

## Detailed Minutes - Final

### City Commission

*Lamar Fisher, Mayor*  
*Charlotte J. Burrie, Vice Mayor*  
*Rex Hardin, Commissioner*  
*Barry Moss, Commissioner*  
*Beverly Perkins, Commissioner*  
*Michael Sobel, Commissioner*

*Gregory P. Harrison, City Manager*  
*Mark Berman, City Attorney*  
*Asceleta Hammond, City Clerk*

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Tuesday, April 10, 2018

6:00 PM

Commission Chamber

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### City Commission Meeting

#### CALL TO ORDER

The Honorable Lamar Fisher called the meeting to order at 6:00 p.m.

#### ROLL CALL

**Present:** Commissioner Rex Hardin  
Commissioner Barry Moss  
Commissioner Beverly Perkins  
Commissioner Michael Sobel  
Vice Mayor Charlotte Burrie  
Mayor Lamar Fisher

#### INVOCATION

Apostle John L. Mohorn, Word of the Living God Ministries, offered the invocation.

#### PLEDGE OF ALLEGIANCE

Led by Asceleta Hammond, City Clerk.

#### APPROVAL OF MINUTES

[18-320](#) Regular City Commission Meeting Minutes of March 27, 2018

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Minutes be APPROVED. The motion carried unanimously.**

#### APPROVAL OF AGENDA

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Agenda be APPROVED as submitted. The motion carried unanimously.**

**CONSENT AGENDA DISCUSSION**

The Commission 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.

Mayor Fisher announced that items 1, 2 and 4 would be pulled for City Commission discussion.

**A. PROCLAMATIONS**

**[18-304](#) Recognition Day for National Service**

Mayor Lamar Fisher proclaimed April 3, 2018 as Recognition Day for National Service. The proclamation recognizes volunteers that provide service in our city through National Service. Peter Kaldes, CEO and President of the South Florida Institute on Aging received the proclamation.

Peter Kaldes, CEO South Florida Institute on Aging, which was formerly Impact Broward, thanked the City of Pompano Beach, a longtime supporter of their programs. He brought up the volunteers, who included foster grandparents and senior companions, to be recognized with him. He said the South Florida Institute on Aging is a think and act tank that focuses on socio economic issues for people as they age. They are proud of their civic engagement program which they have been honoring all month.

**The Proclamation was READ AND PRESENTED INTO THE RECORD.**

**B. PRESENTATION**

[18-286](#) Presentation of the City of Pompano Beach Comprehensive Annual Financial Report, Single Audit Reports and Management Letter for the fiscal year ended September 30, 2017 and the results of the annual audit by Marcum LLP, Independent Certified Public Accountants.  
(Fiscal Impact: N/A)

**(Staff Contact:** Andrew Jean-Pierre)

Andrew Jean-Pierre, Finance Director, stated that in accordance with Chapter 218.39 of the Florida Statute, the City is required to have an annual financial audit of its accounts and records. He said provided in the agenda backup there is the 2017 Comprehensive Annual Financial Report (CAFR), the single report and the management letter. The audit for fiscal year 2017 was performed by Marcum LLP, Independent Certified Public Accounts and Michael Futterman will formally communicate the results of their audit.

Michael Futterman, Marcum LLP, Independent Certified Public Accountants, One SE 3rd Avenue, Miami, FL 33131, stated that he serves as the audit partner on the audit for the City of Pompano Beach, as well as he is the partner in charge of the firm's governmental services practice for the Southeast Regional Marcum LLP. He then presented the CAFR for fiscal year ended September 30, 2017, a copy of the detailed information is attached as Exhibit 1. He pointed out that in the CAFR the first section is introductory, which contains the Letter of Transmittal and a Certificate of Achievement for Excellence in financial reporting presented by the Government Finance Officers Association (GFOA) of the United States and Canada. The City received this Certificate of Achievement for excellent financial reporting for their fiscal 2016 CAFR and will be submitting the 2017 CAFR to the GFOA for its certificate.

Mr. Futterman indicated that one of the few documents that belong to his company, which starts on page 1 of the CAFR is their auditor's report. The financial statements belong to the City and one of the important documents is the independent audit report listed on pages 1-3. He indicated that the government environment is different from the private sector because in the government environment they are auditing more than just one component, therefore, they issue multiple opinions not just a single one. He noted that the major funds audited are the General Fund, the two CRA districts, the Emergency Management Services district, the Capital Projects fund, Utility fund, and the Parking fund.

Mr. Futterman continued to explain the process of the Management's responsibilities to prepare and make a fair presentation of the financial statements, as well as the auditor's responsibility to perform the audit in accordance with general accepted auditing standards and follow government auditing standards, which is an elevated set of standards over and above general auditing standards. He said on page 2, the opinions paragraph states, "In our opinion, and based on our report and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City, as of September 30, 2017, and the respective changes in financial position and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally

accepted in the United States of America.” Mr. Futterman stated this is known as a “clean opinion” or “unmodified opinion.” He mentioned that the report is very extensive and recommended certain sections to focus on to include the Manager’s Discussion and Analysis on page 4 -18. Mr. Futterman indicated that he is available to answer any questions on any of the major funds mentioned in the report.

Mr. Futterman stated that there is a separate packet called compliance reports, which are additional to the CAFR. He then explained the significance of these reports and the requirement to report in writing material weaknesses, significant deficiencies and major non-compliance. He said there are no matters that need to be reported to the City Commission. He said the second report is about the City being subject to Federal and Florida single audits. He said they tested the Federal single audit programs beyond the required 20% to approximately 45% and for the Florida single audit they tested two major programs and exceeded the minimum required testing of 50% to 62%. Mr. Futterman concluded that there were no material weaknesses, and significant deficiencies, which are required to be reported in writing.

Additionally, Mr. Futterman stated that the remainder of the compliance report lists the schedules, fines and question costs and there are none to be reported. Finally, he said in addition to the previous reports mentioned, there is a required report by the Auditor General, which is the Management Letter in Accordance with the Rules of the Auditor General of the State of Florida, which is referred on pages 12-13. The two things they focused on in this report, are the requirement to perform a financial condition assessment for the City. They were able to compare benchmarks of other cities of similar size with factors such as governmental funds and proprietary funds, as well as taxable assessed value. Some cities compared are Boca Raton, Coral Gables, Coral Springs, Miramar, Sunrise and Weston. There was also an assessment on the last five years to determine a trend analysis. If there are deteriorating financial conditions within the city on an ongoing recurring basis, this would be reported in writing but they did not find any such situation. Also, Mr. Futterman indicated that they are required to report any financial emergencies under Florida Statute, and have no matters to report on the city regarding those violations.

Lastly, Mr. Futterman indicated that there is a separate letter that the City Commission and those charged with governance would have received called the Communications of those Charged with Governance. This summarizes the audit process and discusses the no new accounting pronouncements implemented for fiscal year 2017. Also, it indicates that the accounting policies were consistently applied from year to year. There were other matters addressed in the letter, which he mentioned in details to include estimates, no difficulties dealing with managing and performing the audit, no disagreements with management during the course of the audit and there was no opinion shopping.

Mr. Futterman thanked the City Manager and his Office, Suzette Sibble, Assistant City Manager and Andrew Jean-Piere, Finance Director, and the internal audit function of the city and everyone for their cooperation and conduct during the course of the audit.

Mayor Fisher asked if this is the cleanest audit that could be achieved, which Mr. Futterman replied yes. He complimented the City and its finance staff on their internal controls and accounting systems and wished all their clients were similar.

Comr. Sobel thanked Mr. Futterman and his staff for working with him. He appreciated the detail and time spent on the audit. However, just for clarity, he mentioned a statement, "The City is always responsible for the accuracy, because this is a financial audit as opposed to an operational audit or a forensic audit." The goal is to ensure that the City is complying with the accounting rules and regulations setup.

Mr. Futterman responded that is correct.

Comr. Sobel indicated that he had a few questions regarding some of the details. He said there is a long discussion about the affordable housing situation in Pompano Beach, and on pages 12-13 they went through a long detailed list of every housing project throughout the City. Comr. Sobel indicated that there is a huge project going up on Dixie Highway just north of Atlantic Boulevard, which is the Heritage, but there is no indication of this project listed with the other projects.

Mayor Fisher responded that is Heritage Square, the senior living facilities, which is 116 units at Flagler Avenue and NW 4th Street.

Comr. Sobel asked if there were any other projects that were underway that were not listed.

Mr. Jean-Pierre replied, the list is provided by the Development Services Department. However, he explained that Finance prepared the numbers, explanation, and the narrative, but the section where it mentions all the commercial and industrial projects, that information was prepared by Chris Clemens of Development Services Department. Therefore, any follow-up questions from the Commission can be attended to later.

Comr. Sobel referred to page 11 statement that says, "The parking fund decreased noted as primarily the result of the recognition of depreciation expense and interest expense and the transfer from the parking fund of surplus parking funds to support the general operations." He said he did not understand this statement which sounds contradictory and asked how can a depreciating parking fund that is at a loss by \$1.8 million and \$1 million in actual dollars and come up with \$700,000 of surplus.

Mr. Jean-Pierre explained in detail the budget cycle process in 2016 and said, based on the facts available at that time, a transfer was done from the parking to the general fund to provide a tax break to the taxpayers of the City, which was approved by the City Commission. In 2018, the transfer was not done. Therefore, at this time there is no surplus.

Comr. Sobel indicated that he was referring to page 33 of the actual parking fund itemization, and asked why

\$700,000 was removed from a parking fund that lost \$1.8 million for the year, and the second question is why did we declare \$700,000 to be a surplus when for the fiscal year there was a \$1.8 million loss in the parking fund.

Suzette Sibble, Assistant City Manager, explained that early in 2016, when plans were made for the 2017 budget, surplus funds is not only operating activity but surplus reserves on hand in terms of cash and investments. On September 30, 2017, the fund shows \$1.8 million loss, \$800,000 is depreciation expense, which is a non-cash expense. Also, \$700,000 pertain to the general fund transfer which is not an operating transfer of the parking fund. However, as of 9/30/17 the parking funds still has \$2.6 million in cash and investment reserve funds on hand as well. She indicated that other factors were contemplated at the time. She then went on to congratulate the Beach House restaurant which opened its doors officially on March 26, 2018, and said this particular restaurant is an important anchor to parking revenues in the parking enterprise fund. She reported that parking revenues from the garage from March 21 to April 8 and have seen 100% increase in the garage revenues alone due to the short time frame they were opened. Therefore, Ms. Sibble indicated that they have always projected that the cash flow from operations in the parking fund would take some time to break even, because the City is waiting for those parcels to come aboard. The second parcel to come on line will be the Oceanic, which is scheduled to open in the spring of 2019 and the smaller parcels are expected to come on line.

In sum, Ms. Sibble stated that the transfer from the general fund to the parking fund was based on cash they had on hand at the time. This is at the discretion of the City Commission of an internal transfer, if for some reason there is a need for transfer between funds the commission is in control. Ms. Sibble is requesting that the public as well as the City Commission to allow time to watch the activity, which is looking good so far and staff will be closely monitoring the fund and the activity as well.

Comr. Sobel concluded that in the future, the City Commission should not approve moving money from the parking fund to the operating fund unless there is dire emergency. He then asked for details on the reason why the transfer was made.

Ms. Sibble provided a brief historical background, which involved an inkling to reduce the tax impact to the taxpayers in 2017. Also, when the City Commission created the parking enterprise fund it was contemplated that at some point, with the formation of the parking enterprise fund, which can be amended if the City Commission so desires to perform the transfer of funds to the general fund.

Mayor Fisher indicated that during the time the City Commission decided to utilize the \$700,000 to assist in reducing the tax impact, Comr. Sobel was not in office during the budget workshop. However, at the time the \$700,000 was declared surplus and was able to offset the City's budget impact to the citizens in order to keep the millage as low as possible, consequently it was transferred to assist with balancing the budget.

Comr. Sobel asked on page 15 it states, "The increase of \$6.5 million in the capital outlay budget is primarily due to the appropriation of funds for the purpose of the Elks Club." He asked why was \$6.5 million required for a transfer of the Elks Club versus the approved purchase price by the Commission of \$5.5 million.

Mr. Jean-Pierre responded that when staff prepared the discussion analysis \$6.5 million was use primarily for the Elks Club purchase. He explained that there may be other projects included but the Elks Club is the anchor project for the \$6.5 million.

Mayor Fisher pointed out for clarification purposes that there were no borrowed funds at all from the \$700,000 surplus funds, either from the Certificates of Participation or any other funds.

Ms. Sibble confirmed by responding no.

Mayor Fisher commended the Finance team for doing a great job.

**The Informational Report was ACCEPTED.**

**C. AUDIENCE TO BE HEARD**

Mayor Fisher announced that it was time for "Audience To Be Heard" and offered the following guidelines: Once your name is called, please come forward to the podium in front of the commission, state your name and address for the record. Speakers will be limited to three minutes to speak on any item of concern or interest, including those items pulled from the Consent Agenda. In addition, he asked speakers not to speak on any items on tonight's agenda, as they will have that opportunity to do so when that item comes forward. Lastly, he requested that speakers refrain from any emotional outbursts in either support or non-support of the speaker's comments.

Pursuant to Section 30.07(C)(2)(c) of the City's Code of Ordinances, "Thirty minutes or such time needed to permit ten members of the public to speak, whichever is longer, shall be set aside at the beginning of each City Commission meeting for the "audience to be heard" session. The "audience to be heard" session shall be continued at the end of the Commission meeting in the event that individuals wishing to speak are not reached during the first session". (Effective November 27, 2007)

The following persons were called to speak:

**Donation for Lemonade Workshop** - Jazzmann LeSane, The LeSane Project, Inc., 2051 NW 1st Avenue, Pompano Beach, FL, stated that last December she requested donation from the City Commission for Lemonade, A Workshop Series for Girls of Color. She reported that they have done two such workshops and has one coming up on April 28, 2018 at the Mitchell Moore Recreation Center. She indicated that when she initially requested donation she did not request money from the contingency. Consequently, she distributed a flyer to the City Commission which outlines the budget and she is now requesting a donation of \$982.92 from the contingency fund. She said this will work out to be less than \$20 per girl that is in the program. Also, she confirmed that this is a 501(c) organization.

Mayor Fisher inquired about the time that the City will have its policy in place for non-profits, which has been discussed at the previous budget workshop.

Greg Harrison, City Manager responded that he will have the policy ready for the City Commission for the first meeting in May.

**MOTION:** A motion was made by Comr. Perkins, seconded by Comr. Hardin to donate \$982.92 to the LeSane Project, Inc. for Lemonade Workshop Series from the City Commission Contingency Fund. The motion carried unanimously.

Comr. Hardin asked if the people being served by this event are Pompano Beach residents, to which Ms. LeSane replied yes and stated that majority of the girls attend the Blanche Ely High School, some are from Pompano Beach High and a few are from Pompano Beach Middle School.

**Building homes in Northwest Pompano Beach** - Veronica Thomas/Carl Forbes, 624 NW 3rd Avenue/1000 South Dixie Highway, Pompano Beach, FL. Ms. Thomas stated that there is a program that gives out vacant lots to general contractors who build beautiful homes. However, the homes being built in the northwest section vacant lots are not affordable, the people in that community cannot afford those homes. It brings other people into Pompano Beach, which is nice, however, she desires to see a mixture of homes built not too large and expensive, but rather smaller and perhaps these could be more affordable to individuals such as a single parent or grandmother raising kids and something they could afford instead of something, which is so far out of the price range of approximately \$300,000. In other words, a balance is needed for the community. She indicated that she previously distributed to the City Commission a sketch of a home that Carl Forbes and her had done, which is a small home of a 2/2 and they are trying to design a 3/2 to get in the price range of \$150,000 to \$160,000, which would be a bit more affordable.

Ms. Thomas stated that they do not desire to stop the homes from being built that are larger, because they do bring in people, however, a mixture is needed. Therefore, she is requesting the City Commission to check into this issue to see if when vacant lots are given out in the northwest section to make them affordable for the northwest residents.

