



**DEERFIELD BEACH COMMUNITY  
REDEVELOPMENT AGENCY  
MEETING MINUTES**

Tuesday, April 12, 2011, 6:30 P.M.  
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Noland at 6:38 p.m. on the above date in the City Commission Chambers, City Hall.

Roll Call:

Present: Mr. Bill Ganz  
Mr. Joseph Miller  
Ms. Sylvia Poitier - Absent  
Vice Chair Martin Popelsky  
Chair Peggy Noland

Also Present: Burgess Hanson, City Manager  
Andrew Maurodis, City Attorney  
Samantha Gillyard, Deputy City Clerk

**APPROVAL OF MINUTES**

**DIGITAL TIME STAMP: 6:38:48**

March 21, 2011

**MOTION** was made by Mr. Miller and seconded by Mr. Ganz to approve the meeting minutes of March 21, 2011.

Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Vice Chair Popelsky, and Chair Noland.  
NAYS: None.

**APPROVAL OF THE AGENDA**

**DIGITAL TIME STAMP: 6:38:57**

April 12, 2011

**MOTION** was made by Mr. Miller and seconded by Mr. Ganz to approve the April 12, 2011 agenda as submitted.

Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Vice Chair Popelsky, and Chair Noland.  
NAYS: None.

Kris Mory, CRA Coordinator, said that Mr. Keven Klopp, CRA Director, is not present due to a meeting in Tallahassee concerning Item 6, the pier construction project.

**GENERAL ITEMS**

Burgess Hanson, City Manager, asked that Item 6 be addressed first.

**ITEM 6****DIGITAL TIME STAMP: 6:39:35****UPDATE ON PIER RECONSTRUCTION PROJECT**

Kris Mory, CRA Coordinator, read from a prepared statement from Keven Klopp, CRA Director, stating that the presence of Florida Department of Environmental Protection (FDEP), new Deputy Secretary for Regulatory Programs, Jeff Littlejohn, and the Bureau Chief for Beaches and Coastal Systems, Michael Barnett, in the meeting today was very positive. Following a clear agenda for the meeting, which we had provided in advance, Staff presented the importance of the project and then discussed one by one the known areas of disagreement. After 90+ minutes of deliberations, most of FDEP's concerns have been satisfied either with a clear rationale or minor modifications to the plan. State officials conceded that a balance between the needs of the community and the State's environmental objectives was in the public interest and the plans as revised will likely have minimum negative impact. She said that staff left the meeting with the consensus that this project is on a good path for receiving an FDEP permit.

Burgess Hanson, City Manager, said that this is a huge goal that staff has accomplished.

**ITEM 1****DIGITAL TIME STAMP: 6:41:29****APPROVE DUNKELBERGER ENVIRONMENTAL TESTING PROPOSAL FOR CONSTRUCTION MATERIALS TESTING SERVICES FOR REMAINING PHASES OF THE COVE SHOPPING CENTER RECONSTRUCTION PROJECT**

Kris Mory, CRA Coordinator, outlined Item 1 and said that the contract is on an as needed basis, but not to exceed \$13,735.00. She said that this is work that we have been paying for during Phase 1. Previously, Keith and Associates had been receiving the payments from Dunkelberger; however, the CRA is now contracting directly with Dunkelberger to better monitor the expense.

Mr. Miller asked if Keith and Associates decides when testing is needed.

Ms. Mory said that while under construction, West superintendent identifies when tests are needed, then Keith and Associates verifies the need and directs them to perform.

**MOTION** was made by Mr. Miller and seconded by Vice Chair Popelsky to approve Item 1.

Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Vice Chair Popelsky, and Chair Noland.  
NAYS: None.

**GENERAL ITEMS - CONTINUED****ITEM 2****DIGITAL TIME STAMP: 6:42:53****APPROVE PROPOSAL TO CONSTRUCT COVE SHOPPING CENTER  
PARKING LOT IMPROVEMENT PROJECT PHASE 3 SIDEWALKS AS  
PART OF PHASE 2**

Kris Mory, CRA Coordinator, outlined Item 2. She said once Phase 1 was complete, the property owners commented on the timeliness of the project and suggested that the sidewalk construction be continued into the southern portion of Phase 3. She said that Phase 2 portion sidewalk length is approximately 500 linear feet; this portion of Phase 3 is approximately 350 linear feet. If approved, the entire sidewalk can be complete in approximately three (3) weeks, with each business only having disruption for three (3) days; the same level of disruption in Phase 1. She said that this does not approve any work in the parking lot and no spaces will be out of service.

Mr. Miller asked if the weekend businesses will be taken into consideration; i.e. the Yellow Restaurant.

Ms. Mory said that they have met with various restaurants along the street and have revised a plan to begin at the east and west end and come in. She said that Station House is closed on Monday's and the work is timed to begin early on a Monday morning and finished by lunch on Tuesday.

Mr. Miller asked how Staff will deal with the one (1) owner that does not want pavers.

Ms. Mory replied that they will build around the owner's property.

Vice Chair Popelsky commented on the difference of appearance.

Chair Noland asked about the elevation since the pavers will not be installed, as well as ADA compliance.

