



P. O. Drawer 1300  
Pompano Beach, FL 33061

Phone: (954) 786-5535  
Fax: (954) 786-7836

## MEMORANDUM

DATE: February 16, 2017

TO: Robin Bird, Director of Development Services  
Karen Friedman, Project Planner

FROM: Max Wemyss, CRA/RMA Junior Planner  
Natasha Alfonso-Ahmed, RMA Urban Design and Planning Director

THRU: Kim Briesemeister, CRA Executive Director  
Chris Brown, CRA Executive Director

RE: Chapter 155, Text Amendments, Zoning Code  
Clarification of comments from the January 25, 2017 Planning and Zoning Board Meeting

At the January 25, 2017 Planning and Zoning Board Hearing, the CRA presented a text amendment to the Downtown Pompano Overlay District (DPOD), Zoning Regulations. The amendments propose changes to the Density Regulating Plan, Minimum Dwelling Unit Sizes, and Principle Use Table. In addition, the amendments propose additional building design standards. A summary of the amendments by code section follow:

### **Section 155.3501.J.2. Building Configuration and Design**

- a. provides a maximum dimension for building length
- b. provides a minimum dimension for building separation
- c. requires variation in the façade for long buildings

### **Section 155.3708.F.1. Density Regulating Plan**

This amendment is to allow for density in the Core to only be limited by building form and mass and in the Center and Edge to be limited by both density caps (maximums unit per acre) and building form/mass.

### **Section 155.3708.G.1 Building Typology**

Requires that buildings over 6 floors be developed as a tower, thereby enforcing the tower design guidelines for taller buildings

- a. 1. provides a maximum floorplate size for the tower portion of a building.
- 2. provides a minimum dimension for tower separation
- 3. provides a minimum setback for the tower portion of the building along shared property lines.
- 4. requires that towers be positioned nearer to more intense areas, as the greenways and open spaces are positioned to be central nodes.

#### **Section 155.3708.G.4 Minimum Unit Sizes for Residential Development**

This amendment is to allow the unit sizes to be more market driven, permitting smaller unit sizes at the discretion of the developer. The proposed unit sizes match those currently permitted in other redevelopment areas i.e. the AOD.

A **motion** was made by Joan Kovac and seconded by Richard Klosiewicz to recommend approval of the text amendments with the stipulation that CRA staff are present at the next hearing to answer any additional questions from the Board. Four voted in favor of the motion and three against, therefore the motion passed.

Three main issues were raised at January 25, 2017 hearing. The first issue that was raised was whether there have been sufficient meetings with the community. The following is a list of the meetings the CRA staff have attended to inform the community of the proposed DPOD Text Amendments. Attached are the meeting agendas or minutes (Exhibit A-D) for the four public meetings where the CRA presented specifically regarding the proposed amendments.

#### **NW Advisory Board Special Meeting – January 9<sup>th</sup>, 2017**

In discussion of the innovation district, a goal was made to “Increase the Residential Capacity”. Members were invited to attend the meeting on January 25, 2017. Minutes attached as “Exhibit A”.

#### **CRA Board Meeting – January 17, 2017**

An report and discussion on the Downtown Amendments was made to the Board. Members were invited to attend the meeting on January 25, 2017. Agenda attached as “Exhibit B”.

#### **Economic Development Council – January 23, 2017**

A report and discussion on the Downtown Amendments were made to the EDC, receiving broad support. Members were invited to attend the meeting on January 25, 2017. The agenda attached as “Exhibit C”.

#### **Old Pompano Civic Association – February 6, 2017**

A presentation on the Downtown Amendments regarding density and building design standards was made to the Civic Association, receiving broad support. Members were invited to attend the meeting on January 25, 2017. Minutes from the association’s secretary are attached as “Exhibit D”.

The second issue regarding the circulation through the blocks was raised by Mr. Stacer, who requested to meet with the CRA. The CRA, legal, and planning staff met with Mr. Stacer to discuss the concerns regarding the building separation requirements and through block connections. The issue was noted and attendees agreed the issue can be addressed at a later date in greater detail.

The third issue that was raised was regarding the impact of uncapped density to the redevelopment of Downtown and the surrounding neighborhood. In order to address this

concern, the CRA has requested feedback from the development community on the proposed amendments. Exhibit E is a letter from Cavache Properties explaining their position on current and proposed regulations on density. In addition, RMA's Director of Economic Development, Kevin Crowder, has provided a narrative explaining the concept of density and factors that effect redevelopment, using various communities as examples.

The CRA staff will be present at the February P&Z Board Hearing to discuss this information and any other questions which may arise.

