



P. O. Drawer 1300
Pompano Beach, FL 33061

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MEMORANDUM

Date: January 23, 2020
To: Pompano Beach CRA
Through: Greg Harrison, CRA Executive Director
From: Nguyen Tran, CRA Director
Subject: Consideration of an Unsolicited Development Proposal – Lot 6, Block 1, of Williams Subdivision

The Pompano Beach CRA received an unsolicited development proposal from Kenny Davis Contracting, LLC (KDC) to construct one single-family home on one vacant lot owned by the Pompano Beach CRA. The vacant lot was recently conveyed (December 4, 2019) to the Pompano Beach CRA by Broward County through the escheated property process. The lot is located on the south side of NW 9th Street, between NW 19 Avenue and NW 21 Avenue within the Old Collier neighborhood (see attached map). The following is a summary of the lot included in this development proposal:

Homebuyer:	Theresa Sams
Property ID:	484234080060
Legal Description:	Lot 6, Block 1, Williams Subdivision
Property Address:	2010 NW 9 Street
Property Assessment:	\$18,300

Mr. Davis has submitted 2 proposals previously to construct four (5) similar affordable single family homes on the north and south sides of NW 8 Street. The construction of 2 homes on the south side of NW 8th Street have been completed and sold and the 3 homes located on the north side of 8th Street have been permitted and are currently under construction.

Mr. Davis is requesting that the CRA owned lot be donated and in return, KDC will construct one, 4-bedroom, 2-bath model containing 1,469 sq. ft. concrete block home with a 2-car garage. As with the previous CRA agreements for single family infill development, a Property Disposition and Development Agreement, a Declaration of Restrictions and Covenants and a Re-conveyance Agreement will be executed as part of the process should this proposal be accepted and recommended for approval.



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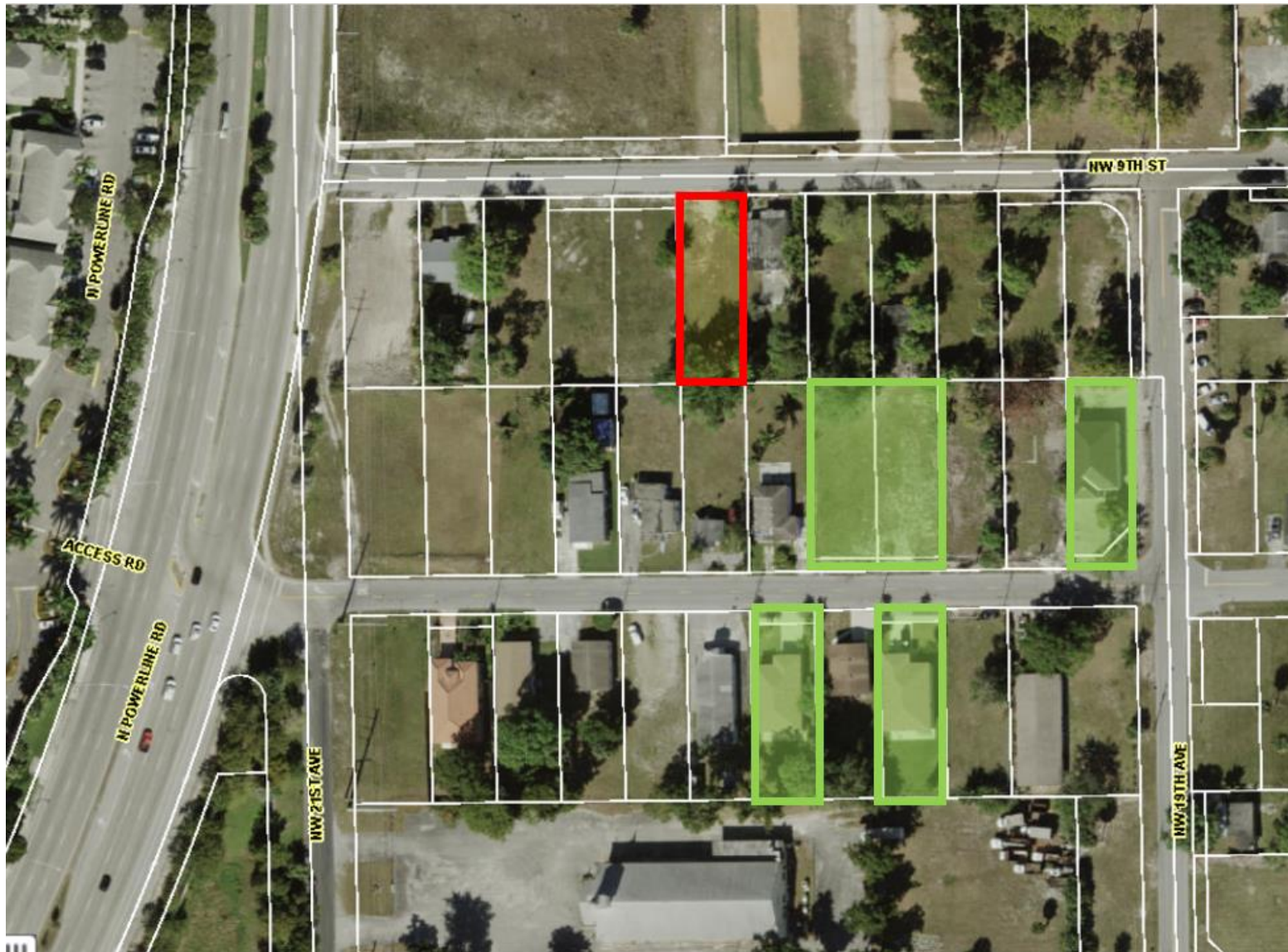
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The vacant lot is appropriate for the proposed single-family home and KDC's construction cost estimate is \$191,000 for the 4-bedroom Symphony model. KDC has the funding to complete the home and a prequalified buyer has been approved for a mortgage for the purchase of this home.


The Northwest CRA Advisory Committee reviewed the development proposal at their regularly scheduled meeting of January 6, 2020 and recommended approval with a vote of 4-0 (Smith and Thomas Absent).


Recommendation:

Staff recommends acceptance of this unsolicited development proposal and authorization to negotiate a Property Disposition and Development Agreement with Kenny Davis Contracting, LLC.



Kenny Davis Contracting Development Proposal

 - Lot Requested

 - Lots Completed or
permitted & under
Construction

Conveyed to CRA: 12/4/19
BCPA Assessed: \$18,300
Restricted: Affordable