



Plat/Site Plan Number 008-MP-19

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-8695 F: 954-357-6521 · Broward.org/Planning

Plat/Site Plan Application

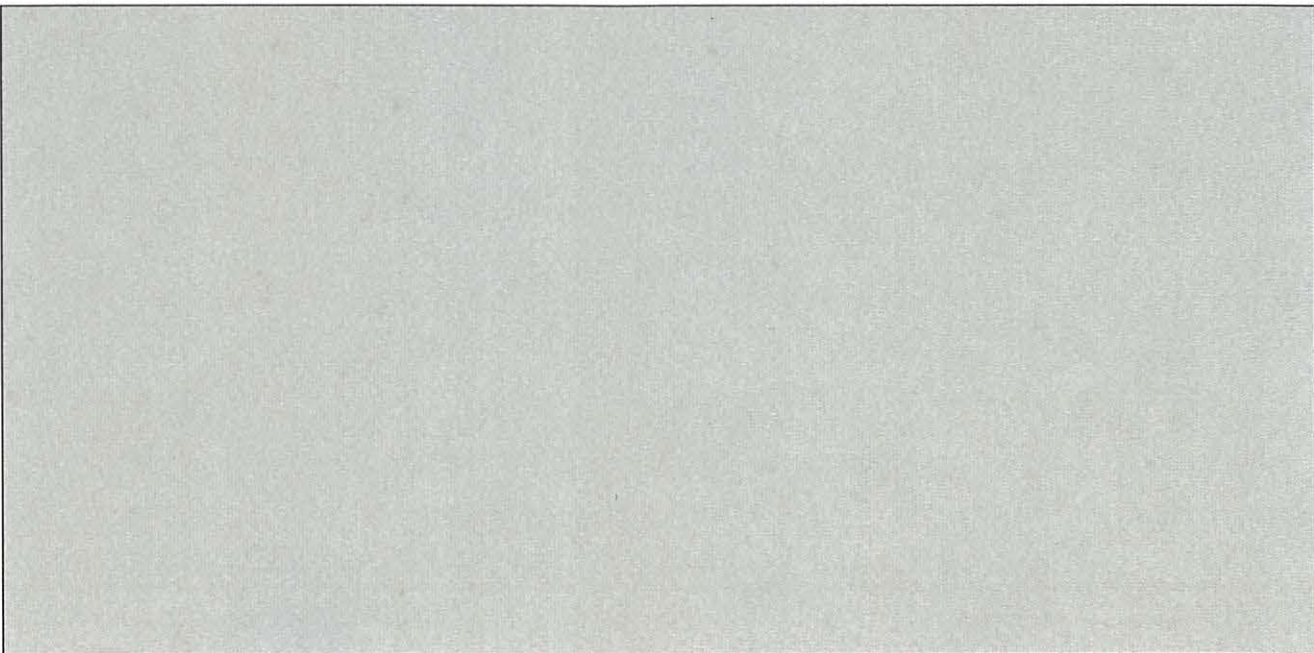
I. Project Information			
Plat/Site Plan Name BW Andrews			
Owner/Applicant Name BW Atlantic Andrews, LLC			
Address 3708 W. Swann Avenue, Suite 200	City Tampa	State FL	Zip 33069
Phone (813) 874-1700	Email hhilsman@brightworkre.com	FAX (813) 874-3900	
Agent Caulfield & Wheeler, Inc.		Contact Person David P. Lindley	
Address 7900 Glades Road, Suite 100	City Boca Raton	State FL	Zip 33434
Phone (561) 392-1991	Email dave@cwiasoc.com	FAX (561) 750-1452	
Location Corner north side of Atlantic Blvd at/between/and West and/of Andrews Ave Ext. <small>north side/corner north street name street name / side/corner street name</small>			

II. Application Status			
Has this project been previously submitted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know			
This is a resubmittal of: <input type="checkbox"/> Entire Project <input checked="" type="checkbox"/> Portion of Project <input type="checkbox"/> N/A			
What was the project number assigned by the Planning and Development Division?	Project Number 008-MP-17	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name BW Atlantic		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			



III. Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat N/A	Project Number N/A
Is the underlying plat all or partially residential? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat. N/A	
Number and type of units proposed to be deleted by this replat. N/A	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat. N/A	

IV. School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If the answer is "Yes" to questions 1-4, please see the "Required Documentation" for "School Concurrency Submission Requirements."	



V. Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Industrial (City of Pompano Beach)	Land Use Plan Designation(s) Industrial with allocation of Commercial Flex
Zoning District(s) I-1 (City of Pompano Beach)	Zoning District(s) I-1 (City of Pompano Beach)

VI. Existing Land Use

A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site? Yes No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
N/A			YES NO	YES NO	HAS WILL NO
N/A			YES NO	YES NO	HAS WILL NO
N/A			YES NO	YES NO	HAS WILL NO

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

VII. Proposed Use

RESIDENTIAL USES <input type="checkbox"/> N/A		NON-RESIDENTIAL USES <input type="checkbox"/> N/A	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Service Station/Convenience Store with 16 fuel positions	

VIII. Project Questionnaire

1. Why is this property being platted? Attach an additional sheet(s) if necessary.

It is a requirement of the City of Pompano Beach.

2. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number or Official Record Book and Page Number. Yes No

DRI Name N/A	FQD Name N/A
Latest Ordinance Number N/A	Official Record Book and Page Number N/A

3. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). Yes No

4. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. We are doing turn lanes into the property. Yes No

5. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. Yes No

6. Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. Yes No

7. Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). Yes No

8. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully. Yes No

9. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat). Yes No
N/A - no residential surrounding

10. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.) Yes No

11. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted. Yes No

Name/Title N/A

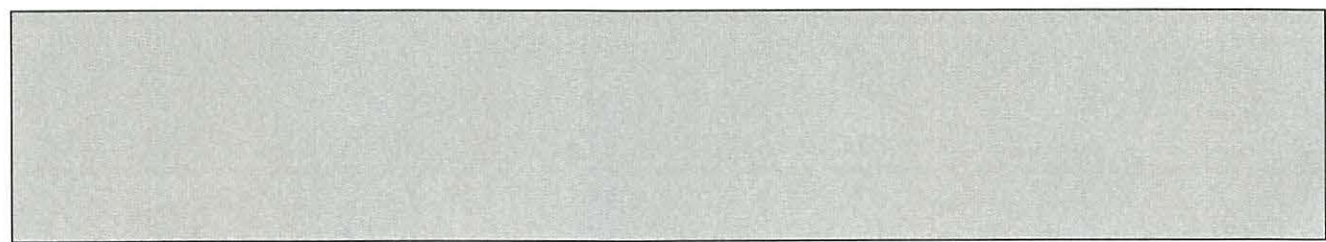
12. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan? Yes No
N/A

13. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division. Yes No

14. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division). Yes No

15. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division). Yes No

<p>16. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>17. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>18. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Facility Name</td> <td style="padding: 2px;">City of Pompano Beach</td> </tr> <tr> <td style="padding: 2px;">Address</td> <td style="padding: 2px;"></td> </tr> </table>		Facility Name	City of Pompano Beach	Address	
Facility Name	City of Pompano Beach				
Address					
<p>19. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>20. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Facility Name</td> <td style="padding: 2px;">BCUD 4</td> </tr> <tr> <td style="padding: 2px;">Address</td> <td style="padding: 2px;"></td> </tr> </table>		Facility Name	BCUD 4	Address	
Facility Name	BCUD 4				
Address					
<p>21. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>22. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Solid Waste Collector</td> <td style="padding: 2px;"></td> </tr> </table>		Solid Waste Collector			
Solid Waste Collector					
<p>23. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">FPL – Name/Title</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">AT&T – Name/Title</td> <td style="padding: 2px;"></td> </tr> </table>		FPL – Name/Title		AT&T – Name/Title	
FPL – Name/Title					
AT&T – Name/Title					
<p>24. Estimate or state the total number of on-site parking spaces to be provided.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Spaces</td> <td style="padding: 2px;">+/- 49 Spaces</td> </tr> </table>	Spaces	+/- 49 Spaces		
Spaces	+/- 49 Spaces				
<p>25. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including places of worship.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Seating</td> <td style="padding: 2px;">26 Seats</td> </tr> </table>	Seating	26 Seats		
Seating	26 Seats				




IX. NOTARY PUBLIC: Owner/Agent Certification

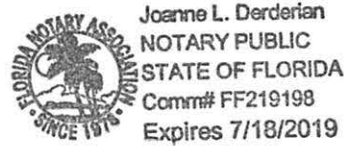
This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.


