

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

EAST CRA ADVISORY COMMITTEE DRAFT MEETING MINUTES

**June, Thursday 5, 2025
Beach Branch Library - 3250 NE 2nd Street
6:00 p.m.**

A. CALL TO ORDER

Paul Fisher called the meeting of the East CRA Advisory Committee to order at **6:00 p.m.**

B. ROLL CALL

Paul Fisher – Chair
Judith Niswonger – Vice Chair
Jack Rogerson
David Mingus
Rafael Katz
Fred Stacer
Ray Lubomski
Melissa Hess

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

1. March 6, 2025

Motion made by Jack Rogerson to approve the minutes, as amended, of the ECRA Advisory Committee Meeting of March 6, 2025. Seconded by Judith Niswonger. Motion was approved unanimously by voice vote.

E. NEW BUSINESS

1. Façade and Business Site Improvement Program Application – LFT IRREV TR - 110-130 N Ocean Boulevard

Kimberly Vazquez presented a Façade and Business Site Improvement Program Application from LFT IRREV TR for the property located at 110-130 N Ocean Boulevard. Ms. Vazquez noted the property has thirteen (13) store fronts out of which eleven (11) are vacant, and two (2) are occupied. Exterior demolition has started in preparation of the façade improvements. The improvements include impact windows and doors, metal cladding, adding parapet, stucco,

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electrical, paint, new lighting, and minor landscaping. Eligible cost under the application is 750k, and the contribution requested is for the maximum amount allowed of 200k under the reimbursable program. Currently, within the budget for incentives is 180k and if approved for the \$200k, it would require an additional funding of 20k from Dissemination of the Information line item in the budget. **Melissa Hess** asked if the 180k in the budget for grants is for the rest of the year, and what happens if any other applications come in prior to the end of the fiscal year. **Ms. Vazquez** said a budget adjustment would be required to make additional funds available. Staff is currently working on the FY2026 budget with a recommendation to continue to fund incentives. If approved those funds will be available after October 1. **Ms. Hess** asked if there are any other applications at this time. **Ms. Vazquez** said only an inquiry has been made by a business for minor improvements but nothing has been received at this time.

Judith Niswonger mentioned she was happy to see some greenery at the property, and asked applicant to do more about the landscaping area. **Mr. Emory**, property owner representative replied the owner is limited on space and what they can do. He said that is why they will be installing planter boxes in front of the building. **Jack Rogerson** inquired about the future look of A1A and expressed concerns about the overall streetscape and integration with the project. **Rafael Katz** asked if the condition of the interior of the property is habitable. **Mr. Emory** responded the plan is to renovate the interior to the specifications of future tenants and reported some demolition and repair work has started to the interior of the building. Discussion ensued by the members and owner's representative about the history of the property and the owner's willingness in the past to work with CRA to do improvements and to use parking, etc.

Motion made by Fred Stacer to recommend approval of the Façade and Business Site Improvement application for the property located at 110-130 N Ocean Boulevard in the amount of \$200,000. Seconded by Jack Rogerson. Motion was approved in a 7-1 vote. (Lubomski, Rogerson, Mingus, Stacer, Hess, Niswonger, Fisher – Yes) (Katz – No.)

2. Presentation on the Jellyfish Museum – 199 N Ocean Boulevard

Nguyen Tran provided a brief summary of the location and text amendment that went before the City Commission to allow for a museum use in the B2 in the Atlantic Overlay District (AOD) at the former bank building site where this project is proposed to go. **Mr. Tran** introduced Iryna Pelypkanych from the Jellyfish Museum who will present on the project.

Iryna Pelypkanych gave a presentation regarding the upcoming Jellyfish Museum at 199 N Ocean Boulevard. Ms. Pelypkanych stated this is a family run business who specializes in marine exhibitions, public aquariums, and educational installations over the past twenty (20) years. Throughout this time, they have successfully created and operated two public aquariums and Europe's first Jellyfish Museum, which opened in 2018. The proposed location is expected to present thousands of species of jellyfish. The exhibits will be rotated periodically throughout the year with different types of jellyfish, offering a unique experience each time you visit. **Nguyen Tran** mentioned organizations and universities such as the Wahoo Bay Board, Florida Atlantic University (FAU,) and University of Miami are excited about the future project and the

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educational opportunities this will provide. Interior and exterior renovations will be performed to accommodate the use.

Paul Fisher said he requested this presentation and he wanted the advisory committee to be knowledgeable about this project and he believes projects like this one can be beneficial for residents and visitors alike. **Rafael Katz** mentioned he is an advocate for initiatives like the jellyfish museum and is in support of this project. **Mr. Katz** mentioned the café area, the children's area, and the interior with the exhibits look great; nevertheless, he feels like the exterior of the building needs updating and hopes CRA will be involved and can help the applicant with incentives to the exterior area. **Nguyen Tran** said the tenant will be eligible for incentives once they submit an application. **Melissa Hess** said a brighter façade will be a good solution for A1A visibility, and asked if there is sufficient space to incorporate the family café area as well sufficient parking space for the business. **Nate Werner**, who represents the landlord said the property currently has seventy-five (75) parking spaces, and the city has a parking lot adjacent to the location with two hundred and fifty (250) surface spaces currently and city plans for an additional six hundred (600) spaces in the future. **Mr. Werner** said the family café area is proposed to go where the drive through area is located and will not interfere with the preexisting parking area.

