



**Deerfield Beach Community Redevelopment Agency  
Meeting Minutes**

Tuesday, January 21, 2014, 6:30 P.M.  
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Robb at 6:29 p.m. on the above date in the City Commission Chambers, City Hall.

Roll Call:

Present: Mr. Bill Ganz  
Mr. Ben Preston  
Mr. Richard Rosenzweig  
Vice Chair Joseph Miller  
Chair Jean M. Robb

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

Absent: None

**APPROVAL OF MINUTES**

**DIGITAL TIME STAMP: 6:30:24**

November 12, 2013

**MOTION** was made by Mr. Preston and seconded by Vice Chair Miller to approve the November 12, 2013 minutes as submitted. Roll Call: YEAS: Mr. Ganz, Mr. Preston, Mr. Rosenzweig, Vice Chair Miller and Chair Robb. NAYS: None.

**APPROVAL OF THE AGENDA**

**DIGITAL TIME STAMP: 6:30:41**

January 21, 2014

Andrew Maurodis, City Attorney, stated that there is an additional item for consideration, a resolution authorizing funding of fireworks for Founder's Day and Fourth of July.

**MOTION** was made by Vice Chair Miller and seconded by Mr. Preston to approve the January 21, 2014 agenda as amended. Voice Vote: YEAS: Mr. Ganz, Mr. Preston, Mr. Rosenzweig, Vice Chair Miller and Chair Robb. NAYS: None.

**GENERAL ITEMS****Item 1****DIGITAL TIME STAMP: 6:31:14****Presentation regarding Cove Gardens Streetscape Improvements**

Kris Mory, CRA Director, stated that significant progress has been made during this project and provided an outline of the project from inception to the present; to include project facts, lowest bid, out of seven (7) bids, was received at \$1.5 million, three (3) change orders totaling approximately \$1.65 million which is still lower than the third lowest bid. Ms. Mory further advised that Staff committed to provide better notification to the residents and listed various methods they used, including door to door hanger and the e-notification system.

Continuing, Ms. Mory outlined the previous neighborhood conditions; flooding, no lighting, no landscaping, etc. She explained that there was unpermitted landscaping in the sidewalk which has been corrected, providing a clear line of sight to the street; sidewalks were also installed. Thereafter, Ms. Mory commented on the private property owners who contracted with MBR Construction to make construction changes to their homes. Although the drainage system has not been opened, it is flowing better than before. Lastly, Ms. Mory provided a photo of the alley showing that it is now paved; the second lift of asphalt will be installed in the next two (2) weeks. She also showed a conceptual design compared to the finished project.

*Chair Robb opened the public hearing.*

Chuck Brown, 1261 SE 2<sup>nd</sup> Street, Deerfield Beach, said that the project looks great and he is very happy with the drains; but suggested a second coating on the asphalt. He commented that he did not have an irrigation system; therefore, his grass was not decent. Unfortunately, when the contractors dug up everything, his irrigation was taken out and after 3.5 months, it was not handled. Consequently, he just handled it three (3) days ago and now he has new grass. He also provided photos of the grass that was used by the contractors. Mr. Brown said there are four (4) pallets of that grass lying behind his house. Finally, Mr. Brown commented on a pipe that was cut open and the valve has yet to be replaced.

Chair Robb asked Mr. Brown to provide any additional questions to Ms. Mory.

Jerry Sigmund, 955 SE 6<sup>th</sup> Street, Deerfield Beach, commented on azura bushes being too close to the sidewalk and may cause problems in the future. He inquired about a left turn lane into Publix; currently, people are exiting Publix and turning left to go onto 15<sup>th</sup>.

Chair Robb asked how much the left turn lane would cost.

Ms. Mory replied the left turn lane was a part of change order #3, approximately \$72,000.

