

**POMPANO BEACH**  
**COMMUNITY REDEVELOPMENT AGENCY BOARD**  
**AGENDA**  
**Tuesday, July 17, 2018**  
**CITY COMMISSION CHAMBERS**  
**5:30 P.M.**

**I. CALL TO ORDER**

**II. ROLL CALL**

Lamar Fisher, Chairperson  
Charlotte Burrie, Vice Chair  
Rex Hardin  
Barry Moss  
Beverly Perkins  
Michael Sobel

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES**

- CRA Board Meeting of May 15, 2018

**V. 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.

**VI. APPROVAL OF THE AGENDA**

**VII. 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 Clerk prior to the meeting.

**VIII. CONSENT AGENDA**

1. 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 SYNERGY COMMUNITY DEVELOPMENT CENTER, INC. RELATING TO TWO (2) VACANT INFILL HOUSING PARCELS IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.

#### Summary of Purpose and Why:

On October 23, 2017, the Pompano Beach CRA received an unsolicited proposal from Synergy Community Development Center, Inc. to construct single family homes on seven (7) CRA-owned infill housing lots in the Ortanique neighborhood in the Northwest CRA district. The proposal, along with proposals received from three (3) different developers concerning the same lots contemplated by the Horizon Synergy Community Development Center, Inc.'s proposal, went before the Northwest CRA Advisory Committee on May 7, 2018, and the CRA Board on May 15, 2018, at which point staff was directed to work towards a Property Disposition and Development Agreement for Synergy Community Development Center, Inc. to receive two (2) of the seven (7) parcels.

The two (2) homes by Synergy Community Development Center, Inc. are to be built using structural insulated panels (SIPs), with the homes being three (3) bedrooms, (2) bathrooms and having a two (2) car garage. The homes will be priced to sell around \$275,000, depending upon the amenities chosen by the home buyers.

2. 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 TWO (2) VACANT INFILL HOUSING PARCELS IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.

#### Summary of Purpose and Why:

On March 1, 2018, the Pompano Beach CRA received an unsolicited proposal from LG Family Homes, Inc. to construct single family homes on seven (7) CRA-owned infill housing lots in the Ortanique neighborhood in the Northwest CRA district. The proposal, along with proposals received from three (3) different developers concerning the same lots contemplated by the LG Family Homes, Inc.'s proposal, went before the Northwest CRA Advisory Committee on May 7, 2018, and the CRA Board on May 15, 2018, at which point staff was directed to work towards a Property Disposition and Development Agreement for LG Family Homes, Inc. to receive two (2) of the seven (7) parcels.

The two (2) homes by LG Family Homes, Inc. are to be built using standard concrete block construction (CBS), with the homes being three (3) bedrooms, (2) bathrooms and having a two (2) car garage. The homes will be priced to sell around \$250,000, depending upon the amenities chosen by the home buyers.

3. 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 HORIZON NEW HOMES DEVELOPMENT, LLC RELATING TO TWO (2) VACANT INFILL HOUSING PARCELS IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

On February 23, 2018, the Pompano Beach CRA received an unsolicited proposal from Horizon New Homes Development, LLC to construct single family homes on seven (7) CRA-owned infill housing lots in the Ortanique neighborhood in the Northwest CRA district. The proposal, along with proposals received from three (3) different developers concerning the same lots contemplated by the Horizon New Homes Development, LLC's proposal, went before the Northwest CRA Advisory Committee on May 7, 2018, and the CRA Board on May 15, 2018, at which point staff was directed to work towards a Property Disposition and Development Agreement for Horizon New Homes Development, LLC to receive two (2) of the seven (7) parcels.

The two (2) homes by Horizon New Homes Development, LLC are to be built using standard concrete block construction (CBS), with the homes being three (3) bedrooms, (2) bathrooms and having a two (2) car garage. The homes will be priced to sell around \$269,000, depending upon the amenities chosen by the home buyers.

4. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SATISFACTION OF MORTGAGE PERTAINING TO A DEFERRED PAYMENT LOAN GIVEN BY THE CRA TO ARNOLD LEGER FOR PROPERTY LOCATED AT 229 NW 9TH STREET; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Staff recommends that the CRA Board approve this Satisfaction of Mortgage for the sum of \$15,000.00. The property is located at 229 NW 9th Street and as a requirement of the Deferred Payment Loan, the homeowners must care for, maintain and hold title to the property for at least 10 years. The original Mortgage Deed and Promissory Note for Deferred Payment was executed on January 7, 2003 and the owner has met this obligation.

**IX. REGULAR AGENDA**

5. CONSIDERATION OF A DEVELOPMENT PROPOSAL FROM OASIS OF HOPE CDC TO DEVELOP ONE (1) SINGLE-FAMILY RESIDENCE ON ONE (1) CRA-OWNED IN-FILL HOUSING PARCEL IN THE NORTHWEST CRA DISTRICT.

Summary of Purpose and Why:

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.

At the Northwest CRA Advisory Committee meeting on June 4, 2018, staff requested this item be tabled to verify the availability of the 3 vacant lots requested. After further review, it was determined that the 3 vacant lots requested are available and at the next Northwest CRA Advisory Meeting of July 2, 2018, CRA staff recommended acceptance of the unsolicited proposal from Oasis of Hope. 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. It was mentioned that the proposal from King Freddie Lodge must include typical information requested from developers seeking development opportunities such as a conceptual site plan, floor plan and elevations, cost estimates for improvements, financing commitments and deal terms. Should a complete proposal not be received within 90 days, the CRA Advisory Committee will need to reconsider the unsolicited proposal submitted by Oasis of Hope for these two single family lots.

CRA Staff recommends approval.

6. CONSIDERATION OF A DEVELOPMENT PROPOSAL FROM DANIEL SECU CORP. TO DEVELOP A SINGLE-FAMILY RESIDENCE ON ONE (1) CRA-OWNED IN-FILL HOUSING PARCEL IN THE NORTHWEST CRA DISTRICT.

Summary of Purpose and Why:

On May 23, 2018, the Pompano Beach Community Redevelopment Agency (CRA) received an unsolicited proposal from Daniel Secu Corp (Secu) to construct single family homes on six (6) CRA-owned in-fill housing lots located in the Northwest CRA District.

The proposal seeks to build single-family homes using standard concrete block construction (CBS), containing three bedrooms, two baths, and either a one or two car garage. The homes will be approximately 1,895 SF and sell for \$240,000.00.

After further review of the proposal, it was determined that of the six lots requested, five of them are not available due to existing Property Disposition and Development Agreements (Kenny Davis Contracting and Go Eco Homes).

The proposal was presented before the Northwest CRA Advisory Committee meeting on June 4, 2018, and received unanimous approval to move forward with any available lots from the six requested. Before the CRA Board for consideration is to accept the unsolicited proposal to develop one (1) CRA owned lot and authorization to negotiate a Property Disposition and Development Agreement which will return to the Board at a later date.

7. A RECOMMENDATION TO ACCEPT AN UNSOLICITED PROPOSAL FROM AZUR EQUITIES / HADAR HOMES TO CONSTRUCT 15 TOWNHOMES AND 1,800 SQ. FT. OF COMMERCIAL SPACE ON VACANT CRA OWNED PROPERTIES LOCATED ALONG NW 7TH AVENUE AND DR. MARTIN LUTHER KING JR. BLVD., AND AUTHORIZE NEGOTIATIONS ON A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT.

Summary of Purpose and Why:

The Pompano Beach CRA received an unsolicited proposal from Azur Equities / Hadar Homes to construct a total of 15 Townhomes and 1,800 sq. ft. of commercial space along Dr. Martin Luther King Jr. Boulevard and NW 7th Avenue on vacant CRA owned properties. Developer has 2 additional properties under contract to be aggregated with the CRA owned properties to create a larger land assemblage to accommodate the proposed development. The Townhomes will be approximately 1,450 sq. ft. each under air conditioned space and contain 3 bedrooms, two bath units with a one car garage. This development named Patagonia and the townhomes will be leased for \$1,700/month. Developer has secured \$3,200,000 in funding for the development and has requested the CRA owned lands to be donated. The development is estimated to provide \$50,000 per year in Tax Increment once completed and will assist in the creation of both short term and long term jobs as well as alleviating a blighted corner. The NW CRA Advisory Committee considered the development proposal at its June 4, 2018 meeting and recommended approval with a vote of 6-0.

