chain linked fence.

The day care center properties went through several ownership name changes over its long history. The ownership change to the property located at 382 NW 14 Street affects the CRA's interest in the title to the property and is before the CRA Board for discussion. Attached to this memorandum is a Quit Claim Deed from the Pompano Beach Community Redevelopment Agency to Peter Pan Child Development Center, Inc. executed on May 25, 2000. The verbiage within this Deed reads:

*"...the property shall only be used by Peter Pan Child Development Center, Inc. as a day nursery facility. If Peter Pan Child Development Center, Inc. is dissolved or no longer uses the subject property for day nursery facility, this deed shall ipso facto become null and void and the title and right of possession to the subject property shall immediately revert and revest in and to the first party, its successors or assigns."*



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This reverter clause would be enacted if the CRA desires the use of the property and if:

1. Peter Pan Child Development Center, Inc. is dissolved; or
2. If there is confirmation of the closure of the day nursery facility use.

On September 26, 2012, a Quit Claim Deed was executed from Peter Pan Child Development Center, Inc. to Peter Pan Community Educational Center, Inc. who is the current property owner. Further research reveals that "Peter Pan Child Development Center, Inc." has been dissolved in the State Division of Corporations records. In visiting the site one on Thursday, May 19, 2016 at 1:30 pm, there did not appear that any child care related activities were going on at the time. In speaking with Ms. Sherry Vertil, Director for Peter Pan Community Educational Center, Inc. (current property owner), they are evicting the school operators and desire to put another day school use in the property.

The item before the CRA Board for discussion is whether the CRA desires to proceed with the reversionary interest in the property. CRA staff feels that in speaking with the current property owner and members in the northwest community, it is a property that the CRA does not have any reversionary interest in. CRA staff recommends releasing the reverter and allowing the current property owner to continue with a day school use.

CURRENT OWNER



<b>Site Address</b>	382 NW 14 STREET, POMPANO BEACH	<b>ID #</b>	4842 35 46 1541
<b>Property Owner</b>	PETER PAN COMMUNITY EDUCATIONAL CENTER INC	<b>Millage</b>	1512
<b>Mailing Address</b>	1060 NW 6 AVE POMPANO BEACH FL 33060	<b>Use</b>	72

<b>Abbreviated Legal Description</b>	35-48-42 S 25.27 OF N 419.72 OF W 49.24 OF E 567.4 ON NE1/4 OF NE1/4 OF NW1/4 & S 25.14 OF N 444.86 OF W 49.24 OF E 567.4 OF NW1/4 OF NE1/4 OF NW1/4 & S 25.72 OF N 495.72 OF W 49.24 OF E 567.4 PF ME1/4 OF NE1/4 OF NW 1/4 EXCEPT THEREOF E 3.4 OF W 11.0 OF S 7.0 & TOGET WITH S 25.14 OF N 470 OF W 49.24 OF E 567.40 OF NE 1/4 OF NE1/4 OF NW1/4
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The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$29,440	\$171,370	\$200,810	\$200,810	
2015	\$29,440	\$171,370	\$200,810	\$200,810	
2014	\$29,440	\$171,370	\$200,810	\$200,810	

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$200,810	\$200,810	\$200,810	\$200,810
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$200,810	\$200,810	\$200,810	\$200,810
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b> 34-19	\$200,810	\$200,810	\$200,810	\$200,810
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
10/19/2012	QCD-T	\$100	49189 / 1220
5/25/2000	QC*		30552 / 621
5/1/2000	QC*	\$47	30484 / 72
9/1/1989	WD	\$100	16768 / 933
6/1/1971	WD	\$12,500	

Land Calculations		
Price	Factor	Type
\$6.00	4,907	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		3163

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
Y			3A					

# Peter Pan Educational Center, Inc.

Novelty Subdivision (fka Grace Apartments)



- Peter Pan Community Educational Center, Inc.



