

ECONOMIC DEVELOPMENT BOARD

CITY OF PEMBROKE PINES, FL

March 08, 2023

The regular meeting of the ECONOMIC DEVELOPMENT BOARD was called to order by Chair Meister at 6:30 P.M., Wednesday, March 08, 2023 in The Frank Art Gallery.

Present: Chair Meister; Vice Chair Ziadie; Members, Alvarez, Chanzas, Panciera, O'Loughlin and Reinstein

Absent: Members Borrero and Liebeskind

Also Present: City Liaison; Mike Stamm, City Liaison; Christian Zamora, City Assistant Attorney Paul Hernandez and Board Secretary Nicole Lafrance

OATH OF OFFICE:

New member Stephen Reinstein took the Oath of Office and introduced himself to the Board Members. City Assistant Attorney Paul Hernandez explained the Guidelines of the Sunshine Law to Member Reinstein.

MINUTES

On a motion by Member Panciera, seconded by Vice Chair Ziadie to approve December 06, 2022 and January 11, 2023 Minutes passed unanimously.

LIAISON REPORT

Liaison Stamm opened the meeting by stating that his office has been very busy and they are working on a lot of different projects. Liaison Stamm mentioned Nina MacPherson was recognized by the State as an Aviation Professional who works as the Airport Manager at North Perry Airport. Liaison Stamm also mentioned the Commission Meeting also noticed that our Chamber of Commerce was mentioned as Chamber of the year.

Liaison Stamm went on to discuss new items being brought to the Planning and Zoning Board including new stores and new medical space being approved. Liaison Stamm mentioned the Board has the Commissioner looking at the guidelines for City Center, being as the old City Hall has sold and there is a Site Plan put in for a stand-alone emergency room to be built at this location. Liaison Stamm let members know that the assisted living facility on Pines Blvd and Palm is under construction and is being built out for more medical use and senior housing.

Liaison Stamm went on to discuss the success of the Taste of Pines event, selling 1000+ tickets and having 48 food and drink vendors. He also mentioned other upcoming events such as Sip & Taste, Easter Egg Hunt, and Pines Day. Due to Pines Day being in May, Liaison Stamm reminded members there will be no meeting in the month of May.

Liaison Stamm briefly went over the Transportation Master Plan Survey findings, which included responses from over 300 residents of Pembroke Pines in its first survey and around 200 from the second survey. Liaison Stamm mentioned the Board will be bringing this information to the Commission Meeting in April laying out a 10-15 year response to how we deal with transportation issues within the city. Liaison Stamm said the Board is very excited about the Master Plan with it being very user friendly, as well as creating a YouTube video. Liaison Stamm mentioned with the first survey and YouTube video over 1300 people tuned in to watch.

Liaison Stamm let members know that the City has approved new bike lanes and 32 new bus shelters coming out of sur tax. As well as the City being on track to do a pilot project for micro transit.

Liaison Stamm brought up that the City is working on a few different Master Plans including the Transportation Master Plan, Economic Development Strategic Plan, Parks and Recreation Master Plan and an Arts Master Plan. Liaison Stamm mentioned another plan they are pushing for is the update to the Green Plan which will be presented at the Commission Meeting in April.

Liaison Stamm shared an article by Smart Asset in which a study was done where African Americans fared best economically resulting in Pembroke Pines being ranked number 4 in all the country.

Liaison Stamm mentioned the Board will be working on their annual report which will include some of the tapestry data where it evaluated who we are as a city the top 5 rankings were the work day drive, elderly, young bright professionals, urban edge families and home improvement families.

Liaison Stamm mentioned the Bang Energy bankruptcy in which their facility is on the market which will provide about 275,000 sq ft of industrial on the City's tax report. Liaison Stamm mentioned back in 2014 the Board did its first Master Plan setting goals to increase industrial, office, transportation, and landscape where to date the City has hit its mark doubling industrial from 700,000 sq ft to just under 2 million sq ft. Liaison Stamm also mentioned a new sit down restaurant coming to City Center which he will be able to announce at the next meeting.

