

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Meeting Date: February 20, 2018

Agenda Item 4

REQUESTED CRA BOARD ACTION:

Resolution(s) Consideration Approval Other

SHORT TITLE OR MOTION: A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO BID UP TO \$95,000.00 FOR PROPERTY LOCATED AT 316 NW 7 AVENUE, POMPANO BEACH, FL 33060 THAT IS BEING SOLD AT TAX DEED AUCTION BY THE BROWARD COUNTY TAX COLLECTOR; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Staff is seeking CRA Board authorization to bid up to \$95,000.00 for property located at 316 NW 7 Avenue, Pompano Beach, FL 33060, that is being sold at a tax deed auction by the Broward County Tax Collector. The property is both adjacent to numerous CRA-owned properties and located within the core of the Downtown Pompano Overlay District, an area zoned for height and density allowances of a proposed downtown and that has been targeted by the CRA over the past twenty (20) plus years.

QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:

- (1) Origin of request for this action: Staff
- (2) Primary staff contact: Jordan Pace Ext. 7835
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: Up to \$95,000.00 CRA Account: 150-19-10-539-65-09

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	AUTHORIZED SIGNATURE OR ATTACHED MEMO NUMBER
_____	_____	_____	_____
_____	_____	_____	_____

- CRA Executive Director
- CRA Attorney
- Finance Director


Claudia M. McKenna
A. [unclear]

ACTION PREVIOUSLY TAKEN BY CRA BOARD:

Resolution	Consideration	Other:
Results: _____	Results: _____	Results: _____
_____	_____	_____
_____	_____	_____



P. O. Drawer 1300
Pompano Beach, FL 33061

Phone: (954) 786-5535
Fax: (954) 786-7836

MEMORANDUM

Date: February 20, 2018

To: Community Redevelopment Agency Board

From: Jordan Pace, Esq.

Thru: Kim Briesemeister, Co-Executive Director
Christopher Brown, Co-Executive Director

Subject: Bid Authorization Up to \$95,000.00 for Tax Deed Auction of 316 NW 7 Avenue,
Pompano Beach, FL 33060

Issue:

Staff is seeking CRA Board authorization to bid up to \$95,000.00 for property located at 316 NW 7 Avenue, Pompano Beach, FL 33060, that is being sold at a tax deed auction by the Broward County Tax Collector.

Recommendation:

CRA recommends approval of the Resolution.

Background:

Over twenty (20) years ago, the Pompano Beach Community Redevelopment Agency (CRA) initiated the planning and development of a new downtown located within an approximately 180-acre area located in the Northwest CRA district. To make this plan come to fruition, the CRA began acquiring property located within this geographic area to create an assemblage of properties that will eventually be sold to private developers. Additionally, zoning and land use regulations were passed to create the Downtown Pompano Transit Overlay District (DPTOD).

While the CRA has acquired some property within this area, not all property has been made available for purchase. However, on January 22, 2018, the CRA received notice from the Broward County Records, Taxes and Treasury Division / Tax Deed Section of the impending tax deed auction of property located at 316 NW 7 Avenue, Pompano Beach, Florida 33060. This property is both adjacent to CRA and City-owned parcels and located within the DPTOD.

Acquiring this property, which has a Just/Market value of \$80,840.00 and an Assessed value of \$50,330.00, would allow the CRA to further its goal of acquiring an assemblage of property within the DPTOD to attract potential real estate developers. The CRA is seeking authorization to bid up to