# Exhibit A

**NW Advisory Board Special Meeting Minutes – January 9<sup>th</sup>, 2017**

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

---

**NORTHWEST CRA ADVISORY COMMITTEE  
GOAL SETTING WORKSHOP MINUTES**

**Monday, January 9, 2017**

**Emma Lou Olson East Banquet Room 6:00 p.m.**

**A. CALL TO ORDER**

Chairman Whitney Rawls called the meeting of the NW CRA Advisory Committee to order at 6:15 p.m.

**B. ROLL CALL**

**PRESENT**

Whitney Rawls – Chair  
Jay Ghanem – Vice-Chairperson  
Patricia Davis  
Daisy Johnson  
Carl Forbes  
Des Frazier  
Shelton Pooler  
Bridget Jackson

**ABSENT**

Jeanette Copeland

**ALSO PRESENT**

Kim Briesemeister - CRA Co-Executive Director  
Nguyen Tran – NW CRA Director  
Adriane Esteban – CRA Project Manager  
Shanna Benson - Sr. Marketing Manager  
Tiara Striggles – Ali Coordinator  
Sarah Benichou – BaCA Director  
Cherolyn Davis – Ali Interim Director  
Emily Marcus – Project Manager  
Keila Rodriguez – Marketing Coordinator  
Dahlia Baker –CRA Program Director  
Beverly Perkins – CRA Board Member  
Marsha Carmichael – CRA Clerk

**C. Goal Setting Workshop**

**Whitney Rawls** welcomed the committee, members of the community, and staff to the workshop. He expressed his hope that the Goal Setting Workshop will set the tone and set a new direction for the community and the committee.

**Kim Briesemeister** thanked the committee for their commitment to promote redevelopment. She explained how volunteers, like the committee, change communities with their dedication to make the plan a success. She noted that every 3-4 years it is good to regroup to reorganize, reassess, and make sure the plan for the community is on

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

---

the right path. She explained that it takes a long time for an area to get blighted and a long time to undo it. **Kim Briesemeister** spoke about the excitement of the East and the Northwest connecting and how that will make both much stronger.

**Nguyen Tran** gave a presentation regarding past and ongoing projects. He presented a slide listed the boundaries and projects for the East and Northwest CRA Districts. He showed a map of the ETOC area and gave a report on how this area will connect the East and the West in order to bridge the gap. **Emily Marcus** explained the goal of the CRA is to create an economically healthy and strong city. She said the two transit corridors provide an opportunity to combine the two districts. **Nguyen Tran** and **Emily Marcus** identified the results from the SWOT Analysis:

## **STRENGTHS**

### **West**

#### Infrastructure Improvements

- Phase I & II of MLK
- Downtown streetscape
- Sidewalks
- Landscaping
- Building capacity for future
- Development

#### Civic Plaza – Fire Fountain

#### Commercial Revitalization

- 731 Building

#### Quality Urban Housing

- Attract new generation
- City Vista

#### Cultural Engagement

- Ali & BaCA
- Activities and educational opportunities for kids
- Field trips
- Summer camps
- Engage students
- Partner with city on the library and Digital Media Center

#### Neighborhood Stabilization

- Successful with development agreements
- Kenny Davis Homes
- Oasis of Hope Homes
- Habitat for Humanity Homes

#### Connecting the two CRA Areas

- ETOC

### **East**

#### Beach Improvements

- water fountain
- Pompano Beach Blvd
- Music Under The Stars
- Great Lawn.

#### Pier Development

- High-end restaurants
- Pier Garage
- Streetscape

# **POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

---

## **WEAKNESS**

Vacant Lots and Deteriorating Housing Stock  
Poor Lighting and Broken Sidewalks  
Dangerous Activity and Negative Influences – loitering  
450 Building

## **OPPORTUNITIES**

### Co-working in City Vista

- Entrepreneurship
- Business to business networking
- Collaboration
- Access to resources
- Supporting local business
- Productive space

### Culinary Incubator

- Small business support
- Career development
- Local entrepreneurship
- Job creation
- Bringing local products to market

### Market and Business Attraction

- Light Up MLK
- Blooming Bean
- Green Market
- Old Town Untapped

### Atlantic Blvd. & Dixie Hwy Intersection

- CRA has taken control of the intersection from the state
- In design phase with Kimley-Horn
- Make safe for pedestrians & cars

### Innovation District

- Surrounded by industrial district
- Airpark
- Connecting education corridor
- Get millennials to come back from college to work and live