Liaison Stamm mentioned the uptick in working without a permit in the City including driveways and fences, not only in areas of the city with no HOA's but as well as gated communities. Liaison Stamm mentioned that the Board of Adjustment notices 5 properties working without a permit, predicting at the next meeting there will be even more. Liaison Stamm stated that about 70% of the variances are for work that was done without a permit needing to be corrected. Member Chanzas asked if this was work that had been done previously and the

owner bought into in which Liaison Stamm answered that yes, in some cases. Member Chanzas mentioned that she has seen RV's on properties that are being rented out. Liaison Stamm mentioned that there will be a story in City Connect and a campaign to urge residents to pull permits for their work. Member Chanzas recommended to look at the language barrier and to put the campaign in Spanish as well.

Liaison Stamm brought up the My Florida Safe Home Grants and how to qualify for this they will look at permits on your property, and if you do not have the correct permits, you will not qualify, and the office is seeing lots of complaints.

DISTRICT REPORTS

District 1 – There was none.

District 2 – There was none.

District 3 – Vice Chair Ziadie mentioned meeting with Commissioner Siple wanting to mention the expansion happening on Sheridan St from Flamingo to I-75 and how she will be meeting with the community being affected by the construction.

District 4 – There was none.

Chamber – Chamber Report was done by Member Alvarez spoke on the Sip & Taste event at the Shops at Pembroke Gardens selling 2000 tickets. Member Alvarez also mentioned that the Shops at Pembroke Gardens are having new Board nominations.

NEW BUSINESS

Liaison Stamm mentioned the Economic Development Plan and a few edits that are being done and being presented in June. The plan will include a Market Analysis done which includes a lot of good information.

Liaison Zamora added that as of January 30 the City has implemented a Certificate of Use for businesses looking to establish in Pembroke Pines. Chair Meister asked the difference between Certificate of Use and a Business Tax Receipt where Liaison Stamm answered that the Certificate of Use will be reviewed by the Planning Department to be included in their Business Tax Receipt, this will make the process faster for the business. So far they have had 51 Certificate of Use sent in with minimal denial and the process can be done all online for a \$25 dollar fee. Member Panciera asked about how long it takes to be approved, Liaison Stamm answered about 3-4 business days. Chair Meister asked what happens when a business is sold and the new owners keep the same type of business, Liaison Stamm mentioned UCU.

Chair Meister asked when the Commission will review the EDSP 2.0 plan. Liaison Stamm said they are trying to get that reviewed on the night of Board Night, June 7th. Liaison Stamm spoke about the April Meeting the Board will be looking at their annual report, including attendance. Liaison Stamm mentioned how the Diversity and Heritage Board is having quorum issues and how this board sends out a calendar at the beginning of the year which the Board finds helpful with attendance.

OLD BUSINESS

There was none.

ABSENCES

On a motion by Member O'Loughlin, seconded by Member Chanzas to excuse the absence of Borrero and Liebeskind from the March meeting passed unanimously.

On a motion by Vice Chair Ziadie, seconded by Member O'Loughlin to excuse the absence of Chanzas and Alvarez from the December meeting passed unanimously.

On a motion by Member Chanzas, seconded by Vice Chair Ziadie to excuse the absence of Member O'Loughlin from the January meeting passed unanimously.

Vice Chair Ziadie asked about the 3 vacancies, Liaison Stamm mentioned they had been advertised and Chair Meister urged Members to get to word out about vacancies to others. Liaison Stamm mentioned that when he went to a Real Estate Conference, he passed out applications to join the Board.

ADJOURNMENT

On a motion by Chair Meister, seconded Member Chanzas by to adjourn the meeting at 7:31 P.M passed unanimously.

Respectfully submitted,

Nicole Lafrance
Board Secretary

ADJOURNED: 7:31 P.M.

APPROVED: