

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

NORTHWEST CRA ADVISORY COMMITTEE MEETING MINUTES

**Monday, November 3, 2025
E. Pat Larkins Community Center - 6:00 p.m.**

A. CALL TO ORDER

Whitney Rawls called the meeting of the Northwest CRA Advisory Committee to order at 6:01 pm.

B. ROLL CAL

Whitney Rawls - Chair
Shelton Pooler
Velma Grant
Keriann Worley
Danielle Elzahr

ABSENT

Jay Ghanem
Phyllis Smith
John Berger

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

1. September 9, 2025

Motion made by Velma Grant to approve the minutes of the NWCRA Advisory Committee Meeting of September 9, 2025. Seconded by Shelton Pooler. Motion was approved unanimously. (Jay Ghanem, Phyllis Smith, John Berger Absent).

2. October 6, 2025

Motion made by Velma Grant to approve the minutes of the NWCRA Advisory Committee Meeting of September 9, 2025. Seconded by Keriann Worley. Motion was approved unanimously. (Jay Ghanem, Phyllis Smith, John Berger Absent).

E. AUDIENCE TO BE HEARD

None.

F. NEW BUSINESS

1. Appointment of Chair and Vice Chair

Shelton Pooler nominated Whitney Rawls for Chair. **Keriann Worley** seconded the nomination.

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The nomination of Whitney Rawls as Chair was approved unanimously by on voice vote (Jay Ghanem, Phyllis Smith, John Berger absent).

Shelton Pooler nominated Velma Grant for Vice Chair. **Keriann Worley** seconded the nomination.

The nomination of Velma Grant as Vice Chair was approved unanimously by on voice vote (Jay Ghanem, Phyllis Smith, John Berger absent).

2. Façade and Business Site Improvement Program Application - Shermar's Creative Kitchen, LLC d/b/a Big Daddy Conch Restaurant & Grill

Evan Camejo presented the Façade and Business Site Improvement Program grant application for Shermar's Creative Kitchen, LLC d/b/a Big Daddy Conch Restaurant & Grill located at 361 NW 27th Avenue in Collier City. The project scope is for exterior improvements which include installation of security camera, brick pavers, landscaping, additional parking, perimeter fencing, the addition of parapet, signage, patio dining area, exterior restrooms and storage. The total eligible cost under this application is \$68,000 which qualifies for the maximum program contribution of \$50,000. The applicant's goal is to be completed by January 2026.

Shermar Higgs, owner of Big Daddy Conch Restaurant thanked the Committee for reviewing the application and their support. He said once they are established he looks forward to giving back to the community and is excited to be a part of the revitalization efforts taking place in the City.

Gayle King spoke in favor of the project and said she is pleased with the redevelopment taking place in Collier City.

Discussion ensued by the Committee members who were pleased with the improvements to interior as well as the exterior of the building and look forward to the grand opening date.

Motion made by Velma Grant to approve the Façade and Business Improvement Program Application for Shermar's Creative Kitchen, LLC d/b/a Big Daddy Conch Restaurant & Grill for the property located 361 NW 27th Avenue. Seconded by Shelton Pooler. Motion was approved unanimously. (Jay Ghanem, Phyllis Smith, John Berger Absent).

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3. Unsolicited Proposal – Solstice Townhomes Phase II – Dixie Highway between NW 15th Court/NW 14th Street

