

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**NORTHWEST CRA ADVISORY COMMITTEE
MEETING AGENDA**

Monday, May 4, 2026

E. Pat Larkins Community Center - 6:00 p.m.

- A. CALL TO ORDER**
- B. ROLL CALL**
 - Whitney Rawls – Chairman
 - Velma Grant – Vice Chair
 - Jay Ghanem
 - Shelton Pooler
 - Phyllis Smith
 - John Berger
 - Keriann Worley
 - Danielle Elzahr
- C. ADDITIONS/DELETIONS/REORDERING**
- D. APPROVAL OF MINUTES**
 - 1. March 2, 2026
- E. AUDIENCE TO BE HEARD**
- F. OLD BUSINESS**
- G. NEW BUSINESS**
 - 1. Unsolicited Proposals Received in Response to Advertisement for Conveyance of 3 CRA Lots to City of Pompano Beach - 785 NW 18th Ave., 801 NW 18th Ave. & 801 NW 18th Ave. (rear)
- H. DIRECTOR/STAFF REPORT**
- I. KEY PROJECTS**
 - 1. G.O. Bond Update
 - 2. Downtown Master Developer
 - 3. Grisham Properties
 - 4. Sonata
 - 5. Hunter's Manor
 - 6. 11 NE 1st Street - Wash House
 - 7. NW 6th Ave Tactical Urbanism Plan
 - 8. Big Tree BBQ
 - 9. Big Daddy Conch Restaurant & Grill
- J. COMMITTEE MEMBER REPORTS**
- K. NEXT MEETING – Monday, July 6, 2026 – 6:00 p.m. – E. Pat Larkins**

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L. ADJOURNMENT

**POMPANO BEACH
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**NORTHWEST CRA ADVISORY COMMITTEE
MEETING MINUTES**

Monday, March 2, 2026

E. Pat Larkins Community Center - 6:00 p.m.

A. CALL TO ORDER

Velma Grant called the meeting of the Northwest CRA Advisory Committee to order at **6:06 pm.**

B. ROLL CAL

ABSENT

Whitney Rawls- Chair

Keriann Worley

Velma Grant- Vice -Chair

Jay Ghanem

Shelton Pooler -Late 6:17 p.m.

Phyllis Smith

John Berger

Danielle Elzahr

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

1. December 1, 2025

Motion made by Phyllis Smith to approve the minutes of the NWCRA Advisory Committee Meeting of December 1, 2025. Seconded by Jay Ghanem. Motion was approved unanimously by voice vote. (Whitney Rawls and Keriann Worley Absent).

E. AUDIENCE TO BE HEARD

Jocelyn Jackson thanked the NWCRA Advisory Committee for reconsideration of the Parrish and Associates proposal that will bring additional home ownership opportunities to the area. Ms. Jackson praised the committee members for supporting local mom-and-pop contractors and not relying solely on large developers.

Jay Ghanem asked Ms. Jackson to share a list of local small contractors to be considered in future actions. She agreed to provide a list and will share it through CRA staff to distribute to all committee members.

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F. OLD BUSINESS

None.

G. NEW BUSINESS

1. Conveyance of three (3) CRA lots on NW 18TH Avenue to City of Pompano Beach for Affordable Housing

Cassandra LeMasurier gave a presentation regarding (3) CRA owned lots located at 801 NW 18th Avenue, 801 NW 18th Ave (rear,) and 785 NW 18th Ave, zoned RM-12 and provided a background information on how the CRA obtained the lots and the purpose of conveying the lots would facilitate additional single-family, affordable housing. Originally, staff's recommendation was to convey the lots to the City of Pompano Beach, Office of Housing and Improvement (OHUI) to be developed as affordable housing. This required a 30-day notice inviting developers or persons of interest to undertake development. As a result of January 30, 2026 advertisement, three (3) proposals were received by the CRA. After a preliminary review, all applications are requesting land donation for future single-family developments. **Nguyen Tran** indicated two proposals were received over the weekend and one this morning. As such, no review was possible.

Cassandra LeMasurier recommended to table or strike the agenda item and allow staff the opportunity to vet the proposals and prepare a new agenda item for the next committee meeting. Discussion ensued by the Committee regarding tabling the item for a future meeting or striking the item from the agenda.