Mayor Fisher indicated that he spoke with Ms. Thomas last week about this matter, it was his first time he had this type of request. Normally, in the past, a person purchasing a new house wants a number of features such as a two car garage, tile roof, a concrete driveway and all the wonderful upgrades. Now, this is coming back to a smaller home. While he understands Ms. Thomas' theory, but this is the first time he is hearing this request. However, the housing department can check into this demand.

Ms. Thomas asked how many homes were built in the Hunter's Manor area that were bought by people from the Northwest section.

Mayor Fisher responded he was unaware Hunter's Manor had been developed. He stated that when the developer's come to the City to ask for the lots, especially in the Community Redevelopment Agency (CRA), they already have the buyer in place with their financing, and it is unknown where they are from.



Horacio Danovich, CIP Manager, stated that Kenny Davis is one of the examples of a developer that has been able to assist the CRA by engaging people that are interested in owning a private home and he pre-qualifies those people and build the houses for them. In the Ortanique Estate he has built a few homes. He is unaware how many of these people are from Pompano Beach. However, he will find out and provide it to Ms. Thomas.

Ms. Thomas indicated that she lives in the area and knows that not a lot of the people purchasing the houses are from Pompano Beach. Finally, she reiterated that she is requesting the City Commission to ensure there is a mix of something that can be affordable and not so out of the price range of most of the people in the northwest community, yet still do homes that will bring other people into the City.

Comr. Perkins indicated that Ms. Thomas has a good idea and is sure that there are developers that may want to come in to do the balanced building of homes. She said Ms. Thomas is a proud homeowner and she is looking out for people who can do the same thing. She said there are a number of residents who want to own homes and not apartments. Therefore, developers are encouraged to come in to build homes.

Mayor Fisher indicated that either Mr. Danovich or the City Manager need to get this information to the Housing Department to see what can be done with some of these good ideas.

Ms. Thomas asked that someone email an update on this matter to make her aware of what is being done.

**Traffic Issues on NW 15th Street** - Emma Ellington, 137 NW 15th Street, Pompano Beach, FL, complained about the traffic situation at 137 NW 15th Street. She mentioned that she had come before the City Commission approximately one month ago and she was promised that something would be done and someone would contact her regarding the issue. She reiterated her concerns regarding the speeding traffic on NW 15th Street and the dangers that the residents, especially the elderly, faces on that street every day, as it relates to the trucks and other vehicles that speed through the neighborhood from early in the morning and throughout the day. She said she is afraid for her life.

Mayor Fisher asked Major Hale for an update regarding his meeting with Ms. Ellington.

John Hale, Police Chief, Broward Sheriff's Office (BSO), reported that their traffic unit has taken this up as one of the locations in the city for selective traffic enforcement. There is a process used for traffic calming measures, which include speed humps, round-abouts, and different engineering methods of slowing speed in the area over and above utilizing radars. He stated that they have been doing some speed enforcement in the location, however, emails have been sent out indicating that the roadway is actually county owned. It is not a city-owned roadway, rather it is a county feeder road from the time when Carver Homes was an incorporated Broward County area, which was never changed. Major Hale indicated that they have been working on a joint process with the County's traffic engineering, which has been challenging for his people not being able to take traffic calming measures.

Major Hale apologize for not getting this resolved to date, but they will do their best to step it up but mentioned that they are somewhat at the "mercy of the County" to take engineering steps in the area.

Mayor Fisher directed City Manager Harrison to meet with County Commissioner Bogen to see if the City can collaborate together and whether we can take ownership of the road or whatever steps that can be taken to get traffic calming for the area. Mayor Fisher understands there is a process and perhaps Ms. Ellington could be that central force to at least get the speed calming devices going.

Mayor Fisher wants the City to get there sooner than later and said hopefully, Comr. Bogen can assist in getting some calming devices on this road to deter the speedway. Also, he should try to get some "No thru" truck signs for the area, since this is also a problem for the residents living on NW 15h Street.

Greg Harrison, City Manager stated that it took close to two years for him going back and forth with the County on the railroad crossing.

In the meantime, Major Hale promised to improve on the speeding tickets and enforcement.

Ms. Ellington promised to attend a County meeting to make her presentation. In the meantime, she suggested that a round-about is necessary between NW 3rd Avenue to Dixie Highway, since they are constantly speeding, to include the big trucks.

Comr. Sobel indicated that he has been receiving similar emails regarding the traffic on Riverside Drive and there was discussion of all types of calming mechanisms. He said the BSO was successful in putting up a 30 miles per hour sign that has a solar panel that actually does measure the speed, which has had a positive impact on calming traffic. Perhaps, Major Hale could get the County to agree to get a similar mechanism in this location.

Ms. Ellington complained that the trucks have been coming through the neighborhood lately, which is also compounding the problem for the residents.

Comr. Perkins indicated that approximately two months ago Ms. Ellington had brought the trucks using the street as a cut through to the City Manager's attention, however, no update has been received. Nevertheless, Comr. Perkins indicated that she will work with Comr. Bogen, because he was responsible in getting the railroad track repaired on NW 15th Street as well. She believes working with him they will be able to get things done a bit quicker.

**Criminal Incident on NW 5th Street** - George Dillard, 612 NW 7th Terrace, Pompano Beach, FL, stated that he is saddened because someone close and dear to him has been brutally raped on NW 5th Street and 4th Avenue at gun point. Therefore, he is hoping the Sheriff department do not let this go and that something can be done about this type of activity. He said it is time for a change.

Mayor Fisher expressed on behalf of the Commission their sympathies for the Dillard family.

**Term Limits** - Tom Drum, 2700 NE 8th Street, Pompano Beach, FL, asked each commission member their views on term limits. He suggested allowing the City Commissioners two four year terms for every four years along with the national elections.

Comr. Perkins said she agrees with that suggestion.

Comr. Moss stated that in principle he is against term limits and explained his reasons, which in summary he believes the society has become lazy and do not want to take responsibility for what is going on around them. Nevertheless, in terms of what Mr. Drum is proposing he could agree to as he is not interested to serve that long.

Comr. Hardin stated that he is not in favor of term limits and provided his reasons. He said the voters have the opportunity for term limits every time there is an election.

Mayor Fisher stated that term limits have been discussed before in the past.

Mr. Drum provided his opinion about his support of term limits. He indicated that he has seen several times people like Comr. Sobel “taking a lot of grief from others, not being ready, not being prepared, asking certain questions” which needs to be answered. He opined that people are in power too long.

Mayor Fisher said there is a twofold answer to Mr. Drum’s question. He is aware of Charter amendments that will be brought up for discussion in the near future. One of those items came from the Charter Amendment Advisory board. He has not been in favor of them and provided his reasons. In sum, if the City mirrors the County, which are three four year terms not just two. Therefore, he is unsure whether two four year terms is the answer or not. Moreover, he said when there is a good commissioner or mayor he is not sure to term them out would be effective for the city. In fact, there are a number of cities that do not have term limits. Also, the national representatives do not have term limits. Ultimately the decision for term limits would lie with the voters.

Vice Mayor Burrie indicated that in the event there is a term for four years instead of two years, she would support term limits. She is unsure about two four year terms is the best and is waiting on the Charter Amendment Advisory Board. In addition, Vice Mayor Burrie said she supported term limits several years ago, which she supports but the terms must be reasonable.

Comr. Sobel stated that he supports term limits and two four-year term limits would be the best case scenario, and provided his reasons. He said the Charter Amendment Board is not interested in addressing the term limits, which he had suggested over a year ago. He said he researched other cities and most have term limits, which he thinks is good solid public policy and it is good for the residents.

Mr. Drum stated that by the responses, those watching at home and present at the meeting, that they strongly consider this to watch what the City is doing and especially with the Bond money.

Comr. Hardin recalled that the Charter Amendment Advisory Board did vote on term limits and it was voted down.

**Mayor’s Prayer Breakfast** - Pastor Rich officially announced the Mayor’s Prayer Breakfast Annual Event. He said Ms. Sharon Stone-Walker is the president of the committee and distributed certain paperwork to the City Commission. He invited the dais, the community present and those watching to the annual Mayor’s Prayer Breakfast of Pompano Beach, which will be held on Tuesday, May 8, 2018 at 7:00 a.m. at the Pompano

Beach Cultural Center. He announced the theme and prayer focus to be “Reclaiming God’s City.” In addition to having pastors and faith leaders throughout the city, they will be having a special guest, a former Miami Heat player and a NBA Hall of Famer, Alonzo Mourning will be delivering the key note address.

Pastor Rich indicated that the mission of the Mayor’s Prayer Breakfast is to be a catalyst of unity for the City of Pompano Beach. He invited everyone to join in prayer for the growth and success of the City. He said the ticket prices are \$20 per person that can be purchased online at CCPompano.org.

**Collier City Apartments Issue** - Pandora Bartee, Collier City Apartments, LLC, 2732 NW 6th Street, Pompano Beach, FL, stated that the residents at 2426 through 2744 NW 6th Street are disappointed by Comr. Moss, who have allowed developers to come in and buy property and consequently, they are being put out on the street within days. She said developers bought their apartments on March 27, 2018 and they received a Notice of non-renewal on March 29, 2018 requesting that they will need to vacate the apartment within fifteen (15) days, which will affect approximately 70 people.

Ms. Bartee said they did not receive any warnings and these are families that involve children, and the elderly who are on fixed income.

Mayor Fisher asked if the property was owned by the City or privately owned.

Ms. Bartee responded that it is privately owned but the person who issued the non-renewal notice indicated that he and the City are partnering in this endeavor. She stated that they are putting all these families on the streets and they do not know where to go.

Mayor Fisher asked for a copy of the correspondence, which has stated that the City is partnering with this developer.

Ms. Bartee responded there is no correspondence because the person said it verbally.

Mayor Fisher stated that utilizing the City’s name is wrong, so he wants to ensure that the City has no involvement in this process. Therefore, he would want to contact the person to find out the status on this issue. Mayor Fisher instructed Ms. Bartee to provide the City Clerk with all the information so that staff can verify that it is not part of the City’s process.

Additionally, Mayor Fisher indicated that the City cannot control the operations of private ownership. However, if it was a city project, then the City would have some control, even if it was a CRA project.

Comr. Perkins stated that the property is perhaps privately owned, but it is located in the City, and there should be concerns for the residents especially if they have no place to live. So, whether it is a privately owned business or not, the City Commission need to step in to see how they can help with the situation.

Comr. Hardin asked the City Manager to get Office of Housing and Urban Improvement (OHUI) involved in this situation and see if some City resources could be involved for these people. He said it sounds like it is a private matter and while he may not have much information on the legal process, it sounds like these people will

need some place to stay. So, perhaps the City's OHUI department could get in touch with these people to determine how they could assist them.

Mayor Fisher asked Ms. Bartee to be the point of contact for this group of people, which she said she would. He instructed her to provide all the pertinent information so that the City's housing department may get involved to try and assist in any way possible from the City's standpoint.

Mark Berman, City Attorney, stated that the notice provision is based upon statute and the length of the leases. Therefore, they would need to get an attorney to look at the lease, which Legal Aid can assist with this. He does not see how the city was involved in any way but he would take a look to determine the origin of the letters and provide assistance accordingly. In his assumption that they are month to month tenants if there is a fifteen-day notice, the Landlord-Tenant Statute makes it clear and sets the notification time period as determined by law. However, they could check with Broward Legal Aid to make sure this issue is being handled properly and the notices are being provided in time.

Ms. Bartee confirmed that they are renting month to month.

**Several Community Issues - Affordable Housing** - Ed Phillips, 384 NW 19th Street, Pompano Beach, FL, mentioned that when Ms. Thomas spoke earlier he thought the people were interested in affordable houses rather than smaller houses. They are looking to stabilize the neighborhoods and as to what is wanted and needed are two different things. Therefore, he support this initiative.

**Drainage Issues** - Mr. Phillips stated that he is concerned with the drainage system that appears to be affecting most of the City, whenever it rains heavily. He is unsure of the effectiveness of the "french catch" that holds some of the water. Perhaps, the City could check into some other venue by which to use the drainage system in the areas.

**Survey approved for District 4** - Mr. Phillips stated that Cypress Elementary, located in Comr. Hardin's district, Palmview Elementary, and Crystal Lake Middle, located in Collier City have a huge number of African Americans in them. He understands there is a citywide survey and then another survey in the northwest area. He hopes the citywide survey takes into consideration all the African American residents but perhaps the survey conducted for district 4 in the northwest area will not. He said it is unfair to do a survey specifically for those African Americans in the district and not include all of the African Americans. He asked for the costs of the two surveys and asked for the difference between the two.

Greg Harrison, City Manager stated that the citywide survey cost was \$25,000.

Mr. Phillips asked for the math calculation to do a citywide survey for \$25,000 and a survey for a specific area for \$74,000.

**Several Issues/Concerns** - Jocelyn Jackson, Pompano Beach, FL, expressed several concerns she had. First, regarding the entertainment on Sundays at the Ali Center, she thanked Beverly Kelly, for advocating and assisting with the promotions with the entertainment.

Second, she asked about hiring employees for the Cultural Arts Center and if any decision has been made regarding this matter.

Greg Harrison, City Manager responded no. He indicated that the hiring of persons for the Cultural Arts Center is in the hands of the Human Resources Department. In addition, he stated that personnel decisions of the city should not be discussed at the dais. Therefore, if Ms. Jackson desires to discuss this matter, she can contact his office and he would be happy to discuss these matters with her.

Ms. Jackson stated that the City need to put the right persons in place to operate and get the beautiful center filled. Also, she would like the northwest community to be able to utilize the facility to do different activities and events. Therefore, careful consideration should be given to people with the right relationship and ability to “fill that place up.”

**Bees versus Tigers Icons** - Vicente Thrower, 1890 NW 6th Avenue, Pompano Beach, FL , stated that at the recent Cultural Arts Advisory Board meeting someone presented a new concept of the “Bees.” They talked about cultural grants and so forth. However, he said the northwest area is known for the “Tigers” which is the high school symbol and what they take pride in. Therefore, he suggested that the City Commission properly vet those ideas in what icons to be placed into the communities, because the northwest neighborhood would prefer to put tigers not bees in the community.

Mayor Fisher indicated that it was the Public Art Committee not the Cultural Arts Committee. He said the bee was designated several years ago when the Ali Building was done. Nevertheless, the City Commission will take Mr. Thrower’s suggestion into consideration.

**Vagrants in the Parks** - Paul Webb, 2736 NE 10th Street, Pompano Beach, FL, congratulated the city on the G.O. Bond issue and said he was excited with the Parks portion of the bond. However, he said there is an issue with the vagrants behavior in the parks, which is alarming to the citizens. He said social media has picked up on this issue and it is getting out of control. Therefore, the citizens are seeking the City Commission’s assistance.

Mayor Fisher stated he has been reading the social media and he was able to have a meeting with the City Manager, City Attorney, BSO and the Parks and Recreation. They have realized it is a constant problem that the City will need to deal with. The City Attorney has his staff checking into different ordinances again to try to bring forward some legislation.

Mark Berman, City Attorney, indicated that they are looking not just to local cities for solutions, but statewide. He said his office is reviewing several legal solutions through code amendments that will help improve the experience in the City’s parks for the residents, and at the same time safe guarding the rights of everyone occupying the parks per established law. He explained some of the challenges that are involved, nevertheless, the City is looking for legal creative solutions to assist the residents to enjoy the parks. There is an ordinance recently completed giving the park rangers additional authority to issue citations. In sum, he hope to provide some options to the City Commission for its consideration.

Mayor Fisher indicated that the current state law requires that the BSO officer must physically see a person

doing drugs, and so forth in order to cause an arrest. One of the suggestions that came from the meeting is that if someone could be there to take photographs to provide evidence so that Mr. Berman and his team can deal with the issue.

Second, Mr. Harrison is working on this solution. There are five “hot spots” parks that BSO identified. There is going to be a fulltime park ranger person from 8:00 a.m. to 11:00 p.m. at that park to control the activities at the park and to be in touch with BSO.

