



Memorandum

DATE: October 21, 2025
TO: CRA Board of Commissioners
FROM: Evan Camejo, Redevelopment Project Coordinator
THRU: Gregory P. Harrison, Executive Director
Nguyen Tran, Director
RE: Strategic Investment Program Grant Application – Jellyfishes Inc
(d/b/a/ The Jellyfish Museum) – 199 N Ocean Blvd.

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Background:

In September 2009, the CRA Board formally adopted the Strategic Finance Plan for the Pompano Beach East 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 Yana and Oleksandr Yanovskyi of Jellyfishes Inc, Owners/Operators of The Jellyfish Museum for the Strategic Investment Program (Program) offered through the CRA for the property located at 199 N Ocean Blvd. The Program is available for site, building and tenant improvements for existing commercial buildings for restaurant or retail type uses.

The improvements proposed under the Strategic Investment Program application will transform the space into The Jellyfish Museum, a unique cultural attraction featuring live jellyfish displayed in custom aquariums. The museum will serve as both an educational and entertainment facility offering interactive exhibits, scientific demonstrations, and community programs highlighting marine life and ocean conservation. The interior buildout improvements eligible under this program include acoustical ceiling tile installation, electrical, plumbing, structural, reinforcement of walls, painting, wood baseboards, flooring, HVAC and construction of break room and second floor offices, etc. The total estimated cost of this project is \$1,398,460.07, of which \$692,460 is considered eligible for the interior improvements under this program. Based on the formula, the applicant qualifies for \$100,547.00 in reimbursement cost.

The East CRA Advisory Committee recommended by unanimous vote of the application for the Façade and Strategic Investment Program Grant application by Jellyfishes Inc in the amount of \$100,547.00 for improvements to 199 N Ocean Boulevard.

Recommendation:

Staff recommends approval of Jellyfishes Inc application under the reimbursable grant Program in an amount not to exceed \$100,547.00 for the interior improvements proposed for 199 N Ocean Blvd.

<i>Name of Program</i>	<i>Total Project Cost of Improvements</i>	<i>Program Contribution</i>	<i>Private Contribution</i>
SIP	692,460	\$100,547	\$591,913