

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

EAST CRA ADVISORY COMMITTEE

Thursday, November 5, 2020

Virtual Via Zoom

1:00 p.m.

MOTION COVER SHEET OF MINUTES

Motion made by Fred Stacer to approve the minutes of the ECRA Advisory Committee Meeting October 1, 2020. Seconded by Ray Lubomski. Motion was approved unanimously.

Motion made by Ray Lubomski to approve the Oceanside rezoning to General business/ Atlantic Overlay District (B3/AOD). Seconded by David Mingus. Motion was approved unanimously.

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**EAST CRA ADVISORY COMMITTEE
MEETING MINUTES**

Thursday, November 5, 2020
Virtual Meeting via Zoom
1:00 p.m.

A. CALL TO ORDER

Jack Rogerson called the meeting of the East CRA Advisory Committee to order at 1:03p.m.

B. ROLL CALL

PRESENT

Jack Rogerson – Chairman
Judy Niswonger – Vice-Chair
Ray Lubomski
Rafael Katz
Fred Stacer
David Mingus

ABSENT

ALSO PRESENT

Nguyen Tran – CRA Director
Horacio Danovich - Innovation District/CIP Director
Kim Vazquez – Project Manager
Marsha Carmichael – Administrator
Danielle Peruzzi - Project Coordinator
Jacquie Nunez - CRA Marketing Coordinator
Suzette Sibble, Assistant City Manager
Jeff Lantz, City Parking Operations Manager
Jean Dolan, Principal Planner
Mark Hefferin, E2L Real Estate Solutions, LLC
Chris Brown, RMA Principal

Jack Rogerson announced that **Stephen Purkiss** and **Robert Shelley** have resigned from the ECRA Advisory Committee. He recognized **Bob Shelley's** hard work for the city of Pompano Beach over the past 40 years.

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

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Motion made by Fred Stacer to approve the minutes of the ECRA Advisory Committee Meeting October 1, 2020. Seconded by Ray Lubomski. Motion was approved unanimously.

E. NEW BUSINESS

1. Presentation on the Oceanside Parking Garage Project

Suzette Sibble, Assistant City Manager, introduced the team. The site for the Oceanside parking garage is located at 109 N Ocean Blvd. She explained the initial goal was to engage a master developer to partner with the City to develop a parking garage and to provide private uses on the site. **Ms. Sibble** said they are open to hear additional ideas from developers as they are submitting proposals. They have also discussed the potential of having a small hotel and a small grocer. She announced they are currently in negotiations with E2L Real Estate Solutions, LLC for a master developer agreement. She introduced **Mark Hefferin**, E2L Real Estate Solutions, LLC, to give a presentation regarding the conceptual plans for the site.

Mark Hefferin gave a presentation regarding conceptual ideas for the site. He discussed ideas for a hotel, grocery store, parking garage, and event space at the site.

Fred Stacer asked about queuing for the drive-thru especially on nights with events. **Mark Hefferin** explained they are planning to get 20-30 cars at a time and people will be able to park their own vehicles after dropping off passengers. He said with the ramp and parking so close, it will be a smoother process than other event locations. Mr. Hefferin also explained they are working with Jeff Lantz on a parking app that will assist with parking. **Judith Niswonger** asked how the parking would be divided between a 4-story garage, a 200-room hotel, and a conference/event center. **Mark Hefferin** explained the hotel is 12-stories with the top two stories for the event space. **Ray Lubomski** asked if the designated parking is for the grocery store. **Mark Hefferin** said those details are being worked out with **Jeff Lantz**. **Jack Rogerson** wanted to know if the parking could handle 900 cars. **Mr. Hefferin** answered there will be approximately 850 parking spaces. **Suzette Sibble** explained there are discussions about how to plan for parking for the general public, Taha, and Sands Hotel. **Ms. Sibble** explained they are working with the parking studies to plan the space. **Fred Stacer** asked if there are spaces being leased to condos. **Jeff Lantz** answered residential permits are still in use.

2. Oceanside rezoning to General Business/ Atlantic Overlay District (B3/AOD)

Jean Dolan, presented the Oceanside Lot Rezoning presentation. Their goal is to service the existing recreation facilities such as the beach and Pier, and attract a neighborhood scale grocery stores to serve the beach area.

Motion made by Ray Lubomski to approve the Oceanside rezoning to General business/ Atlantic Overlay District (B3/AOD). Seconded by David Mingus. Motion was approved unanimously.

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F. OLD BUSINESS

1. Update on the Park and Ride System – **Jack Rogerson** said 9 firms applied and they have narrowed it down to 3 and ranked those three firms.
2. Private Security – **Kim Vazquez** stated 9 submittals have been received, currently working with purchasing department to setup a meeting for the ranking. Notification will be sent within the next few days.
3. Update on the Pompano Pier Associates, LLC – 6th Amendment to agreement. – **Jack Rogerson** said the City Commission added some consequences and penalties to the agreement.

KEY PROJECTS

1. Innovation District

Nguyen Tran No update, until they can meet face to face

2. McNab House and Botanical Garden Project

Nguyen Tran said staff is finalizing the foundation permit. There have been multiple meetings with Bermello Ajamil & Partners on organizing the outreach efforts for the first public input meeting. **Judith Niswonger** stated she would like to see other Advisory Committees in the City be involved in the process.

3. Pier Hotel & Retail Development
 - i. R5 - Pier Hotel - ready by February
 - ii. R2 – BurgerFi/Kilwins/Cannoli Kitchen - Deadline has been pushed to end of February
 - iii. R3 – Vacant Parcel - no report
 - iv. Pier Street Improvements –

Horacio Danovich, Innovation District/CIP Director, announced Burkhardt is still working on traffic signal and Keith and Associates is finalizing the permits needed for the streetscape. **Mr. Danovich** will update the Committee when there is more to report.

STAFF REPORTS

Horacio Danovich – November 17, 2020 there will be a special City Commission meeting to approve several GO Bond projects. Terra Mar Drive and Ocean Rescue 2nd Floor are the projects in the ECRA on the agenda.

Marsha Carmichael – No report.

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Kim Vazquez– No report.

Nguyen Tran – Presented the FRA Award for the Atlantic Boulevard Bridge. Introduced the newest employee **Jacquie Nunez**, CRA Marketing Coordinator.

Jacquie Nunez gave a presentation for the Love Always, Pompano Beach marketing campaign.

Danielle Peruzzi – No report

COMMITTEE COMMENTS

Ray Lubomski – No report

David Mingus – No report.

Rafael Katz – Visited the McNab House and the lights looked fantastic. Mr. Katz said the park has really taken a turn for the worse regarding the homeless problem at the park. He stated the City and the CRA needs to act fast on this issue. **Judy Niswonger** said that they could use cameras with people to monitor them. **Nguyen Tran** spoke in reference to the cameras at the McNab House that were installed when the house was moved. He said another camera is being installed that will focus more on park activities.

Stephen Purkiss – No report

Judy Niswonger – No report.

Jack Rogerson – asked about scheduling the meetings at 4:00 PM beginning in January.

NEXT MEETING – Thursday, December 3, 2020 at 1:00 PM via zoom meeting.

K. ADJOURNMENT

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 2:34 p.m.