### Workforce Development and Internships

- A strength and an opportunity
- Dahlia Baker has had great success matching 210 local people with jobs
- Opportunity to expand
- Apprenticeships & internships
- Job fairs
- Technical assistance

### Aviation Talent Pipeline

- Youth Exposure
- Career Development
- Learning from Professionals
- Growing Industry
- High Salary Careers

### Youth Exposure to Advanced Technologies

- Coding
- 3D Printing
- Basic computer literacy

### Assemble Land

- Urban development
- Commercial retail
- Innovation area
- Youth and family activities
- Boys & Girls Club

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

**Kim Briesemeister** explained the committee will begin talking about the potential financial impacts of the lawsuit over the next few months and to consider how much money will be lost from the CRA and how that will impact their projects. **Whitney Rawls** said the goal should not only be saving the NWCRA but driving economic development.

**Kim Briesemeister** introduced **Roy Assad** and explained how he will help facilitate the workshop and focus the committee on discussion items. **Roy Assad** discussed his background in West Palm Beach and how the CRA and the Downtown Development Authority (DDA) were able to rebuild, reconnect, and repair areas that had been destroyed, improve safety, beautify streets, improve walkability, and bring back retail and restaurants. He said Pompano Beach is a larger area with more challenges, but if the committee can get on the same page, bring dedication, determination, vision, and execute their plan, the legacy will be they changed the landscape of Pompano Beach. **Mr. Assad** explained it will take a team effort but one or two people to really carry the load to have an impact on the lives of young people, seniors, economic security, and opportunity for those that need it the most.

**Jay Ghanem** suggested the committee go around the table and say why they are on the committee. **Shelton Pooler** said he would like for the committee to sit down with City Commissioners to get on the same page.

**Whitney Rawls** welcomed **Commissioner Perkins** to the meeting. **Commissioner Perkins** said the community is counting on the advisory committee. **Commissioner Perkins** said she needs guidance from the committee in order to lead the community and is looking to **Whitney Rawls** to help her. She advised the committee to understand the procedures and Sunshine Laws.

The following items were discussed as goals for the committee:

<b>Goal 1</b> <b>Infrastructure</b> <ul style="list-style-type: none"><li>• Pedestrian Activity</li><li>• Building Capacity for Future Development</li><li>• Walkability</li><li>• Lighting/Sidewalks</li><li>• City Involvement</li></ul> <b>City Infrastructure</b> <ul style="list-style-type: none"><li>• Lighting</li><li>• Sidewalks</li><li>• Utilities (w/s)</li><li>• Growth &amp; Planning</li><li>• Holiday Lighting</li><li>• Round-a-bout 27 Ave.</li></ul>	<b>Goal 2</b> <b>Commercial Revitalization</b> <ul style="list-style-type: none"><li>• Workforce Expansion – More Attendance</li><li>• Entrepreneurship</li><li>• Neighborhood Retail</li><li>• Career Development</li></ul>
--	---



# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

<p><b>Goal 3</b> <b><i>Business Attraction and Special Events</i></b></p> <ul style="list-style-type: none"> <li>• Commercial Revitalization</li> <li>• Career Development</li> <li>• Neighborhood Retail</li> <li>• Light Up MLK Issues <ul style="list-style-type: none"> <li>▪ Block Lighting</li> <li>▪ Promotion</li> <li>▪ Hours for start</li> <li>▪ Activities</li> <li>▪ Food Issues</li> <li>▪ Sponsors needed</li> <li>▪ Visit Sistrunk</li> </ul> </li> </ul>	<p><b>Goal 4</b> <b><i>Workforce Development</i></b></p> <ul style="list-style-type: none"> <li>• Job Placement &amp; Matching</li> <li>• Internship/Mentorship</li> <li>• Increase Salaries</li> <li>• Skills Training</li> </ul>
<p><b>Goal 5</b> <b><i>Vacant Land Development</i></b></p> <ul style="list-style-type: none"> <li>• Urban <ul style="list-style-type: none"> <li>▪ Affordability for younger workers</li> <li>▪ Commercial Revitalization</li> </ul> </li> </ul> <p>Infill</p>	<p><b>Goal 6</b> <b><i>Cultural Engagement</i></b></p> <ul style="list-style-type: none"> <li>• Ali <ul style="list-style-type: none"> <li>▪ Musical/Performing Arts</li> <li>▪ Summer Camps</li> <li>▪ Audio Engineering</li> <li>▪ Dance/Activity</li> </ul> </li> <li>• BaCA <ul style="list-style-type: none"> <li>▪ Youth Development</li> <li>▪ Field Trips</li> </ul> </li> <li>• Creative Outlet</li> </ul>
<p><b>Goal 7</b> <b><i>Safety</i></b></p> <ul style="list-style-type: none"> <li>• Healthy Neighborhoods</li> <li>• Pedestrian Friendly</li> <li>• Neighborhood Revitalization</li> <li>• Family Friendly</li> <li>• Corner Stores/Negative Activity <ul style="list-style-type: none"> <li>• Re-assess PSC <ul style="list-style-type: none"> <li>▪ Hours of operation</li> <li>▪ Night vs. day</li> <li>▪ Parks vs. MLK</li> </ul> </li> </ul> </li> <li>• Nuisance Abatement Ordinance <ul style="list-style-type: none"> <li>▪ Check Status</li> </ul> </li> </ul>	<p><b>Goal 8</b> <b><i>450 Building</i></b> <u>CRA PM/ Bridget Jackson- Appointed Chair of Sub-committee</u></p> <ul style="list-style-type: none"> <li>• Cost Estimates by March</li> <li>• Shark Tank Team (to assist in rehab) or (Rotary – Kiwanis)</li> <li>• Uses? <ul style="list-style-type: none"> <li>▪ Computer Training</li> <li>▪ Resource Career Center</li> <li>▪ Organizations</li> </ul> </li> <li>• <b>Patricia Davis</b> and <b>Carl Forbes</b> volunteered for the committee</li> </ul>
<p><b>Goal 9</b> <b><i>Co-Working</i></b></p> <ul style="list-style-type: none"> <li>• Collaboration</li> <li>• Resource Sharing</li> <li>• Career Development</li> </ul>	<p><b>Goal 10</b> <b><i>Culinary Incubator</i></b></p> <ul style="list-style-type: none"> <li>• Career Development</li> <li>• Entrepreneurship</li> <li>• Bringing local products to market</li> </ul>

## POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

<ul style="list-style-type: none"> <li>• Supporting local business</li> <li>• Entrepreneurship</li> </ul> <p>Co-working (places to look at)</p> <ul style="list-style-type: none"> <li>• CIC Miami just opened</li> <li>• Buro – Co-working space in Miami</li> <li>• General Provisions</li> </ul>	
<p><b>Goal 11</b> <b><i>Innovation District</i></b></p> <ul style="list-style-type: none"> <li>• Employment Creation</li> <li>• Educational Opportunities</li> <li>• Commercial/Retail</li> <li>• Increasing residential capacity</li> </ul>	<p><b>Goal 12</b> <b><i>Communication</i></b></p> <ul style="list-style-type: none"> <li>• Door hangers and more advertising for job placement events</li> <li>• Visualize Concepts “Innovation District”</li> <li>• Communication Plan</li> </ul>
<p><b>Other Non CRA</b></p> <ul style="list-style-type: none"> <li>• Senior Center Facility</li> <li>• Urgent Care Medical</li> <li>• Senior Housing</li> <li>• Grocery Store</li> </ul>	

**D. NEXT MEETING - Joint Meeting with the ECRA Advisory Committee with a Regular NWCRA Meeting following. Monday, February 6, 2017 at 6:00 p.m at Emma Lou Olson East Banquet Room.**

### **E. ADJOURNMENT**

There being no other business, the workshop of the NW CRA Advisory Committee adjourned at 8:55 p.m.

# Exhibit B

**CRA Board Meeting Agenda – January 17, 2017**

# **POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING**

***DATE: January 17, 2017      TIME: 5:45 P.M.***

**LAMAR FISHER**

*Chairperson*

**CHARLOTTE BURRIE**

*Vice Chairperson*

**MICHAEL SOBEL**

*Board Member*

**REX HARDIN**

*Board Member*

**BARRY MOSS**

*Board Member*

**BEVERLY PERKINS**

*Board Member*

**Kim Briesemeister**

*Co-Executive Director*

**Chris Brown**

*Co-Executive Director*

**Mark Berman**

*Attorney*

**Cathy Trenkle**

*Secretary*

***Meetings Are Held in Commission Chambers  
City Hall, 100 W. Atlantic Boulevard  
954-786-5535***

**[www.pompanobeachcra.com](http://www.pompanobeachcra.com)**

## **GOVERNMENT IN THE SUNSHINE**

The State of Florida pioneered the concept of “Government in the Sunshine”, and, accordingly, all meetings of the Pompano Beach Community Redevelopment Agency (CRA) are public. The Community Redevelopment Agency Board of Directors welcomes the involvement and participation of the citizens.

## **PROCEDURE**

The Pompano Beach Community Redevelopment Agency Board of Directors has adopted Robert’s Rules of Order, Newly Revised.

