

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

---

**EAST CRA ADVISORY COMMITTEE  
MEETING MINUTES**

Thursday, March 7, 2019  
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 6:05 p.m.

**B. ROLL CALL**

**PRESENT**

Jack Rogerson, Chairman  
Judy Niswonger, Vice Chair  
Rafael Katz  
Fred Stacer  
Robert Shelley  
David Mingus  
Ray Lubomski  
Stephen Purkiss

**ABSENT**

**ALSO PRESENT**

Commissioner McMahon  
Commissioner Andrea McGee  
Nguyen Tran, CRA Director  
Horacio Danovich, CIP/Innovation District Director  
Marsha Carmichael, CRA Administrator  
Dahlia Baker, Program Director  
Dani Sabat, CRA Project Coordinator  
Earl Bosworth, Assistant City Manager  
Suzette Sibble, Assistant City Manager  
Mark Beaudreau, Recreation Programs Administrator  
Kim Briesemeister, RMA  
Chris Brown, RMA  
Jenae Valentine, RMA

**C. ADDITIONS/DELETIONS/REORDERING**

None.

**D. APPROVAL OF MINUTES**

**Motion made by Robert Shelley to approve the minutes from the ECRA Advisory Committee Meeting of March 7, 2019. Seconded by Rafael Katz. Motion was approved unanimously.**

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

---

## E. NEW BUSINESS

### 1. Presentation on McNab House and Gardens Project Concept

**Jenae Valentine**, RMA, presented the McNab Park House project including the following:

- Main priority to save the 1926 McNab House
- Developer plans to demolish the house
- Move the house to the McNab Park
- 567 BSO calls to the park
- Add historical element and historical gardens to the park
- Lush landscaping
- Event space
- Bed & Breakfast
- Garage
- McNab House restaurant
- Water features
- Walkable
- Gazebo
- English Garden
- Park will be gated
- 2-3 year time frame
- \$2.7 million estimated cost
- Will bring private sector investment in City
- Support from the McNab family, Historical Society, the City, the CRA, among many others

**Jack Rogerson** read a letter from the Historical Society into the record.

**Tom Golly**, asked if the total cost was \$2.7 million and **Ms. Valentine** answered yes. Clarified that parking will not be a garage, it will be parking throughout the site.

**Jerry Bowman**, Chair of the Historic Board noted the Board has had this on its agenda for the last 6 months and asked for everyone's support.

**Paul Cosentino**, 280 SE 28 Ave, is very excited about the project and likes the idea of gating the park. The Bed & Breakfast will be located in two 2-story bed and breakfast.

**Claudia Debouis**, 211 SE 5<sup>th</sup> Court, is also excited about this project.

**Kay McGinn**, 2460 SE 5<sup>th</sup> Street, another concerned citizen asked what will be done with the current uses for those citizens who currently use the park playing tennis and basketball. She also asked who will be paying for this? **Ms. Valentine** answered the

## **POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

---

ECRA has money to move the House and it is anticipated the Private Sector will pay for the Bed and Breakfast as well as building out the restaurant.

**Victoria Burguist**, Pompano Beach Women's Club, is excited about this plan and the transition of the City into being something wonderful. She thinks this is a sound plan.

**Elaine Fitzgerald**, Tourism Chair, loves the restaurant and the gardens. She wonders if a Bed and Breakfast will be successful and asked how many rooms are proposed. **Ms. Valentine** responded there will be 20 units between the two buildings.

**Mike Kellington**, said he has played tennis in the park for years. He helps out some of the homeless people. It is not a safe place as the homeless grow more aggressive. He thinks this is a good idea.

Many other citizens spoke up about the following issues: parking, keeping and preserving history, Pompano Beach becoming a place to come and is "popping". Some wanted to know if the property can be swapped and the answer is no because the property the house sits on has already been purchased by a developer.

**Kim Briesemeister**, Principal, RMA, reviewed the parking issue. She said they are looking at surrounding parcels for additional parking. If there is support for this project the parking will be worked out as this project is negotiated. All of the concerns of the citizens are being addressed as the plan comes to fruition. There will be many more meetings to gather input from the public and the Advisory Committee.

**Ms. Valentine** explained time is of the essence and if the house cannot be moved the developer will demolish the house. The developer is willing to donate the house if the details can be worked out.

**Peter Williams**, President of the Historical Society said it would be a shame to let this house be demolished. His family is an old Pompano Beach family and is concerned with saving this historical house. Their mission is to save homes like this.

The committee had the following comments: history is identity, the vagrants are the problem not the homeless who are truly in need of assistance, preservation of this house is key, this can be done, let's do it and many more positive and supportive comments. This is a refreshing project. Overall the Committee was in favor of this project. The next step is to bring it to the CRA Board on April 16 at 5:30 at City Hall, to find out if we can continue with the plans. In the beginning, the focus will be moving the house, site preparation, permitting, etc.

**Motion made by Robert Shelley to proceed with the McNab project with reports/updates on the project provided on a monthly basis. Seconded by Steven Purkiss. Motion was approved unanimously.**

### **F. OLD BUSINESS**

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

---

## 1. Update on the Oceanside Garage Master Plan

**Suzette Sibble**, Assistant City Manager and **Chris Brown**, RMA presented on this item and covered the following:

- Request for Qualifications
- Pier Garage – 100 spaces for Valet parking – is becoming full
- Two big demands for parking – beach goers and restaurants
- TIF financing
- Private master developer
- Consider a grocery store
- Pompano Beach is changing for the good
- Maintenance of garage
- Request for Proposals for automated garage or normal multi-level garage
- Automated garages are very safe
- Handicap on the ground floor with high ceilings
- 150 room Hotel
- Great design
- Land use amendment
- Ground lease revenue
- Private Sector
- Community meetings
- RFQ closes April 9
- Across the street from the Sand's Hotel
- Shared parking solutions
- Supplemental parking
- Leasing lots for parking
- Ride share initiatives

Much discussion was had by the audience, presenters and the Committee.

## 2. Update on Vagrancy Issues

**Jack Rogerson** let everyone know there is a new RFP for a new security company. A copy of the revised ordinance will be provided next month.

## G. KEY PROJECTS

1. Innovation District – nothing new to report.

2. Atlantic Blvd. Bridge – sails will start on March 11 and the bridge should be completed in June.

# **POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

---

3. Fishing Pier – 85% complete. Possibly completed in early June.
4. Pier Hotel & Retail Development – grounding date possibly April.

## **STAFF REPORTS**

**Commissioner McMahan** - No report.

**Marsha Carmichael** - invited everyone to Saturday, March 16 Keep it Clean at 8:30, March 13 – Culinary Workshop with Liberty Market and the Community Garden.

**Nguyen Tran** – No Report.

## **COMMITTEE COMMENTS**

**Robert Shelley** – good job and looking forward to the future.

**Stephen Purkiss** - loved the park project and wants to provide input on the GO Bond projects as they move forward.

**David Mingus** -- No Report.

**Ray Lubomski** – No Report.

**Rafael Katz** – thanked everyone for showing up tonight and the healthy debate.

**Fred Stacer** – No Report.

**Judy Niswonger** – asked for update on Atlantic Square. They may be moving forward with it soon.

**Jack Rogerson**– really appreciates the turnout and interest from the community.

**NEXT MEETING – Thursday, April 4, 2019 at 6:00 p.m. at Emma Lou Olson Civic Center.**

## **K. ADJOURNMENT**

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 8:02 p.m.