

Pompano Beach Community Redevelopment Agency

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



Agenda - Final

Tuesday, February 18, 2020

5:30 PM

***Rex Hardin, Chairperson
Barry Moss, Vice Chairperson
Andrea McGee, Board Member
Rhonda Eaton, Board Member
Tom McMahon, Board Member
Beverly Perkins, Board Member***

***Gregory P. Harrison, Executive Director
Claudia McKenna, CRA Attorney
Marsha Carmichael, CRA Secretary***

CALL TO ORDER

*The Honorable Rex Hardin
Mayor, Presiding*

ROLL CALL

Marsha Carmichael, CRA Secretary

PLEDGE OF ALLEGIANCE**APPROVAL OF MINUTES**

[20-291](#) CRA Board Meeting Minutes January 23, 2020

APPROVAL OF AGENDA**CONSENT AGENDA DISCUSSION**

The CRA Board may pull items from the Consent Agenda. During Audience To Be Heard, a person may speak on any item on the Consent Agenda, which has not been pulled.

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. CONSENT AGENDA

1. [20-274](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LICENSE AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH FOR THE INSTALLATION OF TWO MOSAIC BENCHES AT THE PATRICIA DAVIS COMMUNITY GARDEN, LOCATED AT 1089 NW 6TH AVENUE, POMPANO BEACH; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The Patricia Davis Community Garden, located at 1089 NW 6th Avenue, Pompano Beach, is owned and operated by the Community Redevelopment Agency. As part of the City's Public Art Program and through its hired artist, Steven Lutz, the City would like to install the two mosaic mural benches depicted in the Design Proposal attached hereto. The License Agreement will subsequently be scheduled for City Commission Approval should the CRA Board Approve this item. CRA Staff recommends Approval.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran)

2. [20-278](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND KENNY DAVIS CONTRACTING, LLC, RELATING TO ONE (1) VACANT INFILL HOUSING PARCEL, LOCATED AT 2010 NW 9TH STREET IN THE NORTHWEST CRA DISTRICT; AFTER NOTICE PURSUANT TO SECTION 163.380(3)(a), FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

On December 21, 2019, the Pompano Beach CRA received an unsolicited proposal from Kenny Davis Contracting, LLC to construct a single family home on a CRA-owned infill housing lot located at 2010 NW 9th street. The proposal, went before the Northwest CRA Advisory Committee on January 6, 2020, and the CRA Board on January 23, 2020, at which point staff was authorized to negotiate a Property Disposition and Development Agreement with Kenny Davis Contracting, LLC. The new home by Kenny Davis Contracting, is a standard concrete block construction (CBS), four (4) bedroom, (2) bathroom and a two (2) car garage home. The home will consist of 1,496 sq. ft. of air conditioned space and be priced to sell to person(s) or families earning up to 120% of Area Median Income (AMI) for Broward County.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran)

3. [20-271](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND LG FAMILY HOMES, INC. RELATING TO ONE (1) VACANT INFILL HOUSING PARCEL IN THE NORTHWEST CRA DISTRICT; AFTER NOTICE PURSUANT TO SECTION 163.380(3)(a), FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

On November 25, 2019, the Pompano Beach CRA received an unsolicited proposal from LG Family Homes, Inc. to construct a single family home on the remaining CRA-owned infill housing lot in the Ortanique neighborhood in the Northwest CRA

district. The proposal, went before the Northwest CRA Advisory Committee on January 6, 2020, and the CRA Board on January 23, 2020, at which point staff was directed to work towards a Property Disposition and Development Agreement for LG Family Homes, Inc. for the parcel.

The home by LG Family Homes Inc., is a standard concrete block construction (CBS), three (3) bedroom, (2) bathroom and a two (2) car garage home. The home will be priced to sell for \$279,000 to a person earning 120% or less of Broward County Median income.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Kimberly Vazquez)

4. [20-279](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) APPROVING AND AUTHORIZING THE TRANSFER OF ONE CRA-OWNED PROPERTY TO THE CITY OF POMPANO BEACH; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The City’s Office of Housing and Urban Improvement (OHUI) requested that the CRA convey ownership of property located at 708 NW 6th Street to the City for the purposes of affordable housing. The City has title to the adjacent lot to the east; however, these lots were originally platted as 35’ wide by 105’ long and are not buildable by today’s standards and will need to be combined. The City recently acquired their lot through Broward County escheated properties where as the CRA was deeded this lot by the City through a Quit Claim Deed in 2004.