## **COMMUNITY REDEVELOPMENT AGENCY MEETING TIME**

The Pompano Beach Community Redevelopment Agency meets once a month:

Third Tuesday of the month:            Regular CRA Meeting – 5:30 p.m.

## **ADDRESSING THE BOARD OF DIRECTORS**

“Audience To Be Heard” is scheduled for a thirty (30) minute period at the beginning of the 5:30 p.m. CRA Meeting, and will be continued to the end of the meeting for those speakers who are not heard during the initial thirty-minute period. All persons interested in speaking during “Audience To Be Heard” must fill out and submit a request form to the Board Secretary fifteen (15) minutes prior to the start of the meeting. Speakers will be limited to **three (3) minutes** to speak on any matter related to the CRA that is NOT on the Agenda and are requested to approach the podium and state his/her name and address and, if appropriate, the organization they represent, for the record.

## **HEARING IMPAIRED**

If you require the services of a Sign Interpreter, please notify the City Manager’s Office 24 hours in advance.

---

**NOTE:** Any person who decides to appeal any decision of the CRA Board of Directors with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**POMPANO BEACH**  
**COMMUNITY REDEVELOPMENT AGENCY BOARD**  
**AMENDED AGENDA**  
**Tuesday, January 17, 2017**  
**CITY COMMISSION CHAMBERS**  
**5:45 P.M.**

**I. CALL TO ORDER**

**II. ROLL CALL**

Lamar Fisher, Chairperson  
Charlotte Burrie, Vice Chair  
Rex Hardin  
Barry Moss  
Beverly Perkins  
Michael Sobel

**III. APPROVAL OF MINUTES**

- Attorney Client Special Session December 13, 2016
- CRA Board Meeting of December 20, 2016

**IV. CONSENT AGENDA DISCUSSION**

The CRA Board 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.

**V. APPROVAL OF THE AGENDA**

**VI. AUDIENCE TO BE HEARD**

All persons interested in speaking during "Audience To Be Heard" must fill out a request form and turn it in to the CRA Clerk prior to the meeting.

**VII. SPECIAL PRESENTATION**

1. NWCRA Advisory Committee Workshop Report

**VIII. CONSENT AGENDA**

1. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FAÇADE AND BUSINESS SITE

IMPROVEMENT PROGRAM GRANT AGREEMENT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND DUC POMPANO, LLC FOR THE IMPROVEMENT OF THE PROPERTY LOCATED AT 61 AND 71 NE 1<sup>ST</sup> STREET; PROVIDING AN EFFECTIVE DATE.

2. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH RELATING TO TRAFFIC ENGINEERING SERVICES TO BE PROVIDED BY KIMLEY-HORN AND ASSOCIATES IN CONNECTION WITH THE EAST TRANSIT ORIENTED CORRIDOR; PROVIDING AN EFFECTIVE DATE.
3. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE ADDENDUM NO. 1 TO WORK AUTHORIZATION NO. 2 IN THE AMOUNT OF \$42,855 FOR CONCEPTUAL DESIGN AS TO THE DIXIE HIGHWAY AND ATLANTIC BOULEVARD CORRIDORS AND ADDITIONAL SERVICES RELATING TO THE EAST TRANSIT ORIENTED CORRIDOR PURSUANT TO THE CONTRACT FOR CONSULTING/PROFESSIONAL SERVICES BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND EDSA, INC.; PROVIDING AN EFFECTIVE DATE.

**IX. REGULAR AGENDA**

4. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SECOND AMENDMENT TO WORK AUTHORIZATION NO. 9 REVISING THE TECHNICAL SERVICES RELATING TO ANALYSIS, REGULATION AND CITY ADOPTION OF A LOCAL ACTIVITY CENTER THAT INCLUDES THE EAST CRA REDEVELOPMENT AREA, PURSUANT TO THE MASTER CONSULTING AND MANAGEMENT AGREEMENT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND REDEVELOPMENT MANAGEMENT ASSOCIATES, LLC.; PROVIDING AN EFFECTIVE DATE.
5. FOLLOW-UP DISCUSSION REGARDING CRA ADVISORY COMMITTEES – TRAINING AND FORM OF ACKNOWLEDGMENT OF TRAINING.