 Owner/Agent Signature _____ Date 2/28/19

**NOTARY PUBLIC
STATE OF FLORIDA, COUNTY OF BROWARD**

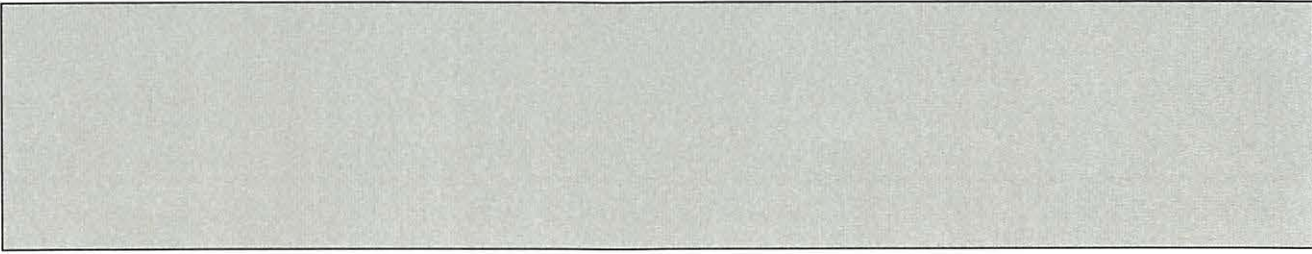
The foregoing instrument was acknowledged before me this 25th day of February, 2019
 By David P. Lindley (NOTARY SEAL)


 Signature of Notary Public - State of Florida
Joanne L. Derderian
 Name of Notary Typed, Printed or Stamped



Personally Known or Produced Identification
 ID Type: N/A

For Planning and Development Management Use Only		
Application Type <u>MUNI PLAT</u>	Time	Application Date <u>3/5/19</u>
Acceptance Date <u>3/15/19</u>	Fee <u>\$4,780</u>	Comments Due <u>4/12/19</u>
Report Due <u>4/26/19</u>	Adjacent City <u>NONE</u>	
<input checked="" type="checkbox"/> Plats <input checked="" type="checkbox"/> Surveys <input checked="" type="checkbox"/> ^{aces} Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans		
<input type="checkbox"/> Other:	Describe <u>TITLE WORK TAX RECEIPT</u>	Received By <u>HIV CLORKE</u>
Comments <u>CITY RECEIPT!</u>		



Detail by Entity Name

Florida Limited Liability Company
BW ATLANTIC ANDREWS, LLC

Filing Information

Document Number	L17000086710
FEI/EIN Number	82-1246302
Date Filed	04/18/2017
Effective Date	04/18/2017
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	06/12/2017
Event Effective Date	NONE

Principal Address

3708 W SWANN AVENUE
SUITE 200
TAMPA, FL 33609

Mailing Address

3708 W SWANN AVENUE
SUITE200
TAMPA, FL 33609

Registered Agent Name & Address

SIMMONS, TIMOTHY A
3708 W. SWANN AVENUE
SUITE 200
TAMPA, FL 33609

Authorized Person(s) Detail

Name & Address

Title MGR

BRIGHTWORK REAL ESTATE, INC.
3708 W SWANN AVE STE 200
TAMPA, FL 33609

Annual Reports

Report Year	Filed Date
2018	03/19/2018

Document Images

03/19/2018 -- ANNUAL REPORT	View image in PDF format
06/12/2017 -- LC Name Change	View image in PDF format
04/18/2017 -- Florida Limited Liability	View image in PDF format

Nov 20, 2018 3:36:41 PM EST

File Edit Commands Help

SUPERION Naviline

Project Fees Maintenance

Project number: 18 14000012
Project description: PLAT - BW ATLANTIC ANDREWS LLC / WAWA AT
Deposit balance: .00

Select	Amount to Apply	Description	Previously Applied	Paid
<input checked="" type="checkbox"/>	0.00	PLAT FEE NON-RESIDENTIAL	859.00	859.00
<input type="checkbox"/>	0.00	PLAT FEE RESIDENTIAL	.00	.00
<input type="checkbox"/>	350.00	PLAT NOTE AMENDMENT	.00	.00

OK
Exit
Cancel
Receipts...
Display all
Unprote...



Date: 02/15/2019

Broward County Environmental Protection
and Growth Management Department
Planning and Development Management Division
1 N. University Drive
Plantation, FL 33324
Ph: (954)357-8695

Subject: Agent Authorization
Plat Name: BW Andrews
CWI Project #8332

To Whom It May Concern:

This letter shall serve as permission for David P. Lindley of Caulfield & Wheeler, Inc. and Dunay, Miskel and Backman, LLP to act as agent on behalf of BW Atlantic Andrews, LLC for work associated with the preparation and processing of the above referenced plat.

