

Memorandum



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DATE: May 20, 2025
TO: CRA Board of Commissioners
FROM: Kimberly Vazquez, Redevelopment Project Manager III
THROUGH: Gregory P. Harrison, Executive Director
Nguyen Tran, Director

RE: First (1st) Amendment Property Disposition and Development
Agreement between the Pompano Beach CRA and Big Tree BBQ, Inc.

Background

The CRA received an unsolicited proposal from Kenneth and Janice Bynum, owners of Big Tree BBQ, Inc., for the development of a restaurant and associated site improvements on CRA-owned vacant parcels located on the west side of Powerline Road, between NW 4th Court and NW 5th Street. On March 19, 2024, the CRA Board approved the Property Disposition and Development Agreement through Resolution No. 2024-19, which established a construction completion deadline of April 11, 2025.

CRA staff has since received a request from Big Tree BBQ, Inc. to extend the construction completion deadline to June 30, 2026 and to include the property identified as Folio Number 404233040770 for ingress and egress requirements on the south side of the property. The CRA is required by Section 163.380(3)(a), Florida Statutes, to give thirty (30) days public notice of its intention to dispose of CRA property and to invite proposals and make pertinent information available to all persons who may have an interest in the subject property. Such public notice was provided and no proposals have been received in connection with such notice.

The owners assembled an architectural team which completed the Design Review Committee (DRC) pre-application process with intent to submit a full site plan in the future. Although the owners plan to use personal savings to finance a part of the project, they still need to obtain a construction loan to cover the remaining costs. The architectural team is currently finalizing the estimated construction costs to support the loan application process.

Recommendation

Staff recommends approval of the First (1st) Amendment to the Property Disposition and Development Agreement with Big Tree BBQ, Inc.