Third, there is a CORE team designed by BSO, which include specific deputies that will have access to bikes through Segway, the four wheelers, to get inside the parks, and fourth, to get cars to spotlight.

John Hale, Police Chief BSO, mentioned that CORE stands for Community Outreach Response and Enforcement. It is a team that both Captain Granville and Captain Irving came up with recently, which will involve a flying squad of four deputies and one supervisor that was identified as a go getter and somebody who wanted to take on problems and solutions. Sergeant Mercado supervises this group they will be working together with the existing two homeless outreach team deputies, who are saturated in what they do. He said there is a north homeless assistance center in the City of Pompano Beach. He said they have a support mechanism for the homeless that has existed for over 30 years. This is an issue that they deal with frequently that is a draw to the homeless to the city, which is a constant challenge to the BSO. Also, the City has the sober home issue where people are attracted from up north to come here to get cleaned up in the sober homes, they drain their insurance and then they end up in the homeless population.

Major Hale said he is aware of some of the issues that have been happening in the park to include needles being found. He said they have undertaken a multifaceted approach and will work closely with the park rangers that will be permanently assigned to the parks, especially at night time when the parks are closed.

Mr. Webb asked what the residents can do to assist in this endeavor.

Major Hale responded that they need to call BSO.

Mayor Fisher recapped that legal is working on their issue as soon as possible. Mr. Harrison is getting a person 24 hours a day in that park to be able to manage that and BSO CORE and other deputies will change the current situation. He agreed that homeless is different from vagrants and their outrageous behavior and activities will not be tolerated. He is hoping to see a dramatic change in the near future.

#### **D. CONSENT AGENDA**

1. [18-312](#) Approve ranking order for RFP E-07-18 Youth Athletic Programs and authorize staff to negotiate contracts with the highest ranked Competitive Soccer firm: Floridians Football Club Inc., and with sole proposers: PBFC PAL Hammerheads, Inc., Pompano Baseball, Inc., Pompano Piranhas, Inc., Xpress Youth Development Institute, Inc., and South Florida Water Polo Foundation, Inc. (No cost at this time.)  
(Fiscal Impact: N/A)

(Staff Contact: Mark Beaudreau)

Vice Mayor Burrie pulled the item for City Commission discussion. Ed Phillips, 384 NW 19th Street, Pompano Beach, FL, requested that the item be pulled for discussion. He asked for an opinion on this matter because he was concerned about the ranking of Pompano Xpress. He asked if someone could explain what the program is about. In addition, he indicated that the Parks and Recreation Department does an outstanding job but in this particular case he has an issue. He said after perusing the backup material, he noted that the Xpress Youth Development Institution was rated last and thought the scoring process needed to be reviewed. He said this organization has been around for years and he is not sure how such a fine organization that does so much for the children in the community could be rated last.

Mark Beaudreau, Recreation Programs Administrator, explained that the City has several youth sports agreements, one of which is with Xpress Track. He said staff is requesting the Commission to approve the ranking of all of the organizations involved with sports programs. In sum, after the ranking process the City will be entering into agreement with all these organizations to include Xpress Youth Development Institute, Inc., which currently there is an agreement in place. However, all the organizations mentioned in the item were uncontested, and a new agreement has to be established with them.

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Approval Request be APPROVED. The motion carried by the following vote:**

**Yes:** Hardin

Moss

Perkins

Sobel

Burrie

Fisher

2. [18-301](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A THIRD AMENDMENT TO THE VENDING AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND RIGHT CHOICE VENDING/COFFEE, LLC; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Approximately \$7k in commission revenues.)

**(Staff Contact:** Mark Beaudreau)

Comr. Perkins pulled the item for City Commission discussion. Comr. Perkins indicated she pulled the item for a resident but inquired if this was a two-year contract for the vending.

Mark Beaudreau, Recreation Programs Administrator, responded this is the final year of the agreement and a new Request for Proposal (RFP) will be going out next year. Also, he indicated that there are 20 venues within the City.

Comr. Perkins asked who makes the decision to locate vending machines at the city facilities.

Mr. Beaudreau responded that an RFP is issued for the service so all the locations were included when the



vendor was accepted.

Vicente Thrower, 1890 NW 6th Avenue, Pompano Beach, FL, indicated he got most of his questions answered through the Administrator's responses to Comr. Perkins. However, he requested that a machine be placed at the E. Pat Larkins Center, and perhaps one in the City Commission Chamber.

Comr. Hardin asked if it is possible to modify the contract to include vending machines at the E. Pat Larkins Center.

Mr. Beaudreau responded that he will make a call to check into this.

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Resolution be ADOPTED. The motion carried by the following vote:**

**Yes:** Hardin  
Moss  
Perkins  
Sobel  
Burrie  
Fisher

**Enactment No: RES. No. 2018-126**

3. [18-275](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE LICENSE AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND LIVING WATER SURF SCHOOL, LLC TO PROVIDE INSTRUCTION IN OCEAN AWARENESS AND SURFING FUNDAMENTALS AT THE CITY'S NORTH OCEAN PARK; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Licensee will pay the City \$4,125 as compensation for use of pavilions at North Ocean Park.)

(Staff Contact: Mark Beaudreau)

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.**

**Enactment No: RES. No. 2018-127**

4. [18-321](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE EVENT LICENSE

AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND AEG PRESENTS SE, LLC FOR THE POMPANO BEACH AMPHITHEATER; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: City will receive \$4 per ticket sold to each event held at the Amphitheater.)

(Staff Contact: Mark Beaudreau)

Vice Mayor Burrie and Comr. Perkins pulled the item for discussion.

Mark Beaudreau, Recreation Programs Administrator stated that they are diligently working with the AEG group. The process is going slowly, but the City is hoping to get a long term agreement in place. In addition, he said it will be a multi-year arrangement that includes capital improvements for approximately \$2 million. There is a skilled negotiator, Antonio Pucci, Contract Manager who is assisting with working on the agreement, so staff hopes to bring this agreement before the City Commission in the very near future.

Tom Terwilliger, 3160 NW 1st Avenue, Pompano Beach, FL, stated that in reviewing the backup material he could not find any guarantee of a minimum payment per show that the city would receive. In other words, they mentioned a \$4 per ticket return to the City but no guarantee of a minimum number of tickets to be sold at any show. Secondly, he could not find any guarantee of a minimum number of shows that AEG would put on during the term of the contract. He mentioned that a contract without these minimums allows AEG to restrict other firms from utilizing the Amphitheater. Therefore, he recommended that the city includes in the contract a minimum payment not only for tickets, but also a minimum per show revenue and secondly that AEG gives a final definitive number of shows on a minimum basis that they will put on during the term of the contract, this will ensure the citizens receive some revenue rather than have the venue sit idle.

Comr. Perkins asked for clarification regarding what would happen after the six month extension.

Mr. Beaudreau stated that they hope to have the long term agreement before the City Commission within six months, to agree up on a multi-year arrangement to include the capital improvements with guarantees to the City.

Comr. Moss asked who is managing the Amphitheater at this time.

Mr. Beaudreau replied AEG, and said the Amphitheater will be regularly used. The long term agreement will include the highs and lows in numbers. He confirmed that the last show was done March 2, 2018.

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Resolution be ADOPTED. The motion carried by the following vote:**

**Yes:** Hardin  
Moss  
Perkins  
Sobel  
Burrie  
Fisher

**Enactment No: RES. No. 2018-128**

5. [18-274](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$20,000)

(Staff Contact: Erjeta Diamanti)

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.**

**Enactment No: RES. No. 2018-129**

6. [18-244](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT AMONG THE CITY OF POMPANO BEACH, REBUILDING TOGETHER BROWARD COUNTY, INC. AND KAPPA FOUNDATION OF POMPANO BEACH, INCORPORATED; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$50,000 FY 2018)

(Staff Contact: Erjeta Diamanti)

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.**

**Enactment No: RES. No. 2018-130**

7. [18-314](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE WORK AUTHORIZATION NO. 1 IN THE NOT TO EXCEED AMOUNT OF \$143,833.00, PURSUANT TO THE AGREEMENT FOR

CONSULTING/PROFESSIONAL SERVICES BETWEEN THE CITY OF POMPANO BEACH AND CRAIG A. SMITH & ASSOCIATES, INC. TO PROVIDE ENGINEERING AND SURVEYING SERVICES FOR PROPOSED DRAINAGE IMPROVEMENTS; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$143,833.00)

(Staff Contact: Tammy Good/Horacio Danovich)

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.**

**Enactment No: RES. No. 2018-131**

8. [18-295](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE WORK AUTHORIZATION NO. 28 IN THE AMOUNT OF \$160,000.00 PURSUANT TO THE AGREEMENT FOR CONSULTING/PROFESSIONAL SERVICES BETWEEN THE CITY OF POMPANO BEACH AND KEITH AND ASSOCIATES, INC. TO IMPROVE DRAINAGE FACILITIES IN AND AROUND HILLSBORO SHORES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$160,000.00)

(Staff Contact: Horacio Danovich)

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.**

**Enactment No: RES. No. 2018-132**

9. [18-299](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPOINTING **GERALD STRYKER** TO THE POMPANO BEACH ECONOMIC DEVELOPMENT COUNCIL INC. OF THE CITY OF POMPANO BEACH, AS APPOINTEE OF COMMISSIONER BARRY MOSS; FOR A TERM TO BE CONCURRENT WITH THE TERM OF THE APPOINTING OFFICIAL; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Asceletha Hammond)

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, to APPROVE/ADOPT the item under the Consent**

**Agenda. The motion carried unanimously.**

**Enactment No: RES. No. 2018-133**

10. [18-308](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPOINTING KELLYANN MAGUIRE TO THE CULTURAL ARTS COMMITTEE OF THE CITY OF POMPANO BEACH TO FILL THE UNEXPIRED TERM OF DAHLIA BAKER, APPOINTEE OF MAYOR LAMAR FISHER; SAID TERM TO COINCIDE WITH THE TERM OF THE APPOINTING OFFICIAL; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Asceleta Hammond)

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.**

**Enactment No: RES. No. 2018-134**

11. [18-309](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPOINTING HAZEL ARMBRISTER TO THE CULTURAL ARTS COMMITTEE OF THE CITY OF POMPANO BEACH AS APPOINTEE OF COMMISSIONER BEVERLY PERKINS; SAID TERM TO COINCIDE WITH THE TERM OF THE APPOINTING OFFICIAL; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Asceleta Hammond)

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.**

**Enactment No: RES. No. 2018-135**

**E. REGULAR AGENDA****12. [18-319](#) P.H. 2018-61: (PUBLIC HEARING 1ST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA PROVIDING FOR THE ISSUANCE, IN ONE OR MORE SERIES, OF THE CITY'S GENERAL OBLIGATION BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$181,000,000 TO BE APPLIED, TOGETHER WITH OTHER LEGALLY AVAILABLE FUNDS OF THE CITY, IF ANY, TO FINANCE, REIMBURSE AND REFINANCE THE COST OF ACQUIRING, CONSTRUCTING, EQUIPPING, RENOVATING, REPLACING AND IMPROVING CERTAIN PROJECTS APPROVED BY THE QUALIFIED ELECTORS OF THE CITY VOTING IN A BOND REFERENDUM HELD IN THE CITY; PROVIDED, HOWEVER THE AGGREGATE PRINCIPAL AMOUNT OF THE GENERAL OBLIGATION BONDS (EXCLUDING REFUNDING BONDS) TO BE ISSUED IN CONNECTION WITH (1) THE PUBLIC SAFETY PROJECTS SHALL NOT EXCEED \$46,000,000, (2) THE PARKS, RECREATION AND LEISURE PROJECTS SHALL NOT EXCEED \$56,000,000 AND (3) THE STREETS, SIDEWALKS, BRIDGES AND STREETSCAPING PROJECTS SHALL NOT EXCEED \$79,000,000; PROVIDING FOR THE CREATION OF CERTAIN FUNDS AND ACCOUNTS; MAKING CERTAIN COVENANTS IN CONNECTION WITH THE GENERAL OBLIGATION BONDS; AUTHORIZING CITY OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE GENERAL OBLIGATION BONDS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**(Staff Contact:** Andrew Jean-Pierre/Suzette Sibble)

Andrew Jean-Pierre, Finance Director, presented the item and stated that on March 13, 2018, the residents of the City of Pompano Beach approved the issuance of the General Obligation Bonds. The Master Bond Ordinance is for the general authorization from the City Commission for the issuance of the General Obligation Bonds. He said this is the first of several steps towards the issuance of the bonds.

Ed Phillips, 384 NW 19th Street, Pompano Beach, FL, reiterated that a number of residents supported this initiative and the bonds because of the pairing of initiatives and one was for the community benefit program. He hopes that as the City moves forward in obtaining the moneys to ensure the projects are completed as planned, and that they do not forget that the preparation of those projects was a community benefit program and that is why the initiative was supported by a number of residents. Therefore, he would not like to see the opportunity come to the neighborhood and the residents receive no benefit from the endeavor.

Michael Skversky, 1630 SW 5th Avenue, Pompano Beach, FL, stated that on page 51 of the backup to be signed by the Mayor and the City Clerk there is no interest rate listed, but he understands that the interest rate will be between 3.50% to 4%, and asked if staff had any idea what the interest rate will be.

Mr. Jean-Pierre responded that based on their discussions with the City's Financial Advisor, it is estimated to be no more than 4.6%.

Mark Berman, City Attorney, explained that this is a housekeeping procedure required under Section 7503 Florida Statutes for bond validation. The City Commission must pass an ordinance and that is what this is, which is the initial part of the process. This is regulated strictly by state statute and does not include all the financing information, so this is the ordinance to proceed at this time.

Tom Terwilliger, Pompano Beach, FL, stated that he knows that the pro-bond issue of the population was swayed by them being told repeatedly that their taxes would only go up \$60 for \$100,000 of assessed valuation. Therefore, he is asking the City Commission to amend the resolution to add what was said in the past and to guarantee to the citizens that during the life of the bonds that the taxes would not increase by no more than \$60 per \$100,000 of assessed valuation.

Michael Bell, Pompano Beach, FL, stated that when a person takes out a loan for a house, there is interest and other things that happen and there are many other variables to be added in. Therefore, the reality of it is they are trying to improve the City, which he would like to see. Moreover, the residents voted for the bonds. Therefore, he encouraged everyone to try and understand how building works in the business world and that the City needs the resources to improve the community, therefore, the bonds are needed to make this a reality.

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Ordinance be ADOPTED. The motion carried by the following vote:**

**Yes:** Hardin

Moss

Perkins

Sobel

Burrie

Fisher

**Enactment No: ORD. No. 2018-49**

13. [18-303](#) Consideration to dual name NW 6th Street “Nellie F. Poitier” Street.  
(Fiscal Impact: \$500 provided by Requester)

**(Staff Contact: Robert McCaughan)**

Robert McCaughan, Public Works Director, presented the item and stated that this is a request for the City Commission to consider dual naming NW 6th Street as Nellie F. Poitier Street. He said there is a memo in the back up that provides justification and why the street should be dual named. The western boundary would be Dr. Martin Luther King, Jr. Boulevard (MLK) and the eastern boundary would be Dixie Highway. If the Commission concur to dual name the street, the next meeting a resolution will be presented to formalize the name change.

Mayor Fisher stated that former commissioner Poitier called him to say he is ill and must remain in bed. Therefore, he asked him to cover for him. Mayor Fisher said it was an honor for him to do it for the Poitier family. He said this is a well-deserved family, who needs to have a well-deserved street named after them.

Comr. Perkins stated that this is very fitting for Ms. Nellie Poitier, who was a school teacher at Pompano Beach High School as well as she was her mentor. Therefore, she is supportive of the dual name and cannot think of a better person to rename the street.

