

July 1, 2026



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SL 1241-1251 N Dixie, LLC  
Attention: John Forman  
550 N Andrews Avenue, Suite 400  
Fort Lauderdale, FL 33301

Re: Façade and Business Site Improvement Program Application – 1241 -1251 N  
Dixie Hwy

Thank you for submitting a Facade and Business Site Improvement Grant application to the Pompano Beach Community Redevelopment Agency (CRA).

Following staff's review of the application and a site inspection the CRA is unable to recommend approval of the application. While the proposed façade improvements would enhance the appearance of the building, the property is currently not in compliance with the City of Pompano Beach Code of Ordinances.

On June 29, 2026 (Pictures Attached), CRA staff observed several existing site conditions that are inconsistent with the City's parking and property maintenance regulations, including:

- 155.4219 COMMERCIAL: MOTOR VEHICLE USES
  - d. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.
  - e. No operation associated with the use shall occur in a manner that impedes the normal free flow of vehicular or pedestrian traffic on adjacent right-of-ways.
  - f. All vehicles, trucks, and trailers shall be maintained in a condition that they may be moved under their own power at any time except when the vehicle is under repair in garages, body shops, or other buildings.
- 155.5102.C.1.a – Required parking spaces used for storage, dismantling, or servicing of vehicles.
- 155.5102.C.2.a – Parking on gravel, dirt, and landscape areas.
- 155.5102.C.3.a – Obstructed parking layout and circulation.
- 155.5102.F – Reliance on on-street parking.

Because the existing site conditions do not comply with the City's Code of Ordinances staff cannot recommend the expenditure of CRA grant funds at this time.

The CRA encourages you to work with the City's Development Services Department to bring the property into compliance with the applicable City Code. Once the deficiencies have been corrected, you are welcome to submit a new application for consideration.

Sincerely,

Kimberly Vazquez  
Redevelopment Project Manager III

June 29, 2026



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