



DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND DEVELOPMENT DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063



SCOTT SToudenMIRE
DEPARTMENT DIRECTOR

November 21, 2022

Mr. Ralph Stone, Director
Broward County Housing Finance and Community Development
110 NE 3rd Street, Suite 300
Ft. Lauderdale, FL 33301

**RE: The City of Coconut Creek- Broward Redevelopment Program (BRP)
Hillsboro Corridor Redevelopment Area Project
Interlocal Agreement (ILA) - Request for Extension**

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Dear Mr. Stone:

It was a pleasure speaking with you earlier this month. As you are aware, the City of Coconut Creek was fortunate to have been awarded Broward Redevelopment Funding for Fiscal Year 2018 for the above referenced project. Specifically, the City was awarded funding for the Hillsboro Corridor Redevelopment Area for two (2) separate components of the overall project. The Public Improvement project for the Hillsboro Corridor Redevelopment Area was funded in the amount of Six Hundred Forty Thousand Dollars (\$640,000) and the Property Acquisition project was funded in the amount of Three Hundred Sixty Thousand Dollars (\$360,000).

Each project was subject to an Interlocal Agreement (ILA) between Broward County and the City of Coconut Creek, establishing the scope, terms/obligations, and reporting requirements. The terms and obligations included milestone dates for each project, which at this time, appear to be unachievable for a variety of reasons. As such, the City would like to request amendments to the respective ILA's establishing realistic and achievable milestone dates. Because each project has different obligations and milestone dates, I have provided separate justifications and amended dates for each project ILA

ILA for Public Improvements for the Hillsboro Corridor Redevelopment Area

The City has made considerable progress on this project and in fact, has completed full design plans for the public improvement and has even received conceptual permit approval from the Florida Department of Transportation (FDOT), as the subject improvement is primarily located within their right of way. The improvement also encroaches into County preserves, which has been coordinated with appropriate County staff from Parks and Recreation. Unfortunately, the necessary agreements to effectuate this encroachment are still being negotiated and at this point, involve legal staff from the City and both the County and the FDOT. We are confident that all issues will be resolved but we are not confident on the timing. Currently, the ILA has a milestone date of three (3) years after the effective date of the ILA (May 19, 2023) to have the project completed and operational. Given the legal documents that need to be agreed upon and approved by governing bodies, additional time is needed. In an abundance of caution, I would like to request that we extend this milestone date out two and half years, given the jurisdictional hurdles we still have in front of us and the uncertainty in the construction industry.

ILA for Land Acquisition for the Hillsboro Corridor Redevelopment Area

Similar to the public improvement project, considerable progress has been achieved on the land acquisition project. In accordance with the ILA, the subject property was conveyed to the new owner, the project received plat and site plan approval and the building permit was submitted for the approved project. For reference, the intended use was a wedding/events venue. On October 21, 2021, the City submitted a request for reimbursement from the County consistent with the terms of the ILA. The City received the reimbursement on January 27, 2022.

At the time, we were not aware of the impacts COVID had on the land owner and their business plans. This was to be their second location for a wedding/events venue. We have now been advised that they are doing all they can to keep their existing facility up and running and do not have the financial means to follow through on their future location. Subsequently, they have put the Coconut Creek property on the market. Currently, the ILA has a milestone date of three (3) years after the conveyance of title to the new owner (July 22, 2024) to provide documentation that the number of new permanent jobs were created. Given the steps that will need to be taken to work with a new property owner, a new use and site plan approval, and building permits, additional time is needed. Once again, in an abundance of caution, I would like to request that we extend this milestone date out three years, given the regulatory processes involved and working with a new land owner altogether.

I am available to discuss this matter at your convenience and will do whatever is necessary to facilitate amended agreements and processing of same. Your consideration of this request is greatly appreciated.

Should you have any questions or concerns, please feel free to contact me at (954) 973-6756.

Sincerely,



SCOTT STOUDENMIRE, AICP, Director
Dept. of Sustainable Development

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