

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**EAST CRA ADVISORY COMMITTEE**

**MEETING MINUTES - DRAFT**

Thursday, November 4, 2021  
Emma Lou Olsen Civic Center  
6:00 PM

**A. CALL TO ORDER**

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

**B. ROLL CALL**

**PRESENT**

Jack Rogerson – Chairman  
Judith Niswonger – Vice-Chair  
David Mingus  
Rafael Katz  
Ray Lubomski  
Paul Fisher

**ABSENT**

Fred Stacer  
Danika Jackson  
Corey Staniscia

**ALSO PRESENT**

Nguyen Tran – Director  
Kimberly Vazquez – Project Manager  
Marsha Carmichael – Administrator  
Vince Wooten – Program Specialist

**C. ADDITIONS/DELETIONS/REORDERING**

Item #3 Nomination for Chair and Vice Chair was moved ahead of Item #1.

**D. APPROVAL OF MINUTES**

1. September 2, 2021 Minutes

**Motion made by Rafael Katz to approve the minutes of the ECRA Advisory Committee Meeting September 2, 2021. Seconded by Judith Niswonger. Motion was approved unanimously by voice vote.**

**E. NEW BUSINESS**

1. Update on McNab House and Botanical Garden Project – Randy Hollingworth, Bermello-Ajamil & Partners

Randy Hollingworth from the firm Bermello-Ajamil & Partners presented a PowerPoint presentation with a brief overview of the project and updated the Committee with the

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progress of the project. Mr. Hollingworth presented several site drawings of the project as well as the Master Plan Concept. He explained the large ficus tree will be a focal point for the project. Mr. Hollingworth presented drawings and inspirations for public art in the gardens and showed renderings of the restaurant, bar, event pavilion, and garden pavilion. James Bowers, Bermello-Ajamil & Partners, gave additional information regarding the restaurant and other buildings in the conceptual plan.

### **Goals for the Gardens**

- Provide open space for the community
- Unique cultural amenity
- Reuse of historical structure
- Platform for cultural arts
- Education

Andre Capi, DK Architects, said he is very excited about the project and liked the presentation. Mr. Capi asked if the kitchen is 2-story. James Bowers explained there's a basement level. Mr. Capi asked if the lake would have a hard edge. Randy Hollingworth said it hasn't been designed yet and there are many options for the edge of the lake.

Edith Kappler, NE 8<sup>th</sup> Street, asked how they would create a living lake. Mr. Hollingworth said the lake design including how the lake is stocked, the filtration, and water circulation have not been decided. He explained the planning for the lake is still in the design phase. Ms. Kappler asked if the ficus tree will be protected from the water. Randy Hollingworth explained the tree will have a protection around it so it won't be affected by the lake.

**David Mingus** asked how child safety will be addressed. Randy Hollingworth said the lake will only be 18-24 inches deep and he hopes to keep the area free of barriers.

**Rafael Katz** asked if there is a barrier around the children's park. Randy Hollingworth said there is a fence and gate around the entire park for security and the connection between the children's park and the lake hasn't been designed. Mr. Hollingworth said visibility and safety for parents and children is important in the planning. **Mr. Katz** said he loves the public art in the conceptual plan. **Mr. Katz** asked if the park would remain open to the public. **Nguyen Tran** answered yes, unless it's closed for the evening for an event.

**Judith Niswonger** really liked the presentation especially with the buildings included, and she hopes many other people are included in the process, like Public Arts, Garden Club, and the Cultural Department, for such a long-term project. Randy Hollingworth agreed that many people need to be involved in the project.

**David Mingus** asked if the project has been presented to Parks & Recreation Board. **Nguyen Tran** said it will be presented to the Parks and Recreation Board soon since there is a conceptual plan. **Mr. Mingus** asked if there will be the same security as the

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beach. **Mr. Tran** said the CRA will work with BSO to have the security cameras connected to the monitoring center.

A resident asked if Public Works will handle the maintenance. **Nguyen Tran** explained the maintenance of the gardens will be more detailed work so it will be done by professional landscapers. Randy Hollingworth said there will be an opportunity to train volunteers in the garden maintenance.

**Paul Fisher** asked if the street parking will be metered. **Nguyen Tran** explained that is a City decision.

**Jack Rogerson** said the next big step is to decide on a restaurateur and further updates will be presented to the ECRA Advisory Committee. **Nguyen Tran** said the project is currently waterproofing the house, fixing the rotted beams, and repairing the façade and roof.

### 2. Façade & Business Site Improvements Program Application – Taha Family, LLC 3157-3231 E. Atlantic Boulevard

**Kimberly Vazquez**, Project Manager, gave a brief history of the Taha Family LLC project and presented the current application to the Committee. **Ms. Vazquez** presented a PowerPoint presentation and a site map. She explained the total project cost is \$816,000.00, and the total eligible costs are \$616,000.00, so the program will contribute \$200,000.00 if approved. She explained the new guidelines will require them to have a permit within 6 months, and be under substantial construction within 12 months.

Andre Capi, DK Architects, thanked **Ms. Vazquez** for her presentation and said the building is dated and has high visibility so it is due for an upgrade with a fresh look. He explained the plan review is underway in permitting. The upgrades will provide a unified look between the buildings and the restaurant.

Edith Kappler asked if the building is fully occupied. Nader Taha answered there is one vacancy.

**Judith Niswonger** said she liked the plan that was previously presented and she doesn't see this building as iconic like the rest of the new developments in the area.

**Ray Lubomiski** said the restaurant was approved by the Architectural Review Board.

**Rafael Katz** likes the design and the updates are needed. **Mr. Katz** asked how much is in the ECRA fund for grants. **Kimberly Vazquez** said this will be for the whole \$200K in the budget. **Nguyen Tran** said the policy going forward will include the same timeframe constraints for 6 months for permitting, and 12 months for substantial construction.