**X. REPORTS**

**A. EXECUTIVE DIRECTOR(S)**

1. DPOD Text Amendment – Max Wemyss
2. ETOC Update – Max Wemyss
3. Pier Update – Adriane Esteban
4. Innovation District Educational Partnerships – Emily Marcus

Attachments - For Informational Purposes

- Northwest CRA Advisory Committee Minutes/Incentives
- East CRA Advisory Committee Minutes/Incentives
- Staff Assignments

**B. CRA ATTORNEY**

**C. FINANCIAL SUMMARIES**

**D. NEXT MEETING DATE, February 21, 2017**

**E. CRA BOARD**

**XI. ADJOURNMENT**



# Exhibit C

**Economic Development Council Agenda– January 23, 2017**

# **Pompano Beach Economic Development Council**

Commission Chambers Conference Room  
January 23<sup>rd</sup>, 2017  
5:00 p.m.

## **AGENDA**

### **A. Call to Order**

### **B. Roll Call**

Tom DiGiorgio, Jr.	Frank Furman, Jr.	Whitney Rawls
Whitney Metevia	Jay Ghanem	Jack Rogerson
Roy Rogers	Ric Green	Al Siefert
Paul Webb	Dodie Keith-Lazowick	Joe Usman
Elaine Fitzgerald	Chris Metzger	Rob Wyre
Des Frazier	Ted Perrella	

### **C. Approval of Minutes from October 24<sup>th</sup> & December 5<sup>th</sup> meetings**

### **D. Treasurer's Report**

### **E. Capital Improvements/ CRA Update**

### **F. Presentation – Max Wemyss, CRA – ETOC LUPA/DPOD AMENDMENT**

### **G. Tourism Committee update**

### **H. Education Committee update**

### **I. Old Business**

### **J. New Business**

### **K. Staff Report**

### **L. Adjournment**

## **Next Meeting – 4<sup>th</sup> Monday of the Month**

February 27<sup>th</sup>, 2017 @ 5:00 pm

Commission Chambers Conference Room  
100 West Atlantic Blvd., Pompano Beach, FL

# Exhibit D

**Old Pompano Civic Association Minutes – February 6, 2017**

# **Old Pompano Beach Civic Association Quarterly Meeting**

Monday, February 6, 2017

7:00pm – Emma Lou Olson Civic Center

1. Call to order 7:00 pm – Holly Jones
2. Pledge of Allegiance
3. Crime Report:
  - a. Lt. Dan Jackowski speaking. Lt. Jackowski reports that BSO has received several phone calls from neighbors regarding the number of burglaries that people are seeing posted on NextDoor.com. He states that crime rates are up statewide and nationwide. There is always an uptick during the holidays. BSO identified the patterns weeks ago. They have been making arrests. There is currently a BSO Burglary Apprehension Unit in Pompano Beach and the BSO Criminal Investigation Team is working on it. The M.O. they have identified is that a vehicle is dropping off people in a neighborhood and they are knocking on doors. If no one answers they go around to the back of houses or the side of a house and break windows or sliding glass doors. They are communicating by cell phones. Lt. Jackowski reminds residents to call BSO if they see anything suspicious. Some crime prevention tools suggested are hurricane windows and doors, getting a dog, home alarm or doorbell alarm. Lt. Jackowski also reminds residents to lock their car doors. Remembering to bring guns into your home when you get home. Do not leave the gun in the car. Some residents had complaints about not seeing BSO patrol vehicles driving around their neighborhoods as often as they would like. They also talked about having the Pompano Police Department instead of BSO. Captain Marks assured the residents that cost wise the residents of Pompano Beach are getting a lot more resources. A resident also complained about having some surveillance camera tapes from a car break in and not hearing back from a BSO Detective to pick up the tape. Lt. Jackowski said that is unacceptable and he will take care of it. Other residents complained about the homeless population rising again. The Homeless Outreach deputies are working with the churches that are feeding the homeless. Lt. Jackowski urged residents to call the non-emergency number if they see anything suspicious: 954-764-4357.
  - b. Commissioner Rex Hardin speaking. Residents asked again about the Sober Homes in Old Pompano Beach neighborhood. Commissioner Hardin assures the residents that the City of Pompano Beach is doing everything they can do legally to limit the sober homes in the City. Their hands are tied based on State and Federal laws.
4. Code Enforcement:
  - a. Robert Harrison speaking. Mr. Harrison answered questions from residents regarding how many cars can be parked at a home, hearses that were parked at lot on NE 11<sup>th</sup> Avenue for a few weeks, and bulk trash. Commissioner Hardin said the commission is

## **Old Pompano Beach Civic Association Quarterly Meeting**

Monday, February 6, 2017

7:00pm – Emma Lou Olson Civic Center

working on changing the regulations regarding the 4 yard rule for yard waste with Waste Management.