Sincerely,

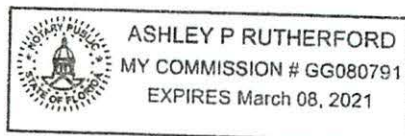
AL

STATE OF FLORIDA)
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 15th day of February, 2019 by Henry & Hilsman, who is personally known to me OR produced _____ as identification.

Signature: [Signature]

Print Name: _____
Notary Public – State of Florida
My Commission Expires:





Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

December 6, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **December 6, 2019**
THIS LETTER IS NOT A PERMIT APPROVAL

Christopher Capellini
Bohler Engineering
2255 Glades Road, Suite 305E
Boca Raton, FL 33431

Dear Christopher Capellini:

RE: **December 6, 2018-** Pre-application Meeting for **Category E Driveway**
Broward- Pompano Beach, Urban; SR 814; Sec. # 86130; MP: 4.700
Access Class - 05; Posted Speed - 45; SIS - Influence Area; Ref. Project: FM 440086.1

Request: Right-in/right-out driveway on SR 814/Atlantic Blvd., located approximately 420 feet west of N Andrews Ave.

SITE SPECIFIC INFORMATION
Project Name & Address: **Wawa**
Applicant/Property Owner: **BW Atlantic Andrews LLC**
Parcel Size: **2.20 Acres** Development Size: **16 FP/Gas Station + 5,900 SF/Convenience Store**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- A right turn lane is required and must meet FDOT's Standard Plan Index and include space for bicycle lane.
- A recorded cross access agreement or easement with the adjacent property to the west shall be provided at the northern and southern part of the proposed site.

Comments:

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: ashok.sampath@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

for:

Sincerely,

Ashok Sampath, M.S.
District Access Management Manager

cc: Roger Lemieux
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-12-13\5. 86130 MP 4.7 SR 814_Wawa\86130 MP 4.7 SR 814_Wawa.docx



MARTY KIARD
BRWARD
COUNTY
PROPERTY APPRAISER

Site Address	N ANDREWS AVENUE, POMPANO BEACH FL 33069	ID #	4842 34 00 1000
Property Owner	BW ATLANTIC ANDREWS LLC	Millage	1512
Mailing Address	3708 W SWANN AVE #200 TAMPA FL 33609	Use	94
Abbr Legal Description	34-48-42 BEG AT NE COR OF W1/2 OF SW1/4 OF SE1/4,S 950 M/L,W 480 M/L TO A PT 300 E OF SAL R/W,N TO N/L OF W1/2 OF SW1/4 OF SE1/4,E TO POB LESS S 50 FOR SAL RR ASSESSED BY COMT & LESS PT DESC IN OR 2733/337,LESS PAR 109 PER CACE-04-06742-08 IN OR 37672/1928 FOR ANDREWS AVE EXT, LESS PAR 109A AS DESC IN OR 43318/858		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$13,740		\$13,740	\$13,740	
2018	\$13,740		\$13,740	\$13,740	\$278.04
2017	\$13,740		\$13,740	\$13,740	\$273.92

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$13,740	\$13,740	\$13,740	\$13,740
Portability	0	0	0	0
Assessed/SOH	\$13,740	\$13,740	\$13,740	\$13,740
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	\$13,740	\$13,740	\$13,740	\$13,740

Sales History			
Date	Type	Price	Book/Page or CIN
1/11/2018	SW*-D	\$200,000	114834859
1/11/2018	SW*-D	\$1,250,000	114834858
1/11/2018	SW*-D	\$625,000	114834857
1/11/2018	SW*-D	\$425,000	114834856
9/30/2008	QC*-T	\$100	45858 / 978

Land Calculations		
Price	Factor	Type
\$0.50	27,485	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

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



MARTY KIAR
BR  **WARD**
COUNTY
PROPERTY APPRAISER

Site Address	NW 13 AVENUE, POMPANO BEACH FL 33069	ID #	4842 34 00 1011
Property Owner	BW ATLANTIC ANDREWS LLC	Millage	1512
Mailing Address	3708 W SWANN AVE #200 TAMPA FL 33609	Use	40
Abbr Legal Description	34-48-42 THAT PT AS DESC IN OR 2482/802 LESS PAR 109 PER CACE 04-06742-08 IN OR 37672/1928 FOR ANDREWS AVE EXT		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$208,180		\$208,180	\$208,180	
2018	\$208,180		\$208,180	\$65,780	\$2,242.88
2017	\$208,180		\$208,180	\$59,800	\$2,162.47

