



Legislation Details (With Text)

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File created: 9/10/2018 **In control:** Community Redevelopment Agency
On agenda: 9/17/2018 **Final action:** 9/17/2018
Title: 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 OASIS OF HOPE COMMUNITY DEVELOPMENT CORPORATION, INC. RELATING TO ONE (1) VACANT INFILL HOUSING PARCEL IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE. (Fiscal Impact: N/A)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Memo, 2. Resolution, 3. Backup - Agreement

Date	Ver.	Action By	Action	Result
9/17/2018	1	Community Redevelopment Agency	ADOPTED	Pass

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 OASIS OF HOPE COMMUNITY DEVELOPMENT CORPORATION, INC. RELATING TO ONE (1) VACANT INFILL HOUSING PARCEL IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE. (Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

Summary Explanation/Background:

On May 16, 2018, the Pompano Beach Community Redevelopment Agency (CRA) received an unsolicited proposal from Oasis of Hope CDC to construct three (3) single family homes on 3 CRA-owned in-fill housing lots located on NW 3rd Street in the Collier City neighborhood at the following Folio IDs: 4842-33-04-1900, 4842-33-04-1910, and 4842-33-04-1990. The proposal seeks to sell the homes to persons or family earning 120% or less of the Broward County median income and has three (3) pre-qualified buyers. The proposal is to build three (3) single-family homes that are approximately 1,650 square feet, containing three (3) bedrooms, two (2) baths, and a one (1) car garage. The homes are to be built using standard cement block construction (CBS). The sales price of the homes will range from \$195,000 to \$235,000. Oasis of Hope CDC completed two infill housing developments with the CRA in the Collier City Neighborhood and those homes have been conveyed to new home owners.

CRA staff recommended acceptance of the unsolicited proposal from Oasis of Hope at the Northwest CRA Advisory Meeting of July 2, 2018. During public comments, Members of King Freddie Lodge were present and voiced opposition to the disposition of two of the westernmost lots as the Lodge was interested in the same lots for future expansion of the Lodge. CRA Staff mentioned that the lots requested by Oasis of Hope CDC has a Future Land Use Map and Zoning Designation of Residential and cannot be used at this time for commercial

expansion by the Lodge unless the Future Land Use Map and Zoning designations were amended from Residential category to Commercial. The Northwest CRA Advisory Committee recommended to accept the unsolicited proposal from Oasis of Hope for the easternmost lot (Folio # 4842-33-04-1990) and tabling the request for the two westernmost lots (Folio #'s 4842-33-04-1900 & 4842-33-04-1910) for 90 days until a complete proposal can be received from King Freddie Lodge.

The development proposal was considered for acceptance before the CRA Board at their last regularly scheduled meeting of July 17, 2018 and was approved. Before the CRA Board for approval is the associated Property Disposition and Development Agreement for one (1) CRA owned lot (Folio # 4842-33-04-1990).

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A