Motion made by John Berger to strike agenda item G. 1 - Conveyance of three (3) CRA lots on NW 18TH Avenue to the City of Pompano Beach for Affordable Housing. Seconded by Shelton Pooler. Motion was approved unanimously by voice vote (Whitney Rawls and Keriann Worley– Absent.)

H. DIRECTOR/STAFF REPORT

Nguyen Tran - No report

Kimberly Vazquez – No report

Cassandra LeMasurier – No report

I. KEY PROJECTS

1. G.O. Bond Updates

Nguyen Tran reported Whiting-Turner (WT), the City's contractor has substantially completed most of the work known as Segment #2 except for areas within FEC ROW, the improvements at the main intersection of Atlantic Blvd & Dixie Highway, final
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paving/stripping and miscellaneous finishes. This remaining scope of work is expected to be completed by end of summer 2026. Dixie Highway – Segment#3 construction activities started in March 2025 when crews mobilized to begin selective demolition work. Segment#3 limits of work start at NE 10th Street and ends on Copans Road. Construction of the segment is now completed months ahead of the December 2026 original scheduled date. Currently, the contractor is waiting to apply the green paving marking for the protective bicycle lane before conducting a final walk-thru and close-out procedures with City staff. Finally, the project has been selected by Broward MAP as one of two models to showcase their multi-modal mobility masterplan which promotes low stress transportation network (non-motorized) for all ages. Depending on available future funding, the County may assist with additional improvements on and around Dixie Highway north of Copans Road.

Jay Ghanem voiced a safety concern regarding the concrete separator at Dixie Highway near Copans Road and asked for a crash report. **Nguyen Tran** said he will address the concern with the project manager. Mr. Ghanem said he would like to see a report prior to next meeting.

2. The Downtown Project

Nguyen Tran reported infrastructure and the utilities aspects of the project are in predevelopment planning phase. The Public Financing and CRA Infrastructure Bond did not pass. HOK is working on Design Development drawings for City Hall/ Garage. Roca Point issued an RFP for an Architect for the Community Center building. Moreover, environmental remediations and undergrounding utility lines are being addressed, and a temporary fencing would be placed at the northwest corner of Atlantic Blvd/ Dixie Highway to protect monitoring wells in place.

3. Grisham Properties

Nguyen Tran reported no changes. A re-issuance of a solicitation will be required.

4. Sonata

Nguyen Tran explained the CRA took over the sublease on November 1, 2025 and CRA entered in a Sublease Agreement with Chamber of Commerce on January 1, 2026. Interior build out activities would be completed by Chamber of Commerce.

5. Hunter's Manor

Nguyen Tran reported CRA and DR Horton closed on the property October 2023. Homes are under construction.

6. 11 NE 1st Street - Wash House

Nguyen Tran reported there is no update.

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7. NW 6th Ave Tactical Urbanism Plan

Nguyen Tran reported roundabouts were replaced with raised table and this process is complete. Permanent stripping on NW 6th Avenue is expected to begin week of 3/2/2026. The roadway connection north of Annie Adderly Gills Park with on street parking bid should be issued within the next 30-45 days.

Kimberly Vazquez reported CRA staff is working with Engineering/ Broward County to address concerns for a two way stop signs previously approved, and solicit the approval of a four-way stop signs at NW 6th / NW 8th intersection due to safety concerns. Additional review was requested from Broward County to reconsider additional placement of stop signs.

8. Big Tree BBQ

Nguyen Tran reported Big Tree BBQ is working along with their architect. Strategic Investment Program grant approved April 16, 2024. The property disposition and the development agreement construction schedule are extended to June 30, 2026. Reviews are completed and approved, and Big Tree is meeting with financial institution regarding construction loan.

9. Shermar`s Creative Kitchen LLC d/b/a Big Daddy Conch Restaurant and Grill

Nguyen Tran reported façade and business site was approved November 18, 2025. **Kimberly Vazquez** reported the ribbon cutting is delayed due to parking that requires additional site plan revision and review.

