

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**NORTHWEST CRA ADVISORY COMMITTEE  
Monday, March 2, 2025  
E. Pat Larkins Community Center - 6:00 p.m.**

**MOTION COVER SHEET OF MINUTES**

**Motion made by Phyllis Smith to approve the minutes of the NWCRA Advisory Committee Meeting of December 1, 2025. Seconded by Jay Ghanem. Motion was approved unanimously by voice vote. (Whitney Rawls and Keriann Worley Absent).**

**Motion made by John Berger to strike agenda item G. 1 - Conveyance of three ( 3) CRA lots on NW 18TH Avenue to the City of Pompano Beach for Affordable Housing. Motion was approved unanimously by voice vote (Whitney Rawls and Keriann Worley– Absent.)**

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**NORTHWEST CRA ADVISORY COMMITTEE  
MEETING MINUTES**

**Monday, March 2, 2026**

**E. Pat Larkins Community Center - 6:00 p.m.**

**A. CALL TO ORDER**

**Velma Grant** called the meeting of the Northwest CRA Advisory Committee to order at 6:06 pm.

**B. ROLL CAL**

**ABSENT**

Whitney Rawls- Chair  
Keriann Worley

Velma Grant- Vice -Chair  
Jay Ghanem  
Shelton Pooler -Late 6:17 p.m.  
Phyllis Smith  
John Berger  
Danielle Elzahr

**C. ADDITIONS/DELETIONS/REORDERING**

None.

**D. APPROVAL OF MINUTES**

1. December 1, 2025

**Motion made by Phyllis Smith to approve the minutes of the NWCRA Advisory Committee Meeting of December 1, 2025. Seconded by Jay Ghanem. Motion was approved unanimously by voice vote. (Whitney Rawls and Keriann Worley Absent).**

**E. AUDIENCE TO BE HEARD**

**Jocelyn Jackson** thanked the NWCRA Advisory Committee for reconsideration of the Parrish and Associates proposal that will bring additional home ownership opportunities to the area. Ms. Jackson praised the committee members for supporting local mom-and-pop contractors and not relying solely on large developers.

**Jay Ghanem** asked Ms. Jackson to share a list of local small contractors to be considered in future actions. She agreed to provide a list and will share it through CRA staff to distribute to all committee members.

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**F. OLD BUSINESS**

None.

**G. NEW BUSINESS**

1. Conveyance of three (3) CRA lots on NW 18<sup>TH</sup> Avenue to City of Pompano Beach for Affordable Housing

**Cassandra LeMasurier** gave a presentation regarding (3) CRA owned lots located at 801 NW 18<sup>th</sup> Avenue, 801 NW 18<sup>th</sup> Ave (rear,) and 785 NW 18<sup>th</sup> Ave, zoned RM-12 and provided a background information on how the CRA obtained the lots and the purpose of conveying the lots is to facilitate additional single-family, affordable housing. Originally, staff's recommendation was to convey the lots to the City of Pompano Beach, Office of Housing and Improvement (OHUI) to be developed as affordable housing. This required a 30-day notice inviting developers or persons of interest to undertake development. As a result of January 30, 2026 advertisement, three (3) proposals were received by the CRA. After a preliminary review, all applications are requesting land donation for future single-family developments. **Nguyen Tran** indicated two proposals were received over the weekend and one this morning. As such, no review was possible.

**Cassandra LeMasurier** recommended to table or strike the agenda item and allow staff the opportunity to vet the proposals and prepare a new agenda item for the next committee meeting. Discussion ensued by the Committee regarding tabling the item for a future meeting or striking the item from the agenda.

**Motion made by John Berger to strike agenda item G. 1 - Conveance of three ( 3) CRA lots on NW 18<sup>TH</sup> Avenue to the City of Pompano Beach for Affordable Housing. Motion was approved unanimously by voice vote (Whitney Rawls and Keriann Worley–Absent.)**

**H. DIRECTOR/STAFF REPORT**

**Nguyen Tran - No report**

**Kimberly Vazquez – No report**

**Cassandra LeMasurier – No report**

**I. KEY PROJECTS**

1. G.O. Bond Updates

**Nguyen Tran** reported Whiting-Turner (WT), the City's contractor has substantially completed most of the work known as Segment #2 except for areas within FEC ROW, the improvements at the main intersection of Atlantic Blvd & Dixie Highway, final  
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paving/stripping and miscellaneous finishes. This remaining scope of work is expected to be completed by end of summer 2026. Dixie Highway – Segment#3 construction activities started in March 2025 when crews mobilized to begin selective demolition work. Segment#3 limits of work start at NE 10th Street and ends on Copans Road. Construction of the segment is now completed months ahead of the December 2026 original scheduled date. Currently, the contractor is waiting to apply the green paving marking for the protective bicycle lane before conducting a final walk-thru and close-out procedures with City staff. Finally, the project has been selected by Broward MAP as one of two models to showcase their multi-modal mobility masterplan which promotes low stress transportation network (non-motorized) for all ages. Depending on available future funding, the County may assist with additional improvements on and around Dixie Highway north of Copans Road.

