

Property Fact Sheet

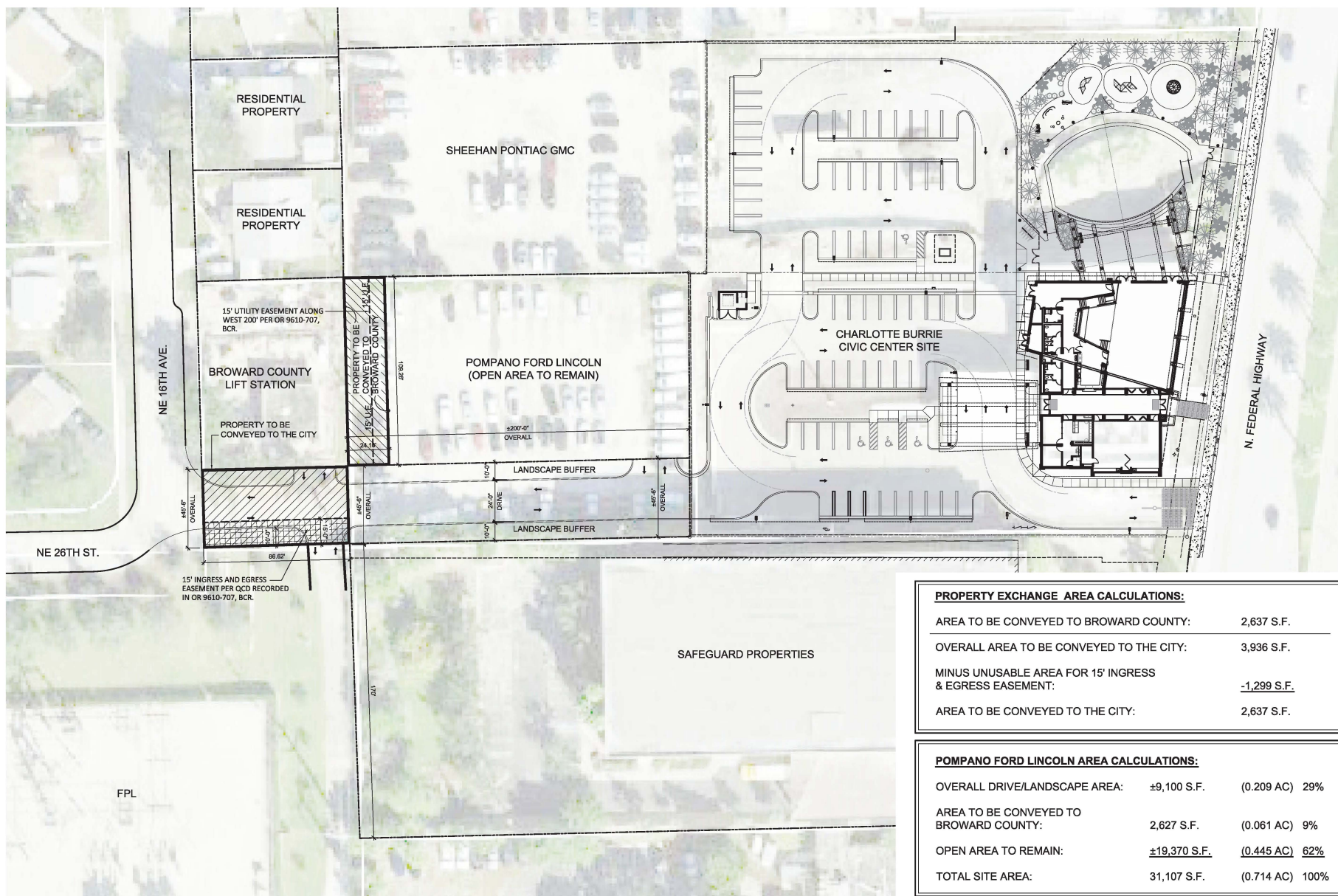


 484224080610

Site Ownership: BROWARD COUNTY	County Land Use: LOW (5) RESIDENTIAL
Site Address: 2600 NE 16 AVENUE, POMPANO BEACH FL 33064	2020 Land Value: \$ 94,130 2020 Build/Improv.: \$ 63,000 2020 Just Value: \$157,130
Commission District: Lamar P. Fisher, District: 4	Legal Description: COLLIER MANOR FIRST ADD 35-28 B LOTS 12 & 13 BLK 5 LIFT STATION 424,COLLIER MANOR
Folio(s): 484224080610	
Site Size: 13,447 SQFT	
City Zoning: PUBLIC UTILITIES	

 484319000240

Site Ownership: POMPANO FORD LINCOLN INC	County Land Use: COMMERCE
Site Address: NE 16 AVENUE, POMPANO BEACH FL 33064	2020 Land Value: \$371,130 2020 Build/Improv.: \$ 57,400 2020 Just Value: \$428,530
Commission District: Lamar P. Fisher, District: 4	Legal Description: 19-48-43 W 200 OF S1/2 OF NE1/4 OF SW1/4 OF SW1/4 LYING W OF ST RD LESS S 170
Folio(s): 484319000240	
Site Size: 30,927.6 SQFT	
City Zoning: GENERAL BUSINESS	



PROPERTY EXCHANGE AREA CALCULATIONS:	
AREA TO BE CONVEYED TO BROWARD COUNTY:	2,637 S.F.
OVERALL AREA TO BE CONVEYED TO THE CITY:	3,936 S.F.
MINUS UNUSABLE AREA FOR 15' INGRESS & EGRESS EASEMENT:	<u>-1,299 S.F.</u>
AREA TO BE CONVEYED TO THE CITY:	2,637 S.F.

POMPANO FORD LINCOLN AREA CALCULATIONS:		
OVERALL DRIVE/LANDSCAPE AREA:	±9,100 S.F.	(0.209 AC) 29%
AREA TO BE CONVEYED TO BROWARD COUNTY:	2,627 S.F.	(0.061 AC) 9%
OPEN AREA TO REMAIN:	<u>±19,370 S.F.</u>	<u>(0.445 AC) 62%</u>
TOTAL SITE AREA:	31,107 S.F.	(0.714 AC) 100%

DATE	REVISION	BY

DATE: 07.02.2020
SCALE: N.T.S.
DRAWN BY: HRC
CHECKED BY: _____
APPROVED BY: TC

ENGINEER: JOHN SFRIGIOLLOS, P.E.
FLORIDA REGISTRATION # 59484



SITE PLAN EXHIBIT
CITY OF POMPANO BEACH
1201 N.E. 5TH AVE.
POMPANO BEACH, FL. 33060

SHEET 1 OF 1
PROJECT NUMBER