

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**NORTHWEST CRA ADVISORY COMMITTEE**  
**Monday, April 1, 2024**  
**E. Pat Larkins Community Center - 6:00 p.m.**

**MOTION COVER SHEET OF MINUTES**

**Motion made by Phyllis Smith to approve the minutes of February 5, 2024. Seconded by Velma Grant. Motion was approved unanimously by voice vote (John Berger and Dedrick Watkins absent).**

**Following the presentation, the six committee members present unanimously recommended approval of the Strategic Investment Program Incentive Application for Big Tree BBQ Inc. (John Berger and Dedrick Watkins absent).**

**Motion was made by Phyllis Smith to recommend the City Commission consider reinstating ShotSpotter usage in the NWCRA District. Seconded by Velma Grant. Motion was approved unanimously (John Berger and Dedrick Watkins absent).**

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**NORTHWEST CRA ADVISORY COMMITTEE**

**MEETING MINUTES**

**Monday, April 1, 2024**

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

**A. CALL TO ORDER**

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

**B. ROLL CALL**

**PRESENT**

Whitney Rawls – Chairman  
Phyllis Smith – Vice Chairman  
Shelton Pooler  
Velma Grant  
Jay Ghanem  
Keriann Worley

**ABSENT**

John Berger  
Dedrick Watkins

**ALSO PRESENT**

Nguyen Tran, Director  
Kimberly Vazquez, Sr Project Manager  
Sarah Mulder, Project Manager  
Elizabeth Pinto, Department Head Secretary  
Vince Wooten, Housing Inspector  
Commissioner Beverly Perkins

**C. ADDITIONS/DELETIONS/REORDERING**

None

**D. APPROVAL OF MINUTES**

1. February 5, 2024

**Motion made by Phyllis Smith to approve the minutes of February 5, 2024. Seconded by Velma Grant. Motion was approved unanimously by voice vote (John Berger and Dedrick Watkins absent).**

**E. AUDIENCE TO BE HEARD**

None

**F. OLD BUSINESS**

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None

## **G. NEW BUSINESS**

1. Consideration of a Strategic Investment Program Grant Incentive Application for Big Tree BBQ Inc

**Kimberly Vazquez** gave a presentation on the Big Tree BBQ Inc's Strategic Investment Program (SIP) Incentive Application. Ms. Vazquez said a Property Disposition and Development Agreement was approved at the March 19<sup>th</sup> CRA Board meeting between the CRA and Big Tree BBQ for construction of a restaurant on the CRA owned vacant lots just west of Powerline Road between NW 4<sup>th</sup> Court and NW 5<sup>th</sup> Street. The SIP Grant Incentive application submitted is for site improvements, including construction of a 1500 sq ft restaurant with a 300 sq ft covered patio, infrastructure improvements, a parking lot, dumpster enclosure, construction of the western perimeter wall and landscaping. Interior improvements for the new structure include a 540 sq ft kitchen, restrooms and a dining area. The estimated cost project is \$800,849 making them eligible for the maximum grant amount allowed under the program of \$150,000.

**Phyllis Smith** stated she was happy with the incentive, and that the restaurant would be a good addition to the area.

**Following the presentation, the six committee members present unanimously recommended approval of the Strategic Investment Program Incentive Application for Big Tree BBQ Inc. (John Berger and Dedrick Watkins absent).**

## **H. DIRECTOR/STAFF REPORT**

**Whitney Rawls** welcomed District 4 Commissioner Beverly Perkins and thanked her for joining the meeting.

**Nguyen Tran** reported that there is a public input meeting tomorrow Tuesday April 2<sup>nd</sup> at 6pm here at E. Pat Larkins Community Center with RocaPoint Partners LLC at the request of Commissioner Perkins. **Whitney Rawls** asked how many more input meetings will be held. **Mr. Tran** stated there were two meetings previously held with no more meetings scheduled before the agreement goes before the Commission and CRA Board in June. There will be more community sessions and focus groups of what will be in the downtowns. This is a complicated and lengthy project that does not have a set number of meetings.

**Mr. Rawls** encouraged Advisory Committee members and the public attend the April 2<sup>nd</sup> meeting.

## **I. KEY PROJECTS**

1. G.O. Bond Updates

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**Nguyen Tran** read into the record the GO Bond update as provided by Horacio Danovich, Project Manager:

## **G.O. Bond Updates**

- Dixie Highway and Atlantic Boulevard Intersection Improvements. (Segment 2). FEC has approved the work on Atlantic Boulevard. Staff is working to finalize the agreements and preparing to schedule work at the intersection of Dixie Highway and Atlantic Boulevard. Work will be coordinated between FEC and the City's contractor. The work will entail replacement of the traffic signal, realignment of travel lanes and adjustment to the train tracks and gates. The City's contractor is concentrating efforts on the south and north sides of Atlantic Boulevard east of Dixie Highway as well as the south side of Atlantic Boulevard west of Dixie Highway. Work completed includes curbing, drainage, lighting (partial, sidewalks (partial) and landscape (partial). In addition, work on Dixie Highway north of Atlantic Boulevard continues with emphasis on installation of Silva cells, irrigation systems, curbing and sidewalks. Sidewalks and curbing are complete along the east side of the Dixie Highway from Atlantic Boulevard to NE 3rd Street, and partially to NE 6th Street. In the coming months, work will continue but focus will primarily shift to finish Atlantic Boulevard before the start of the school season (August 12). Progress is steady.