### **5. Commissioner Rex Hardin announcements:**

- a. Commissioner Rex Hardin speaking. Commissioner Hardin made two announcements:  
1- Representative Ted Deutch is holding a Town Hall meeting in Wilton Manors on 2-11-17.  
2- The Arts and Cultural Center is slated to open in March or April 2017.

### **6. CRA Presentation.**

- a. Mr. Chris Brown speaking. Mr. Brown introduced himself as the Co-Executive Director of the Pompano Beach CRA. He also introduced Kim Briesemeiseter, Co-Executive Director of the CRA and Max Wemyss, a Planner with the CRA.
- b. Using a slideshow, Mr. Brown informed the residents of all the work the CRA has completed in Pompano Beach and what projects we can expect shortly and in the future including: two new restaurants next to the pier, renovating the snack shack that is on the pier, and cultural events. Some cultural events are: Old Town Untapped, the Green Market, and art and music events at BaCA and the Ali Cultural Arts Center. Mr. Brown also discussed changes to the building design standards, density, and uses and upcoming Zoning Board Meeting. Regarding the East TOC, there are new zoning regulations under way and public participation opportunities are going to be announced.
- c. Mr. Brown answered several questions from residents. A few residents seemed concerned with zoning regulations being changed for the East TOC especially where the Old Pompano Beach neighborhood is concerned. Mr. Brown informed the residents that the CRA will be making presentations to the Zoning Board very soon and residents are welcome to attend the meetings. They are open to feedback and questions from the residents so that they are better informed.
- d. Ms. Briesemeiseter suggested posting the Zoning Board and public meetings on NextDoor.com so residents will be informed when the meetings will take place. She will send emails to Hillary Dougherty to make sure they are posted in time.
- e. The Civic Association was generally pleased with the project as presented by the CRA.

### **7. Announcements:**

- a. Holly Jones speaking. Ms. Jones informed the neighbors of Plants and People Day happening on Sunday, 2-12-17 from 10:00 AM to 3:00 PM. The event takes place at the Sample-McDougald House.

Adjournment: 9:00 pm

# Exhibit E

Cavache Properties and RMA's Economic Development Division Letters

# CAVACHE PROPERTIES

RE: DPOD Amendment,  
Pompano Beach, FL

To Whom it May Concern:

As a developer of various construction projects in South Florida I am writing to address the proposed DPOD amendment referring to density and its importance to Downtown Pompano's overall vision.

While downtown Pompano has a potentially promising future, the planning decisions made at this time are critical to the success of the area. The current low residential rental demand in the area results in lower rental comps averaging around \$1.60 per square foot while downtown Miami, Fort Lauderdale and West Palm Beach are achieving rental rates of \$2.25-\$3.00 per square foot or more. Construction costs in Pompano are identical to these other downtowns. It is impossible to construct quality market rate projects at the current allowable density with today's high construction costs combined with the unfavorable rents in Downtown Pompano. The proposed amendment would encourage quality and responsible development I believe to be compatible with the vision of the City and the CRA.

The current economics do not work for any market rate mix use project or market rate residential project. In order to offset the current downtown market condition, density needs to change as the CRA is proposing. Feasibility with this density amendment still remains very challenging but is at least possible. Flourishing downtown districts such as Downtown Miami, Downtown Fort Lauderdale, and West Palm Beach Mix Use Districts have been successful by implementing the same density philosophy that is being proposed. Density in downtown areas should be restricted only by height limitations, setbacks and other building codes which are sufficient restrictions alone. In addition the current retail rental comps in Downtown Pompano do not make it feasible to construct new retail projects in the area. The density amendment which would encourage quality residential would ultimately support new quality retail. Without it new construction of retail in the area remains mostly infeasible as well.

Without the proposed amendment passing, the downtown district, at best, would risk staying the same which is not the intent of a forward moving city and not favorable to the neighborhood and its property values.

It is also highly possible if the proper amendments are not implemented that downtown development would start on a path that is not aligned with the City and CRA's vision and could be negatively impacted to a point that is hard to reverse. At this time under the current density, some projects are still feasible which could include lower priced "production style" townhomes and lower priced garden style apartments among others

because construction costs are significantly lower without having expensive parking structures and going up multiple stories. These projects that could meet the current code may be difficult to stop but may not promote the downtown environment the city is envisioning. Once built, they would not be economically feasible to reverse.

I look forward to the progress and Pompano's continued success.

Sincerely,

Adam Adache  
Managing Partner





REINVENTING YOUR CITY

---

To: Robin Bird, Director of Department of Development Services, City of Pompano Beach  
Via: Natasha Alfonso, RMA Director of Urban Design  
From: Kevin S. Crowder, CEcD, RMA Director of Economic Development  
Date: February 16, 2017  
Subject: Density and Real Estate Investment

---

Pursuant to a request for information regarding the impact of density changes on real estate values and investment, there are many examples of the role of density changes on attracting development and on real estate prices, along with other powerful market forces.