**GENERAL ITEMS - CONTINUED**

Steve Krevoy, 1634 SE 3<sup>rd</sup> Court, Deerfield Beach, said the intent is wonderful and happens to be a blighted area when compared to other projects in the CRA. He said the pipe was cut and patched and the shutoff valve was never serviced, therefore he expressed concern that that water could possibly become contaminated. With regards to the Cove Gardens, he complained that the landscaping was cut out from a particular street and it needs to be replaced. Although this is a great project there has been problem areas and asked that Ms. Mory handle them. Lastly, he asked that the pipe be fixed properly so there are no problems in the future.

Chair Robb asked the City Manager if it would be handled.

Burgess Hanson, City Manager, replied yes, it is a part of the utilities division.

**Item 2****DIGITAL TIME STAMP: 6:47:45****Presentation regarding State Road A1A Improvements**

Keven Klopp, Assistant City Manager, said that he would be discussing the A1A project under two (2) different projects. He also thanked John Olson and Paula Rivera from FDOT for their assistance and said they are present to address any questions. Mr. Klopp said the project originally began in 2006/2007, upon his arrival in 2009, much of the work began. He provided a timeline of what occurred over the years up until present. In 2012, the multiyear process came to a close and the City Commission adopted a Locally Preferred Alternative. Some of the alternatives considered were grand schemes, rerouting A1A behind the Howard Johnson's (now Wyndham) and other alternatives. However, the end result was to keep A1A on its existing route, but to widen it and add signalization at the pier intersection and address all concerns and problems; which was adopted in 2012 and approved by the Federal Highway Administration.

Continuing, Mr. Klopp advised that the Federal Highway dollars dictate that if you receive an approved locally preferred alternative, the City can move into engineering design and get the plans shovel ready. Simultaneously, the Florida Department of Transportation had the resurfacing of that corridor on their schedule for 2015. One project adds lanes and was very expensive while the other was a maintenance issue. Unfortunately, funding has not been identified for the larger project which could be 5 to 20 years down the road; however, funds are available for resurfacing. Additionally, there was a meeting between the engineers working on both projects and Staff was informed that with the resurfacing project, pedestrian bike lanes and sidewalks would be added. By adding bike lanes and sidewalks, the projects become less compatible.

Benefits of Resurfacing - Mr. Klopp outlined the benefit of resurfacing the roadway; new striping, crosswalk improvements, some drainage improvements, includes sidewalks, bike lanes and additional drainage issues. He said he spoke with FDOT representatives and it will be a partnership which is the caveat to funding contingencies.

**GENERAL ITEMS - CONTINUED**

Negatives - Mr. Klopp outlined the negative impacts to property owners; however, needed are easements and encroachments removed which is difficult when the owners have had access to the easements for a number of years.

Mr. Klopp said if it is done, the City and FDOT will have to work together. Another negative is that improvements are inconsistent with the Federal Highway approved plans which further reduces the priority of the plan. As mentioned, it is not funded and is low on the priority list as it is very costly and does not make enough improvements to justify the dollar amount. Consequently, it does not improve Hillsboro Boulevard east of A1A, nor align the intersection to allow thru traffic; currently, you cannot go straight thru to beach, but must turn left or right and this does not address that issue. Mr. Klopp continued to outline the negative impact of resurfacing with the addition of sidewalks and bike lanes. Lastly, it does not signalize the pier intersection, but will remain the same.

Additionally, Mr. Klopp provided photos of the area and the impact of the project. He further advised that at the north pavilion parking lot, City paid parking spaces will be eliminated should the sidewalks and bike lanes be added, along with backing out onto A1A which is in FDOT's right-of-way.

Vice Chair Miller clarified that both projects would be affected in the same manner.

Mr. Klopp said that is correct; however, not every building would face the same issues. For example, Comfort Inn would lose an entire line of parking in the grand plan, but with the resurfacing plan, parking would only have to be rearranged. Thereafter, Mr. Klopp continued to outline the negatives of resurfacing; which mean no bike lanes or sidewalks and no improvements on Hillsboro Boulevard/east of A1A or the dedicated northbound lane, no signalization and no landscaping. He further clarified for the public, that lighting and landscaping are a part of the grand plan and will not be done within the next year. Although a thru lane is not possible it will be addressed in the grand plan, but will not be fixed with resurfacing.