**David Mingus** asked about the egress to Atlantic Blvd. Andre Capi said the work is only on the façade and they've already been in contact with Solid Waste and Fire

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Department to widen the road for life safety. Mr. Capi said there are no changes to access points.

**Jack Rogerson** said he wanted to see more of a holistic plan because this is the entire incentive budget. **Chairman Rogerson** said the parking and car traffic needs to be improved so he will be voting against the item. Andre Capi said the conditions can be improved but not fixed.

**Motion made by Rafael Katz to approve the Façade & Business Site Improvement Program Application. Seconded by Ray Lubomski. Motion was approved by the following roll call vote:**

**Yes – Ray Lubomski, David Mingus, Rafael Katz, Judith Niswonger, Paul Fisher**  
**No – Jack Rogerson**

### 3. Nomination of Chair/Vice Chair

**Motion made by David Mingus to nominate Jack Rogerson as Chairperson of the ECRA Advisory Committee. Seconded by Judith Niswonger. Motion was approved unanimously by voice vote.**

**Motion made by Rafael Katz to nominate Judith Niswonger for Vice Chair of the ECRA Advisory Committee. Seconded by David Mingus. Motion was approved unanimously by voice vote.**

### 4. Status of Pompano Beach Boulevard One Way North

**Jack Rogerson** explained this discussion began several months ago and BSO recommended making the road one-way between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street, and he stated **Horacio Danovich** supports the idea. **Chairman Rogerson** said the traffic problem is also bad in the mornings with deliveries and not just in the evenings with valet parking.

**Rafael Katz** asked if there will be a traffic study. **Nguyen Tran** said if one needs to be done, it will be done. **Mr. Katz** asked how hard it will be to reverse if it doesn't work out and if a pilot program is needed. **Jack Rogerson** said there isn't a lot of traffic being redirected as there is very little traffic going Southbound and the change will only take a few sign changes and some new striping.

**Judith Niswonger** said there were discussions several years ago about making the whole street one-way. **Jack Rogerson** said the whole street being one-way won't work due to the condos so this is only for one block.

**Motion made by Jack Rogerson to make Pompano Beach Boulevard one-way northbound between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street only. Seconded by David Mingus. Motion was approved unanimously on roll call.**

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## F. OLD BUSINESS

## G. KEY PROJECTS

### 1. Innovation District

**Nguyen Tran** said the draft is done with a target date of January and the timeline is estimated at 90-120 days.

### 2. McNab House and Botanical Garden Project – **Updated on E.1.**

### 3. Pier Hotel & Retail Development

- i. R2 - Cannoli Kitchen – is open.
- ii. R3 - Vacant Parcel - **Jack Rogerson** would like Tim Hernandez invited to the January meeting and asked that he bring any renderings of R3.
- iii. Pier Street Improvements – **Jack Rogerson** said the light up and working but it appears Pier Street is getting a green light for too long. **Nguyen Tran** said the rankings are approved and MBR Construction was the lowest bid. **Mr. Tran** explained the contract needs to be approved and assigned to the CRA.

4. R-4 Retail Space – **Nguyen Tran** said a tenant was interested in the space but the City wasn't open to relaxing the restrictions on the open-container policies. **Rafael Katz** said the open-container laws can be a problem for vagrancy but it can also hold back business and hinder development. **Jack Rogerson** said it is too soon for the neighborhood to consider changing the open-container rules.

## H. DIRECTOR'S/STAFF REPORTS

**Nguyen Tran** – Announced the Pompano Beach CRA staff went to the FRA Conference and received the “Out of the Box” category award for the McNab House and Botanical Gardens project. Mr. Tran wished everyone a Happy Thanksgiving, Merry Christmas, and Happy New Year.

**Kimberly Vazquez**– Informed the committee the financial reports are included in their backup and there were no substantial expenditures.

**Marsha Carmichael** – No report

**Vince Wooten** – No report

## COMMITTEE COMMENTS

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**Paul Fisher** said he is excited to be part of the team.

**Rafael Katz** said the PSC reports are better but there is still a problem with vagrants and the commission needs to be made aware. He said there are numerous posts on social media regarding the vagrant situation. **Mr. Katz** said panhandling needs to be made illegal and be enforced. **Jack Rogerson** said most of the properties are private properties and Publix hasn't been helpful. **Nguyen Tran** said he has explained to PSC they need to meet with property owners so they can manage their own properties.

**Ray Lumbomski** – No report

**Judith Niswonger** said it's great that Beach House has been having beach cleanups and providing drinks to volunteers. **Ms. Niswonger** asked if there are any updates regarding parking with Oceanside. **Nguyen Tran** said Oceanside is still in negotiations with the City and **Jack Rogerson** has asked for an update regarding Oceanside in January or February. Ms. Niswonger said the grand opening for the hotel was great.

**Jack Rogerson** asked if there is any progress on the landscaping around R2 which is blocking the signage. **Nguyen Tran** said he has spoken to Tim Hernandez and was advised Mr. Hernandez is working with Wade Collum regarding moving some of the the landscaping out of the way. Chairman Rogerson said he would like an update when Mr. Hernandez attends the January ECRA Advisory Committee meeting. Jack Rogerson asked if the pier is open 24 hours but he had guests who were told it closed at 10PM. Mr. Rogerson advised the Committee that the Food Hall at Harbor Village will not be ready by the end of the year because the owner has made changes.

- I. NEXT MEETING – Jack Rogerson** said the December meeting should be cancelled since the CRA Board meeting is cancelled for December. **The next meeting will be Thursday, January 6, 2021, at 6:00 PM at Emma Lou Olsen Civic Center**

### **J. ADJOURNMENT**

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 7:18 PM.