

Pompano Beach Community Redevelopment Agency

Meeting

Commission Chamber

*100 W. Atlantic Blvd.
Pompano Beach, Florida 33060*



Agenda

Tuesday, November 18, 2025

1:00 PM

***Rex Hardin, Chairperson
Alison Fournier, Vice Chairperson
Audrey Fesik, Commissioner
Beverly Perkins, Commissioner
Rhonda Sigerson-Eaton, Commissioner
Darlene Smith, Commissioner***

***Gregory P. Harrison, Executive Director
Claudia McKenna, CRA Attorney
Kervin Alfred, CRA Secretary***

RULES OF CONDUCT FOR CRA MEETINGS

- The CRA shall recognize all rights granted citizens under the free speech amendments to the U.S. Constitution. The CRA also recognizes the necessity for conducting orderly and efficient meetings in order to complete CRA business in a timely manner.
- Order shall be maintained at each CRA meeting, and the Mayor is empowered to order from the room any citizen who refuses to comply with the rules and regulations outlined in this section.
- CRA meetings shall be conducted in a courteous manner. Citizens and CRA members will be allowed to state their positions in an atmosphere free of slander and threats of violence.
- Sufficient warning may be given by the Mayor at any time during the remarks and, in the event that any individual violates the CRA Rules of Conduct, the Mayor may then cut off comment or debate.
- Persons in the audience will refrain from behavior which will disrupt the public meeting. This includes making loud noises, clapping, shouting, booing, hissing, talking in a private conversation or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- The use of slanderous, obscene or profane language, personally abusive attacks upon any person, physical violence or the threat thereof, or other loud and boisterous behavior which disturbs or otherwise disrupts the orderly conduct of the meeting and a failure to comply with any lawful decision or order of the Mayor or of a majority of the CRA shall constitute a disturbance.
- It shall be unlawful for any individual to disturb or interrupt any meeting of the CRA.
- Any individual who causes a disturbance of the meeting shall be warned by the Mayor or, alternatively, by a majority vote of the CRA that the conduct is interfering with or disturbing the order of the meeting and shall be given the opportunity to cease the conduct constituting an interruption or disturbance.
- If, after sufficient warning, the individual continues to interrupt or disturb the meeting, the individual shall be removed from the meeting by a deputy of the Broward County Sheriff's Office or his authorized agent in attendance at the meeting if so directed by the Mayor.
- Once removed, the individual shall be barred from further audience attendance for the remainder of the meeting.
- Removal of any person on more than one occasion within a six-month period of time shall result in that person being barred from attendance of any meeting of the CRA for a period of six months, and said person shall be advised of same, including all proper warnings for violations including for trespass.
- If after a suspension, the same person returns and engages in disruptive conduct at a meeting requiring removal, that person shall be barred from attending any meeting of the CRA for a period of one year. Individuals who have been barred from meetings as described above may instead communicate with the CRA in writing and through other lawful means.
- If the audience or a part thereof becomes unruly, the Mayor is empowered to either recess or adjourn the meeting.

CALL TO ORDER

*The Honorable Rex Hardin
Chairperson, Presiding*

ROLL CALL

Kervin Alfred, CRA Secretary

PLEDGE OF ALLEGIANCE**APPROVAL OF MINUTES**

[26-96](#) CRA Board Meeting Minutes of September 16, 2025

[26-97](#) CRA Board Meeting Minutes of September 18, 2025

APPROVAL OF AGENDA**A. AUDIENCE TO BE HEARD**

All persons interested in speaking during "Audience To Be Heard" must fill out a request form and turn it in to the CRA Secretary prior to the meeting.

B. REGULAR AGENDA

1. [26-87](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FAÇADE AND BUSINESS SITE IMPROVEMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND SHERMAR'S CREATIVE KITCHEN LLC D/B/A BIG DADDY CONCH RESTAURANT AND GRILL RELATING TO THE PROPERTY LOCATED AT 361 NW 27th AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$50,000.00)

Summary Explanation/Background:

The CRA received an incentive program application from Gail Higgs King, Owner/Operator of Big Daddy Conch Restaurant and Grill for the Façade & Business Site Improvement Program (Program) offered through the CRA for the property located at 361 NW 27th Ave, Pompano Beach, FL 33069. The Program is available for exterior aesthetic building improvements including signage, parking, painting, awnings, etc. for existing commercial buildings with restaurant or retail uses.

The improvements proposed under the Façade and Business Site Improvement

application is for exterior improvements which includes removal of stucco and old building finishes, exterior repair, painting, outdoor seating area, parking improvements, landscaping and lighting. The estimated cost of this project is \$68,000, of which \$50,000 qualifies for reimbursement.

Origin of request for this action: Staff

Fiscal impact and source of funding: 150-1910-539.83-42 Incentive Programs in the amount of \$50,000.00

(Staff Contact: Evan Camejo)

2. [26-89](#)

Consideration of an unsolicited development proposal from FD Construction Consulting, LLC and Solstice Townhomes, LLC to construct a 20-unit townhouse development on CRA owned and privately owned property located on the west side of North Dixie Highway between NW 14th Street and NW 15th Court.

(Fiscal Impact: \$275,000 Revenue from land sale)

Summary Explanation/Background:

CRA staff received an unsolicited proposal from FD Construction Consulting, LLC and Solstice Townhomes, LLC for the construction of Solstice Townhomes Phase II on three (3) vacant CRA lots and one (1) privately owned vacant lot on the west side of N Dixie Highway between NW 14th Street and NW 15th Court. The vacant lots owned by the CRA consist of the following folios: 484235290050, 484235290060 and 484235290100. Both companies are located in Pompano Beach.

Phase II will have 20 townhomes constructed in two phases. Each phase/site will have 10 units in two separate buildings, with a total of four 3-bedroom units with a 2-car garage totaling 2,098 sq. ft. and six 2-bedrooms units with a 1-car garage totaling 1,847 sq. ft. in each building. The required parking for each phase is 21 spaces for residents and 2 guest spaces. The proposed parking is 30 spaces, which includes 10 guest spaces. The proposed sales price for the 2 bedroom 1-car garage units is \$535,000 and \$550,000 for the 3 bedroom 2-car garage units. The estimated total project cost is \$8,400,065. Planning and Zoning staff completed a courtesy review of the proposal. The review memo is included in the agenda backup.

The proposed purchase price for the CRA lots is \$275,000. Two (2) of the lots were conveyed to the CRA by the City in 2002 and the third lot was purchased by the CRA in 2009 for \$116,000. The proposer is under contract to purchase the adjacent privately owned lot for development with the CRA property. As required by Florida Statutes Section 163.380, a 30-day notice was advertised in Sun Sentinel on October 26, 2025, inviting additional proposals from developers or persons interested in undertaking the development of this property.

The Northwest CRA Advisory Committee reviewed the request on November 3, 2025 and recommended the CRA Board accept the unsolicited proposal and authorize staff to negotiate a Property Disposition and Development Agreement with the proposer with a unanimous vote of 5 - 0 (Berger, Smith and Ghanem Absent).

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Cassandra LeMasurier)

C. ADDITIONAL AUDIENCE TO BE HEARD

D. REPORTS

A. EXECUTIVE DIRECTOR

B. CRA ATTORNEY

C. NEXT MEETING DATE – DECEMBER 16, 2025

D. CRA BOARD

[26-98](#)

Monthly Reports

- FPI Security Reports -

October 2025

- Professional Services Expenditures -

No Expenditures for the month of October

E. ADJOURNMENT

NOTICE:

Any person requiring auxiliary aids and services at this meeting may call the CRA Secretary at (954) 786-4611 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771.