Negatives of Federal Highway Plan (FHWA) - Mr. Klopp said that the negatives of the Federal Highway plan are low priority, high cost (\$13 to \$16 million), no funding identified. The high cost is related to right-of-way acquisition and business damage costs. The resurfacing plan is \$1.5 to \$2 million which will be funded by FDOT.

Mr. Ganz asked if the Federal Highway project is on the unfunded list.

Mr. Klopp replied yes. In closing, Mr. Klopp provided a photo of a drainage inlet; with resurfacing, sidewalks and bike lanes, it would be relocated, but to a different plan rather than in the grand plan. If stimulus funds are approved 5 to 10 years from now, the City would have a shovel ready plan and may be able to have the grand plan funded, the inlet would be moved a third time. He said FDOT is ready to move forward, but would like the City's assistance. He asked if the Board wishes to continue engineering of the FHWA Plan; as there is a \$600,000 contract with Metric Engineering,

**GENERAL ITEMS - CONTINUED**

of which half of that has been spent. He said the City Commission would have to make that decision.

Mr. Preston said that it appears that some issues in the grand plan would be addressed when FDOT addresses the resurfacing, but although everything is not received, some things from the resurfacing plan are also reflected in the grand plan. If the resurfacing project is not done, then the grand plan sits isolated and nothing is accomplished.

Mr. Klopp said that FDOT will help with the resurfacing project and will install bike lanes and sidewalks. If the City does not assist, then it will be much harder for them to complete these elements. Otherwise, if the engineering is cancelled for the grand plan, the funds will flow back to the Federal Government, or the City could continue knowing that the plan will likely never occur.

Within the resurfacing project, Mr. Preston asked if the residents have requested certain elements within that project.

Mr. Klopp replied yes, that is correct.

Chair Robb expressed concerns with taking parking spaces from the north beach pavilion; as she believes it was deeded to the citizens of Broward County and does not allow stickered parking. Currently, she and the City Attorney are searching for the deed.

Mr. Klopp said that it is possible that over the years, restriping occurred and the spaces were shuffled and moved out into FDOT right-of-way.

Andrew Maurodis, City Attorney, said Staff is looking for the deed, but a survey may resolve it all.

Vice Chair Miller asked when the idea of the bike lanes and sidewalks were added, or was it always a part of resurfacing, because it seems that packaging together certain things seems to provide more than 50% of the grand plan.

Mr. Klopp said that there is another \$500,000 in improvements, but the bike lanes and sidewalks were added back in October or November; however, FDOT Staff stated that the bike lanes are normally a part of the plan wherever possible.

Mr. Rosenzweig said that the City signed up for Broward's Safe Street Programs, which will be kicked off on January 31<sup>st</sup>.

Chair Robb clarified that in either plan, parking will be lost along the corridor.

Mr. Klopp replied yes.

Chair Robb said she believes backing up into the highway is illegal and should not have been permitted.

**GENERAL ITEMS - CONTINUED**

Mr. Maurodis said that there are some issues with it; however, it has been going on forever.

Mr. Klopp said that it was determined to be a longstanding issue and the cars will still be allowed to back into A1A.

**Item 3****DIGITAL TIME STAMP: 7:06:50**

**CRA Resolution 2014/001 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, approving the agreement with Bermello, Ajamil & Partners, Inc. for professional services for Sullivan Park Expansion – Phase 2 (design, construction drawings and construction administration) in an amount not to exceed \$397,430.00.**

The Resolution was read by title only.

Chair Robb said that she normally votes no on Sullivan Park development and people have asked why she objects to it. She said she does not oppose development of the park, but expressed opposition with it being developed by CRA at the cost of \$5.7 million. She explained that a number of the projects approved/financed were done prior to her being elected Mayor. Additionally, she commented that there are private developers who would be happy to enter a joint venture with the City for Sullivan Park's development. Therefore, she would like to explore these options to avoid using that amount of money.

