

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

**Tuesday, June 16, 2015  
CITY COMMISSION CHAMBERS  
5:30 P.M.**

**PRESENT**

Chair	Mayor Lamar Fisher
Vice Chair	Charlotte Burrie
Commissioner	Barry Dockswell
Commissioner	Rex Hardin
Commissioner	Barry Moss
Commissioner	Ed Phillips

**ALSO PRESENT**

Co-Executive CRA Directors	Kim Briesemeister
	Chris Brown
CRA Attorney	Claudia McKenna
Senior Project Manager	Nguyen Tran
Project Manager	Adriane Esteban
Marketing Manager	Shanna Benson
City CIP Engineer	Horacio Danovich
CRA Clerk	Cathy Trenkle
Web Stream Operator	Kervin Alfred

**CALL TO ORDER**

**Mayor Fisher** called the meeting of the Community Redevelopment Agency Board to order at 5:30 p.m.

**APPROVAL OF MINUTES**

**MOTION** made by **Commissioner Hardin** to approve the Minutes of the May 19, 2015 CRA Board Meeting, as amended. Seconded by **Commissioner Moss**. Motion was approved unanimously.

**APPROVAL OF THE AGENDA**

**MOTION** made by **Commissioner Hardin** to approve the Agenda of the June 16, 2015, CRA Board Meeting. Seconded by **Commissioner Phillips**. Motion was approved unanimously.

**AUDIENCE TO BE HEARD**

**Bruce Voelkel**, 2700 SE 2 St., expressed his concerns about the Atlantic Square project in regard to traffic and parking. He obtained a copy of the traffic study of 2011 from **Horacio Danovich** and believes the new project will cause so much traffic it will greatly hinder access to the neighborhood for existing residents. He is troubled about the number of units on this project as well as the height of the buildings. Mr. Voelkel asked for the group to consider redevelopment like what was done in Delray Beach.

**Mayor Fisher** assured the group nothing has been approved on the Atlantic Square project yet.

**Commissioner Phillips** asked about a traffic study and **Kim Briesmeister** said that will be addressed in the Special Presentation segment of the agenda.

**Michelle Adams**, shared her concern about the Atlantic Square Project and was opposed to replacing what is there with 350 residential units. This will add over 500 cars to the existing traffic problems. She said Pompano Beach is a gem in the ever growing south region of Florida. She wants Pompano redeveloped correctly. Ms. Adams asked the group not to ruin the view and bring more congestion. She also asked the group to vote against 10 stories.

**Tanya Gershon**, 1644 E. Atlantic Blvd., just found out about the Atlantic Square Project and was shocked. Ms. Gershon requested a market analysis and whatever other studies the CRA has done. Although growth is important, sustainability is the most important thing and she doesn't want Pompano to over build.

**SPECIAL PRESENTATION**

**Kim Briesmeister** introduced **Jean Dolan**, Planning Consultant for the City of Pompano Beach and **Natasha Alfonso**, Director of Urban Design with RMA. **Ms. Dolan** explained what the LAC is and asked the public for continued attendance to the discussions. She explained the purpose of the presentation is to show it to the board because it meshes with the CRA's plans and can give more control of future developments. **Ms. Briesmeister** explained the LAC will help put in place the specifics of what can be built and where it can be built. If the details are not defined more specifically there is no control. It is important that everyone understands what the developments are and where. This is the

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first of many discussions that will take place. She stated **Chris Brown** was the one that started the development in Delray and therefore the CRA knows what good development is.

**Jean Dolan** and **Natasha Alfonso** covered the following in their Pompano Beach Comprehensive Plan Amendment for the East CRA Local Activity Center (LAC) presentation:

- Purpose
- Existing Conditions and Approach
- Urban Design Principles
- Primary Roles of CRA and City of Pompano Beach
- Flex Units
- Basket of Rights
- Next Step

**Commissioner Dockswell** stated he thought the information in the presentation was factually inaccurate. In the beginning all he asked for was traffic and parking planning, not necessarily the LAC.

**Mayor Fisher** confirmed the CRA was trying to create a venue that can have development. Currently a developer could build a ten story building, and there is a need for a certain amount of control in regard to future redevelopment.

**Bruce Voelkel**, 2700 SE 2 St., asked what the boundaries are included in this plan. **Ms. Dolan** explained the boundaries haven't been established yet.