Ms. Mory replied that Keith and Associates will have to do additional work to harmonize his private property with the sidewalk. The company is Amet Jewelers. Additionally, Mr. Amet feels that it is a waste of money to improve the sidewalks. Moreover, the owner does not like the pavers and believes his terrazzo is nicer.

Mr. Ganz asked if Mr. Amet's portion will be ADA compliant.

Ms. Mory said that Staff will make the project harmonize with his which means there will not be any difference in grade. Additionally, there will be an ADA compliant blending of his property and the project; if for any reason his property is not ADA compliant, he would be completely responsible.

Vice Chair Popelsky commented on the leveling around Mr. Amet's property, with him having cement and Staff installing pavers.

**GENERAL ITEMS - CONTINUED**

Andrew Maurodis, City Attorney, said that we do not own it so there is not much that can be done.

Ms. Mory suggested that someone speak to Mr. Amet, as Staff has made several attempts, but to no avail. Additionally, he is the only one who does not want pavers.

Chair Noland said that she would visit with him.

Mr. Miller commented on the compaction of the pavers, as there has been some criticism of the existing pavers.

Ms. Mory said that the professional engineering firm they have is licensed and insured to test subgraded compaction.

Chair Noland said that the landscaping on Hillsboro has not been installed; there is no border to compact it.

**MOTION** was made by Mr. Miller and seconded by Mr. Ganz to approve Item 2.

Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Vice Chair Popelsky, and Chair Noland.  
NAYS: None.

**ITEM 3****DIGITAL TIME STAMP: 6:49:40**

**CRA Resolution 2011/007 - A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING CHEN MOORE AND ASSOCIATES' PROPOSAL FOR THE CREATION OF THE MAIN BEACH PARKING AREA IMPROVEMENTS PLAN FOR A LUMP SUM OF \$43,980\***

Kris Mory, CRA Coordinator, outlined Item 3. She said that this item was addressed at the last meeting and the Board asked that the scope of services be further defined. She outlined the purpose of the study for the public. If approved, Chen Moore would begin immediately and would have a draft report ready in 90 days and the surveying work and data gathering would be done in the first 45 days.

Mr. Miller asked if you can include additional parking spaces into the feasibility study.

Ms. Mory said yes, they are addressing that since we will lose some spaces to create a dumpster enclosure.

Burgess Hanson, City Manager, said that this will look at tying all the lots in, as well as shutting down 1<sup>st</sup> Street, and only allowing emergency vehicles excess. He provided an example of the traffic inflow from Hillsboro Boulevard and exiting on 2<sup>nd</sup> Street. Additionally, he said that there will likely be an automatic gate.

**GENERAL ITEMS - CONTINUED**

**MOTION** was made by Mr. Miller and seconded by Mr. Ganz to adopt CRA Resolution 2011/007.

Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Vice Chair Popelsky, and Chair Noland.  
NAYS: None.

**ITEM 4**

**DIGITAL TIME STAMP:**

**CRA Resolution 2011/008 - A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING WEST CONSTRUCTION INC.'S PROPOSAL FOR WATER MAIN REPLACEMENT IN THE COVE SHOPPING CENTER PARKING LOT IN AN AMOUNT NOT TO EXCEED \$98,251.83.**

Kris Mory, CRA Coordinator, outlined item 4. She said that at the last meeting the Board requested that Staff work with West to further reduce costs; however, there was not much given. She said that approximately half the work has to be done by a licensed asbestos removal company and City crews are not equipped to handle that. However, West did reduce their price to \$98,251.83. If approved, West will begin ordering structures immediately to be installed in conjunction with Phase 2.

Chair Noland said that she is not opposed.

Mr. Miller said that it would be better to use the same contractor, who has done a good job on phase 1.

Vice Chair Popelsky clarified that West will not do the job if the aforementioned amount is not approved.

Ms. Mory said that is her understanding.

Charles DaBrusco, Director of Environmental Services, said that their first price was \$125,000 and this is the second attempt.

**MOTION** was made by Mr. Miller and seconded by Vice Chair Popelsky to adopt CRA Resolution 2011/008.

Voice Vote: YEAS: Mr. Miller, Vice Chair Popelsky, and Chair Noland. NAYS: Mr. Ganz.

*Motion passed by a 3-1 vote.*

**GENERAL ITEMS - CONTINUED****ITEM 5****DIGITAL TIME STAMP: 6:56:55****UPDATE ON CRA PLAN AMENDMENT**

Kris Mory, CRA Coordinator, said that the plan was approved by the Planning & Zoning Board on April 7<sup>th</sup> and transmitted to the City Commission on May 3<sup>rd</sup>. Upon approval, Staff can begin implementing the changes immediately. She reiterated that changes in the plan includes, housekeeping, updating data, allowing the CRA to begin maintaining the projects that it improves using tax increment revenue, and reviewing acquisition properties in the CRA. Additionally, she said they would like to start looking at Sullivan Park to see what opportunities they have there.

Mr. Ganz said that the Urban Land Institute has services that they can provide which will provide an expert opinion as to how to create a community compatible development. He asked if this is a possibility.

