



P. O. Drawer 1300  
Pompano Beach, FL 33061

Phone: (954) 786-5535  
Fax: (954) 786-7836

## MEMORANDUM

**DATE:** January 12, 2021

**TO:** Community Redevelopment Agency Board

**FROM:** Nguyen Tran, CRA Director

**THRU:** Greg Harrison, Executive Director

**SUBJECT:** AUTHORIZATION FOR CRA BOARD CHAIR TO SIGN AGREEMENTS  
FOR AMENDMENT(S) OF NOTATION ON PLAT AND AMENDMENTS  
TO NON-VEHICULAR ACCESS LINES TO BROWARD COUNTY

---

At its regular meeting of January 16, 2018, the Pompano Beach Community Redevelopment Agency (CRA) Board approved and authorized the proper officials to execute a development agreement between the CRA and Hadar Homes, LLC relating to five vacant properties located on NW 27<sup>th</sup> Avenue and NW 31 Avenue for the construction of 71 multi-family townhouse type units (aka Sports Park Residences). The Board Approved the First Amendment and Assignment of Development Agreement with Hadar Homes on November 17, 2020 and the Developer is currently going through the Development Review Committee (DRC) process. The CRA owned properties are platted; however, the Plat Note on two of the Plats (S.H. Plat and Horn Plat No. 2) are restricted as follows:

**Restriction S.H. Plat:** 8,000 sq. ft. of Commercial Use. Convenience Stores, restaurants and service stations are not permitted without the approval of the Board of County Commissioners.

**Amendment:** 12 Townhouse Units.

**Restriction Horn Plat No. 2:** 42,500 sq. ft. of Office and Retail Use

**Amendment:** 40 Townhouse Units

The Developer has received City Approval for the Plat Note Amendments and Amendments to the Non-Vehicular Access Lines and requires Broward County approval in order to amend the Plat Notation for the construction of these residential units. Staff Recommends Approval.

---