

Memorandum

DATE: July 21, 2026

TO: CRA Board of Commissioners

FROM: Kimberly Vazquez, Redevelopment Manager III

THRU: Gregory P. Harrison, Executive Director
Nguyen Tran, Director

RE: Façade and Business Site Improvement Program Grant Application –
SL 1241 -1251 N Dixie, LLC

CRA BOARD OF COMMISSIONERS

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Background:

In November 2010, the CRA Board formally adopted the Façade and Business Site Improvement Program for the Pompano Beach Northwest CRA district. The plan identified implementation priorities as an important component of the redevelopment strategy. As additional inducement for improvement of the visual appearance of existing structures, the CRA created incentive programs specifically crafted to address investment obstacles within the CRA district.

The CRA received an incentive program application from SL 1241-1251 N Dixie, LLC for the Façade & Business Site Improvement Program (Program) offered through the CRA for the property located at 1241-1251 N Dixie Highway, Pompano Beach, FL 33060. The Program is available for exterior aesthetic building improvements including signage, parking, painting, awnings, etc. for existing buildings with restaurant, retail or commercial use.

The proposed Façade and Business Site Improvement Grant application includes exterior enhancements, including building painting, installation of impact-resistant windows and doors, new signage, upgraded lighting, construction of a dumpster enclosure, parking lot improvements, landscaping, and irrigation. The total estimated project cost is \$313,110.75. Based on the scope of work and the multiple tenant bays on the property, the applicant is eligible for the maximum grant award of \$200,000 under the Façade and Business Site Improvement Program.

The property was acquired by the current owner in April 2026 and has a history of longstanding parking deficiencies and ongoing code compliance issues. As part of the proposed project, the owner has advised staff that they are actively pursuing the eviction of tenants responsible for many of the existing onsite violations and operational issues. If approved, staff will continue to monitor the property's compliance as these corrective actions are implemented.

Recommendation:

Although staff supports the proposed improvements to the property, staff recommended deferral of the application until the existing site deficiencies be corrected prior to consideration of the application by the Northwest CRA Advisory Committee and CRA Board (Exhibit A).

At its July 7, 2026 meeting, the Northwest CRA Advisory Committee provided the property owners with an opportunity to present their proposed project and discuss the existing site conditions. Following the presentation, the Advisory Committee recommended approval of the application and forwarding the project to the CRA Board for consideration, contingent upon the property owner continuing efforts to bring the property into compliance with all applicable City codes while completing the proposed improvements.

The Advisory Committee further recommended that grant reimbursement be withheld until the project is completed and the property has been brought into full compliance with all applicable City codes, CRA program requirements, and all required permits have received final approval.