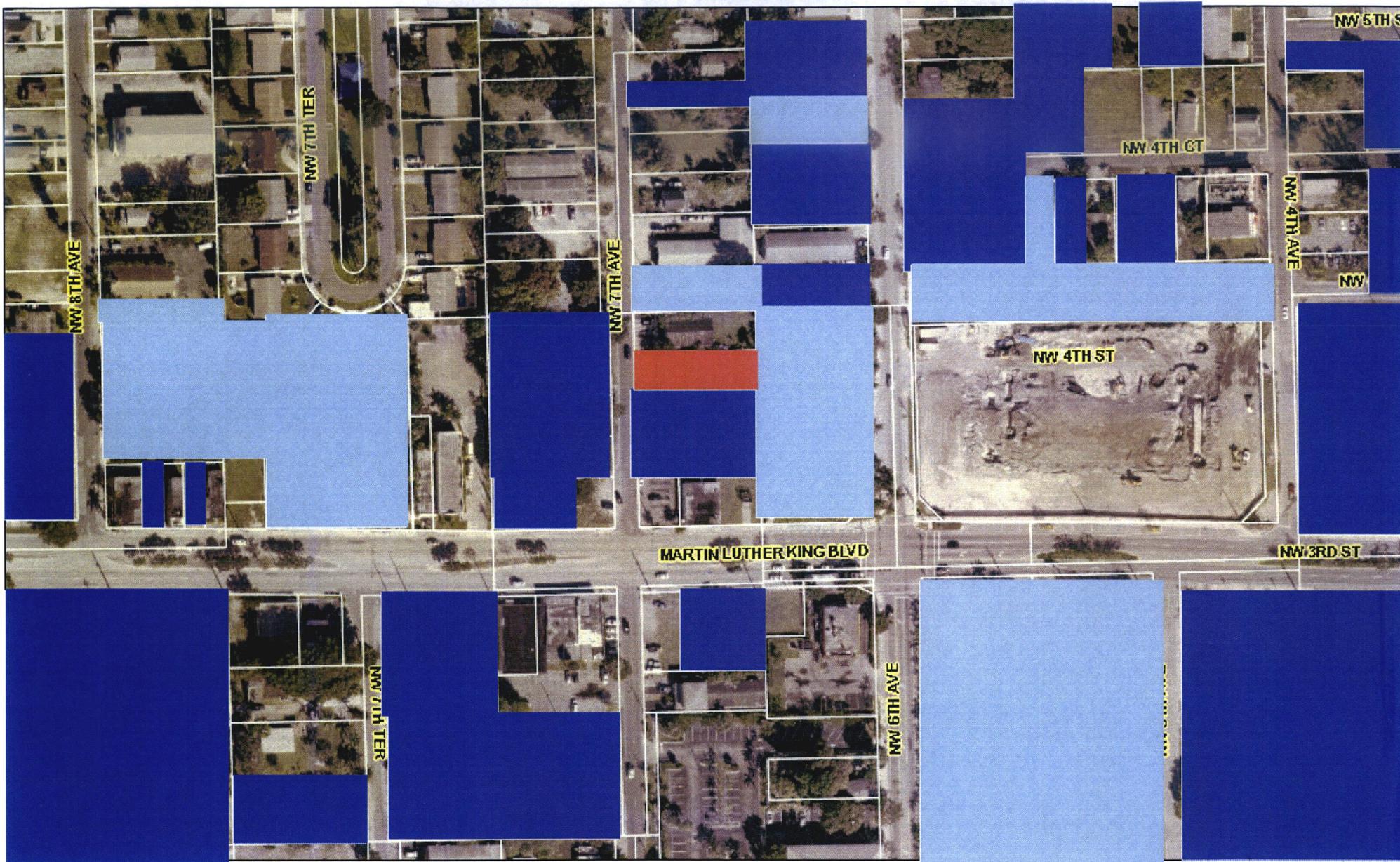
P. O. Drawer 1300
Pompano Beach, FL 33061

Phone: (954) 786-5535
Fax: (954) 786-7836

\$95,000.00 for the property as it may sell for greater than the aforementioned Just/Market and Assessed values.

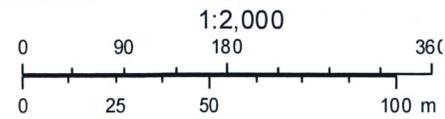
Property Id:

**Please see map disclaimer



February 15, 2018

	- 316 NW 7 Ave.
	- CRA
	- City of Pompano Beach



POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO BID UP TO \$95,000.00 FOR PROPERTY LOCATED AT 316 NW 7 AVENUE, POMPANO BEACH, FL 33060 THAT IS BEING SOLD AT TAX DEED AUCTION BY THE BROWARD COUNTY TAX COLLECTOR.

BE IT RESOLVED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. The proper officials are authorized to bid up to \$95,000.00 for property located at 316 NW 7 Avenue, Pompano Beach, Florida 33060, which is being sold at tax deed auction by the Broward County Tax Deed Collector.

SECTION 2. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of February, 2018.

LAMAR FISHER, CHAIRPERSON

ATTEST:

CATHY TRENKLE, SECRETARY



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	316 NW 7 AVENUE, POMPANO BEACH FL 33060-5924	ID #	4842 35 21 0020
Property Owner	TIGGETT,VAN R EST	Millage	1512
Mailing Address	316 NW 7 AVE POMPANO BEACH FL 33060-5924	Use	01

Abbreviated Legal Description	NELSON PARK 2-95 PB LOT 2
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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)**.