Continuing, Chair Robb said that the City Manager has proposed sunseting the CRA and if no action is taken, the life of the CRA will be until 2028. In order to sunset the CRA within the next year or two (2), all debts must be paid off. She explained how the CRA borrowed \$6 million from the City's bond which has to be spent; therefore, the CRA's indebtedness is up to \$12 million and likely will not be paid off in the next 2 years. Thereafter, Chair Robb commented on several factors associated with sunseting the CRA; i.e. \$1 million that the County has allotted to the CRA to be used anywhere in the City. She said those funds can be used elsewhere, such as canal dredging. Lastly, since funds are not available to pay off the CRA's debt, the CRA will continue and the funds received must be spent.

Burgess Hanson, City Manager, explained how the CRA is set up, \$1 million each from the City and County, and other funds from varied governmental entities.

Mr. Ganz said that those funds are contributed from the tax revenue from the CRA area, not other areas of the City.

Continuing, Mr. Hanson said if the CRA were to sunset, the \$1 million from the County and \$200,000+ from other entities would go back to them, and then the City would only receive the \$1 million that the CRA contributes from that area. He said it's not about the City paying off the \$12 million, but for the County to assist with paying it off earlier. He

**GENERAL ITEMS - CONTINUED**

said he has a meeting with Bertha Henry, Broward County Administrator, to discuss this matter and will apprise the Board at the next CRA meeting. Lastly, Mr. Hanson said that the debt does not have to be zeroed out, but the remaining amount has to be spent within a certain timeline as dictated in the original issuance.

Mr. Ganz asked how much revenue will be gained if the CRA continues until 2028.

Mr. Hanson replied that over the 15 year period, the City would gain \$2 - \$3 million for the entire period, but it may be more because of increased property values. He said based on preliminary figures, the CRA would receive approximately \$21 million over the 15 year period from the County.

Mr. Ganz opined why it would be beneficial to continue with the CRA instead of sunseting it; due to the revenue quoted by Mr. Hanson. Notwithstanding, there is still a lot of work to be done in the CRA, and having those funds takes a burden off the City; by not having to spend money from the general fund for the CRA area; and use funds for other districts. Yet, other cities are fighting to keep their CRA and desire to extend them.

Chair Robb commented on purchasing the motel property off A1A.

Vice Chair Miller said he does not want to sunset the CRA due to the projects that have been funded and completed; he expounded on various projects and the successes.

Mr. Preston said that the CRA was set up in the wrong area because District 1 is not the most blighted area and should have gone to District 2 because of the criteria of being a blighted area. Now, the CRA is set up for the City and all the residents who will have an opportunity can enjoy everything created in the CRA.

Mr. Hanson said that he will look at any revenue enhancements on the general fund side which is why he presented this to the CRA Board. He said there is much speculation; therefore, he would like to meet with Ms. Henry, County Administrator, to determine what the County is willing to do. The preliminary numbers make sense, but it would not be in the best interest of the City or CRA not to meet with Ms. Henry.

Mr. Rosenzweig agreed that Mr. Hanson should meet with the County Manager and determine what is best for the City. Furthermore, he said that District 3 could use improvements. Lastly, he commented on his conversations with tourists who say Deerfield Beach has the best beach in the world.

Mr. Ganz said that he does not have an issue with the City Manager meeting with the County, but his inclination is to not sunset and once the information is received, then a decision can be made. Additionally, Mr. Ganz said that the acquisition of real estate is still in the plan, but would like to continue with Sullivan Park. He said that the Riverview property was available for years and no one wanted it.

**GENERAL ITEMS - CONTINUED**

Vice Chair Miller agreed with the City Manager meeting with the County; however, he reiterated his feelings toward sunseting the CRA.