**Whitney Rawls** asked about the construction if the end result is one lane from South bound Dixie and 8<sup>th</sup> to Atlantic. **Mr. Tran** stated that the only lane taken out was Westbound near First Baptist to Dixie Highway that was incorporated into the sidewalk. All the barricades present are temporary to give construction workers room while pouring concrete etc. There will be two lanes, north and south not including dedicated turning lanes.

## **Downtown Master Developer (i.e. Innovation District)**

- Negotiations continue with City, CRA and RocaPoint Partners
- Potentially a development agreement will be presented at a joint CRA Board/Commission meeting in June
- Additional input meeting scheduled April 2, 2024 at 6:00pm E. Pat Larkins Center

## **Patagonia**

- This is the development on Dr Martin Luther King Jr Blvd and 8<sup>th</sup> Ave
- Developer working on DRC submittal

**Whitney Rawls** asked if the development agreement was renewed for this project. **Nguyen Tran** responded that it was not renewed, Frank Gotsman is proceeding at his own risk. The CRA is not looking to renew the agreement as there has been no progress on the project and construction should have already been completed according to the original agreement.

## **Grisham Properties**

- No news from Related Group since January, there was supposed to be a new updated proposal in March

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## **Sonata**

- Mixed use development on NW 8<sup>th</sup> St/Dixie Hwy.
- Entered into 3-year sublease agreement with the Crockett Foundation on September 19, 2023.
- Sonata has not received a CO or TCO yet

## **Hunters Manor**

- Closed on the property with DR Horton in October 2023.
- Construction is on schedule with models due in late spring.
- Two burrowing owls discovered on site, need to relocate

## **11 NE 1<sup>st</sup> Street (Wash House)**

- License agreement approved by the CRA Board for a wall mural that was approved by this Advisory Committee in February
- The building will have Temporary City Mural Project(s) completed over the next few months.

## **Old Town Square**

- Temporary Certificate Occupancy received February 2024 for Floors 1-5
- Leasing is underway up to 5<sup>th</sup> Floor

## **NW 6<sup>th</sup> Ave Tactical Urbanism Plan**

**Sarah Mulder** reported on the following:

- Bus Shelters were pressure cleaned/painted
- Banner Poles have been removed
- Light Poles have been painted
- 60% completion on the drawings for Annie Gillis parking addition
- 60% completion of drawings for removal of roundabouts and replace with raised intersections
- Working on utility box wrap removal/replacement

**Jay Ghanem** asked about the utility box wrapping, if the material will be suitable so the boxes do not overheat. **Ms. Mulder** stated there has been contact with the FPL representative for the area to make sure the material will not impede the function of the equipment located in the boxes.

**Mr. Ghanem** expressed concerns about the bus shelter solar panels and lighting, as they are very dim at night. **Ms. Mulder** stated that they were not serviced through this project but will notify the City.

**Velma Grant** asked how much funding has been allocated to the Tactical Urbanism project. **Ms. Mulder** stated that from the CRA \$3 million is allocated to go towards construction of the Annie Gillis parking addition as well as removal of roundabouts to replace them with raised intersections. The City has their own budget for the bus shelters, trash receptacles and other improvements.

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**Velma Grant** asked for clarification on raised intersections. **Sarah Mulder** stated that the roundabouts no longer meet code for turn radius and cars drive over the landscaping in roundabouts. They will be removed and there will be raised speed tables and stop signs instead.

**Ms. Grant** expressed concerns that it is difficult to see the improvements on the bus shelters and light poles. **Kimberly Vazquez** stated that they were refreshed with paint in the same color so they are no longer faded.

**Shelton Pooler** asked which funds were allocated to the parking lot at Annie Gillis Park. **Sarah Mulder** responded that the consultant was paid just under \$70,000 for design and it is moving forward. There is no construction estimate yet until it goes out for bid. **Mr. Pooler** asked if the City employees could do the parking lot instead. **Ms. Mulder** responded they will not do the construction, but they will assist with the demolition of the roundabouts.

**Nguyen Tran** stated that the City does not have the capabilities to do a full road with drainage but we will get their assistance wherever possible to stretch the funds. **Kimberly Vazquez** mentioned that the City will demo the roundabouts and remove the landscaping when it is time for that.

**Whitney Rawls** asked about the timeline concerning the parking and roundabouts, the drawings are at 60% and may take until the end of the year to reach completion. **Sarah Mulder** stated that permitting takes most of that time but if the parking lot can be dedicated as public right of way it will expedite the process. **Nguyen Tran** specified that the parking being dedicated right of way means it doesn't have to go through the site plan process.