Ms. Mory replied absolutely. She said that the Urban Land Institute is renowned, a very well respected organization in the planning field. She further stated that they have a program called Technical Assistance Panel (TAP) where they provide technical support to communities in projects such as these. Whereby, they bring in experts from outside the area to provide unbiased ideas and alternatives, and how to pursue it.

Mr. Ganz said that he would be interested in pursuing that.

In response to Mr. Miller's question, Ms. Mory said that the cost is \$15,000 per study.

Chair Noland recommended using FAU also. Thereafter, she commented on information she received that is helpful in a situation such as this.

**PUBLIC INPUT**

Indentation in Pavers - Rita Masi, 19<sup>th</sup> Avenue, Deerfield Beach, said that she invited Mr. Miller to meet her at the corner near JB's as there is an indentation. The land underneath the pavers has settled; thus, when she walks there, she loses her footing because there is a dip. She also offered to be a steward of the beach to inform the City as to what is going on.

Sullivan Park - Ms. Masi said that she does not understand why we need outside people for Sullivan Park as pictures were provided from a resident. She suggested building a park like Pompano.

Park Study - Nancy Marchione, Deerfield Beach, asked for clarification on the study that Mr. Ganz was referring to. She asked if he was referring to the park or the whole area.

Mr. Ganz replied the entire area.

**PUBLIC INPUT - CONTINUED**

Ms. Marchione expressed opposition to have a study for the park, because of the park at the Hillsboro Inlet.

Mr. Ganz explained his reasoning for allowing the study, to provide all the options. He said that with having professional planners, they may be able to provide a broader vision with greater possibilities.

Chair Noland said that we want to make sure we are getting the best for our buck; moreover, she said that there is a lot less acreage than Pompano Beach.

Ms. Marchione asked if the CRA would be purchasing the Riverview property.

Chair Noland replied that they will have to consider price.

Ms. Marchione said that there could be various amenities for the families to enjoy.

Mr. Ganz said that this is specifically why he suggested a study, to explore all the options versus just having one (1) idea.

Possible Ideas - Marge Hilton, 1101 SE 5<sup>th</sup> Court, Deerfield Beach, asked what ideas they are considering; i.e. a park, restaurant, or various ideas.

Mr. Ganz said that they are only looking for every available option. If the residents want a park, then they would ask the professionals to come up with the best park possible.

Ms. Hilton asked if other things are being considered.

Mr. Ganz said that they are exploring all possibilities from the public's point of view.

*Chair Noland adjourned the meeting at 7:08 p.m., but then reopened it for additional public comment.*

Marty McGeary - 1442 SE 6<sup>th</sup> Street, asked about the landscaping on Hillsboro Boulevard.

Charles DaBrusco, Director of Environmental Services, said that tomorrow the three (3) traffic signals will be converted over to the underground system. On Monday, FP&L will start taking down the wires and removing the poles. They have a 6 - 8 week process to do that; however, the contractor is hoping to come in after FP&L is working for two (2) weeks. He said that you cannot install landscaping until the wires are down. Notwithstanding, they are hoping that FP&L works in an organized manner and take out a section at a time. Hopefully, two (2) weeks after FP&L starts, the contractor can start. The contractor has an 8 week process to complete the project, which includes overlay, striping, landscaping, and irrigation.

Mr. Miller asked about the median and the rocks that are there.

**PUBLIC INPUT - CONTINUED**

Mr. DaBrusco said that all the soil is being removed; additionally, the contract has specific requirements for soil.

Mr. Miller said that if the cement is left in there, it would not be good for the plants.

Mr. DaBrusco said that they decided not to put the proper soils in right away, because when they are ready to install everything, there would be weeds and other issues. Additionally, all the nutrients would be washed out of the soil.

**BOARD COMMENTS**

CRA Ambassadors - Mr. Ganz recommended CRA ambassadors who work either part time or full time to provide information to visitors, clean up, and serve as customer service reps.

Chair Noland said that there was a police substation trolley that was manned by volunteers. She said that it was there for years. She said that just walking down the beach, you may not know where to go, but to have a location.

Mr. Ganz said that the people could be easily identified by their apparel and then have them in different areas of the beach, to assist the visitors with information. He said it would be a nice addition, but he has not worked out all the details.

Chair Noland commented on the Chamber of Commerce that used a booklet to highlight various restaurants. She recommended a sign marked "information", without any expense, and placing people in the rented cabanas and also on the pier. She suggested using these two (2) areas to help the visitors.

Mr. Miller commented on the Merchant's Association, promoting the Island and Cove Shopping Center. He said that at one of their meetings, they discussed creating a map showing where the restaurants are. He said that he would go to the next meeting and possibly partnering with a representative.

Chair Noland said that they would only acknowledge those who belong to the association.

Mr. Ganz said that he would prefer that it not be tainted by a who's who, but prefers that it be a genuine opinion. He suggested working with Staff to develop a plan.

**ADJOURNMENT: 7:17 PM**

There being no further business, the meeting adjourned at 7:17 PM.

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PEGGY NOLAND, CHAIR

ATTEST:

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ADA GRAHAM-JOHNSON, MMC, CITY CLERK