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Item for Consideration/Discussion be APPROVED. The motion carried by the following vote:**

**Yes:** Hardin

Moss

Perkins

Sobel

Burrie

Fisher



**QUASI-JUDICIAL PROCEEDING**

*Mark E. Berman, City Attorney, advised that items 14 - 16 are listed under Quasi-Judicial Proceeding and is quasi-judicial in nature; therefore, anyone who wishes to testify must be sworn in and may be subject to cross-examination by the City Commission or any other interested party. The individuals addressing the City Commission must state his or her name, whether he or she has been sworn, and understands the rules which governs these proceedings. Thereafter, Mr. Berman outlined the order in which they would follow: City staff would make its presentation for each item, followed by the applicant or any other person(s) wishing to speak, closing argument, and then Commission's discussion.*

*Asceleta Hammond, City Clerk, placed under oath all individuals, including staff, addressing the City Commission in the following matters.*

14. [18-298](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE POMPANO CROSSINGS PLAT GENERALLY LOCATED ON THE SOUTH SIDE OF NE 48TH STREET, LYING BETWEEN NORTH DIXIE HIGHWAY AND NE 14TH AVENUE; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

**(Staff Contact: Maggie Barszewski/David Recor)**

David Recor, Director Development Services Department, presented the item and stated that the resolution approves the plat for a 48.8 acre property located on the south side of NE 48th Street, between North Dixie Highway and NE 14th Avenue. The property has a future land use designation of industrial and is currently zoned I-1 (General Industrial). The plat restricts development of the property to 1,000,000 square feet of industrial use. On January 24, 2018, the Planning and Zoning Board granted major site plan approval for development of the property, which authorizes construction of four industrial buildings totaling 822,158 square feet. The proposed plat was reviewed by the Planning and Zoning Board on March 28, 2018, and was unanimously recommended for approval. Staff recommends approval as presented.

Mike Vonder Meulen, Keith & Associates, 301 East Atlantic Boulevard, Pompano Beach, FL, stated that he is available along with Mr. Butters of Butters Construction to answer any questions.

Mayor Fisher thanked Mr. Butters for his commitment to the City and for being the community leader that he is. He said many years ago he worked on the Carver Homes project, which was relocated to Canal Point. He purchased that property and made it into an incredible industrial park and this will be a continuation of that process.

Comr. Hardin stated that this project will bring jobs to the City.

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Resolution be ADOPTED. The motion carried by the following vote:**

**Yes:** Hardin  
Moss  
Perkins  
Sobel  
Burrie  
Fisher

**Enactment No: RES. No. 2018-136**

15. [18-271](#) **P.H. 2018-58: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ABANDONING A FOURTEEN FOOT UTILITY EASEMENT LYING NORTH OF AND PARALLEL TO NE 2ND STREET BETWEEN NE 1ST AVENUE AND NE 2ND AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**FIRST READING: MARCH 27, 2018**

(Staff Contact: Maggie Barszewski/David Recor)

David Recor, Director Development Services Department, presented the item and stated that it is the second reading of the ordinance and there are no additional comments from staff.

Andrew Shimer, Esq., - Lochrie & Chakas, P.A. 1401 E. Broward Boulevard, Suite 303, Fort Lauderdale, FL. representing the property owner stated that he had no additional comments.

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Ordinance be ADOPTED. The motion carried by the following vote:**

**Yes:** Hardin  
Moss  
Perkins  
Sobel  
Burrie  
Fisher

**Enactment No: ORD. No. 2018-51**

15A. [18-326](#) **P.H. 2018-63: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LOCATED ON NW 16TH STREET WEST OF NORTH DIXIE HIGHWAY AND COMMONLY KNOWN AS 140 NW 16TH STREET FROM B-2 (COMMUNITY BUSINESS) TO B-4 (HEAVY BUSINESS); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**FIRST READING: APRIL 24, 2018**

**(Staff Contact:** Maggie Barszewski/David Recor)

David Recor, Director, Development Services Department, presented the item and displayed an aerial, which he stated was omitted from the backup material. First, he extended a special thank you to the Mayor and City Commissioners for considering the rezoning application on this agenda. He then provided a detail report on the application being presented to the City Commission as 2nd reading first with the 1st reading to be presented at the April 24, 2018 City Commission agenda.

Continuing, Mr. Recor stated that the property affected by the rezoning application is located at 140 NW 16th Street. There are currently four small structures totaling just over 6,800 square feet on a 3.38 acres site. The applicant, Pompano Imports, is requesting that the property be rezoned from B-2 (Community Business) to B-4 (Heavy Business). The future land use designation for the property is C (Commercial). The applicant contends that the current B-2 zoning district is inappropriate and ineffective and denying any appropriate use of the property. Further, the applicant has offered a voluntary declaration of restrictive covenants to prohibit specific before uses. There is one inconsistency that needs to be clarified in the actual declaration of restrictive covenant instrument. Mr. Recor referred to page 7 under Exhibit B - New Automobiles and Like Truck Sales - stating it should not be prohibited.

Additionally, Mr. Recor stated that given the list of prohibited uses identified in the declaration of restrictive covenants, approval of the B-4 rezoning would essentially allow ten additional uses that are not allowed in the B-2 district as listed below:

Telecommunications Facility on a new free standing tower; place of worship as a principal use versus a special exception; new automobile and like truck sales; automotive repair and maintenance facility; car wash and auto detailing; parking deck or garage as a principal use; parking lot as a principal use; plant nursery wholesale; showroom wholesale, and other wholesale use.

Mr. Recor stated that in December of 2017 as part of the City's internal Development Review Committee (DRC) process, the Community Redevelopment Agency (CRA) indicated that it could not support the proposed rezoning and provided a number of points supporting its position. However, the CRA has since revised its position acknowledging among other points that the site is currently vacant and does not front on Dixie Highway. Staff has determined that there is a reasonable basis to support this rezoning given that the general industrial zoning district located just to the north of the subject property, as well as the existing non-conforming warehouse located to the south. The rezoning coupled with the voluntary declaration of restrictive covenants would be compatible with the surrounding zoning districts and the existing land uses. The Planning and Zoning Board considered the rezoning request at its March 28, 2018 meeting and unanimously voted to recommend approval. Staff is also recommending approval as presented.

Dennis Mele, Esq., - 200 East Broward Boulevard, Fort Lauderdale, FL - stated that on behalf of the applicant thanked the City for placing this item on the agenda. He pointed out the problem with the advertisement for the Planning and Zoning Board meeting was not the staff problem, but the Sun Sentinel

newspaper was publishing the notice one day too late. Therefore, he expressed appreciation for hearing the item today to get back to the schedule they were on prior.

Continuing, Mr. Mele displayed an aerial slide depicting the location of the property, the land use and zoning for the area, the land use map, the various uses surrounding the property and the ownership map. He said they received letters of support from five of their neighboring property owners, which were provided as part of the backup information. Mr. Mele reiterated that this is a vehicle preparation site. He said his client owns the Vista BMW and Vista Volkswagen dealerships on Federal Highway between NE 6th and NE 8th Streets. He then provided details as to how the facility would operate. He confirmed that there is no service or body shop activity on the property. He said one of the concerns that they wanted to ensure they addressed is the way that the trucks would come to the site to deliver the cars. They would be coming off Dixie Highway, coming into the site, unloading and going out back to Dixie Highway not west bound on 16th. A site plan will be processed in the future and at that time they will sign the entrance and exit and also channelize it, if necessary, to ensure all the vehicles coming to and from the property is via Dixie Highway and not west into the neighborhood.

Mr. Mele stated that they have agreed to sponsor some type of employment session at the dealership prior to general employment in the area to allow Pompano Beach residents a first shot. He concluded that by the time they landscape, fence, pave and do all the work on the inside of the property it will be a beautiful property. He confirmed that the cars will not be displayed for sale at the property.

Mayor Fisher stated that the subject site has been unsightly for many years, which Mr. Mele confirmed. Therefore, he understands that it will be landscaped, paved, lighted, and all that meets the code so it cleans the site up.

Vicente Thrower - 1890 NW 6th Avenue, Pompano Beach, FL - stated that the northwest neighborhood appreciates Mr. Mele's outreach to the people in the area, as well as providing insight as to how the traffic would flow. Mr. Thrower stated that he believes this will not only help economically but it would beautify the site, which has been unsightly for years and overrun by the homeless population.

Emma Ellington - 137 NW 15th Street, Pompano Beach, FL - inquired as to what kind of impact this will have on the Boys and Girls Club.

Mr. Mele responded and pointed out on the displayed map the location of their site and the area immediately west of their site which is the Comcast yard and west of that is the Boys and Girls Club. He said by keeping all of their traffic on 16th to Dixie and not going west they should not have any impact on the Boys and Girls Club at all. He stated that his client is actually benefactors of the Boys and Girls Club. He also stated that they will have control over the traffic of the car carriers' activities delivering to their site and will ensure that they drive on the correct street and not veer in on the residential streets.

Tom Drum - 2700 NE 8th Street, Pompano Beach, FL - indicated that this is near the I-Hop located at 8th Street, and asked what will happen at the I-Hop and the surrounding area where the cars are being delivered currently.

Mr. Mele said the I-Hop property, which is north of the BMW, they have purchased that property and will fold

it into the dealership. In fact, they have an improved site plan for the activity. He confirmed that there will be no residential.

Ed Phillips - 384 NW 19th Street, Pompano Beach, FL - stated that he resides in Kendall Lakes, which is not too far from the area. He said he has some reservations when the city upscale zoning such as going from B-2 to B-4, which increases the value of property. However, he inquired whether the upscale zoning would remain the same should the owners decide to leave.

Mayor Fisher responded it does as the backup material indicates. Therefore, they could not come back to use the property for something else. It can only be for what is currently in place. The zoning runs with the land and also the prohibitions with the land.

Mr. Phillips indicated that he respects the attorney representing this matter and was pleased to hear they will be reaching out to the Boys and Girls Club as it is important for businesses of this nature to have a relationship with community organizations. Also, there appears to be the opportunity to have a training program, which he hopes will be able to accommodate residents from the area. He hopes the organization, which has been in the area for a long time will continue to do outreach in the community even after they are up and operating.

Comr. Hardin stated from the list of permitted uses submitted by the applicant, why would they want to include place of worship or plant nursery wholesale, because they are in the car business.

Mr. Mele replied that when they were putting the permitted list together it was difficult, because there are a number of things they do not do, but they did not want to exclude everything. He said they are not planning to put a church in or putting in a nursery. He said the focus was to eliminate those uses that would have some detrimental effect, such as dirt, dust, too much traffic, noise. They took out what they felt would be detrimental to their neighbor.

Comr. Hardin asked about the traffic issue and while it was stated how the traffic would flow to and from Dixie Highway with the best of intentions, he said it is critically important that they assure the City that there would not be truck traffic cut through utilizing the neighborhood streets.

Mr. Mele stated that they have to do a site plan for the property so in that plan they will put in the proper measures, signage, curving of asphalt curbing and whatever it takes to ensure that the trucks are going to and from Dixie Highway. If this is put in the site plan, then City staff can enforce the commitment when they review the site plan. Mr. Mele promised to bring a drawing of their plans to the next reading to alleviate any concerns the City Attorney and Commission may have regarding ensuring the trucks will stay within the required ingress egress to the property.

Comr. Perkins asked if the existing buildings will be demolished.

Mr. Mele responded that they will renovate one and remove the others. He confirmed that cars will be washed on the property but it would not be similar to a commercial car wash. He explained that every car dealership has a wash position on the property, which is what they will have.

Comr. Perkins indicated that her concerns are similar to Comr. Hardin because of the Boys and Girls Club because trucks could mistakenly make that left turn and kids are in the area. She provided an example when the Mercedes dealership moved on Copans Road, they had assured the residents in the neighborhood that they would not use NW 3rd for their test drive, and it is exactly what is happening today. Therefore, the applicant needs to find ways to prevent a repeat of this type of situation from happening. Finally, she understands that Mr. Mele have been speaking with some of the members of the delta sigma theta sorority, Catherine Gillis, Lakay Wilkerson and Paula Wimberly, who are working to enhance NW 15th Street, which was recently name the Runnette Williams Street, one of their sorority sisters.

Mayor Fisher indicated that Mr. Recor mentioned two items that should not be prohibited and asked if that is need to be amended.

Mark Berman, City Attorney, indicated that the amendment should be stated in the backup for the next reading.

Comr. Moss wanted to be assured that the Commissioner for District 4 was satisfied with the community outreach that the developers have done.

Comr. Perkins responded that the sorority sisters were the outreach.

Comr. Moss stated that on September 6, the CRA issued an opinion against this change and asked if any discussion were done with them.

Mr. Mele replied he did and that Max Wemyss, CRA, sent out an email today clarifying that they had the discussion after they wrote their original objection letter and are no longer objecting. He promised to add this email to the backup for the next meeting.

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Ordinance be ADOPTED. The motion carried by the following vote:**

**Yes:** Hardin  
Moss  
Perkins  
Sobel  
Burrie  
Fisher

**Enactment No: ORD. No. 2018-52**

16. [18-297](#) **P.H. 2018-60: (PUBLIC HEARING 1ST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LYING ON THE EAST AND WEST SIDES OF A1A, APPROXIMATELY 500 FEET NORTH OF TERRA MAR DRIVE, COMMONLY KNOWN AS 1380 SOUTH OCEAN BOULEVARD, FROM RM-45 HR

(MULTIPLE-FAMILY RESIDENCE 45 HIGH-RISE OVERLAY) TO PD-I (PLANNED DEVELOPMENT-INFILL); PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**(Staff Contact:** David Recor)

David Recor, Director, Development Services Department, presented the item and noted that the Development Services staff will not be making presentation on items 16 and 17. He mentioned that the Department has professional services agreement with two local firms to assist the department with large complex projects. The local providers have worked hand in hand with staff in reviewing these applications in developing the recommendations. He introduced Sarah Sinatra-Gould who has had a long distinguished career with Calvin Giordano and Associates, where she currently serves as director of planning. She has been assisting the department in the review of the 1380 South Ocean PD-I rezoning request.

Sarah Sinatra-Gould, Calvin Giordano and Associates, stated that the application is for 1380 South Ocean Boulevard, which has gone through numerous iterations of planning and zoning and has been recommended for approval by the Planning & Zoning Board. She then provided a brief summary of information on the subject property listed below:

The applicant is requesting to rezone the property from RM-45 HR (Multiple-Family Residence 45 High-Rise Overlay) to PD-I (Planned Development-Infill). The property is 4.61 net acres, which is 5.2 gross acres located at 1380 South Ocean Boulevard, east and west sides of A1A and approximately 500 feet north of Terra Mar Drive. Furthermore, the property is vacant. As part of the rezoning application they are requesting 239 residential units, as well as 1,000 square feet of spa, which would be restricted to residents and their guests. Also, 3,000 square feet of ancillary uses divided into 1,500 square feet operations, one in each tower.

Staff has reviewed the application based on the review criteria for the Planned Development Rezoning within the Code of Ordinances, as well as reviewing against the Goals, Objectives and Policies of the Comprehensive Plan.

Ms. Sinatra-Gould indicated that the applicant is requesting the five (5) following deviations:

- 1) To reduce the minimum landscape buffer from 10 feet to 9 feet.
- 2) To reduce the planting area from 24 feet to 8 feet within the vehicular use area.
- 3) To provide 1.4 parking spaces per unit, resulting in 355 spaces in lieu of the 417 required by code.
- 4) To eliminate parking for the accessory uses, since these uses will be limited to the residents and guests only.
- 5) To allow 100% valet parking where 75% is permitted by the code.

In summary, Ms. Sinatra-Gould provided detailed account of the requirements and justifications to modify the area, as well as complying with the various building requirements as it relate to the PD-I rezoning application, which has resulted in a larger setback. Therefore, given the information provided to the City

Commission as finder of fact, as well as the Planning & Zoning Board recommendation of approval, staff recommends that the City Commission approve the PD-I rezoning request as they have found the rezoning application is consistent with the purpose of the planned development and the PD-I district.

Ms. Sinatra-Gould stated that there are conditions within Exhibit B of the backup material relating to the conditions of implementation. Within the conditions one is to comply with the air park overlay obstruction, and another is to provide the initial beach access.

Stephanie Toothaker, introduced Ricardo Dunin, the developer of the project, Andrew Barnett, the architect, Mike Vonder Muelen, Keith and Associates, and Greg McAloon, Esq., who were available to answer any questions.