Jay Ghanem inquired about the medical center located at NW 12th and Dixie Highway. **Nguyen Tran** said the ribbon cutting took place and the location is now operational. **Kimberly Vazquez** mentioned the location is seeking specialty doctors, onsite small pharmacy and future wellness space at the location.

J. COMMITTEE MEMBER REPORTS

Shelton Pooler – No report

John Berger- No report

Phyllis Smith- No report

Jay Ghanem – Thanked everyone for a good meeting and stressed the importance of identifying if a speaker from audience is a resident, staff or paid consultant for clarity. Mr. Ghanem, said he did not have any intent to disparage compensated consultants; yet his intent was transparency in order to understand perspectives.

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Sarahca Peterson from the audience, voiced her opinion regarding question raised about consultants and she concluded that they are an asset to the community. Moreover, she stated it is possible for consultant to be a resident and caring for the community. Ms. Peterson said they have a right to participate in the opportunities and should be viewed as an asset for the community.

Danielle Elzahr – Expressed interest in participating in future committees to evaluate proposals for the lots mentioned during the meeting.

Velma Grant – Thanked everyone and the committee members for attending the meeting.

**K. NEXT MEETING – Monday, ~~June 1~~ May 4, 2026 – 6:00 p.m. – E. Pat Larkins
Community Center**

L. ADJOURNMENT

There being no other business, the meeting of the Northwest CRA Advisory Committee adjourned at **6:53 p.m.**



DATE: April 27, 2026
TO: Northwest CRA Advisory Committee
FROM: Cassandra LeMasurier, Real Property Manager *CL*
THROUGH: Nguyen Tran, CRA Director
RE: Unsolicited Proposals Received in Response to Advertisement for Conveyance of 3 CRA Lots to City of Pompano Beach
785 NW 18th Ave. 801 NW 18th Ave. & 801 NW 18th Ave. (rear)

CRA BOARD OF COMMISSIONERS

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Staff is seeking a recommendation of Approval from the Northwest CRA Advisory Committee for the conveyance of one (1) CRA owned lot to the City of Pompano Beach to be developed as affordable housing and acceptance of an unsolicited proposal submitted by Parrish & Associates, LLC to construct a single-family home for an income restricted buyer on the remaining two (2) CRA parcels.

The City's Office of Housing and Urban Improvement (OHUI) requested the CRA convey ownership of the CRA's property located at 801 NW 18th Ave. (folio [484234040580](#)) & 801 NW 18th Ave. (rear) (folio [484234040590](#)) and 785 NW 18th Ave. (folio [84234040601](#)) to the City for the construction of affordable housing. One of the lots is a replacement lot for 1860 NW 8th Street that was conveyed to the CRA March 2023, instead of to the City, as a result of the City's foreclosure case for municipal liens of approximately \$3.7 million. The CRA conveyed the parcel to DR Horton for use as drainage for the new Hunter's Manor subdivision October 2023. In 2025 OHUI constructed and sold four (4) single-family homes for income restricted buyers directly north of the CRA lots and has no remaining vacant lots to build new homes on for income restricted buyers.

Although Florida Statutes do not require intergovernmental transfer be advertised, in order to be transparent, a 30-day notice was advertised in the Sun Sentinel on January 30, 2026, inviting additional proposals from developers or persons interested in undertaking the development of the property as affordable housing. Three (3) unsolicited proposals were received in response to the notice.

Unsolicited Proposals Information

Birdsong Management, LLC formed 6/15/2018 and reinstated on Sunbiz 9/9/2020, located at 1701 NW 1st Place, Miami, FL 33127, submitted a proposal requesting donation of one buildable lot to construct a 4-bedroom, 2.5-bathroom, 1 car garage home with 1,700 sq. ft. under air for a proposed sales price of \$485,000 (\$285 per sq. ft.). The sole Managing Member of the company is Chauncy Lockette, who is not a licensed contractor. The proposal did not include any prior experience, description of financial capability, evidence of funding, financing plan, references, site plan, floor plan or renderings. Mr. Lockette offered three options for the deal structure. Option 1 was for Reconveyance of the property if construction was not completed in 12 months; option 2 was shared appreciation for 25% of excess proceeds if home sells for more than \$485,000; or option 3 being a requirement that home must be sold at or below \$500,000 with no reconveyance if construction was not completed in 12 months.