**Tanya Gershon**, asked for a copy of the presentation.

**Fred Stacer**, 2501 SE 9<sup>th</sup> St., asked about the time line for the creation of the LAC. **Ms. Dolan** explained the city would like to start the process ASAP which would probably be about eighteen months for the amendments. **Mr. Stacer** asked if the developer of the Atlantic Square will start before the LAC is created and if the developer gets the flex units by then he will give them back to the city. His thoughts were a lot of the roles of the CRA and the City crossed over. **Ms. Dolan** said the CRA will staff the LAC and the City will be the lead. CRA is more of a design function. **Mr. Stacer** asked what the focal point will be. **Ms. Dolan** replied the intersection between US1 and Atlantic along with the whole stretch of Atlantic between US1 and the bridge. **Mr. Stacer** asked if they are going to change anything east of the inter-coastal and the reply was no.

**Commissioner Dockswell** asked what is the difference between entitlement and the basket of rights. **Ms. Nolan** explained it to him. He would like to make it criteria not to increase entitlements but remain at the current number. **Commissioner Dockswell** is especially concerned about the parcel with very little room to transition the heights of the buildings. **Ms. Alfonso** explained that

currently, there is nothing that tells the builder to taper the height of the buildings in the Atlantic Square area. **Commissioner Dockswell** asked about where parking and traffic will be addressed in the roles and **Ms. Dolan** explained how those two issues will be addressed.

**Robin Bird**, City of Pompano Beach, Development Services Planner, told the Board people are buying some of the office buildings properties and are going to want to develop it. The guidelines need to be made now in order to control the development that will come to Pompano Beach because at this time there are no boundaries in place. **Mr. Bird** explained development will come here whether we have any control or not and now is the time to put parameters in place.

**Commissioner Dockswell** is concerned because he ran for office on trying to make Atlantic Blvd. look like Atlantic Ave and because of the 105' height limit here it may not be possible.

**Claudia McKenna** advised the Board about its legal options regarding height.

**Commissioner Hardin** said there probably should have been an LAC a long time ago. **Commissioner Hardin** asked if the developer doesn't want to compromise can he go ahead and build the ten story buildings. **Ms. McKenna** advised that currently the city could not make the developer lower the building height if he wanted to build a ten story building. He asked if the LAC can be broadened if need be and **Ms. Alfonso** said yes. **Commissioner Hardin** does approve the formation of a LAC and believes it should have been done long before now.

**Commissioner Phillips** is concerned that developers can do whatever they want to do and is glad to hear about the possible legal options. He thanked the public for coming out to speak their mind and encouraged them to continue to do so. **Commissioner Phillips** asked for a written synopsis from staff. He is concerned about how losing the family oriented atmosphere in Pompano Beach, however, he will follow the lead of the Commissioner of this district.

**Mayor Fisher** said if the LAC can solve a lot of potential problems that may arise and allow the Board to get control over these developments he will support it. The **Mayor** was concerned and somewhat irritated that people are speaking as if things have already happened that have not happened yet. Everything should be brought before the Board first so the **Mayor** can speak to the different projects that may be going on in our area. The **Mayor** wants to make sure the CRA Board has the final say so of what happens with developers.

**Ms. McKenna** stressed nothing has been given to the developer at this time. There are simply initial discussions taking place right now. The Board may decide not to give any units to the developer. Once these discussions are final an application will come forward to the board for approval.

**CONSENT AGENDA**

**Motion** made by **Commissioner Hardin** to approve consent Item #1 seconded by **Commissioner Dockswell**. Motion was approved unanimously.

**Item #1**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A STRATEGIC INVESTMENT PROGRAM (SIP) GRANT AGREEMENT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE FOUNDRY, LLC FOR THE PROPERTY LOCATED AT 2781 EAST ATLANTIC BOULEVARD; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PUROPSES. (Approved on consent.)

**REGULAR AGENDA**

**Item #2**

A RECOMMENDATION TO ACCEPT AN UNSOLICITED PROPOSAL FROM OASIS OF HOPE COMMUNITY DEVELOPMENT CORPORATION TO CONSTRUCT TWO SINGLE FAMILY HOMES ON TWO VACANT LOTS OWNED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, LOCATED AT 2210 NW 4 COURT AND 2921 NW 4 COURT, POMPANO BEACH, FLORIDA AND AUTHORIZE NEGOTIATIONS ON A DISPOSITION AND DEVELOPMENT AGREEMENT.

**MOTION** made by **Commissioner Hardin** to approve Item #2. Seconded by **Commissioner Dockswell**. On roll call, motion passed unanimously.

**Nguyen Tran** reported unsolicited proposal CRA to donate two lots to Oasis of hope to build two single family 3/2 homes with a one car garage. Total construction costs for these two single family homes is at \$180,000 each. Oasis is looking for down payment assistance and first time home buyers loans to provide more affordability. Their target income range is 80% AMI and already have two qualified buyers. The Board just approved a similar one with Kenny Davis at the last meeting. The difference is Kenny Davis' properties had a two car garage with less space under air. Both hours will be privately financed.

**Commissioner Phillips** asked if there could be more parking for the Oasis homes since very few families have only one car. **Mr. Tran** explained he looked at the area where these houses will be built and most of them have only one car garage. **Mr. Tran** will look into a shunt for more parking or circular driveway. **Commissioner Phillips** asked if Oasis is the same group that helped with the relocation of Jones Quarters' residents and he answer was yes. **Jacqueline Reed**, CEO of Oasis of Hope, came forward and **Mayor Fisher** thanked her for

the wonderful job she did on relocating the residents of Jones Quarters. **Ms. Reed** reported Oasis is ready with a builder to move forward on this project and will try to provide more parking for the homes. She also assured the board they will use as many Pompano residents as possible in the employment of this project.

## **REPORTS**

**Kim Briesemeister** asked **Shanna Benson, Sr. Marketing Manager** to give a quick update on the Pier Garage. **Ms. Benson** announced the Ground Breaking and kick off for the Pompano Beach Pier Development Project will take place on Wednesday, June 24 at 10:00am. This will be the first public parking garage on Pompano Beach and will include:

- 663 Parking spaces
- 6200 Sq ft of retail development
- Two new streets: Pier Street and Sea Breeze Way
- Iconic architecture
- New Tourism and Welcome Center

**Ms. Benson** announced the two new tenants in the Pompano Beach Fishing Village will be the Oceanic Seafood Restaurant and the Brimstone Grill. She welcomed everyone to come to the ground breaking on June 24th.

**Claudia McKenna** – No Report

**Commissioner Dockswell** – said there is a need to have an ongoing dialogue with the community about the redevelopment, zoning, etc. of Pompano Beach with particular attention to the parking and traffic.

**Commissioner Hardin** – No Report

**Commissioner Moss** - No Report

**Commissioner Phillips** asked as the CRA continues to go forward to pay attention to lighting and welcome signs on the interior of the Kendall Green community. He feels there is a need to do more than just building buildings. **Commissioner Phillips** said recently the Board voted on the proposal of building the Artist Lofts on a certain piece of property which was approved by a 4/2 vote of the Board. He was outraged that CRA went behind the Board's back and talked the builder into building on another piece of property, not the property the board approved. **Kim Briesemeister** addressed his concern by explaining the two step process of new developments which include: 1) a term sheet and 2) the development agreement. She explained what the Board voted on was to move forward on the project from the term sheet. Many changes usually occur between these two steps and are expected. Staff is not changing directive, they

are working with the developer to have a more successful project. **Commissioner Phillips** totally disagreed with that and thought there should not have been any adjustments on what the Board voted on at that meeting. The **Mayor** mentioned he thought it was Mr. Patterson who decided to change the plan.

**Nguyen Tran** said the vote was to accept the term sheet and move forward with the development agreement. He explained he took Mr. Patterson to different locations and he chose the site near the Ali building because it was a much better site. **Commissioner Phillips** asked if RMA and/or CRA has the authority to circumvent the board's decision. **Ms. McKenna** explained they do not have that authority but they can have a conversation and negotiations of what the builder wants. Then CRA would have to come back to the board for approval of the agreement. **Ms. McKenna** stressed the CRA doesn't decide. The board does. If Mr. Patterson wants to see other sites **Mr. Tran** can show him and then any changes will be submitted to the Board for approval.

**Commissioner Hardin** used the example of the unsolicited proposal that was heard earlier in the meeting when the board asked the CRA/Oasis to look into the parking issue. If, after checking into the lot, the CRA/Oasis found there is not enough room to provide more parking then they could potentially change the lots that were chosen originally to other lots that could accommodate the extra parking. It would make sense part of what was proposed to the board may change in order to meet all needs, but the board will end with the same original goal completed. Changes will happen all the time in the processes the Board votes on and that is understood.

**Commissioner Moss** said the developer has the right to change his mind on the specifics of anything that is brought before the Board.

**Vice Mayor Burrie** – complimented **Horacio Danovich** on his work at the last MPO meeting. She told the Board what a magnificent job he did.

**Mayor Fisher** -- No Report

### **ADJOURNMENT**

**Mayor Fisher** adjourned the meeting of the CRA Board at 7:38 p.m.