The item was considered before the NW CRA Advisory Committee at their regularly scheduled meeting of February 3, 2020 and was recommended for Approval to the CRA Board.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran)

C. REGULAR AGENDA

5. [20-284](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE SUBLEASE AGREEMENT BETWEEN THE CRA AND INNOVATE FOOD GROUP, LLC FOR PROPERTY LOCATED AT 165 NE 1ST AVENUE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

On October 16, 2018, the Board approved a Sublease Agreement with Innovate Food Group, LLC, for the property located at 165 NE 1st Avenue for a southern comfort restaurant concept named Wood & Wire as the anchor tenant to Old Town.

The property requires major renovation for restaurant use including the addition of an enclosed dumpster and outdoor dining area which entails coordination with the planned construction of the “The Backyard” plaza.

The Sublessee is requesting an amendment to the Sublease Agreement with the CRA to extend the fixturing period to coincide with the improvements to the plaza. In addition, the Sublessee has provided a better-defined outdoor seating area required for restaurant operations.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Kimberly Vazquez)

6. [20-276](#)

A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A STRATEGIC INVESTMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND SINLEY INVESTMENTS INC RELATING TO THE PROPERTY LOCATED AT 1 N OCEAN BOULEVARD, UNIT 101; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$36,146)

Summary Explanation/Background:

In September 2009, the CRA Board formally adopted the Strategic Finance Plan for the Pompano Beach East CRA district. The plan identified implementation priorities as an important component of the redevelopment strategy. As additional inducement for improvement of visual appearance of existing structures, the CRA created incentive programs specifically crafted to address the investment obstacles within the CRA district.

The CRA has received an incentive program application from Sinley Investments Inc d/b/s Studio Elements Salon and Spa for the Strategic Investment Program (Program) offered through the CRA for the property located 1 N. Ocean Boulevard, Unit 101. The Program is available for interior and exterior aesthetic improvements and tenant improvements to existing commercial buildings with restaurant or retail uses.

The total estimated cost of the interior renovations is \$258,608. Under this program the applicant qualifies for \$36,146.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$36,146 allocated in 160-1920-539.83-42 - Incentive Programs

(Staff Contact: Kimberly Vazquez)

7. [20-272](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE CRA AND 110 PROPERTY, LLC FOR THE PROPERTY AT 110 S FEDERAL HIGHWAY, POMPANO BEACH IN THE AMOUNT OF \$400,000; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$400,000)

Summary Explanation/Background:

Staff is seeking an Approval from the CRA Board for the purchase of 110 S Federal Highway, further identified as Broward County Property Appraiser (BCPA) folio 4842 36 01 2600 in the amount of \$400,000. The 110 S Federal Highway property is a 1,788 square foot building, with a lot area of 4,510 square feet, zoned Transit Oriented within the East Overlay District (TO/EOD). The property owner has indicated their desire to sell the property to the CRA for the appraised value of \$400,000.00. This property one (1) of five (5) parcels being purchased as an assembly.

Currently the CRA owns five (5) folios totaling a little over an acre on the west side of Federal Highway two blocks south of Atlantic Boulevard. The purchase of the property located at 110 S Federal Highway, along with four (4) additional parcels being presented as companion items on this agenda, would add .8 acres to the CRA's assembled properties in this key redevelopment area.

The McNab House and Botanical Gardens project could benefit in the short term as these parcels can be used for a staging area during construction and overflow parking if needed. The CRA's long term goals involve the development of residential units surrounding McNab Park as stated in the east CRA redevelopment plan. The CRA is aggressively focused on redevelopment activity in this area, which serves as an entrance to the East Village and the redeveloped beach area. Therefore, staff recommends approval of the Contract for Sale and Purchase in the amount of \$400,000.00 between the Pompano Beach CRA and property owner 110 Property, LLC.

The East CRA Advisory Committee reviewed the request on February 6, 2020 and recommended Approval with a vote of 6-0 (Katz and Purkiss Absent).

Origin of request for this action: Staff

Fiscal impact and source of funding: \$400,000.00 ECRA Land Acquisition 160-1920-539.65-09

(Staff Contact: Nguyen Tran)

8. [20-275](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE CRA AND THD PROPERTY, LLC FOR THREE PARCELS ON SE 22ND AVENUE, POMPANO BEACH IN THE AMOUNT OF \$620,000; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$620,000)

Summary Explanation/Background:

Staff is seeking an Approval from the CRA Board for the purchase of three (3) vacant parcels on SE 22nd Avenue, further identified as Broward County Property Appraiser (BCPA) folios 4842 36 01 2510, 4842 36 01 2530 and 4842 36 01 2550 in the amount of \$620,000.

The three (3) vacant parcels total 18,287 square feet in area and are zoned Transit Oriented within the East Overlay District (TO/EOD). The property owner has indicated their desire to sell the properties to the CRA for the appraised value of \$620,000.00. These properties are three (3) of five (5) parcels being purchased as an assembly.