Ms. Toothaker stated that they agree with the conditions that staff has requested. She said this has been a long road but they have finally come to a place where they are pleased to present a PD-I rezoning request to the City, which hopefully everybody is excited about and supports. She said they have been working with the neighbors for almost four years. This project has gone through many iterations and changes which some were addressed in the staff report, and some she will present as a PowerPoint. (See Attached Exhibit 1).

Comr. Sobel indicated that he had ex-parte discussion, and the nature in general was his introduction after his election, as well as to introduce the building, which design was still fluid at the time.

Mayor Fisher stated that this particular item for rezoning from a RM-45 HR to a PD-I, he did not have discussion with the applicant. However, he had previous discussions prior which did not include this item.

Mr. Berman advised Mayor Fisher did not need to declare ex-parte discussion as this item is different enough of a presentation.

Comrs. Hardin and Moss indicated that they had similar discussions with the applicant as Mayor Fisher did however, it was not about the rezoning currently under discussion.

Ms. Toothaker reiterated the nature of the request for rezoning and indicated that they are early in the process, and therefore will need to return before the Commission for second reading, and must process the site plan and plat note amendments. She mentioned that the item was approved by the Planning and Zoning Board, but there have been some minor modifications post the hearing, and provided detailed information in an overhead presentation.

Ms. Toothaker said the plat was recorded in 2011 and currently allows 396 hotel rooms with 10 boat slips. However, they intend to process an amendment to the plat that would reduce the density on the plat to 239 condominium units with 14 boat slips. This is expected to be brought before the Commission in the future.

Also, changes have been made after several meetings with the residents in the community about their concerns, and issues with the project and what it would ultimately look like, which she provided the



in-depth process resulting in the rezoning from a RM-45 HR to a PD-I, which they have met the criteria to move forward in this regard. She noted that after the post approval from the Planning and Zoning Board, they discovered that when they took the condo hotel component out of the hotel, which was done at the request of the residents, FEMA would no longer allow them to put the garage underground, which was the original intention. Therefore, the garage was brought above ground and will be heavily screened. The height did not get change just the square footage.

Ms. Toothaker provided a brief historical background of what the building was originally designed to look like but subsequently over the years have modified the building to accommodate the Renaissance Condo request where their view would not be impacted, as well as the Wittington who are the eastern neighbors. Consequently, the building was redesigned and this is their fourth revision that has incorporated all the requested changes.

Ms. Toothaker complimented City staff, David Recor, Jennifer Gomez and Kim Jae Eun for all the arduous work they have put into the project's document to ensure every "t is crossed and i dotted." She thanked the residents for their willingness to meet and provide input, and through the process, they were able to return with a far better project than originally planned. Finally, Ms. Toothaker indicated that they had committed to do a public art project.

Mayor Fisher thanked Mr. Dunin for continuing to work with the community to come up with a plausible plan for everybody.

Thomas Drum, 2700 NE 8th Street, Pompano Beach, FL, inquired about the average square foot of one of the units. However, because this is a rezoning matter the information was not available at this time. Mr. Drum is concerned with the parking assignment of 1.4 spaces per unit. Therefore, the traffic will be heavily impacted.

Scott McClelland 1370 South Ocean Boulevard, Renaissance II, Pompano Beach, FL, stated that as a Board member of the Renaissance II, approximately two years ago he came to the City Chamber and stood in opposition to the project but after many meetings they are in the season of cooperation and there are several other residents from the Renaissance II that were in opposition and are not now opposed to the project. He said they are looking forward when they can approve the site plans and so forth. He said they are doing a good job in working with the residents in the neighborhood. Nevertheless, he is concerned about the traffic studies. He said it is currently difficult to maneuver on A1A. Therefore, he is urging the City Commission to look at the traffic situation.

John Grassiano, 3230 Spanish River Drive, Terra Mar, President of the Terra Mar Civic Association, stated he met with the developers approximately one year ago and their main concern was the residential neighborhood that they have and the utilization of the beach access. He was particularly interested in the ADA compliant beach access to be included. However, he did not hear whether it was going to be included or not.

Mayor Fisher indicated that it was presented earlier that it would be included on the southeast side.

Mr. Grassiano expressed concern regarding the traffic in the area. He wanted to know if the traffic light will be placed in the vicinity to control flow of traffic. He concluded that they are not against development but whatever

can be done to mitigate any potential danger would be appreciated.

Byron Graham, 1390 South Ocean Boulevard, Whittington Condo, spoke in favor of the project. He said he recently changed his opposing views regarding the development. He thanked Mr. Dunin for reconceiving the project and for being a good neighbor and reiterated his full support for the motion to rezone 1380 Ocean Boulevard to PD-I. He submitted for the record an email he received from Paul Howedell, Delphi Towers' board president who expressed their support of the rezoning of 1380 Ocean Boulevard to PD-I.

Stacey Savage, 3280 Cypress Creek, Lauderdale-By-The-Sea, expressed some concerns she has with the project. She said the parking allowance of 1.4 is insufficient. She asked if any provisions were made to accommodate a dog park or animal relief, as she is sure the potential residents will have animals. She said they have had problems in Terra Mar with the animal defecation on the island.

Ms. Toothaker stated that they still need to go through a site plan process. The PD-I is a rezoning and similar to an envelope and all the details to include the animal situation is something that could be considered. It is still a little too early in the process. With regard to the parking, the earlier iterations of the project met the parking requirement. So they are extremely comfortable with the parking particularly because it is a valet building and in these situation things get parked differently than people driving in. She said very early in the original proposal the City Attorney advised them because they were in the process four years ago and they met the earlier code. Technically, in the PD-I they have to ask for a deviation, but they actually met the code when they applied and originally designed the project. Since they are in the business of high end development of projects similar to this one, they are comfortable with the parking count and the other uses, because they can only be used by the residents and their guests who are people not bringing additional cars to the site.

Ms. Savage expressed concerns with the height of the buildings as they would shadow the island.

Ms. Toothaker explained that they did shadow studies earlier and the western building did create a shadow, but subsequently with the shifting of the building far away from the river has relieved that shadow, so it does not shadow across the water. She concluded that some of the concerns regarding signage and lighting is too early in the process, but they would be happy to meet with the residents from the Terra Mar Island Association.

Tom Terwillger, 3160 NW 1st Avenue, Pompano Beach, FL, asked about staffing at the building and where they would park.

Ms. Toothaker said they will have parking for staff, but due to the nature of the buildings staffing will be extremely low because it is predominately residences. She confirmed that the staff parking is included in the total count of 1.4 parking space proposed.

Emiline Savage, Terra Mar Island, expressed concerns regarding the shadow and the language that it will be a planned development in-fill process. Therefore, she anticipates this development not having a succinct plan for electricity, parking and having increased traffic in the area. In sum, they should not be classified as helping to improve the community and they should not change classification. Therefore, she is against the item.

Ms. Toothaker explained their reason to request a zoning to PD-I is because of the orientation of the buildings.

They are in a high rise overlay district which does not have any height restrictions. The number of units is consistent with the existing zoning that currently sits on the site. The reason why they are requiring a rezoning is because they were responding to the residents' concerns and after shifting the orientation of the buildings from an east-west to a north-south the only way to accomplish that was through a rezoning.

Vicente Thrower, 1890 NW 6th Avenue, Pompano Beach, asked what is the economic impact of the project.

Ms. Toothaker said she cannot provide a specific number but when a project of this magnitude is brought up it brings jobs, construction and worker jobs, residents, tax base, and it is a positive overall impact. Nevertheless, they will take a look at their analysis for construction and so forth to come up with a better response.

Mr. Thrower applaud the attorney for their consistency in reaching out and working with the residents of the neighborhood. However, he would like by the next meeting the Commission will be able to understand the real economic impact, the tax base along with whatever jobs that can be created, which are all important in this process. He concluded this is a good project for the beach area.

Comr. Sobel stated this is clearly a high end development and extremely reputable superlative developer. He is a little surprised with the progress made with the outreach, he expected the continuation of the opposition. He asked if they were able to get into all the neighboring buildings, and are there more outreach to be done or have they completed that aspect of it to best satisfaction.

Ms. Toothaker stated that they are happy to meet with anybody that requires to meet with them, and they have all made themselves available to anyone that reaches out to them. She said their primary focus was on their direct neighbors, the Five Star, Delphi, Renaissance, Wittington and there were times when these buildings would invite other buildings to attend the meetings. Also, they met with Lauderdale-By-The-Sea residents and City officials. She said she is unaware of any group that still stands in opposition because over the years they have met with so many groups and have been able to make changes to satisfy their needs.

Comr. Sobel stated that although this is way ahead of the process, the concerns expressed earlier about the animal area for defecation is valid and asked if a commitment could be made by the developer that it would be a strong consideration in the concept.

Ms. Toothaker replied absolutely, and they have their commitment. Also, she confirmed that the southeast access to the beach is publicly dedicated, it is ADA accessible and it is on the site plan and in the PD-I and was a condition of approval at the Planning and Zoning Board, it is in staff's conditions and they are absolutely committed not only providing it but making it publicly dedicated.

Comr. Sobel said Mayor Fisher brought up a good point on the dust and debris from the construction impacting the surrounding areas and the need to have some enforcement that this will be contained according to code requirements.

At the request of Comr. Sobel, Ms. Toothaker explained in details the RM-45 HR zoning district, which allows for building to run in an orientation east and west, but the PD-I allows them to change the angle of the building to move out of the view corridors of their neighbors.

Mayor Fisher thanked Mr. Dunin for his cooperation in working with the residents who were fiercely opposed to the project as a condo hotel but he has removed that as well as the shadowing of the buildings, which he was able to shift the angle to north south. Consequently, the residents are no longer opposed to the project.

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Ordinance be APPROVED FIRST READING. The motion carried by the following vote:**

**Yes:** Hardin

Moss

Perkins

Burrie

Fisher

**No:** Sobel

**END OF QUASI-JUDICIAL PROCEEDING**

17. [18-300](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A UNIFIED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND 1380 SOUTH OCEAN BOULEVARD FL, LLC; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**(Staff Contact:** David Recor)

Sarah Sinatra-Gould, Calvin Giordano and Associates, 1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316, presented the item and said staff was required to obtain a unified control agreement for property located at 1380 South Ocean Boulevard, the east and west side of A1A. The applicant is requesting establishment of the unified development agreement in conjunction with the PD-I rezoning request. She said the purpose of the unified development agreement is to bind the owner and its successors to the conditions related in the PD-I rezoning documents and plans. Also, the agreement is required for planned developments in order to comply with the standards of Section 155.2405 within the planned development environment.

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Resolution be ADOPTED. The motion carried by the following vote:**

**Yes:** Hardin

Perkins

Burrie

Fisher

**No:** Sobel

**Absent:** Moss

**Enactment No: RES. No. 2018-137**

18. [18-293](#) Approval to award Bid T-13-18 Construction Services for the Building of the Charlotte J. Burrie Civic Center to the lowest responsive responsible bidder, Shiff Construction & Development Inc., at a cost of \$4,498,475.76.  
(Fiscal Impact: \$4,498,475.76)

(**Staff Contact:** Horacio Danovich/Tammy Good)

Meeting went into Recess

**Meeting Reconvened**

Tammy Good, Project Manager, presented the item and provided a brief presentation to include an aerial view of the site located at 2699 North Federal Highway. She displayed some existing photographs of the current site. She then showed the proposed site plan, which includes 48 parking spaces with a porch for drop off during inclement weather. The building will be LEED certified and the site size is 1.07 acres. There is a proposed floor plan, with a lobby, reception desk, offices, and conference room. The assembly space will hold 250 people theater style and 120 banquet style with a fixed platform stage and then back of house amenities.

Ms. Good stated that they did a competitive bid solicitation and the project was advertised for 30 days. Six bids were received and staff is recommending the lowest bidder to Shiff Construction & Development Inc., who is a local Pompano Beach contractor, so their bid base plus the \$500,000 city contingency brings the contract amount of approximately \$4.5 million. The project duration is established by the contractor of 420 days to substantial completion. Finally, she displayed a proposed rendering - a bird's eye view of the project.

Ron Boehl, Cresthaven, Pompano Beach, FL, indicated that the money was in place to build this building. Subsequently, they lost the first proposed location to the Race Trac service station. Nevertheless, he stated that the Civic Association has been requesting a place to meet for many years, so the residents need this center, which was promised over a long period of time. He said Vice Mayor Burrie has worked hard to get this center built, as well as some of the residents and members of the Civic Association. Therefore, he urged the City Commission to approve the item.

Rhonda Eaton, 3400 Northeast 13th Terrace, Pompano Beach, FL, concurred with the previous speaker that this has been something Vice Mayor Burrie has been working on ever since she got into office, which is over ten years. She urged the City Commission to approve the item and provided her reasons. She said Cresthaven does not have a civic center; however, the Highlands have a nice one. Also, there is the McNair Civic Center and gymnasium, there is the Pat Larkins Center, the Skolnick Center, and there are a number of communities that have a center. She said the proposed center will benefit the entire city. Furthermore, the Emma Lou Olson Center is overcrowded and so they need more space for Cresthaven residents and all of district 2. Therefore, she urged the City Commission to vote yes for the item.

Michelle Carrion, 2980 NE 12th Terrace, Pompano Beach, FL, spoke in support of the Civic Center, and mentioned that the plans have been in the making for many years. She said she has been involved with many

different sport activities over the years and had to go to the Emma Lou Olson Center for these activities. In fact, when they could not use that center because it was full, and Kester Park could not accommodate them, they would end up doing their cheerleading practices in one of the coaches' yard in Cresthaven. She said there is a need to have more civic centers throughout the City, the summer programs need to be expanded throughout the city instead of just at certain civic centers to make it easier for people to access. The Civic Association needs a place to meet that is close and free to hold their meetings. She said sometimes they have to meet in a bar, which is not ideal for a lot of the residents of the area. Therefore, she urged the City Commission to approve the item.

Carrie Pereira, Project Coordinator, Di Pompeo Construction Corp., 2301 NW 33rd Court, Pompano Beach, FL, stated that she attended the pre-bid meeting where city staff urged and highly recommended the use of local small business enterprises (SBE) contractors. They mentioned that the Commission monitors the uses of the SBE. In fact, she said staff had indicated that if at the end of the bid tabulation a local contractor was a little higher than a non-local or if the other bidders used a higher percentage, the Commission would look to hire the local contractor as more percent and use of the SBE. She said they were just a little higher than that, however, they used the higher local participation and the higher SBE goal than Shiff Construction. They used local SBE subcontractors as highly urged, encouraged and stressed; therefore, this made their pricing a little bit higher than the others, had they used their typical subcontractors. Therefore, based upon what was stated at the pre-bid, Ms. Pereira felt the Di Pompeo Construction should be awarded the bid. She also provided documents to the City Commission for their information.

John Di Pompeo, Jr., provided a number of examples of their qualifications which was stated in the handout he provided to the City Commission. He said there seems to be a continuity for his organization to come in as second lowest. He said the spreadsheet indicates that Shiff Construction has submitted to complete 85 days longer and approximately 93 months longer than any of all the other contractors proposed. In addition, he said they provided 26% for local participation, which is above the 15% the City requested. Also, for SBE minority, Shiff gave 11% but they gave 19%.

Finally, Mr. Di Pompeo said they have been around and operating in Pompano Beach since 1972, but over the years he has become disenchanted with bidding for jobs in the City since he seems to come in second most of the time. Therefore, he urged the City Commission to take another look at their bid even though they came in just under \$9,000 different from the recommended lowest bidder.

Mayor Fisher asked if the city's local preference ordinance was in place when the job was bid.

Otis Thomas, General Services Director, responded that it was not yet in place. He explained this happened approximately one month ago prior to the ordinance being adopted.

Tom Bogdan, 1482 NE 30th Street, Pompano Beach, FL, stated that he has been residing in Cresthaven since 1996, and stated that the area needs a community center. Thereafter, he provided several reasons how the residents, to include children, in the neighborhood would benefit from having such a center. He urged the City Commission to vote yes for this project.