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$208,180	\$208,180	\$208,180	\$208,180
Portability	0	0	0	0
Assessed/SOH	\$208,180	\$208,180	\$208,180	\$208,180
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	\$208,180	\$208,180	\$208,180	\$208,180

Sales History			
Date	Type	Price	Book/Page or CIN
1/11/2018	SW*-D	\$200,000	114834859
1/11/2018	SW*-D	\$1,250,000	114834858
1/11/2018	SW*-D	\$625,000	114834857
1/11/2018	SW*-D	\$425,000	114834856
9/30/2008	QC*	\$100	45858 / 987

Land Calculations		
Price	Factor	Type
\$8.50	24,492	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

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



MARTY KIAR
BR  **WARD**
COUNTY
PROPERTY APPRAISER

Site Address	W ATLANTIC BOULEVARD, POMPANO BEACH FL 33069	ID #	4842 34 00 1010
Property Owner	BW ATLANTIC ANDREWS LLC	Millage	1512
Mailing Address	3708 W SWANN AVE #200 TAMPA FL 33609	Use	40
Abbr Legal Description	34-48-42 S1/2 OF SW1/4 OF SW1/4 OF SE1/4 LESS BEG AT PT ON S/L OF SEC, 300 E OF E/L OF SAL R/W, NE PAR WITH E/L OF SAL R/W TO N/L OF S1/2 OF SW1/4 OF SW1/4 OF SE1/4, W TO W/L OF SE1/4, S ALG W/L OF SE1/4 TO SE COR OF SW1/4, E ALG S/L OF SEC TO POB LESS THAT PT ASSESSED TO SAL RR COMT AS DESC IN OR 2482/802 & 2733/337 & LESS PAR 571 OF CA 73-11500 & LESS OR 12285/668 & OR 37672/1928		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$329,840		\$329,840	\$329,840	
2018	\$329,840		\$329,840	\$275,640	\$5,924.89
2017	\$329,840		\$329,840	\$250,590	\$5,513.97

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$329,840	\$329,840	\$329,840	\$329,840
Portability	0	0	0	0
Assessed/SOH	\$329,840	\$329,840	\$329,840	\$329,840
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	\$329,840	\$329,840	\$329,840	\$329,840

Sales History			
Date	Type	Price	Book/Page or CIN
1/11/2018	SW*-D	\$200,000	114834859
1/11/2018	SW*-D	\$1,250,000	114834858
1/11/2018	SW*-D	\$625,000	114834857
1/11/2018	SW*-D	\$425,000	114834856
9/30/2008	QC*	\$100	45858 / 987

Land Calculations		
Price	Factor	Type
\$8.50	38,805	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

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



MARTY KIAR
BR  **WARD**
COUNTY
PROPERTY APPRAISER

Site Address	N ANDREWS AVENUE, POMPANO BEACH FL 33069	ID #	4842 34 00 1001
Property Owner	BW ATLANTIC ANDREWS LLC	Millage	1512
Mailing Address	3708 W SWANN AVE #200 TAMPA FL 33609	Use	91
Abbr Legal Description	34-48-42 A 50 STRIP RUNNING 235 M/L E & WAS DESC IN OR 2482/814 LESS PT DESC IN OR 2733/337 LESS PAR 109 FOR ANDREWS AVE EXT PER CACE-04-06742-08 IN OR 37672/1928		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$32,640		\$32,640	\$32,640	
2018	\$32,640		\$32,640	\$32,640	\$660.49
2017	\$32,640		\$32,640	\$32,640	\$650.69

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$32,640	\$32,640	\$32,640	\$32,640
Portability	0	0	0	0
Assessed/SOH	\$32,640	\$32,640	\$32,640	\$32,640
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	\$32,640	\$32,640	\$32,640	\$32,640

Sales History			
Date	Type	Price	Book/Page or CIN
1/11/2018	SW*-D	\$200,000	114834859
1/11/2018	SW*-D	\$1,250,000	114834858
1/11/2018	SW*-D	\$625,000	114834857
1/11/2018	SW*-D	\$425,000	114834856
9/30/2008	QC*	\$100	45858 / 987

Land Calculations		
Price	Factor	Type
\$6.00	5,440	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

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