

Scott Reale

From: Cassandra LeMasurier
Sent: Monday, May 15, 2023 7:39 PM
To: Scott Reale
Cc: Nguyen Tran; MVonderMeulen@keithteam.com; mikelange.olbel@gmail.com; fdconstructionteam@gmail.com
Subject: PZ 23-11000009 Request for Rehearing Additional Exhibits
Attachments: Exhibit C - BCPA Correspondence RE_ Unification of 4 folios on N Dixie Hwy, Pompano Beach.pdf; Exhibit D - Declaration of Covenants and Restrictions Instr #117768551.pdf; Exhibit E - Reso. 2023-25 1st Amendment FD Construction Consulting Inc.pdf

Scott,

Can the attached exhibits for PZ 23-11000009 Request for Rehearing be uploaded to Legistar and forwarded to the Zoning Board of Appeals?

Exhibit C - August 3, 2022 email exchange between myself and the Broward County Property Appraiser ("BCPA") regarding why the four folios were unified by BCPA without a request by the CRA as the property owner to unify the parcels. It includes the BCPA information from 2021 for the four separate folios which shows the sales history, including the 2002 and 2006 conveyances from the City to the CRA, as well as the BCPA information from August 3, 2022 for the unified parcel which shows the prior sales history was removed and only has the link to the corrective deed to remove the affordable housing restrictions imposed in error, which was recorded December 29, 2021.

Exhibit D – Declaration of Covenants and Restrictions Instrument #117768551 recorded November 30, 2021 which caused BCPA to unify the four folios.

Exhibit E – CRA Resolution 2023-25 First Amendment to the Property Disposition and Development Agreement between the CRA and FD Construction Consulting Inc. extending the construction completion timeline from September 30, 2022 to December 31, 2024. Approved by the CRA Board on April 18, 2023 and executed by the Chairman on April 25, 2023 after the April 20, 2023 ZBA meeting.

This should serve to further support that the sales history of the parcels indicating they were conveyed from the City to the CRA in 2002 and 2006 was not readily available on BCPA as well as the CRA Board's formal approval and execution of the first amendment to the existing Property Disposition and Development Agreement between the CRA and FD Construction Consulting Inc. for the construction of a 10 unit townhouse on the subject property.

Sincerely,
Cassie



Hours of Operation Mon – Thurs 7am to 6pm