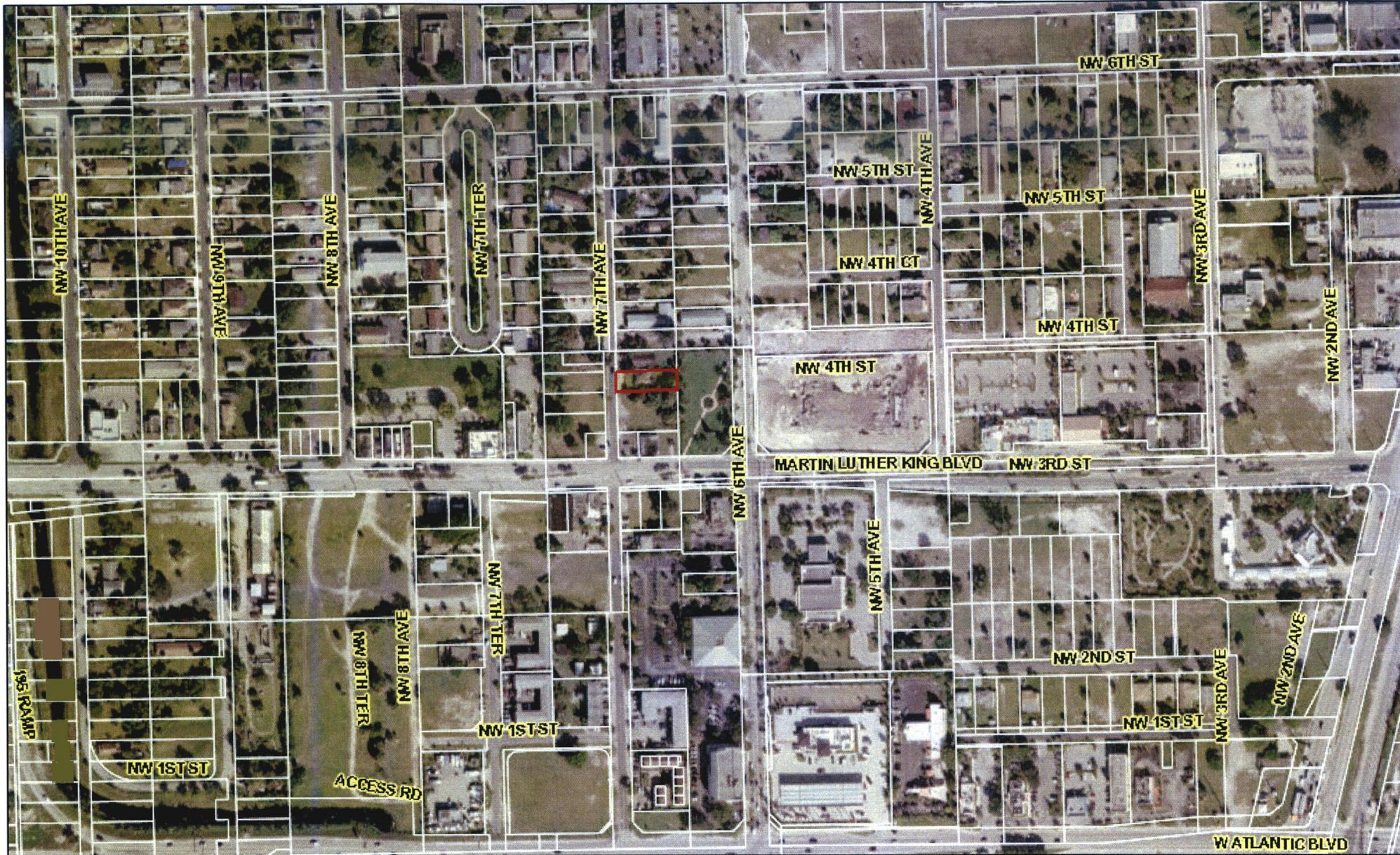
Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$22,750	\$58,090	\$80,840	\$50,330	
2017	\$22,750	\$58,090	\$80,840	\$45,760	\$1,304.65
2016	\$15,160	\$58,090	\$73,250	\$41,600	\$1,195.40

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$80,840	\$80,840	\$80,840	\$80,840
Portability	0	0	0	0
Assessed/SOH	\$50,330	\$80,840	\$50,330	\$50,330
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$50,330	\$80,840	\$50,330	\$50,330

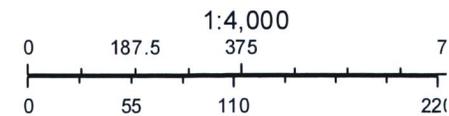
Sales History			
Date	Type	Price	Book/Page or CIN
7/10/2000	QCD	\$100	30865 / 745

Land Calculations		
Price	Factor	Type
\$3.00	7,582	SF
Adj. Bldg. S.F. (Card, Sketch)		1115
Units		1
Eff./Act. Year Built: 1959/1954		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
R			3A					
1								



January 18, 2018





Before you can bid in a sale, you **must** make a deposit. **All deposits must be submitted online via an electronic debit (ACH deposit).** Click the My Payments link after logging in and Submit Deposit. **The deadline to submit your deposit is by 5:00 PM EST on the Thursday before the auction.**

Once the auction ends, follow the steps in the Bidding Summary in order to complete the sale.