Corey Thompson, 2160 NW 4th Street, Pompano Beach, FL, stated that he is pleased to see a project like

this being done for Vice Mayor Burrie for all the services she has provided over the years to the City, as well as it is a way of thanking her for all that she has done. Therefore, he would love to see the project get approved and move forward.

Vice Mayor Burrie appreciated the kind words from Mr. Thompson, but said she fought for the community center to be in the area but it was the residents who offered to name it after her. The center is needed and was promised even before she got on the Commission. The fire station had taken away the small center and promised that they would get the residents another community center, which has never happened. In sum, after waiting many years, it is time not only for the residents in Cresthaven but those in the Highlands and everybody in the City and District 2 on the northern end of the City, to have a place where the children can go, and the elderly can have programs.

Justin Shiff, 2725 NE 23 Court, Pompano Beach, FL, stated that he has an office in Fort Lauderdale and a satellite office in Pompano Beach. He provided background information on his activities in the City of Pompano Beach and confirmed that he has been residing in the City for the past six years. He explained that he has also lost bids to Mr. Pompeo and can appreciate his disappointment of not being awarded this project. He said the project site is just across the street from where he resides and he would be proud to build this facility in Ms. Burrie's name. In addition, Mr. Shiff clarified the days he projected to complete the job which include pre-construction services. He said if 60 days is taken off that timeframe he could complete the project in less time. Furthermore, he said he has one of the highest participation rate with small businesses, in Broward County and he is committed to the project and local participation. Finally, Mr. Shiff stated he uses local businesses and Pompano Beach residents first in his jobs.

Vicente Thrower, 1890 NW 6th Avenue, Pompano Beach, FL, stated he is pleased to see the City looking at utilizing the local preference. Mr. Thrower can attest to what Mr. Shiff has done with Ms. Ely's house and there is a proven track record. He is pleased to see the center getting off the ground and congratulated Vice Mayor Burrie on this effort.

Comr. Hardin stated this project is long overdue, and as Vice Mayor Burrie mentioned earlier it is not about the name going on the building it is about the facility for the residents. He provided a brief background information about the area prior to them being annexed into the city. He said certain commitments were made to those residents in the northern end of the city and is pleased to see this project moving forward.

Comr. Moss echoed Comr. Hardin's comments, and stated that Vice Mayor Burrie and her community deserve the center and it has been promised for a very long time. If the center is half as successful as the Skolnick Center has been it would be a plus for the community. He supports this effort and he believes they chose a very nice name for it.

Comr. Sobel provided some opposing thoughts. He said the City is doing a lot of wonderful things and notwithstanding the good things, there are some things that could be done much better. He said there are a number of things around this particular project that disturbs him, including the cost of \$6 million for the project that includes the land purchase with a 44 parking space capacity is not in the best interest of the residents as a whole. He said this is an example of how not to operate a business or a municipality in general. Comr. Sobel indicated the following problems he has with the project:

- This was conceived more than 15 years ago and the purpose and needs were not documented.
- This is the first time this is coming before the current commission for any action. This is now requesting approval of approximately \$6 million for this project, and a \$4.5 million price tag.
- The project was on the unfunded G.O. Bond list in 2017 for about \$5.6 million.
- It is unknown who approved the design and the specs for the project.

Comr. Sobel stated that without discussion from the Commission and without full disclosure, without total residents' input other than a handful of campaign supporters, without a clear study of the necessity and the purpose, it suddenly got removed from last year's G.O Bond list and totally fully funded. In part, it was funded from moneys that was already allocated and approved through other city capital projects for approximately \$1,348,000. However, somewhere during the last year, "somebody decided behind closed doors, in the dark of night let's make a decision to unfund those projects and take millions of dollars out of other funds, the general fund, the parks acquisition fund, the capital projects works fund and to fully fund this \$4.5 million price tag." He opined it is max favoritism, inequity, and has a lack of any strategic planning. He said times have changed from more than fifteen years ago. There is no information in the backup on the 34 bids that took place. For the abovementioned reasons Comr. Sobel stated he is opposing the project based on the project itself.

Additionally, Comr. Sobel commented on the naming of the center. He said he admires, appreciates and enjoys working with Vice Mayor Burrie, as well as appreciate her years of service with the City, but wrong is wrong. He said to criticize this project based upon the fact that it is named in her honor makes it sounds like he is criticizing the Vice Mayor and nothing could be further from the truth. He believes no sitting public official should ever be allowed to have a building named after them, especially while they are sitting in office and while they are running for a higher office. He thought it was against the law in Florida, in most cities it is to name a public building after some that is still alive. He said the number one reasons out of the top ten reasons not to do something with regard to naming a public building or university is to name the building after somebody who is still living. In fact, currently there is a proposed Florida constitution amendment, proposed to go on the ballot in November 2018. There will be a new section of article 10 of the state constitution to prohibit the naming of public buildings, programs or other facilities after municipal, county or state elected officials unless certain requirements are met. Under the state's constitutional proposal, if passed, those criteria are that the individuals are either no longer alive or not until they have left public office. It is extraordinary to think about the fact that the naming of the building while the Vice Mayor is still in office and running for higher office, and whatever position she would run for office, the City Attorney would have to file a \$4.5 million in-kind political contribution on behalf of the City of Pompano Beach in order to comply with the Florida Election Laws. Comr. Sobel concluded he cannot support the project for the reasons he mentioned earlier.

Vice Mayor Burrie clarified that when she was elected into office the first thing the residents in her community requested was a community center, which she placed it on a wish list, when the former City Manager William Hargett was in place. She said money was available then to fund the center, however, where the money went is unknown to her. A preliminary design was requested at the time, which is done with everything even before it appears before the City Commission. Nevertheless, a piece of property was identified finally, and activity has gone from there. So, the design was approved.



Additionally, Vice Mayor Burrie stated that as far as the naming of the building after her and her seeking higher office, qualifying for Mayor is not until the first week in June. It is true she has opened a campaign account but so has Mr. Sobel and Mr. Hardin. Secondly, the E. Pat Larkins and the Herb Skolnick Centers were named while they were alive and in office, therefore, the city has a history of doing that.

Finally, Vice Mayor Burrie said whether the legislature passes the question or not in November 2018, it is a proactive law not a retroactive law so it cannot be changed. Notwithstanding the naming of the center, the people in Cresthaven deserve a community center after waiting over seventeen years for it.

Comr. Perkins agrees that the Center is long overdue and has been discussed for over fifteen to twenty years. District 2 is long overdue for the center and she supports it. However, she wanted it noted that all the districts are not treated fairly all the time. But this is one district that deserves this particular center, so she will support it.

Mayor Fisher stated he had the privilege to sit on the Commission for approximately seventeen years. He commented on both Cresthaven and the Highlands together as the northern end of the City that desperately needs a center. This is an exciting moment for the City to be able to move this forward. Construction issues and the bids concern him. He is sorry Mr. Di Pompeo lost out on the bid, as he has worked very hard in the City. Nevertheless, the bid specs must be done and while \$9,000 is not a lot of money, the process was done.

Additionally, Mayor Fisher mentioned that to use words like “behind closed doors” and “favoritism,” and “those decisions were made and deals were made behind closed doors,” he must emphatically say that is just outrageous for someone on the dais to actually say that about this or past Commissions. He said everybody is campaigning and it seems like everybody is jockeying for campaigning and is using this as a “bully pulpit” to do so. To make statements like that is disingenuous to the residents.

Comr. Hardin stated that numerous times statements are made about funding of various products, and questions come up about where the funding is coming from, where that funding go, what happened here, and how do you find the money. However, he said there is a process that works in government. Staff is tasked with certain responsibilities, which is their job. If they can collect funds together, which they have done and have been tasked to do. The Commission has ruled they want to move the project forward, and is voting on the funding at this meeting. Comr. Hardin said there is “no hocus pocus here” because staff found the funding in various accounts. It is not stealing, or misappropriation and it does not happen until the Commission approves it. He said, some commissioners may not be happy with the fact they could not control every aspect of something that goes on in the city. However, it is completely above board and staff is doing what they are tasked to do. He thanked staff for finding the funding and bringing it before the City Commission to vote on it and to allocate it. He said the City Commission allocate funding, and outside of a certain threshold, which the city manager has signing ability, all funding is approved by the City Commission. Funds are accumulated in other accounts and brought together for this purpose.

Comr. Sobel recalls the attorney from Holman Ford about two months ago telling him that the City would eventually be buying the property that would attach to the rear of the Charlotte Burrie Civic Center project. This will be another added and unknown cost to the residents in the nearly \$6 million project if it happens in the future. In fact, on February 13, 2018 Comr. Hardin motioned, advocated and voted for a related zoning

variance, not understanding that it was wrong to be working for money for the zoning applicant at the same time, but to his credit he filed a conflict of interest form and did not vote at the second reading, on February 23, 2018. He said that pertains to more of the circumstances surrounding how this building is moving forward and whether or not it is being done in a way that is in the total best interest of the residents as a whole.

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Approval Request be APPROVED. The motion carried by the following vote:**

**Yes:** Hardin

Moss

Perkins

Burrie

Fisher

**No:** Sobel

19. [18-296](#) **P.H. 2018-62: (PUBLIC HEARING 1ST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A THIRD AMENDMENT TO PARCEL E GROUND LEASE RELATING TO CITY PROPERTY LYING BETWEEN NORTH OCEAN BOULEVARD (A1A) AND THE ATLANTIC OCEAN AND BETWEEN ATLANTIC BOULEVARD (S.R. 814) AND NE 5TH STREET, BETWEEN THE CITY OF POMPANO BEACH AND PPA-E, LLC; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: (\$1,500/month in lease revenues)

**(Staff Contact:** Adriane Esteban)

Adriane Esteban, CRA Project Manager, presented the item and stated that it is a third amendment to the Parcel E ground lease, which proposes to extend the rent abatement period until the fence is removed that surrounds the pier site. Currently, the bathrooms, as well as access to the existing concession stand has been affected by the pier reconstruction. Although the developer is supportive of the City doing the new pier structure, their tenant has found that sales have been affected by the construction. So, they are trying to find a mutually agreeable agreement for all parties involved, hence the amendment.

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Ordinance be APPROVED FIRST READING. The motion carried by the following vote:**

**Yes:** Hardin

Moss

Perkins

Sobel

Burrie

Fisher

**20. [18-240](#) P.H. 2018-57: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A REINSTATEMENT AND EXTENSION TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE BROWARD SHERIFF'S OFFICE AND CITY OF POMPANO BEACH ALLOWING FOR THE ADMINISTRATION OF THE COMMUNITY ORIENTED POLICING SERVICES HIRING (COPS) GRANT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**FIRST READING: MARCH 27, 2018**

(Staff Contact: Erjeta Diamanti)

Erjeta Diamanti, Budget Manager, presented the item and stated that there are no additional changes from the first reading.

**A motion was made by Commissioner Hardin, seconded by Commissioner Moss, that the Ordinance be ADOPTED. The motion carried by the following vote:**

**Yes:** Hardin  
Moss  
Perkins  
Sobel  
Burrie  
Fisher

**Enactment No: ORD. No. 2018-53****21. [18-306](#) Consideration for choosing a Director, Alternate and Second Alternate to attend and vote at any Board of Directors or General Membership Meeting of the Broward League of Cities Meetings where he/she represents his/her municipality.**

(Fiscal Impact: N/A)

(Staff Contact: Greg Harrison)

Greg Harrison, City Manager, stated that according to City Clerk Hammond, the City needs to renew its appointments. The current slate of directors consists of Comr. Moss as the Director, Mayor Fisher as the First Alternate and Vice Mayor Burrie as the Second Alternate.

Consequently, a motion was made by Comr. Hardin, seconded by Vice Mayor Burrie, that the current slate of directors remains same. The motion carried unanimously.

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, that the Item for Consideration/Discussion be APPROVED by maintaining the current slate of directors. The motion**

**carried unanimously.**

22. [18-310](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPOINTING **SHARON STONE-WALKER** TO THE CULTURAL ARTS COMMITTEE OF THE CITY OF POMPANO BEACH TO SERVE A TERM OF THREE (3) YEARS; SAID TERM TO EXPIRE MARCH 24, 2021; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

**Applicants:**

Sharon Stone-Walker, District 2/**Incumbent**

Latoya T. Almonord, District 1

Mary Antoine, District 1

Donna Russo, District 1

Patrice Da Cruz, District 2

Michael Tipton, District 2

Sarahca Peterson, District 3

Monifa Aruwajoye, District 4

Sharonda Chery, District 4

Jazzmann LeSane, District 4

Marcus A. McDougle, District 4

Ethel Robinson-Burns, District 4

Jocelyn Jackson, District 4

David Miller, District 5

Wayne Vereen, District 5

(**Staff Contact:** Asceleta Hammond)

**A motion was made by Vice Mayor Burrie, seconded by Commissioner Hardin, to insert the name SHARON STONE-WALKER and that the Resolution be ADOPTED. Commissioners Perkins and Sobel nominated Sarahca Peterson. The motion carried by the following vote:**

**Yes:** Hardin

Moss

Burrie

Fisher

**No:** Perkins

Sobel

**Enactment No: RES. No. 2018-138**

23. [18-311](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPOINTING SARAHCA PETERSON TO THE CULTURAL ARTS COMMITTEE OF THE CITY OF POMPANO BEACH TO SERVE AS ALTERNATE FOR A TERM OF THREE (3) YEARS: SAID TERM TO EXPIRE MARCH 24, 2021; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**PLEASE REFER TO FILE ID NO 18-310 FOR APPLICANTS.**

(Staff Contact: Asceleta Hammond)

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, to insert the name SARAHCA PETERSON and that the Resolution be ADOPTED. The motion carried by the following vote:**

**Yes:** Hardin  
Moss  
Perkins  
Sobel  
Burrie  
Fisher

**Enactment No: RES. No. 2018-139**

24. [18-313](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPOINTING WHITNEY ANNE METEVIA TO THE UNSAFE STRUCTURES AND HOUSING APPEALS BOARD OF THE CITY OF POMPANO BEACH AS ATTORNEY; FOR A TERM OF THREE (3) YEARS; SAID TERM TO EXPIRE ON JANUARY 29, 2021; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**APPLICANTS:**

Daniel R. Cogdill, *Electrical Contractor/Incumbent* - District 2

Paul Summa, *Real Estate Appraiser/Incumbent* - District 2

Whitney Anne Metevia, *Attorney/Incumbent* - District 3

Charles H. Bechert, III, *Attorney* - District 3

(Staff Contact: Asceleta Hammond)

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, to insert the name WHITNEY ANNE METEVIA and that the Resolution be ADOPTED. The motion carried unanimously.**

**Enactment No: RES. No. 2018-140**

25. [18-316](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPOINTING PAUL SUMMA TO THE UNSAFE STRUCTURES AND HOUSING APPEALS BOARD OF THE CITY OF POMPANO BEACH AS REAL ESTATE APPRAISER; FOR A TERM OF THREE (3) YEARS; SAID TERM TO EXPIRE ON MARCH 27, 2021; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**PLEASE REFER TO FILE ID NO 18-313 FOR APPLICANTS.**

(Staff Contact: Asceleta Hammond)

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, to insert the name PAUL SUMMA and that the Resolution be ADOPTED. The motion carried unanimously.**

**Enactment No: RES. No. 2018-141**

26. [18-317](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPOINTING DANIEL R. COGDILL TO THE UNSAFE STRUCTURES AND HOUSING APPEALS BOARD OF THE CITY OF POMPANO BEACH AS ELECTRICAL CONTRACTOR; FOR A TERM OF THREE (3) YEARS; SAID TERM TO EXPIRE ON APRIL 25, 2021; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**PLEASE REFER TO FILE ID NO 18-313 FOR APPLICANTS.**

(Staff Contact: Asceleta Hammond)

**A motion was made by Commissioner Hardin, seconded by Vice Mayor Burrie, to insert the name DANIEL R. COGDILL and that the Resolution be ADOPTED. The motion carried unanimously.**

**Enactment No: RES. No. 2018-142****F. REPORTS**

**Gregory Harrison, City Manager** - Stated that seven new deputies started on April 9, 2018 in Pompano Beach.

Mr. Harrison indicated that Ed Beecher, Human Resources Director, will bring before the City Commission information regarding his anniversary date for discussion.