CRA Staff recommends acceptance of this unsolicited proposal and authorization to negotiate a Property Disposition and Development Agreement which will return to the CRA Board at a later date.

8. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE LICENSE AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH FOR THE USE OF THE COMMERCIAL KITCHEN AT THE E. PAT LARKINS COMMUNITY CENTER, 520 MLK JR. BOULEVARD, POMPANO BEACH, FLORIDA, FOR A CULINARY KITCHEN INCUBATOR PROGRAM; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

On July 28, 2017, the CRA and the City entered into a License Agreement for use of the commercial kitchen at the E. Pat Larkins Community Center for a culinary kitchen incubator program. The License Agreement provides for a one year term and two additional one year renewal terms.

This First Amendment to the License Agreement extends the original agreement for an additional one-year period. The First Amendment will be considered by the City Commission at its July 24 meeting.

Staff recommends Approval.

9. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING SELECTION OF AROUND THE DINNER TABLE LLC AS THE CULINARY KITCHEN INCUBATOR PROGRAM (THE PROGRAM) MANAGER AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SERVICE AGREEMENT BETWEEN THE CRA AND AROUND THE TABLE LLC TO PROVIDE MANAGERIAL SERVICES FOR THE PROGRAM; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

This item is a recommendation for Around The Dinner Table, LLC to plan, program and manage the Culinary Kitchen Incubator Program at the E. Pat Larkins Community Center, 520 MLK Jr. Boulevard, Pompano Beach, Florida, 33060. The objective of the Program is to provide culinary entrepreneurial business workshops mitigating typical challenges such as issues related to facility costs and regulatory compliance procedures, provide assistance with the application for health regulations and licensing. The Program includes providing access to the kitchen space to grow culinary businesses with shared workspace, equipment and business advice. The manager will develop the premises as an income generating commercial kitchen where food trucks and other food service providers can rent to prepare food and offer children culinary programming.

Staff recommends Approval.

10. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING \_\_\_\_\_ GENERAL CONTRACTOR, DEVELOPER, REAL ESTATE PROFESSIONAL, APPRAISER OR RELATED INDUSTRY PROFESSIONAL, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JULY 17, 2020; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Mr. Larry Slappy, Realtor for Re/Max In Motion, Inc., has expressed interest in serving on the NW CRA Advisory Committee under the membership category of "General Contractor, Developer, Real Estate Professional, Appraiser or Related

Industry Professional” who is either a resident or business owner within the City of Pompano Beach.

Mr. Slappy is the only applicant who has applied and meets the qualifications under this membership category therefore his application is being presented to the CRA Board for consideration for appointment to the Northwest CRA Advisory Committee.

Applicant: Larry Slappy – District 4

11. PRESENTATION OF THE CONCEPTUAL DESIGN OF THE POMPANO BEACH COMPLETE STREETS GATEWAY VISION AT ATLANTIC BOULEVARD/DIXIE HIGHWAY

Summary of Purpose and Why:

The consultant will present the final conceptual design for the complete streets initiative for Atlantic Boulevard and Dixie Highway.

12. PRESENTATION OF FINANCING AND IMPLEMENTATION PLANS (FY2019-2022) FOR THE NORTHWEST AND EAST CRA DISTRICTS.

Summary of Purpose and Why:

The CRA must approve its annual budget by September 30, 2018. This item provides an introduction of the draft budget for consideration by the CRA Board. An amended and final budget will be presented to the CRA Board at the September meeting.

**X. REPORTS**

**A. EXECUTIVE DIRECTOR**

- **Status on the Canopy Covering for the Historic Ali Cultural Art Center’s Patio Area**

**B. CRA ATTORNEY**

**C. FINANCIAL SUMMARIES**

- **May**
- **June**

**D. NEXT MEETING DATE – September 18, 2018**

**E. CRA BOARD**

**XI. ADJOURNMENT**