**Mr. Rawls** asked when the speed tables may be done. **Ms. Mulder** responded that there will be a bid out at the end of the year and after the bid is out there will be a more concrete timeline. **Shelton Pooler** asked if permitting is the only block in the process. **Ms. Mulder** stated that reporting and traffic analysis also take a lot of time.

**Commissioner Perkins** commented on the NW 6th Ave Tactical Urbanism Plan. Ms. Perkins wanted to bring attention to some needs that are not being addressed in this project.

- 6th Ave needs to be resurfaced and striped
- Bricks need to be removed
- Tree trimming
- Lighting on 6th Ave needs to be brighter at night

**Sarah Mulder** responded there is a future plan to have the lighting on NW 6<sup>th</sup> Avenue replaced but interim the poles have been painted. The resurfacing will be done after roundabouts are replaced.

**Commissioner Perkins** asked for clarification on if permitting was holding up the project. **Nguyen Tran** clarified it is still in the design and then there will be a site plan process prior to issuance of a permit for construction of the improvements.

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**Jay Ghanem** asked whose responsibility it is to pressure clean signs going into a community. **Nguyen Tran** stated it is the HOA's and/or an Association's responsibility to replace their signs if they are rotting and deteriorating. **Whitney Rawls** asked if there could be a survey or letters sent to let the HOAs know they need to be replaced. **Mr. Tran** said yes, we can reach out but there's no guarantee anything will be done. **Velma Grant** pointed out there is an application through the City that an HOA can apply for to get help replacing signs.

**Jay Ghanem** asked if Sonata was already leased and if it was market value. **Nguyen Tran** stated that they have a full list for leasing, until they get TCO they can't move anyone in. The CRA contributed \$1.5 million towards construction and there are 15 market rate units, with 132 units are low-income tax credit units. They will serve up to 60% AMI. **Jay Ghanem** brought up concerns about having proper security at Sonata and other buildings in the future. **Nguyen Tran** stated that it is the property managers responsibility to provide security for their buildings.

**Nguyen Tran** gave an update on City Vista:

- The local property manager has resigned and Kedrick Williams is the new onsite property manager who seems to be addressing concerns well.
- Elevator has been fixed
- Will have a meeting with the new onsite property manager later in the week

### **J. COMMITTEE MEMBER REPORTS**

#### **Shelton Pooler:**

- Asked about the hours for the football fields in Collier City as the youth need somewhere to play and keeping the field locked doesn't give people a place to go and spend their time out of trouble.

**Nguyen Tran** will follow up with Parks and Recreation on the hours of the field.

#### **Velma Grant:**

- No report

#### **Jay Ghanem:**

- An invitation for the CRA to share with developers as they get the opportunity to build in the NW the concerns brought up in regards to security and ask them how they plan to keep people safe and their buildings maintained. Ask what protocols they can put in place.

Discussion ensued on security and how to keep residents safe. **Mr. Tran** spoke about the cameras installed at Annie Adderly Gillis Park and how they have led to arrests and improved the security at the park.

#### **Keriann Worley:**

- No report

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**Phyllis Smith:**

- Pompano Beach Autism with Art & Fashion: Spectrum Expressions is scheduled for April 11 – 13 at Sample-McDougald House Preservation Society

**Whitney Rawls:**

- Asked about the removal of ShotSpotter at the City Commission meeting

**Nguyen Tran** stated that at the last commission meeting ShotSpotter was not renewed. This is the devices that alert the authorities where a gun has occurred by triangulating sound. The recommendation by the Sheriff's Office is instead to go for more license plate readers and cameras that go to the real time crime centers.

**Mr. Rawls** asked where the recommendation came from. **Commissioner Perkins** stated that the recommendation came from the City Manager's Office and not BSO.

**Whitney Rawls** asked if the cost is something the CRA could pick up to keep the ShotSpotter. **Nguyen Tran** stated that it's around \$700k a year, it is certainly a tool but this was a City side decision and the CRA was not a part of the decision.

**Commissioner Perkins** added she was for the removal of ShotSpotter not thinking that it is only used in the Northwest area. She made the recommendation to City Manager if the money isn't going to go to ShotSpotter that it should go back into the real time cameras not realizing they are not monitored 24/7. **Commissioner Perkins** is trying to push to put the money into having the real time cameras manned overnight to ensure proper use. ShotSpotter does not always detect the correct location.

Further discussion ensued on vagrancy and loitering issues being at certain stores in the NW area. **Marquise Smith** spoke in reference to her family's property and alleyway behind the property. She referenced an issue regarding shooting that took place in that alleyway and how their property address was used as the location. She stated it is also an area where the homeless congregate.

**Motion was made by Phyllis Smith to recommend the City Commission consider reinstating ShotSpotter usage in the NWCRA District. Seconded by Velma Grant. Motion was approved unanimously (John Berger and Dedrick Watkins absent).**

**K. NEXT MEETING – Monday, June 3, 2024 – 6:00 p.m. – E. Pat Larkins Community Center**

**L. ADJOURNMENT**

**There being no other business, the meeting of the NWCRA Advisory Committee meeting adjourned at 7:02 p.m.**