**MOTION** was made by Vice Chair Miller and seconded by Mr. Rosenzweig to approve Item 3, adopted CRA Resolution 2014/001.

The public hearing was opened.

Kris Mory, CRA Director, provided a presentation of what is being proposed for Sullivan Park. She advised that the Master Plan is complete, which this will take the project through to its completion. Ms. Mory stated that there are stopping points in the contract to allow input from the Marine Advisory Board. Specifically, once at 50% design, the plans will be presented to the Board and the public for additional input; the CRA can then obtain a cost analysis and decide whether to continue with the design. At 90% design, the Board can provide input and if desired, the Board can hire a second cost estimate. At 100%, a cost analysis has to be done for bidding purposes to make sure the bids are proper when received. The deliverables include full construction drawings; all aspects of the master plan, public art, marina facilities, parking and landscape architecture.

Chair Robb said that parking may be metered.

Ms. Mory said this is only for design and the Board can still provide input which would be at 50% design.

Chair Robb asked if the meter parking will be the same as the beach parking.

Ms. Mory stated that because this process is starting from a master plan, it is a very general idea. She further stated that one of the other safeguards built into the scope of services, at 50% design, if the cost estimate decreases, Staff has the opportunity to renegotiate the fee schedule with the consultant. She explained that this is based on a 12 month schedule and completion is scheduled for August 2016. If approved, a notice to proceed will be issued and the design will begin. Ms. Mory said there are sufficient monies left in the bond that has been earmarked for this project.

Nancy Marchione, 1100 SE 5<sup>th</sup> Court, Deerfield Beach, said the residents have been discussing Sullivan Park for a number of years and everyone is excited about the project going forward. Therefore, she urged the Board to continue with the master plan.

Nancy Renerman, 1631 Riverview Road, Deerfield Beach, asked for clarification on the City Commission voting on the master plan which she understood would be done at this meeting.

Chair Robb stated that the master plan was approved and tonight the CRA is voting to approve a contract.

**GENERAL ITEMS - CONTINUED**

Steve Krevoy, 1634 SE 3<sup>rd</sup> Court, Deerfield Beach, spoke in favor of the City Manager meeting with the County Administrator as the City is uncertain of its status during the next budget meeting. He commented on the CRA being sunset and using the funds for other districts.

Bett Willett, 2646 Emerald Way Circle, Deerfield Beach, commented on public private partnerships being a benefit for the private entity. She said Sullivan Park has been in the works for many years and the public hearings have been wonderful. Notwithstanding, Sullivan's Park development will be a wonderful addition to the City and urged the Board to vote yes.

Marge Hilton, 1101 SE 5<sup>th</sup> Court, Deerfield Beach, spoke in favor of the project, and the residents agreed to the park, as well.

Don Wheeler, Hillsboro Landing President, 1631 Riverview Road, Deerfield Beach, said the residents are excited about the project; however, procrastination is a detriment to everyone concerned. He urged the Board to move the project forward expeditiously.

Peggy Noland, 325 SE 3<sup>rd</sup> Terrace, Deerfield Beach, briefly commented on how the CRA was approved and why it did not go into District 2.

Joan Maurice, 1227 SW 25<sup>th</sup> Avenue, Deerfield Beach, said that many of the City's visitors go to District 1, where the beach, restaurants and hotels are. The CRA has changed the complexion of the City and is the most beautiful thing that has happened. In closing, Ms. Maurice said that there have been many improvements made and more can continue to beautify that have been area.

Pam Militello, 884 SE 19<sup>th</sup> Avenue, Deerfield Beach, thanked the Board for moving forward on the project and spending of the funds thus far. She thanked Staff for allowing public input on all the projects and urged the continuation in said direction.

Sheila Pascas, 1627 Riverview Road, Deerfield Beach, spoke in favor of the Sullivan Park project; however, the roadway has not been addressed. She said that there is no patrolling throughout the entire day; even though there vagrancy. She outlined her concerns with parking, people park everywhere on the property, even when there is parking available in the lot. Lastly, Ms. Pascas said it needs to be cleaned up and maintained.