Parrish & Associates, LLC located at 130 SW 2nd Terrace, Deerfield Beach, FL 33441, submitted a proposal requesting donation of two buildable lots to construct a 3-bedroom, 2-bathroom, 1 car garage home with 1,754 sq. ft. under air for a proposed sales price of \$475,000 (\$270 per sq. ft.) for their prequalified buyer. A mortgage pre-approval letter for \$475,000 from Legacy Mortgage Lending Corp. dated 2/5/2026 for the proposed home owner was included in the proposal. Joshua Parrish-Willis is a licensed contractor and real estate sales associate.

Parrish's proposal included a list of six homes completed by the Developer (two in Pompano Beach), pictures of three single-family homes completed in the past 5 years and a video of home at 1740 NW 7th Street in Ortanique built by the Developer. Evidence of funding was provided in the form of a letter from LL Capital LLC dated 2/26/2026 confirming the Developer has credit available up to \$380,000 per home. A pro-forma was included with per sq. ft. costs, expenditure schedules and estimated construction costs for all major categories. A site plan, floor plan with dimensions and elevations was included. Four references were provided for single-family homes built by Parrish & Associates, LLC. The anticipated timeline for completion of the homes is 8 – 11 months.

ViaHope, Inc. formed as a Florida not for profit corporation on 1/17/2025, located at 3509 NW 32nd Street, Lauderdale Lakes, FL 33309, submitted a proposal requesting donation of two buildable lots to construct a 3-bedroom, 2-bathroom, 1 car garage home with 1,725 sq. ft. under air for a proposed sales price of \$465,300 (\$270 per sq. ft.). None of the officers of the company are licensed contractors, instead they collaborate with contractors to provide workforce exposure for young adults interested in careers in the housing and construction industries and encourage participation from minority and women-owned subcontractors.

ViaHope provided estimated construction costs for all major categories. Proof of funds and a lender commitment were not included in the proposal, however, they noted both were available upon request. A detailed proforma showing the source of funds was not provided. The proposal indicated the financing plan would be developer equity and a construction loan. A floor plan with dimensions was provided, however, a site plan was not included. The rendering included in the proposal does not match the floor plan provided and shows a living room next to the front door where a bedroom is shown on the floor plan. The proposal included the names of three general contractor collaborations, but no contact information or detail on the projects was included in the proposal. The Anticipated timeline for completion of the homes is 12 – 14 months.

Property Information

Broward County conveyed the landlocked 801 NW 18th Avenue (rear) parcel to the City March 2004, and the City conveyed the parcel to the CRA September 2004. The CRA closed on the purchase of 801 NW 18th Avenue, which fronts NW 18th Avenue, January 29, 2025 for a contracted price of \$100,000. Both lots are zoned RM-12 and unbuildable unless unified. When unified the two lots create an 8,011 sq ft. buildable lot. The CRA purchased 785 NW 18th Avenue in 2006 for \$109,500. The lot is 6,419 sq. ft. with RM-12 zoning.

The BCPA information and aerials for the properties, summary of proposals received and a comparison of the homes, construction costs, sales prices and profit have been included as backup.

Staff recommends conveyance of 785 NW 18th Avenue to the City to be developed as affordable single-family home and acceptance of an unsolicited proposal from Parrish and Associates, LLC for the front and rear lots at 801 NW 18th Avenue to be unified as one buildable site to be developed as affordable housing for their prequalified buyer.

Map of CRA Property



CRA Property Information

# ON MAP	FOLIO	NAVILINE ADDRESS	LOT SIZE	ZONED	PURCHASE PRICE	PURCHASE DATE	2026 BCPA MARKET VALUE
1	484234040580	801 NW 18 AV	4,011	RM-12	\$100,000	1/29/2025	\$76,210
2	484234040590	801 NW 18 AV (REAR)	4,011	RM-12	\$0	9/14/2004	\$56,150
3	484234040601	785 NW 18 AV	6,419	RM-12	\$109,500	9/20/2006	\$89,870