



**Deerfield Beach Community Redevelopment Agency  
MEETING MINUTES**

Tuesday, March 11, 2014, 6:30 P.M.  
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Robb at 6:30 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: 6:30:21**

January 21, 2014

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

**APPROVAL OF THE AGENDA**

**DIGITAL TIME STAMP: 6:30:35**

March 11, 2014

**MOTION** was made by Mr. Preston and seconded by Vice Chair Miller to approve the March 11, 2014 agenda as submitted. 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**

**Request to approve design for SE 15<sup>th</sup> Avenue improvements**

Kris Mory, CRA Director, outlined Item 1, which directs Staff to proceed with permitting and to bid the construction project. Thereafter, she provided a photo rendering of the

**GENERAL ITEMS - CONTINUED**

15<sup>th</sup> Avenue improvements; a new roundabout, as well as increased landscaping including a new independent French drain underneath to complete drainage improvements for the Cove and Cove Gardens, in addition to angled on-street parking, landscaped median and removing parking off private property. Ms. Mory also outlined the redevelopment goals, which included beautification, improved traffic circulation, increase pedestrian safety and increase visual uniformity to create a gateway to the Cove neighborhood.

Continuing, Ms. Mory outlined the existing conditions, which includes a non-existent median, dilapidated sidewalks, mixture of property layouts and parking patterns in various directions; as well as all the parking spots that are in the right-of-way. She also provided additional photos highlighting the existing conditions. Ms. Mory further advised that with the help of Chen Moore and property stakeholders they have 100% buy-in.

Ms. Mory also advised that she was unable to receive buy-in from the property owners on the southeast side to support a treed courtyard and to pull their parking off their private property and into the public right-of-way; due to general concern of losing parking on their private property. Unfortunately, Dr. Ortlieb and Mr. Pavone were not willing to give up their parking as it would not be exclusively for their use. Therefore, in a compromise, they expanded the landscape islands between the properties to provide more landscape along the street, still allowing access onto their properties. She said Regina Graham, who has a realtor's office, parks two (2) cars behind the business and objected to moving her spaces into the public right-of-way. Therefore, Staff worked with the private property owners to accommodate them in that design feature.

Continuing, Ms. Mory said there was a treed median design separating the larger multi unit rental properties from the street; however, on Thursday someone backed out at the last minute, but Chen Moore was able to redesign it. She said they were able to pull parking away from the right-of-way and will be installing additional landscaping with their parking still being on the property with enough space to maintain the roundabout. Lastly, Ms. Mory said the project includes additional landscaping and lighting and asked that the Board consider approval and complete permitting and proceed with bidding; thereafter, she would provide a number for construction within 2 to 3 months.

Chair Robb opened the public hearing; there was none to speak. She closed the public hearing.

Vice Chair Miller expressed support and said that this is overall 100% better.

**MOTION** was made by Vice Chair Miller and seconded by Mr. Preston to approve the request for design for SE 15<sup>th</sup> Avenue improvements. Roll Call: YEAS: Mr. Ganz, Mr. Preston, Mr. Rosenzweig, Vice Chair Miller and Chair Robb. NAYS: None.

**GENERAL ITEMS - CONTINUED****ITEM 2****DIGITAL TIME STAMP: 6:38:35**

**CRA Resolution 2014/003 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, to approve scope of services from Chen Moore Associates for design revisions and construction management for the SE 15<sup>th</sup> Avenue Project.**

Kris Mory, CRA Director, said that Item 2 is a companion to Item 1. She said Chen Moore has gone above and beyond their previous scope of services. However, this scope of service is for compensation; in addition, since they will have to remobilize, there are some additional funds for construction management.

**MOTION** was made by Vice Chair Miller and seconded by Mr. Rosenzweig to approve Item 2, adopted CRA Resolution 2014/003. Roll Call: YEAS: Mr. Ganz, Mr. Preston, Mr. Rosenzweig, Vice Chair Miller and Chair Robb. NAYS: None.