**Jay Ghanem** voiced a safety concern regarding the concrete separator at Dixie Highway near Copans Road and asked for a crash report. **Nguyen Tran** said he will address the concern with the project manager. Mr. Ghanem said he would like to see a report prior to next meeting.

## 2. The Downtown Project

**Nguyen Tran** reported infrastructure and utilities aspects of the project are in predevelopment planning phase. The Public Financing and CRA Infrastructure Bond did not pass. HOK is working on Design Development drawings for City Hall/ Garage. Roca Point issued an RFP for an Architect for the Community Center building. Moreover, environmental remediations and undergrounding utility lines are being addressed, and a temporary fencing would be placed at the northwest corner of Atlantic Blvd/ Dixie Highway to protect monitoring wells in place.

## 3. Grisham Properties

**Nguyen Tran** reported no changes. A re-issuance of a solicitation will be required.

## 4. Sonata

**Nguyen Tran** explained the CRA took over the sublease on November 1, 2025 and CRA entered in a Sublease Agreement with Chamber of Commerce on January 1, 2026. Interior build out activities would be completed by Chamber of Commerce.

## 5. Hunter's Manor

**Nguyen Tran** reported CRA and DR Horton closed on the property October 2023. Homes are under construction.

## 6. 11 NE 1<sup>st</sup> Street - Wash House

**Nguyen Tran** reported there is no update.

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## 7. NW 6<sup>th</sup> Ave Tactical Urbanism Plan

**Nguyen Tran** reported roundabouts were replaced with raised tables and this process is complete. Permanent striping on NW 6<sup>th</sup> Avenue is expected to begin week of 3/2/2026. The roadway connection north of Annie Adderly Gills Park with on street parking bid should be issued within the next 30-45 days.

**Kimberly Vazquez** reported CRA staff is working with Engineering/ Broward County to address concerns for a two way stop signs previously approved, and solicit the approval of a four-way stop signs at NW 6<sup>th</sup> / NW 8<sup>th</sup> intersection due to safety concerns. Additional review was requested from Broward County to reconsider additional placement of stop signs.

## 8. Big Tree BBQ

**Nguyen Tran** reported Big Tree BBQ is working along with their architect. Strategic Investment Program grant approved April 16, 2024. The property disposition and the development agreement construction schedule are extended to June 30, 2026. Reviews are completed and approved, and Big Tree is meeting with financial institution regarding construction loan.

## 9. Shermar's Creative Kitchen LLC d/b/a Big Daddy Conch Restaurant and Grill

**Nguyen Tran** reported facade and business site was approved November 18, 2025. **Kimberly Vazquez** reported the ribbon cutting is delayed due to parking that requires additional site plan revision and review.

**Jay Ghanem** inquired about the medical center located at NW 12<sup>th</sup> and Dixie Highway. **Nguyen Tran** said the ribbon cutting took place and the location is now operational. **Kimberly Vazquez** mentioned the location is seeking specialty doctors. onsite small pharmacy and future wellness space at the location

## J. COMMITTEE MEMBER REPORTS

**Shelton Pooler** – No report

**John Berger**- No report

**Phyllis Smith**- No report

**Jay Ghanem** – Thanked everyone for a good meeting and stressed the importance of identifying if a speaker from audience is a resident, staff or paid consultant for clarity. Mr. Ghanem, said he did not have any intent to disparage compensated consultants; yet his intent was transparency in order to understand perspectives.

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**Sarahca Peterson** from the audience, voiced her opinion regarding question raised about consultants and she concluded that they are an asset to the community. Moreover, she stated it is possible for consultant to be a resident and caring for the community. Ms. Peterson said they have a right to participate in the opportunities and should be viewed as an asset for the community.

**Danielle Elzahr** – Expressed interest in participating in future committees to evaluate proposals for the lots mentioned during the meeting.

**Velma Grant** – Thanked everyone and the committee members for attending the meeting.

**K. NEXT MEETING – Monday, June 1, 2026 – 6:00 p.m. – E. Pat Larkins  
Community Center**

**L. ADJOURNMENT**

There being no other business, the meeting of the Northwest CRA Advisory Committee adjourned at **6:53 p.m.**