Mayor Robb asked if the park would be closed at night.

Mr. Hanson said that this is a decision of the City Commission, but there will be an operational policy like other parks in the City. At this time, the major concern is getting the park design and constructed.

**GENERAL ITEMS - CONTINUED**

Mark Dreyer, 884 SE 19<sup>th</sup> Avenue, Deerfield Beach, commented on the improvements in the City because of the CRA; however, more work needs to be done. He said the City is in strong competition with Pompano Beach as they are also spending all their money in the CRA. He expressed satisfaction with work being done on the S-Curve and how the transition from Boca to Deerfield is like night and day.

Bud Glocker, 1316 SE 5<sup>th</sup> Court, Deerfield Beach, said that parents meet in the park in Lighthouse Point and believes that other citizens will drive to the City for Sullivan Park. He said boaters who are parked within a mile of the park will be looking for activities which would excite him as a business owner. Since Florida is based on tourism, Mr. Glocker said every improvement to increase residency brings in more revenue and if properly managed, the other districts should see the benefits. Lastly, he expressed satisfaction with moving forward with the plan.

Marty McGeary, 1442 SE 6<sup>th</sup> Street, Deerfield Beach, said no matter what the transition from Boca to Deerfield Beach looks like, the Boca Raton residents do not have a problem coming to the City to use our facilities.

Mr. Preston said the CRA is good for the City and should be embraced, and the City will benefit because of it. He said that the decision to place the CRA in District 1 was a business decision as District 1 brings in revenue to the City. Additionally, the return on investment was evaluated between District 1 and 2, but it was a business decision and had nothing to do with the area being blighted.

Mr. Ganz said when compared to District 1, District 4 brings in more tax revenue dollars and the difference between District 1 and 4 is a shore. He said he does not have the luxury of CDBG Funds or a CRA in District 4, yet they are still the largest tax producer. He agreed that it was a business decision back then, but the CRA was not really a program entirely to raise up blighted areas even though it is part of the CRA duties. But it is also to look at the City as a whole to determine where more revenue can come into the City. He said it's a double edged sword as if it were done in different areas; the accomplishments that have occurred may not have been possible.

Chair Robb said that when the CRA came into existence in 1999, District 4 was not producing the most income, District 1 brought in the most revenue.

Mr. Rosenzweig agreed that people visit the City for the beaches, hotels and restaurants.

Roll Call: YEAS: Mr. Ganz, Mr. Preston, Mr. Rosenzweig, Vice Chair Miller and Chair Robb. NAYS: None.

Mr. Ganz said that the CRA pays for special detail and hopes that the security is increased once the project moves forward.

Andrew Maurodis, City Attorney, said that the CRA was created on the last day because of the efforts of Bill Keith, Keith & Associates.

**GENERAL ITEMS - CONTINUED**

Item 4

**DIGITAL TIME STAMP: 8:00:37**

**CRA Resolution 2014/002 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, authorizing funding for certain special events.**

The Resolution was read by title only.

Andrew Maurodis, City Attorney, said that this formalizes what was already approved in the budget.

**MOTION** was made by Vice Chair Miller and seconded by Mr. Preston to approve Item 3, adopted CRA Resolution 2014/002.

Voice Vote: YEAS: Mr. Ganz, Mr. Preston, Mr. Rosenzweig, Vice Chair Miller and Chair Robb. NAYS: None.

**BOARD/ADMINISTRATION COMMENTS**

**Mr. Bill Ganz - CRA Minutes** - Mr. Ganz asked that Staff review the CRA minutes online for accuracy.

**PUBLIC INPUT**

There was no one from the public to speak.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 8:01 p.m.

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JEAN M. ROBB, CRA CHAIR

ATTEST:

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Ada Graham-Johnson, MMC, CITY CLERK