Currently the CRA owns five (5) folios totaling a little over an acre on the west side of Federal Highway two blocks south of Atlantic Boulevard. The purchase of the property located at 23 SE 22nd Avenue, along with four (4) additional parcels being presented as companion items on this agenda, would add .8 acres to the CRA's assembled properties in this key redevelopment area.

The McNab House and Botanical Gardens project could benefit in the short term as these parcels can be used for a staging area during construction and overflow parking if needed. The CRA's long term goals involve the development of residential units surrounding McNab Park as stated in the east CRA redevelopment plan. The CRA is aggressively focused on redevelopment activity in this area, which serves as an entrance to the East Village and the redeveloped beach area. Therefore, staff recommends approval of the Contract for Sale and Purchase in the amount of \$620,000 between the Pompano Beach CRA and property owner THD Property, LLC.

The East CRA Advisory Committee reviewed the request on February 6, 2020 and recommended Approval with a vote of 6-0 (Katz and Purkiss Absent).

Origin of request for this action: Staff

Fiscal impact and source of funding: \$620,000.00 ECRA Land Acquisition
160-1920-539.65-09

(Staff Contact: Nguyen Tran)

9. [20-273](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE CRA AND LBF PROPERTIES, LLC FOR THE PROPERTY AT 23 SE 22 AVENUE, POMPANO BEACH IN THE AMOUNT OF \$625,000; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$625,000)

Summary Explanation/Background:

Staff is seeking an Approval from the CRA Board for the purchase of 23 SE 22nd Avenue further identified as Broward County Property Appraiser (BCPA) folio 4842 36 01 2580 in the amount of \$625,000. The 23 SE 22nd Avenue property is a 3,920 square foot building, with a lot area of 11,804 square feet, zoned Transit Oriented within the East Overlay District (TO/EOD). The building is occupied with a tenant operating CrossFit gym. The tenant will enter into a lease with the CRA. The property owner has indicated their desire to sell the property to the CRA for the appraised value of \$625,000.00. This property one (1) of five (5) parcels being purchased as an assembly.

Currently the CRA owns five (5) folios totaling a little over an acre on the west side of Federal Highway two blocks south of Atlantic Boulevard. The purchase of the property located at 23 SE 22nd Avenue, along with four (4) additional parcels being presented as companion items on this agenda, would add .8 acres to the CRA's assembled properties in this key redevelopment area.

The McNab House and Botanical Gardens project could benefit in the short term as these parcels can be used for a staging area during construction and overflow parking if needed. The CRA's long term goals involve the development of residential units surrounding McNab Park as stated in the east CRA redevelopment plan. The CRA is aggressively focused on redevelopment activity in this area, which serves as an entrance to the East Village and the redeveloped beach area. Therefore, staff recommends approval of the Contract for Sale and Purchase in the amount of \$625,000 between the Pompano Beach CRA and property owner LBF Properties, LLC.

The East CRA Advisory Committee reviewed the request on February 6, 2020 and recommended Approval with a vote of 6-0 (Katz and Purkiss Absent).

Origin of request for this action: Staff

Fiscal impact and source of funding: \$625,000.00 ECRA Land Acquisition

160-1920-539.65-09

(Staff Contact: Nguyen Tran)

10. [20-175](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND G-1 INVESTMENTS, LLC RELATING TO TWO PARCELS LOCATED AT 704 AND 706-708 DR. MARTIN LUTHER KING JR. BOULEVARD, POMPANO BEACH, IN THE AMOUNT OF \$650,000.00; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$650,000.00)

POSTPONED FROM DECEMBER 17, 2019

Summary Explanation/Background:

Staff is seeking Approval from the CRA Board to purchase two properties identified by the Broward County Property Appraiser as 704 Dr. MLK Jr. Blvd. (folio 4842 35 21 0170) and 706-708 Dr. MLK Jr. Blvd. (folio 4842 35 21 0190) in the amount of \$650,000.00. The properties are appraised at \$650,000 and are located on the southwest corner of Dr. Martin Luther King Jr. Boulevard and NW 7th Avenue in Pompano Beach, Florida.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$650,000.00; Account# 150-1910-539.65-09 Property Acquisition (General)

(Staff Contact: Nguyen Tran)

D. REPORTS

A. EXECUTIVE DIRECTOR

B. CRA ATTORNEY

C. NEXT MEETING DATE – March 17, 2020

D. CRA BOARD

[20-289](#)

Monthly Reports for January 2020

- Northwest Advisory Committee
- East Advisory Committee
- Staff Report
- January Financial Summaries
- PSC Security Reports - January

E. ADJOURNMENT

HEARING IMPAIRED

If you require the services of a Sign Interpreter, please notify the CRA 24 hours in advance at (954) 786-7823.

NOTICE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION OF THE CRA AT THIS MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.