Judith Niswonger suggested a circuit route in the future that should include the McNab House and the Jellyfish Museum as educational locations. **Jack Rogerson** said the outside of the current building does not adhere with the look of the community and encouraged the applicant to consider significant changes to the outside of the property, reiterating incentives are available. Mr. Rogerson is in support of the project.

Keriann Worley, resident said the community is excited for this addition in the community. **Carolynn D'Antino**, resident agreed this project is a great addition in the area and asked what is the timeline for opening, and she suggested use of the word museum may be misinterpreted as museums are known as not-for-profit entities **Nate Werner** answered the timeline for opening the location would be tied to approval of building permits and as an estimate the location will open in the first quarter of next year. **Yana Yanovska** explained the term of museum is utilized to indicate a permanent use. In her opinion, use of exhibition indicates something temporary. **Mr. Werner** mentioned the name on the building would be Jellyfish World. **Nguyen Tran** clarified the use of museum was utilized only for text amendment purposes.

F. OLD BUSINESS

None.

G. KEY PROJECTS

1. McNab House & Botanical Gardens Project

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Kimberly Vazquez reported the project is going through DRC review and planner will go to the Architectural Advisory Committee in July 1st. **Jack Rogerson** asked about projected operating costs. **Nguyen Tran** answered cost is not known at this time and staff just received the Operations Plan from BRV.

2. Downtown Pompano Beach

Nguyen Tran informed the joint meeting on May 14th ended without a vote and the items on that agenda will be considered separately. The first item was on the May 27th City Commission meeting which was on the financing portion for the civic buildings. It was approved on first and the second reading will be on the June 10th City Commission meeting. The vote will decide whether public or private financing will be utilized for the civic buildings in the Downtown.

3. Old Town

Nguyen Tran said the pharmacy building is scheduled for demolition. A parking structure is intended for this site with a commercial retail liner. The Historical Society was notified of the CRA's intent as the buildings are not historic and do not meet code or elevation requirements. After demolition, the site will be used as temporary parking. The City is in negotiation with First Baptist regarding the parking lease and continued use of the site. **Judith Niswonger** asked if consideration of the design will be made for the new buildings to match the Old Town properties nearby. **Nguyen Tran** said the garage structure would need to blend in. **Rafael Katz** asked how is South Kitchen & Bar is doing. **Nguyen Tran** responded they are planning more events during the summer time and CRA is in contact with the owner. **Mr. Tran** responded more activity is taking place in the area and events such as Old Town's Backyard Bash will continue over the summer months.

H. DIRECTOR'S/STAFF REPORT

Nguyen Tran – Recognized Jack Rogerson for his many years of service and he was presented with plaque of appreciation by the Committee. **Mr. Tran** gave an update on Island Water Sports and they are currently open but planning a ribbon cutting at a later date. **Evan Camejo** reported the owner's want to have their signage in place prior to doing a ribbon cutting. **Mr. Tran** said there is no information on the former Flamingo Seafood site and the former Umberto's will be a new restaurant. Oceanside Garage is in negotiations and it has not gone to City Commission as of yet. Pompano Beach Boulevard one-way is stalled and at this time it is up to city administration to implement. **Jack Rogerson** asked why the project is stagnant since the advisory committee and City Commission passed it, and BSO supports the recommendation. Mr. Rogerson said he is going to contact the Mayor to discuss.

Kimberly Vazquez – Provided an update about the beach kiosk. A lease was approved on April 22nd and the tenant received some approvals from outside entities required with others still going through the process. Demolition of the structure will take place and completion of the new facility is anticipated for Spring of 2026. The Lessee is investing \$2 million in the project.

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Melissa Hess – Asked about the kiosk if and if there will be seating for the outside area. **Kimberly Vazquez** said the kiosk would follow the current foot print of the building and some outdoor seating is expected.

Rafael Katz – Questioned if anything can be done regarding the for-lease signs at Mayla as it sends the wrong message to the community. **Nguyen Tran** responded he will approach them to suggest the idea of taking down the for-lease sign.

Jack Rogerson- Asked about the restaurant at the Mayla. **Nguyen Tran** said there is a tenant in place for the location, but the lease is confidential at this time.

Judith Niswonger – No report

Fred Stacer- No report

David Mingus – No report

Ray Lubomski- No report

Paul Fisher – Requested an update about the food court (Bite Eatery.) **Nguyen Tran** said the property will be an Italian bakery as per the property owner. Mr. Fisher asked about the CRA funds and can they be used for. **Nguyen Tran** said CRA's typically fund brick and mortar improvements, acquire, lease, sublease and dispose of property, issue bonds, pay debt service, do infrastructure and streetscape improvements, hire contractors and consultants, pay cost associated with administration of CRA Plans and provide innovative policing such as our roving ambassador program provided by FPI. Mr. Fisher asked for an update on the CRA bills with the state. **Mr. Tran** responded there was a house and senate bill that was looking to terminate all CRA's by 2045, and add restrictions to projects and bonding. The bill was stopped both in House and Senate and did not pass. **Jack Rogerson** asked if a city can renew CRA's. **Nguyen Tran** answered, no. CRA's typically have a finite lifespan. Dependent upon when they were created it can be forty to sixty years.

I. NEXT MEETING – July 3, 2025 – 6:00 p.m. – Beach Branch Library - 3250 NE 2nd Street

II. ADJOURNMENT 7:10pm

There being no other business, the ECRA Advisory Committee meeting adjourned at **7:10 p.m.**