Ed Beecher, Human Resources Director, stated that based on the direction of the City Commission and consistent with having brought the annual reviews of the other Charter officers before the Commission, Human Resources has prepared the review survey for the City Manager, which he recently distributed to them. He said included in the documents provided, are highlights of some of the City Manager's significant achievements and accomplishments for the past year.

Mr. Beecher indicated that recently they conducted a salary survey of cities of similar size to our City, and the survey has indicated that a salary adjustment for the City Manager is in order. Consequently, Human Resources prepared a recommendation for the City Commission consideration. He then pointed out that from the survey, more than half of the cities with a smaller population are paying their City Managers more than our City Manager. For example, the City of Delray Beach, which is a smaller city in population, just hired a new City Manager approximately five months ago, however, our City Manager is paid approximately 19% less than that city.

Mayor Fisher reiterated the same process the City Commission used for the City Clerk Hammond and City Attorney Berman and former Internal Auditor DeLeon, so now they are considering the City Manager.

Mayor Fisher congratulated Mark Lauzier, who worked with the City of Pompano Beach a few years ago as our Assistant City Manager, and who is now the hired City Manager of Delray Beach earning a salary of \$234,998.00 annually.

Comr. Moss inquired about the recommended amount to increase the salary of the City Manager.

Mr. Beecher stated that the recommended amount is approximately 21% increase, this will bring the City Manager's salary to a \$239,912.00 annually.

Comr. Perkins asked if the survey is regarding a raise for the City Manager or is it an evaluation.

Mr. Beecher responded that it is about a salary adjustment. He said the City Manager's contract calls for an evaluation. He understands that the City Manager submitted to the City Commission, in August 2017 an evaluation form. However, this is the process they have used for reviewing the four Charter officers.

Comr. Perkins expressed concern that the City Commission does not have enough time to review the evaluation of employees. The information is handed at a meeting and a decision is required at that particular time. The issue she has is not for or against, but rather it is the procedure and how this is done. Consequently, Comr. Perkins made a motion to set a dedicated date to properly evaluate the City Manager because he is the CEO of the City. She said at some point they need to be open and transparent about his position and what he does.

Comr. Sobel said he did not hear the motion.

Comr. Perkins repeated her motion that there should be a dedicated time and date to properly evaluate the City Manager, because he is the CEO of the City and they need to be very open and transparent about his position and performance.

Comr. Sobel seconded the motion.

After a very extensive discussion among the City Commission regarding the process to conduct the evaluation of the City Manager and the overall process used to evaluate the charter officers the motion was as follows:

**MOTION:** A motion was made by Comr. Perkins, seconded by Comr. Sobel to dedicate time and date to properly evaluate the City Manager, because he is the CEO of the City and they need to be very open and transparent about his position and performance, which FAILED. Comrs. Hardin, Moss, Vice Mayor Burrie and Mayor Fisher voted No and Comrs. Perkins and Sobel voted Yes.

Comr. Hardin stated that taking over the CRA is additional responsibility and this can be seen in several ways. Therefore, he supports a “hefty raise” for Mr. Harrison and provided his rationale, which in essence, he said there was a smooth transition from the former City Manager and Mr. Harrison came on board at a very “cheap rate” and was able to accomplish a lot in the ten years he has been here. Moreover, he appreciates the way he goes about solving problems. In sum, Comr. Hardin stated that stability in a community stems from a lot of different areas, but staff is a critical stability in any organization. Therefore, Comr. Hardin made a motion to increase the City Manager’s salary to \$239,912 as suggested by Mr. Beecher.

Vicente Thrower, 1890 NW 6th Avenue, Pompano Beach, FL, inquired if the City Manager will be taking over the day to day operations of the CRA. Therefore, since he is taking the CRA over, does it mean the existing contract with RMA and the dollar amount the City is paying them will be rolled back?

Mayor Fisher explained there is a separate service contract that will be considered by the City Commission. Their expertise will be required only on an as needed basis.

Mr. Thrower stated that since the City Manager will take on added responsibility to manage the CRA he agrees for the recommended compensation for him.

Frankie Chevere - City of Pompano Beach employee for approximately 27 years, and the Chief Union Steward for the Federation of Public Employees - Peter Mazzagatti and Paul Thomas who are part of the negotiating team, spoke in favor of the City Manager getting the recommended pay raise and Mr. Chevere highlighted some of the reasons why. He said Mr. Harrison is an inspiration to all City employees and the only City Manager who made it a point to meet all the employees and his “Do Good Slogan” to encourage everyone to do well, consequently the employees go that extra mile. He said Mr. Harrison is considered the best City Manager Pompano Beach has ever had. Furthermore, during the negotiations, he and his direct reports were able to execute a contract that gave value to the employees and to the City as a whole. His leadership, integrity, respect and dedication to the City of Pompano Beach speaks for itself and it is an honor to serve under his command and of the City Commission.

Dirk DeJong, Business Owner in Pompano Beach, thanked the City Commission for the opportunity to speak. Mr. DeJong recalled the first time he met Mr. Harrison about ten years ago, when he was hired as the Assistant City Manager by City Manager Beach, which he thought Mr. Beach had hired an incredible person who could take his philosophy and expand it even more. He has seen approximately four City Managers come and go. One of the most important thing that he has seen with the current City Manager is his passion for the City. He was worried when Mr. Beach left and thought who could replace him. However, what Mr. Harrison has done for the City since he has taken over as City Manager is a definite improvement, he has done a great job and is a team player, which is very important. He is honest, and works hard at handling difficult situations. Also, he is accessible and always available to speak with the residents. Mr. DeJong said Pompano Beach is on an



amazing explosion of great things happening and there is a need for a great leader like Mr. Harrison to be in place to ensure the City Commission requests are being carried out. Therefore, he hopes the City Commission accepts the recommendation for a salary raise.

Steve Hudson, 700 NE 23rd Avenue, Pompano Beach, FL, echoed the sentiments of the previous speakers. He thinks it is a powerful statement when union leaders stand up and advocate for the City Manager's salary to be increased and talk about how great of an individual he is to work with and his leadership skills demonstrated. Mr. Hudson stated that as the union president for the Fire Fighters' Local 1549, it has all been positive working with Mr. Harrison. He has always received a response in a timely manner. Therefore, he encouraged the City Commission to keep Mr. Harrison's leadership around.

Corey Thompson, 2160 NW 4th Street, Pompano Beach, FL, stated that the City Manager has worked hard to bring the City forward. The G.O. Bond just got passed even with the naysayers. Therefore, he encouraged the City Commission to recognize the City Manager for all that he has accomplished and disregard the negative and move forward.

Comr. Moss asked what the former City Manager Beach salary was when he retired.

Mr. Beecher responded that when he retired he was paid \$212,000.

Mayor Fisher pointed out that Mr. Beach did not want more dollars but rather he wanted more vacation time.

Comr. Moss stated that the City Manager was not only successful with the G.O. Bond, but the cleanup after the hurricane was very impressive, as the City became the leader of the County. Therefore, he supports the increase in salary.

Mayor Fisher stated that when a person lead he/she leads, but when you need to get into the trenches, and as he recalled in the hurricane situation, Mr. Harrison did not leave the EOC for fourteen days. He stood by his department heads and stayed in the trenches with not only the employees but the residents. Again, Mayor Fisher said his fear is losing him, because the city is on a cusp to continue to ride the wave and to continue to keep it going. Therefore, he is in favor of the increase in salary as well.

Comr. Perkins stated that she will plan to have a meeting with the City Manager rather than publicly discuss it. She mentioned that when she asks something of the City Manager most of the times it is a process for her. She said while she gets a few things done they are so minor in her district that the effect is not seen. Therefore, it has been a challenge for her, so she is willing to meet with the City Manager to see if they can work through the challenges.

Mr. Harrison said he would be glad to meet with Comr. Perkins, however, he is unsure why every time she gets on the dais and says he has not responded to her requests, when he has been responding to her requests every time she asks.

Comr. Perkins stated that there is a possibility that they are not understanding each other as he feels he is doing the best he can while she feels she is not getting enough from the City Manager when it comes to her district.

Personally, she thinks the City Manager is a nice person, he has a nice personality and she likes him, but when it comes to getting things done in District 4 and her trying to communicate as to what is needed, it is different for her.

**MOTION:** A motion was made by Comr. Hardin, seconded by Vice Mayor Burrie to increase the City Manager's salary to \$239,912.00 as suggested by Mr. Beecher. The Motion Passed with Comrs. Hardin, Moss, Vice Mayor Burrie, and Mayor Fisher voting Yes and Comrs. Perkins and Sobel voting No.

**Mark Berman, City Attorney** - No Report.

**Asceleta Hammond, City Clerk** - No Report

**Commissioner Rex Hardin - NW 27th Street Light Update** - Comr. Hardin asked about the comments mentioned earlier of getting County Commissioner Bogen involved in something, as well as what is the status on the traffic light at NW 27th that he had promised the City would get.

Horacio Danovich, CIP Manager, responded that they are still working on it. He said the County is working on it. He explained that the City presented all the paperwork to them and they rejected the report and indicated that they will be conducting their own study, which is being done.

Comr. Hardin asked if Comr. Bogen is involved in this effort.

Mr. Danovich responded that he has not communicated with Comr. Bogen but had been talking with his counterpart at the County, who is aware that Comr. Bogen is trying to assist in this effort.

Comr. Hardin said it was promised to the City and asked if we should get Comr. Bogen involved in this.

Comr. Hardin suggested that the City Manager contact Comr. Bogen and inform him of the City Commission inquiry about the traffic light that he promised he would get, to see what he has to say. He indicated that the City spent the extra dollars to put the infrastructure in there, however, the City needs the light out there, which is important to the community.

**Complaints on Rental Houses** - Comr. Hardin stated that he has been receiving complaints from people who have been maintaining their properties within the city, but are experiencing certain problems, which apparently they come up against problems when they complain about the rental houses not maintained. He said there are minimum maintenance standards in the City's code for rental properties, but it appears there is nothing that governs the yard. If a person allows their yard to get out of line, there is nothing that Code Enforcement can do about it, or if any, it is very little. Therefore, he requested that the City Manager check into this issue. He indicated that these people should be required to have some type of irrigation system set up to maintain their grass, if they are doing business in the city by renting out units within the city.

Mark Berman, City Attorney, indicated that nothing is being worked on currently. However, the issue is with the requirements for rental housing of single-family homes, which is the same for any single-family homeowner. The rental homeowner is not treated, in terms of property maintenance, any different than a single-family

homeowner. They are treated equally. He stated that single-family homeowners have less requirements than any other within the neighborhood. He said this is something being discussed currently to see if that can be treated any differently.

Comr. Hardin believes it should be treated differently, because people with rentals have to get a Business Tax Receipt (BTR) and are treated differently.

Mr. Berman indicated that they are working on this issue and will report to the City Commission.

Mayor Fisher indicated that pursuant to policy, the meeting do not continue for another hour unless there is a supermajority vote. Therefore, he hopes to have a motion to adjourn and have the reports at the next meeting. However, the floor is open if anybody wants to make a motion to continue until midnight.

**MOTION:** A motion was made by Comr. Perkins, seconded by Comr. Sobel to continue the meeting until midnight. The motion Failed, as Comrs. Hardin, and Moss, Vice Mayor Burrie and Mayor Fisher voted No, and Comrs. Perkins and Sobel voted Yes.

Mayor Fisher asked if there is a motion to waive the reports at this particular time until the next meeting.

**MOTION:** A motion was made by Comr. Hardin, seconded by Comr. Moss to waive the reports until the next City Commission meeting. The vote carried unanimously.

#### **G. ADJOURNMENT**

The meeting adjourned at 11:04 p.m.

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Lamar Fisher, Mayor

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Ascelela Hammond, City Clerk

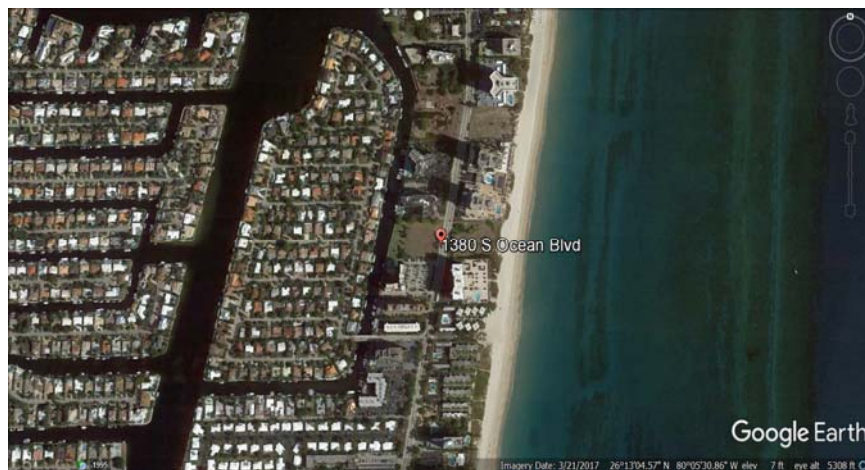
## **1380 S. OCEAN BOULEVARD**

**APPLICATION FOR REZONING  
RM-45/HR to PDI**

**April 10, 2018**

2

## **1380 S. Ocean Boulevard**



3

## 1380 S. Ocean Boulevard



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## East Side



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## West Side



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## BF POMPANO PLAT

**Recorded in 2011**

**Current Plat Note Language:**

**This plat is restricted to a 396 room hotel and 10 exiting boat slips. No residential uses are permitted without the approval of the Boar of County Commissioners who shall review and address these uses for increased impacts.**

**Proposed Plat Note Amendment:**

**239 condominium units and 14 boat slips**

**Reduction in Density by 157 Units**

**No Condo Hotel**

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## **1380 S. Ocean Boulevard**

**A REVISED Rezoning Application from  
RM-45HR Multifamily Residential High Rise  
To Planned Development Infill (PDI)**

**FUTURE Site Plan Proposal:  
239 condominium units  
8,000 sq. ft. ancillary spa  
(open to residents & their guests only)  
3,000 sq. ft. eating establishment, 1500 sq. ft. per  
building with outside seating closing by 10:00 PM  
(open to residents & their guests only)  
ADA accessible beach access/no river access  
14 private boat slips**

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## **Planned Development Rezone Criteria**

155.2405 –

Planned Development: Planned developments are developments that are planned and developed under unified control and in accordance with flexible standards and procedures that are conducive to creating **more mixed-use, pedestrian oriented**, and otherwise **higher quality development**, as well as **community benefits and amenities**, than could be achieved through base zoning district regulations.



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## Planning and Zoning Board Approval

- Obtained Planning and Zoning Board approval on November 15, 2017.
- Subsequent to Planning and Zoning approval, because of the changes requested by the residents, Applicant had to slightly revise the site design to comply with FEMA.
- FEMA requires a purely residential building to have a parking garage above grade. Once Applicant removed the condo/hotel component, Applicant had to bring the entire parking garage above grade.
- Applicant revised the plans to bring the parking garage above grade, while assuring that the height remained the same.