Cassandra LeMasurier explained the CRA received an unsolicited proposal from FD Construction Consulting, LLC and Solstice Townhomes LLC, for the construction of Solstice Townhomes Phase II on three (3) vacant CRA lots and one (1) privately owned vacant lot on the west side of N Dixie Highway between NW 14th Street and NW 15th Court. Phase II will be developed in 2 separate phases and is a continuation of Phase I, which is under construction on the west side of Dixie on the CRA lots. In the two phases, there's an A portion and a B portion which will consist of ten (10) units on east portion for a total of twenty (20) units. They are proposing a purchase price for the CRA lots of \$275,000 and they are under contract for an adjacent, privately owned property. Two (2) of the CRA lots came over from the city at no cost. The third lot the CRA purchased in 2009 for \$116,000. All the lots have been vacant since that time. The total project cost is anticipated to be \$8.4 million. Each phase/site will have 10 units in two separate buildings, with a total of four 3-bedroom units that include a 2-car garage totaling 2,098 sq. ft. and six 2-bedrooms units that include a 1-car garage totaling 1,847 sq. ft. The required parking for each phase is 21 spaces for residents and 2 guest spaces. The proposed parking is 30 spaces, which includes 10 guest spaces. The proposed sales price for the 2 bedroom 1-car garage units is \$535,000 and \$550,000 for the 3 bedroom 2-car garage units. As required by Florida Statute, a 30 day notice was published on October 26, 2025 of intent for disposition of property and inviting additional proposals from developers or other firms.

Carlos Gerardo Fernandez, FD Construction thanked the Committee for their consideration on the project.

Mikelange Olbel, explained with the Phase I of the Solstice Townhome project, the developer made a commitment to the community and will continue to grow those partnerships as they develop Phase II of this project.

Saracha Peterson asked if the down payment assistance program the CRA will be adopting of upwards of \$100,000 can be utilized for purchase of these townhomes and if Pompano Beach residents will be considered priority.

Nguyen Tran responded the CRA down payment assistance program will be crafted for those in the workforce median income range who want to move from a rental into home ownership but may not be eligible for the programs offered by OHUI. The CRA program will fill that gap for the higher priced homes as the OHUI home prices cap at around \$400,000 and serve a different median income range.

Mikelange Olbel said they are working with the NW area commissioners on first right of refusal for northwest and Pompano Beach residents who qualify. He explained this is a market and the longer a home stays on the market the more expensive it will become. We want to make sure we meet that expectation and we are committed to the community.

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Keriann Worley asked the timeframe for construction. Mr. Olbel responded they anticipate 26 months for construction.

Shelton Pooler said he is happy to see something being built on the vacant lots but expressed his concerns regarding the prices. He said the CRA program would help to make the homes more affordable.

Discussion ensued between the Committee members and the Developer regarding the sales of the townhomes in Phase I, cost of materials and the challenges faced during construction of Phase I. The comments of the Committee were favorable to the project and they are looking forward to additional homeownership opportunities being brought to the community.

Motion made by Velma Grant to accept and recommend approval of the Unsolicited Proposal from Solstice Townhomes Phase II – Dixie Highway between NW 15th Court/NW 14th Street. Seconded by Keriann Worley. Motion was approved unanimously. (Jay Ghanem, Phyllis Smith, John Berger Absent).

G. DIRECTOR/STAFF REPORT

Kimberly Vazquez provided an update on the NW 6th Avenue project which includes the removal of the roundabouts at NW 6th and NW 8th Streets to be replaced with raised intersections at NW 6th/NW 8th and NW 10th Street. Staff met with the contractor and city staff, the permit for construction has been submitted for and minor comments will need to be addressed. A communications team is distributing door hangers/flyers to residents, businesses, community centers, school and churches, etc. on NW 6th Avenue and surrounding streets to notify of the upcoming construction and detours. A dedicated webpage has been created for additional information and maps. Once a construction schedule is completed, a press release and notification on the CRA social media platforms will go out. Communications will continue as construction continues. The improvements are anticipated to be completed with 180 days once construction begins.

Cassandra LeMasurier said the Subcommittee will be meeting on November 4th to review the Unsolicited Proposals received for 300 NW 27th Avenue and 1901 NW 7th Street. This will be brought back to the Advisory Committee at the next meeting with the Subcommittee's recommendation of the developer(s) for those sites.

I. KEY PROJECTS

1. G.O. Bond Updates

Nguyen Tran reported that Whiting-Turner has substantially completed most of the work in Segment Two, which spans from the south side of NE 2nd Street up to NE 10th Street excluding portions within the FEC right-of-way. Those areas were delayed pending approval of the agreement with FEC, which the City finally secured on October 14, 2025, after

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approximately a year to a year and a half of legal discussions with FEC's attorney.

