

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**EAST CRA ADVISORY COMMITTEE
MEETING MINUTES**

Thursday, July 16, 2015
Emma Lou Olson Civic Center
6:00 p.m.

A. CALL TO ORDER

Jack Rogerson called the meeting of the East CRA Advisory Committee to order at 6:00 p.m.

B. ROLL CALL

PRESENT

Jack Rogerson – Chairman
Judy Niswonger – Vice Chair
Fred Stacer
Rod Trzcinski
David Arlein
Robert Lubomski
Robert Shelley

ABSENT

Rafael Katz
Barbara Gordon

ALSO PRESENT

Commissioner Barry Dockswell
Kim Briesemeister – CRA Co-Executive Director
Chris Brown – CRA Co-Executive Director
Horacio Danovich – CRA Engineer
Adriane Esteban – CRA Project Manager
Cathy Trenkle – CRA Clerk

C. ADDITIONS/DELETIONS/REORDERING

None

D. APPROVAL OF MINUTES

1. June 4, 2015

Motion made by David Arlein to approve the June 4, 2015 East CRA Meeting Minutes with one correction. Seconded by Robert Shelley. Motion passed unanimously.

E. NEW BUSINESS

1. FY 2016 Budget

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Adriane Esteban, CRA Project Manager reviewed the Fiscal Year 2016 Budget for the East CRA District.

Motion made by Robert Shelley to approve the FY 2016 Budget for the East CRA. Seconded by Fred Stacer. Motion passed unanimously.

F. OLD BUSINESS

1. Atlantic Square Update

Kim Briesemeister reported there is an important City Commission meeting on July 28, 2015. At this meeting the developer will request to access the 233 flex units. There are two ways the Developer can get these units. The Developer has to either go to the County to ask for his own units or he can go to the City to ask for their 233 flex units. The City and the CRA have some concerns about this and the CRA will draft an opinion to submit to the Commission on how to regulate what the developer can use these flex units for and when the developer can use them. The major three concerns covered in this recommendation:

- Height
- Traffic
- Neighborhood Compatibility

This same type situation happened on the Pompano Beach Boulevard project with the issue of providing street parking and wider sidewalks. The City, CRA and Developer must speak of the whole package, not each individual piece and meet in the middle with compromise.

Bonnie Miskel, 14 SE 4th Street, Boca Raton, stated the CRA staff has done a great job working with the developer to adjust the project from the first design. More changes will be made as compromise takes place between all parties.

David Arlein reported he did want change and a developed site on the Atlantic Square property that is not too high with a good traffic pattern.

Jack Rogerson stated he liked the project but would like as much open space as possible. The biggest concern is traffic and no one has seen the plans to address the issue. **Mr. Rogerson** stated he would advise the builder/developer not going to the City Commission on July 28, 2015 as the citizens need more information on the overall plan in order to gain their support. **Mr. Rogerson** suggested the East CRA Meetings be a place where the project can be fully vetted with the citizens and go to the Board later after some compromises have been agreed to with everyone involved.

Rod Trzcinski said he does support the project and just asked the developer to continue to work on the concerns of everyone involved. **Ms. Miskel** pointed out that

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there have been many changes since the first design and there will be more changes before the final plan comes to fruition.

Judy Niswonger asked if there is anything in the code about how many residents that can live in a rental unit. **Ms. Miskel** answered there is not one in place in Pompano.

Bill Carlson, 2667 East Atlantic Blvd., said his advice would be to trust the CRA. The CRA has done a great job in the past on many projects. He stressed his dealings with the CRA have worked out well even though at times he was hesitant at first. He said in the prior projects, the worries that people have had ended up being unfounded.

Bruce Voelkel, 2700 SE 2nd Street, said he hopes the developer will postpone the meeting on July 28th. He has heard the developer will work with the citizens but he hasn't seen any proof of this. **Mr. Voelkel** is concerned about the different stories he has heard. He would like to work with the developer to down size the project and shared his concern of the traffic cutting through the neighborhood.

Jack Rogerson stated this project will be on the ECRA Agenda every month until this project is vetted and everyone gets on board.

Ms. Miskel said they may decide to have this project on the September Agenda.

Pat M., 3rd Street, stated her concern is the new traffic cutting through the neighborhood. **David Ventura**, 2501 1st Court, thanked **Ms. Briesemeister** for her summary of the citizens concerns.

2. Beach Garage

Horacio Danovich reported the garage team has been securing permits. As of today, demolition work will begin on July 22nd at 8:00am. The timeline continues to remain the same.

3. Atlantic Blvd. Bridge

Horacio Danovich stated he received a schedule from the design team and negotiations are taking place. The plans are at 90%. **Rod Trzcinski** asked if there are any contributions from the adjacent property owners. **Mr. Danovich** responded Madison's has a plan but are still waiting on permits. **Diane Alford**, 2660 SE 2nd Court, asked if the bridge design improves traffic and **Mr. Danovich** answered no, this is aesthetics.

4. Harbor Village Signage

Horacio Danovich reported the city's code requires one permit for each sign which is taking quite some time. The packages had to be re-modified thus causing delay.

5. Pier Development Project

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Ms. Briesemeister said the two beach restaurants that are coming will be a great addition to the Pier. At this time site permits are being secured.

6. Fishing Pier

Horacio Danovich reported the pier FDEP's permit is completed and it looks like the Corps of Engineers permit may be completed by January of 2016. There are no issues with the design. Mr. Danovich will prepare an integrated schedule of the three partner projects in the next month.

I. STAFF REPORTS

Kim Briesemeister – The city has done a second reading of a Moratorium and it is being edited. The Court case on the counter claim was heard before the Judge on July 8, 2016 and the Judge hasn't ruled on that case or the prior CRA case as of yet.

Adriane Esteban reported Phase II Environmental Study for 103 S. Federal Highway Site is being done currently. The appraisal came back with a price of \$295,000 and staff recommends offering 15% above the appraised price because it is a key piece of property. The property is currently being rented month to month as an automotive business.

Chris Brown – Has been working with Dennison (Parking Company) and things are going well. Tickets are being given and parking is being enforced. In the fall the Dennison will make some recommendations.

Horacio Danovich – No report

COMMITTEE COMMENTS

Commissioner Dockswell - No report

Robert Shelley – The CRA is doing a great job.

David Arlein – remarked on how busy and wonderful the beach area is coming along these days. He thinks Pompano is going to become the place to be.

Fred Stacer - asked if Pier Street will be built out of asphalt on the first phase and then we will put down pavers on the parking area. **Mr. Danovich** responded yes.

Rod Trzcinski – No report

Judy Niswonger - asked about East Village Uncorked. **Ms. Briesemeister** responded Ms. Benson is going to change the approach and will focus on marketing the new and existing businesses.

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Jack Rogerson – reported the ECRA board will have the Atlantic Square on the Agenda until the project is properly vetted.

J. NEXT MEETING – Thursday, September 3, 2015, 2015 at 6:00 p.m.

K. ADJOURNMENT

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 7:35 p.m.