- Property for Discussion  
(382 NW 14<sup>th</sup> Street)



**INSTR # 100310443**

**OR BK 30552 PG 0621**

RECORDED 06/05/2000 02:39 PM

COMMISSION

BROWARD COUNTY

DEPUTY CLERK 2015

**This Instrument Prepared  
By And Return To:**  
Gordon B. Linn, City Attorney  
City of Pompano Beach  
P. O. Box 2083  
Pompano Beach, Florida 33061

**QUIT CLAIM DEED**

Executed this 25th day of May, 2000, by

**THE POMPANO BEACH COMMUNITY REDEVELOPMENT  
AGENCY OF THE CITY OF POMPANO BEACH**, whose post  
office address is 100 W. Atlantic Boulevard, Pompano Beach, Florida  
33060, hereinafter referred to as "first party" to:

**PETER PAN CHILD DEVELOPMENT CENTER, INC.**, a Florida  
not for profit corporation, whose post office address is 410 NW 14<sup>th</sup>  
Street, Pompano Beach, Florida 33060, second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) in hand paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Broward, State of Florida, to-wit:

35-48-42 – S 25.72 of N 419.72 of W 49.24 of E 567.4 of NE ¼ of NE ¼ of  
NW ¼, and S 25.14 of N 444.86 of W 49.24 of E 567.4 of NE ¼ of NE ¼ of  
NW ¼ and S 25.72 of N 495.72 of W 49.24 of E 567.40 of NE ¼ of NE ¼  
of NW ¼ except thereof E 3.4 of W 11.0 of S 7.0.

and

35-48-42 – S 25.14 of N 470 of W 49.24 of E 567.40 of NE ¼ of NE ¼ of  
NW ¼.

The subject property shall only be used by Peter Pan Child Development Center, Inc. as a day nursery facility. If Peter Pan Child Development Center, Inc. is dissolved or no longer uses



the subject property for a day nursery facility, this deed shall ipso facto become null and void and the title and right of possession to the subject property shall immediately revert and revest in and to the first party, its successors or assigns.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said first party, either in law or equity, to the only proper use, benefit and behoof of said second party forever.

IN WITNESS WHEREOF, the first party has signed and sealed these presents the day and year first above written.

WITNESSES:

THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF POMPANO BEACH

Marilyn Graham  
MARILYN GRAHAM  
(Print or Type Name)

By L. James Hudson  
L. JAMES HUDSON  
(Print or Type Name)

\_\_\_\_\_  
(Print or Type Name)

Director of Office of Housing & Urban Improvement  
(Title)

STATE OF FLORIDA :  
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me on this 25 day of May, 2000 by L. James, as Director of THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF POMPANO BEACH. He/She is personally known to me or produced \_\_\_\_\_, as identification.

NOTARY SEAL:



Debra M. Chatman  
MY COMMISSION # CC580823 EXPIRES  
September 1, 2000  
BONDED THRU TROY FARM INSURANCE, INC.

Debra M. Chatman  
NOTARY PUBLIC, STATE OF FLORIDA  
(Signature of the Notary Taking Acknowledgment)

Debra M. Chatman  
(Name of Acknowledger Typed, Printed or Stamped)

\_\_\_\_\_  
(Commission Number)

GBL/jrm  
l:realest/cra/2000-1797

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



## Detail by Entity Name

### Florida Not For Profit Corporation

PETER PAN CHILD DEVELOPMENT CENTER, INC.

### Filing Information

Document Number	N97000002709
FEI/EIN Number	65-0759016
Date Filed	05/13/1997
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/23/2011
Event Effective Date	NONE

### Principal Address

410 NW 14TH STREET  
POMPANO BEACH, FL 33060

### Mailing Address

410 NW 14TH STREET  
POMPANO BEACH, FL 33060

### Registered Agent Name & Address

LITTLE, CYNTHIA  
1060 NW 6TH AVE  
POMPANO, FL 33060

Name Changed: 02/21/1999

Address Changed: 02/21/1999

### Officer/Director Detail

#### **Name & Address**

Title O

PRICE, ERNESTINE  
410 NW 14TH STREET  
POMPANO BEACH, FL 33060

Title S

MILLSAPS, AUDREY  
410 NW 14TH STREET  
POMPANO BEACH, FL 33060

Title O

MCFADDEN, MARY  
410 NW 14TH ST  
POMPANO BEACH, FL 33060

Title O

WILLIAMS, ANTIONETTE  
410 NW 14TH STREET  
POMPANO, FL 33060

**Annual Reports**

Report Year	Filed Date
2008	02/08/2008
2009	04/22/2009
2010	11/09/2010

**Document Images**

<a href="#">11/09/2010 -- REINSTATEMENT</a>	View image in PDF format
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State of Florida, Department of State