A second FEC agreement, covering lease areas along Dixie Highway—including bus stops and turn lanes located within the right-of-way—is also being finalized. This agreement relates to Segment Three, where construction began in March 2023. Segment Three extends from NE 10th Street to Copans Road.

Overall, the project is progressing as planned. All median construction has been completed, including concrete curbing, irrigation, backfilling, and landscaping. Reconstruction of bus pads is underway, along with roadway pavement installations. Segment Three is approximately 80% complete and is expected to finish several months ahead of the scheduled December 2026 completion date. In short, the work remains ahead of schedule.

2. The Downtown Project

Nguyen Tran reported that the developer and staff remain in the pre-development phase and are currently evaluating the feasibility of undergrounding the powerlines. A joint City and CRA Commission meeting was held on October 29th; however, the votes were not secured for the financing component. While the project itself is approved and will continue moving forward, the financing approach outlined in the MDA requires both the CRA and the City to fund the infrastructure and civic buildings.

At this time, the City is proceeding with private financing to initiate the project. There will be an opportunity to refinance with public financing at a later date, though it is important to note that private financing typically carries a prepayment penalty if repaid early.

Although the amendments to the MDA were approved, the mechanism to fund those amendments was not. As previously approved as part the NWCRA Budget, staff had planned to issue up to \$75 million in bonds to support the infrastructure, but that vote failed. As a result, the CRA will not be issuing bonds and alternative funding sources must now be identified—potentially including private financing as well. Staff had recommended a CRA bond issuance because it is generally the most cost-effective tool available to CRAs for large-scale project funding.

Discussion ensued by the Committee regarding their disappointment in the Commission voting down the public funding options for the Downtown Project, especially the loss of the funding of \$6.5 million for community benefits.

3. Grisham Properties

Nguyen Tran reported no changes.

4. Sonata

Nguyen Tran explained the CRA took over the sublease on November 1, 2025 and there is a potential tenant looking to occupy the space.

5. Hunter's Manor

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Nguyen Tran said Hunter Manor is under construction of the homes.

6. 11 NE 1st Street - Wash House

Nguyen Tran stated there is interest in the location but nothing has been submitted for review.

7. NW 6th Ave Tactical Urbanism Plan

Nguyen Tran reported on the connecting street from NW 6th Avenue to NW 7th Avenue just north of the park which will have on street parking for Annie Adderly Park. The plans will go before Development Review Committee (DRC) on November 5th.

8. Big Tree BBQ

Nguyen Tran reported Big Tree BBQ completed their initial DRC review and have comments that will need to be addressed and resubmitted. The project is moving forward through the City's process.

J. COMMITTEE MEMBER REPORTS

Shelton Pooler – None

Keriann Worley – None

Danielle Elzahr - commented individuals themselves don't have direct power over commission decisions, they do have collective power through voting and communicating with elected commissioners. She noted the community has consistently shown strong public support for certain initiatives, which makes the commission's recent opposing vote especially disappointing.

Velma Grant – expressed her disappointment in the vote of the Commission

Whitney Rawls - said he hopes the Downtown project will continue to move forward because it's ultimately about meeting the community's needs. He continued the CRA fought for years to bring improvements to the northwest area such as the 731 building and the infrastructure and streetscape improvements along MLK Boulevard, often facing community opposition and these projects are now widely appreciated and used. Mr. Rawls expressed his disappointment the current commission isn't fully supporting the community benefits built into the project.

He said the Charter Review Board is considering changes to extend all commission terms (mayor and commissioners) to four years and establish term limits of 12 consecutive years which could be placed on a future ballot for vote.

**K. NEXT MEETING – Monday, December 1, 2025 – 6:00 p.m. – E. Pat Larkins
Community Center**

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L. ADJOURNMENT

There being no other business, the meeting of the Northwest CRA Advisory Committee adjourned at **7:07 p.m.**