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## Original Plan





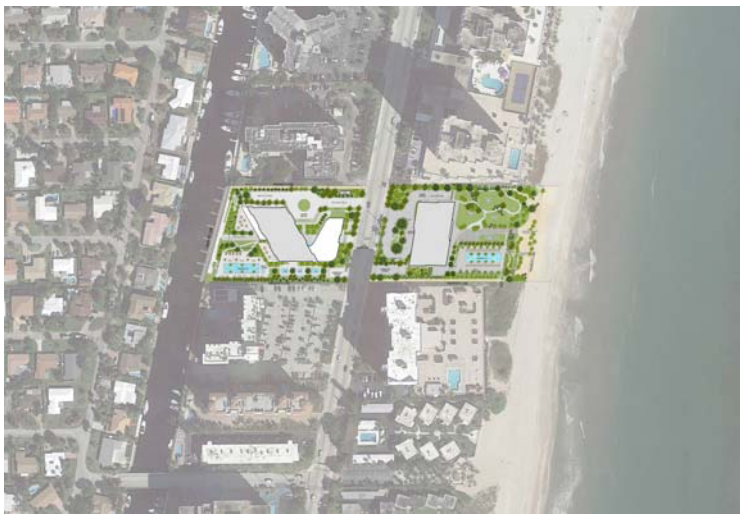
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## Second Revised Plan

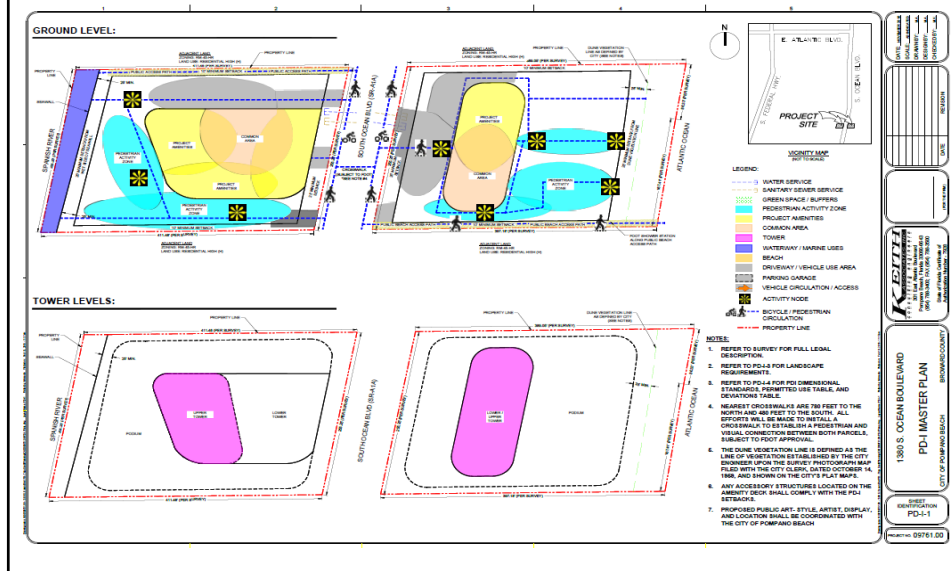


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## Third Revised Plan



## Fourth Revised Plan



## Eastern Building



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## Western Building



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## DENSITY

- The County Land Use permits 260 dwelling units.
- At the neighbors request the condo hotel units have been completely deleted from the PDI and the project is limited to 239 condominium units.
- The Plat is being reduced in density by 157 units.

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## HEIGHT

- The property is zoned RM 45 HIGH RISE OVERLAY which does not contain a height restriction. (155.3702.C)
- At the neighbors request the height of the western building has been reduced to 144' as measured by City Code.
- In exchange for decreasing the height on the west, we increased the height of the eastern building to 354' feet – the FAA approved height.

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## PUBLIC BEACH ACCESS

- **City's Comp Plan Objectives:**
  - Policy 10.03.05 states "The City shall seek additional beach access in redevelopment."
  - Policy 11.04.05 states "To maintain and enhance the existing recreational facilities which provide physical or visual access to the water."
- A dedicated ADA accessible public access easement to the beach across the eastern parcel is provided.
- No access is provided on the western parcel to the Spanish River.

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## TRAFFIC

- **Allowable in RM-45 High Rise per Recorded Plat:**
  - 396 Occupied Rooms
  - Trip Generation Rate:
    - 1,766 in and 1,766 out = **3,532 Total Daily Trips**
- **Proposed Planned Commercial District**
  - 239 Condominium Units
  - Accessory Uses
  - Trip Generation Rate:
    - 393 in and 393 out = **786 Total Daily Trips**

POTENTIAL REDUCTION OF 2746 DAILY TRIPS

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## VIEW CORRIDORS

- At the request of the neighbors, the shoulders on the east building have been completely removed to enhance eastern views.
- The western building has been reduced to 144' as measured by City Code to improve western looking views.

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## Eastern View Corridors



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## Western View Corridors





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## RESIDENTS CONCERNS HAVE BEEN ADDRESSED

- Removed the condo hotel component
- Reduced the height of the western building to 144' as defined by City Code
- Reduce the spa to 8,000 square feet and closed it to the public
- Remove the shoulders of the eastern building completely
- Provide ADA compliant beach access
- Reduced size of eastern and western food service to 3,000 sq. ft. total, closed to public and closed outside service by 10:00 pm
- All loading and trash handled completely internally and underground / no unloading on A1A
- Valet parking shall be available in both buildings

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## Eastern Building



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## Western Building

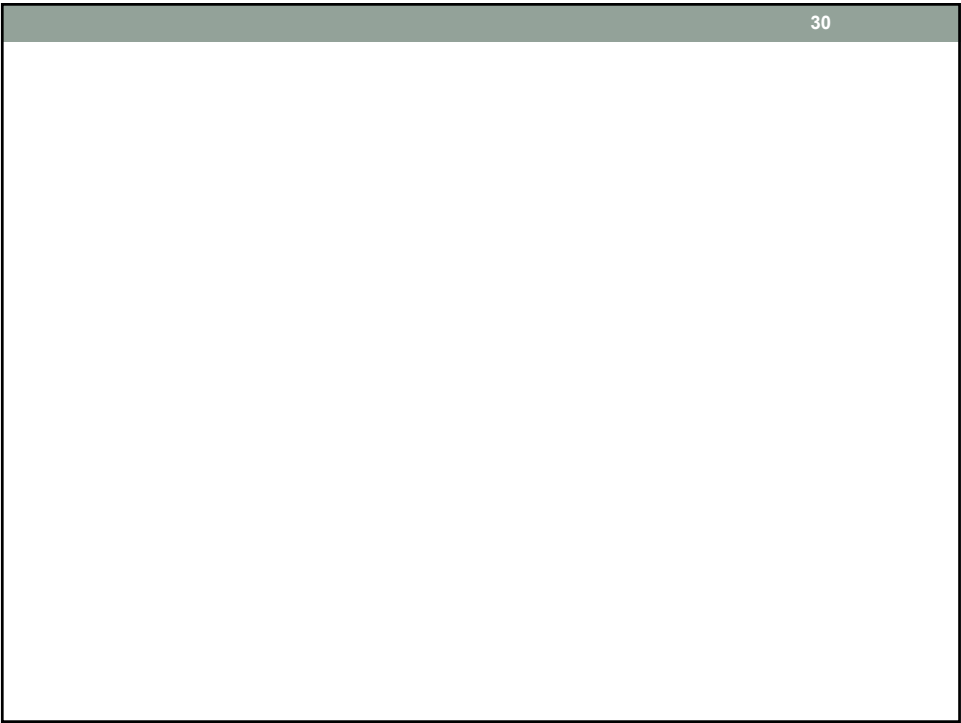


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END

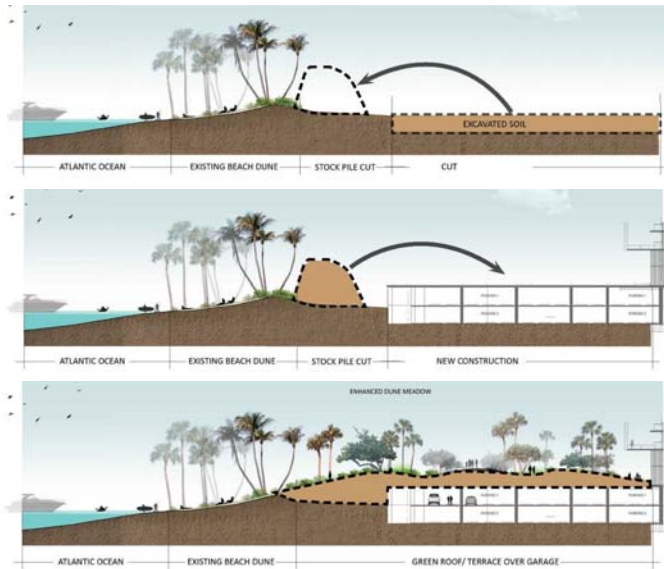






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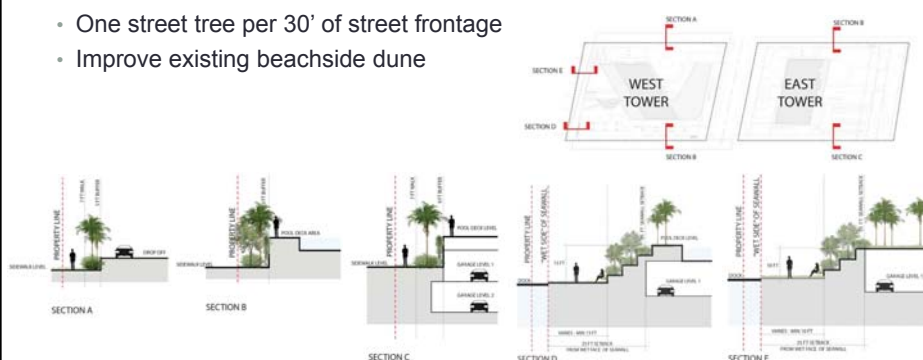
## Landscape Buffers / Dunes

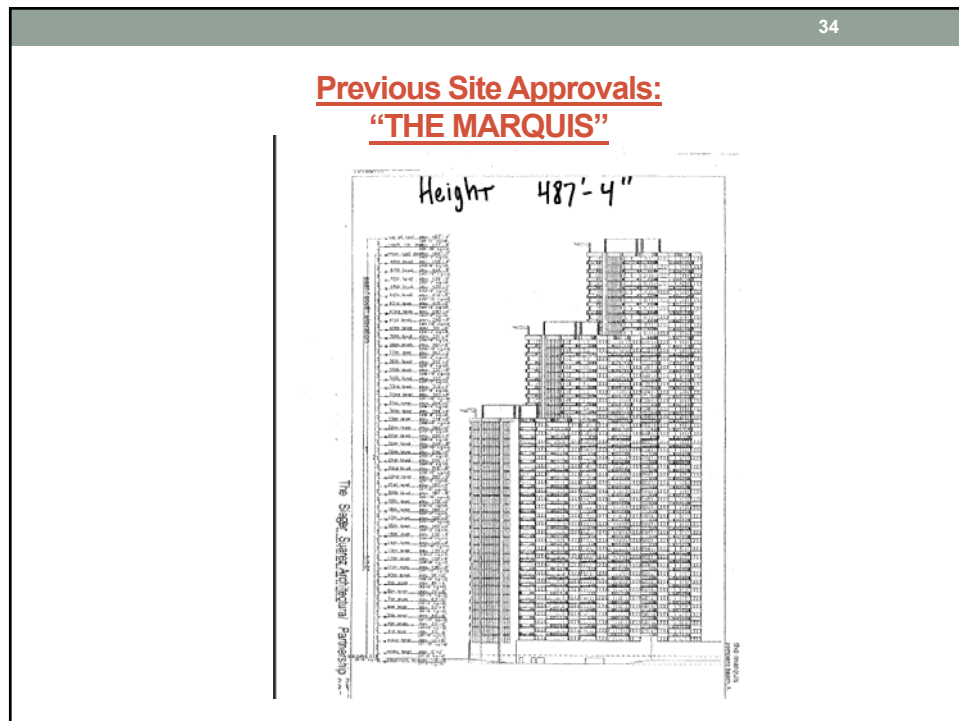
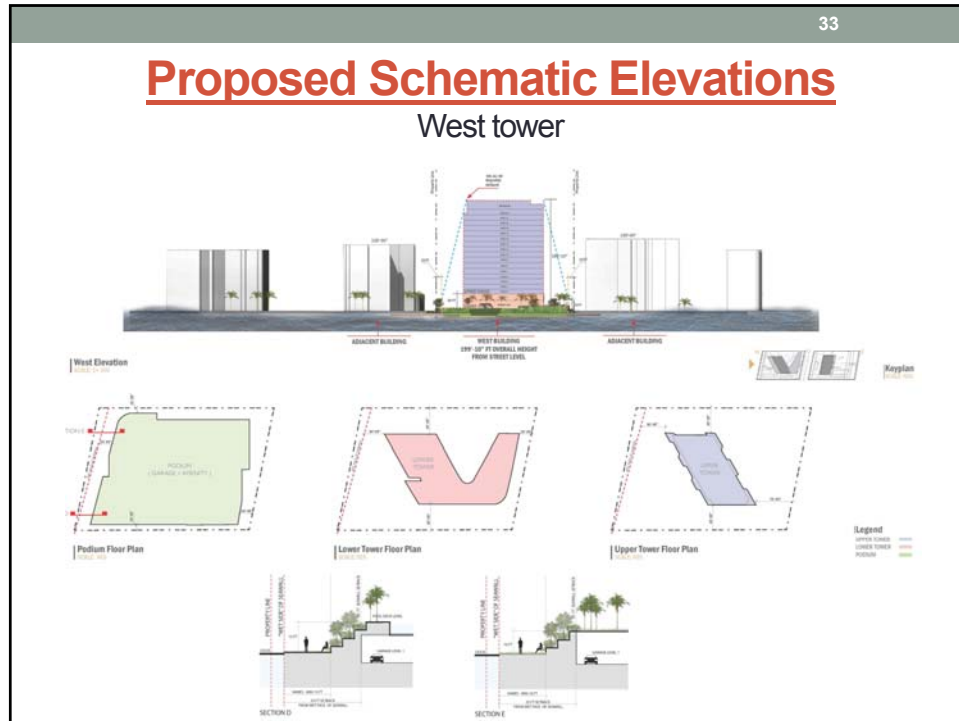


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## Landscape Buffers / Dunes

- Perimeter landscape buffers will be provided around site
  - The perimeter buffer will consist of an average nine (9) foot landscape strip, except where constraints exist due to fire department access is required
- The project currently provides a public access easement for access to both the Intracoastal Waterway and the beach to allow public connections from the street to the waterfront amenities
- One street tree per 30' of street frontage
- Improve existing beachside dune





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## Residences / Condo Hotel



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## THIS PDI How is it different?

- The PCD aims to present the City of Pompano Beach with a high end branded residential project with exceptional amenities typically associated with this kind of project.
- The PCD prioritizes neighborhood compatibility by preserving view corridors of neighbors along with public ADA accessible beach access
- The PCD PROHIBITS specialty medical, office, and industrial uses at the property

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## Pedestrian Experience

- Western component of project has been shifted further east to create a friendlier and inviting pedestrian experience along Ocean Boulevard
- The angle of tower portion has the effect of moving any shadows further away from the Spanish River
- Parking podium has been designed such that it is almost invisible to the naked eye
- Various green elements including electrical car charging stations and innovative and extensive bicycle storage systems to encourage multi-modal forms of transportation and reduced traffic
- Public access easements east / west



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## Gym for Residents



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## RM-45 High Rise Overlay versus PCD

	RM – 45 High Rise	PCD
Height Limit	N/A	325 ft
Density	45 units / acre	39 units / acre
Traffic	3,532 trips	786 trips
Spa / Amenities (Accessory)	Permitted Accessory	Permitted
North / South Bldg.	Not Permitted	Requested
East / West Bldg.	Required	Not Permitted
Boat Slips	Permitted	Permitted
Public Access	Required	Required
Pervious Area	25%	15%
East Setback Floors 1-13	Meets Code	Meets RM45
East Setback Floors 14+	Not Permitted	Requested
West Building Setbacks	Meets Code	Meets Code
Condo Hotel Length of Stay	Not Permitted	Requested

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## Shadow Study





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## Shadow Study



March 20 8:24am

March 20 Noon

March 20 5:32pm

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## Typical Amenities





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## Shadow Study



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## SPA / WELLNESS CENTER

- Reduced to 8,000 square feet
- Spa is open to residents and their guests only
- Ozone and sleep therapy are prohibited

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## Shadow Study



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## Typical Amenities / Spa



# **Proposed Schematic Elevations**

## East tower