#### Attracting Developer Interest

If the current density levels are not feasible for private investment, or if maximum (bonus) densities are too difficult to achieve, the developers will look for other opportunities.

Developers today have many choices, and are looking for opportunities that fit their concept, where they can contribute to the community fabric, but they must hit their target return on investment or they will seek it elsewhere. This does not mean that cities must give in to everything a developer requests, compromise their character, and negatively impact quality of life, but most cities do not design their regulatory structure with consideration of market and financial feasibility.

Public agencies need to stay abreast of market conditions and monitor market and financial feasibility of potential projects in their area because it does not take much for a project to cross that target return on investment in the wrong direction.

In some cities when the market is not feasible for private investment, the number subsidized and tax credit developments can increase significantly since they are the only ones that can "pencil out."

#### Prices

The rules of supply and demand dictate that when there is an abundance of something, prices are lower than when there is a shortage of that item. This is only partially true when it comes to real estate, because demand is not driven by the developers that will request units; it is driven by the potential occupants of the units. Removing the density cap itself does not necessarily inflate or deflate land values, after all a \$1.50 per square foot rental

market is still a \$1.50 square foot rental market. The market will find a stabilized point of equilibrium because market demand fundamentals will still be at play.

There are many factors that influence the price of real estate, and allowable densities and baskets of units are only one of them. A limited supply of units in the basket does not necessarily drive prices up faster any more than an overly abundant supply drives them down. Police services and crime, sanitation and aesthetics, code enforcement, construction material and labor costs, regulatory uncertainty and public sector attitudes and bureaucracy can have more of an impact on real estate prices (up or down).

North Miami Beach is a good example. Their downtown area (Hanford Blvd/164<sup>th</sup> Street) was increased to 20-30 stories with uncapped density. That, combined with CRA incentives and most importantly new leadership and a change in the city's attitude toward business, finally attracted new investment, including on a large site formerly occupied by Winn Dixie. Although that site could now be entitled to 30 stories with unlimited density, market forces still drove the development that was ultimately approved, which is only 12 stories. Since rents in the NMB market were only about \$1.40 per square foot, it was not feasible to develop new multifamily projects at the previous densities. The density change did not cause unbridled growth or price increases, but it positioned the area with potential to increase rents to a level that makes projects feasible, while keeping them affordable for the overall marketplace.

### Allocation

Along West Dixie Highway in North Miami Beach, and in other locations there was concern about a single developer "eating up" the majority of the units in the basket and leaving few or none for any other developer. This concern assumes that there are other unknown developers out there that will entitle and build the remaining units. If one developer uses the units up, and the vision for the area is achieved, then the effort was successful. If there is a desire or need for additional revitalization, then add additional units to the basket.

### Density For Transit

TOD's require density to be successful for a number of reasons. Density supports transit, and additional future investment by transit agencies is prioritized based on density. The density of TOD's helps reduce roadway congestion by providing alternative means of transportation between home, work and play.

The costs that are incurred for this type of development, which supports transit and grows the tax base can be very high, especially when it comes to building structured parking.

## Final Examples

There are locations where prices can escalate significantly, but that has much more to do with other market forces such as location and economic vibrancy, which are driven by end-user demand. Waterfront land with uncapped density goes up in value due to the market potential of the additional development, and while limited density may keep the price of land from escalating as quickly, once built those units will increase in price just as quickly due to the laws of supply and demand.

The reason that South Beach was successful is that during the 1990s and 2000s the potential return on investment was so high it was worth dealing with the bureaucracy and anti-development attitude at the city. The waterfront condominiums have experienced almost unchecked price appreciation because they are waterfront, because of their location on South Beach, and because there is a limited supply of units due to severe downzoning that occurred in the late 1990s. However, those luxury units represent a small portion of the housing market in South Beach. Most of the housing is in smaller art deco multifamily buildings, in neighborhoods that have some of the highest density in the country, where prices have not grown at unsustainable levels and the median rent in 2014 was \$1,063.

The City of North Miami Beach's tax base eroded as they missed four real estate cycles because there was no opportunity for reasonable return on investment and city hall was hostile to private investment and development. North Miami Beach's market based zoning repositioned that city with a sustainable economic development and planning effort that is attracting new investment responsibly and which allows the city to maintain a healthy mix of housing including affordable, workforce, market rate and luxury.