View Auction

2/21/2018 Tax Deed Sale

2/21/2018

100 properties offered for public sale

Items	
Items	Count
Advertised	122
Canceled	22
Available for Sale	100

Bidding starts at 9:00:00 AM EST on 2/21/2018					
	Tax Deed #	Opening Bid	Best Bid	Close(EST)	Status
<input type="checkbox"/>	38729	\$8,679.20	-	-	Canceled
			Removed		
<input type="checkbox"/>	38731	\$14,173.87	-	12:02 PM	Upcoming
<input type="checkbox"/>	38733	\$115,192.59	-	-	Canceled
			Removed		
<input type="checkbox"/>	38734	\$15,208.60	-	12:03 PM	Upcoming
<input type="checkbox"/>	38735	\$35,278.55	-	12:04 PM	Upcoming
<input type="checkbox"/>	38737	\$4,178.42	-	12:05 PM	Upcoming
<input type="checkbox"/>	38738	\$5,012.34	-	-	Canceled
			Removed		
<input type="checkbox"/>	38739	\$73,433.92	-	12:06 PM	Upcoming
<input type="checkbox"/>	38740	\$6,626.90	-	-	Canceled
			Removed		
<input type="checkbox"/>	38744	\$100,679.71	-	12:07 PM	Upcoming
<input type="checkbox"/>	38750	\$10,286.07	-	12:08 PM	Upcoming
<input type="checkbox"/>	38762	\$4,857.07	-	12:09 PM	Upcoming
<input type="checkbox"/>	38763	\$6,866.98	-	12:10 PM	Upcoming
<input type="checkbox"/>	38764	\$2,566.87	-	12:11 PM	Upcoming
<input type="checkbox"/>	38765	\$1,264.07	-	12:12 PM	Upcoming
<input type="checkbox"/>	38767	\$11,450.41	-	12:13 PM	Upcoming
<input type="checkbox"/>	38770	\$8,354.68	-	12:14 PM	Upcoming
<input type="checkbox"/>	38772	\$14,754.47	-	12:15 PM	Upcoming
<input type="checkbox"/>	38777	\$4,280.68	-	12:16 PM	Upcoming
<input type="checkbox"/>	38779	\$5,158.03	-	-	Canceled
			Removed		
<input type="checkbox"/>	38781	\$6,361.21	-	12:17 PM	Upcoming
	Parcel #:	484235-21-0020			
	Tax Certificate #:	4022			
	Legal:	NELSON PARK 2-95 PB LOT 2			
	Situs Address:	316 NW 7 AVE			
	Homestead:	No			
	Assessed / SOH Value:	\$45,760.00			
	Applicant:	MIKON FINANCIAL SERVICES, INC AND OCEAN BANK			
	Links:	GIS Parcel Map			
<input type="checkbox"/>	38786	\$14,698.29	-	12:18 PM	Upcoming
<input type="checkbox"/>	38789	\$12,451.78	-	12:19 PM	Upcoming
<input type="checkbox"/>	38790	\$3,770.97	-	12:20 PM	Upcoming
<input type="checkbox"/>	38792	\$8,123.84	-	-	Canceled
			Removed		
Opening Bid amount is subject to change without notice due to additional delinquent taxes and subsequently issued tax certificates.					
« Prev. Page 4 of 5 Next »					

You must log in to download the Auction List

Please direct questions regarding the website or bidding procedures to the [Auction Administrator](#).

You may also call Customer Support at 877-274-9320 from 8:00am to 5:00pm Eastern Time (Mon.-Fri.).

[Privacy Policy](#) | [Disclaimer](#) | [User Agreement](#) | [Contact Us](#)

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U.S. Patent Nos. [6,161,099](#), [7,523,063](#), and patents pending.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

Recorded
Pompano Beach CR/
2018 JAN 22 AM 8:57

DATE: January 2nd, 2018
PROPERTY ID # 484235-21-0020 (TD # 38781)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY
100 W ATLANTIC BLVD
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 316 NW 7 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by January 31, 2018\$4,815.67
- Or
- * Amount due if paid by February 20, 2018\$4,874.56

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2018 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 38781

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484235-21-0020
Certificate Number: 4022
Date of Issuance: 06/01/2014
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: NELSON PARK 2-95 PB
LOT 2

Name in which assessed: TIGGETT, VAN R EST
Legal Titleholders: TIGGETT, VAN R EST
316 NW 7 AVE
POMPANO BEACH, FL 33060-5924

All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of February, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 18th day of January, 2018.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: _____


Dana F. Buker
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 01/18/2018, 01/25/2018, 02/01/2018 & 02/08/2018
Minimum Bid: 6367.46