**ITEM 3****DIGITAL TIME STAMP: 6:39:54**

**Request from Marco Vagnini (1351 SE 3<sup>rd</sup> Street) for funding for the installation of privacy fence\***

Kris Mory, CRA Director, explained that Mr. Marco Vagnini was severely impacted by the project due to the removal of Ficus hedges in the right-of-way and has a strong case for the Board to compensate him for said hedges.

Mr. Ganz stated that this was the public right-of-way and when placing something in the right-of-way it will have an impact; other residents were impacted. He said the changes are a huge improvement; however, if you were to assist Mr. Vagnini, other residents would have to be assisted. He further commented that a barbecue pit was also in the right-of-way, but he is not asking that it be replaced.

Ms. Mory said that MBR Construction replaced it for him.

Mr. Ganz said that he is not inclined to agree with the request.

Chair Robb said that each resident who has a concern should come to the Board on a case by case basis; nevertheless, she supports Mr. Vagnini's request.

Mr. Preston said that although Mr. Vagnini was impacted due to construction, there were at least 13 other addresses that were also impacted.

Ms. Mory said that there were a total of 18 properties whereby items were removed from the right-of-way.

**GENERAL ITEMS - CONTINUED**

Mr. Preston said that he sympathizes with the homeowner, but if it is approved for Mr. Vagnini, it will have to be done for the other 17 property owners.

Mr. Ganz continued to express his reason to object to the request. Although, Mr. Vagnini has had private use for the public right-of-way for a number of years, he does not agree with approving the request.

Chair Robb asked Ms. Mory if there has been any backlash from removing items from the right-of-way.

Ms. Mory replied yes; one (1) owner was upset about a cactus being removed, but did not ask for reimbursement; this is only one (1) example; however, no one has been compensated for any item removal. Again, this is why the request is being presented to the Board.

Andrew Maurodis, City Attorney, said that there is not a legal obligation to pay and this would be setting precedent.

Vice Chair Miller said that he does not find it equitable to pay for one person when out of 18 persons, no one else has complained; if compensation is approved, there will likely be additional requests. Therefore, he objected to the request.

Mr. Rosenzweig said that the improvements have increased the property value and now many residents have invested more money into their properties to make it more attractive; therefore, he does not support the request.

**MOTION** was made by Vice Chair Miller and seconded by Mr. Rosenzweig to deny Item 3. Roll Call: YEAS: Mr. Ganz, Mr. Preston, Mr. Rosenzweig and Vice Chair Miller. NAYS: Chair Robb.

Mr. Ganz said that Mr. Vagnini has invested some of his own money into his property; his driveway and wanted to acknowledge him for that.

**BOARD/ADMINISTRATION COMMENTS****DIGITAL TIME STAMP: 6:49:57**

**Chair Jean M. Robb - Sunsetting the CRA** - Chair Robb said that she received information from Hugh Dunkley, Director of Management and Budget concerning sunsetting the CRA. In Fiscal Year 2014, the CRA will receive is \$2,403,117. The problem is that \$1,115,167 of that comes directly from the City of Deerfield Beach; therefore, the City would still receive that amount even if the CRA were sunset. She said that the City would be losing \$1,287,950; therefore, she wanted to correct the illusion about how much would be lost.

**BOARD/ADMINISTRATION COMMENTS - CONTINUED**

Mr. Ganz said that based on the timespan and amount it would be approximately \$15 million that the City loses. If the CRA were sunset, then the \$1 million would be split between all four (4) districts.

Chair Robb said that the funds would go into the General Fund to bolster the undesignated reserve.

Mr. Ganz said that the City would lose more money than gain. Mr. Ganz also spoke on the benefits of keeping the CRA, Cove Gardens project, employment, etc.

Chair Robb said that CRA money can only be spent in that zone whereby it can be used somewhere else.

Mr. Ganz explained that CRA funds are derived only from that area.

Mr. Rosenzweig said that the CRA has created tourism in the City, whereby there have been many compliments on the beach and CRA area. Also, those funds have benefitted the City by undertaking projects that might not have been possible; i.e. dredging.

Mr. Preston asked that the City Manager outline the benefits of sunseting the CRA.

Burgess Hanson, City Manager, said that he has met with the County Administrator and is reviewing all possibilities. Currently, the City is in the midst of a mediation process and would prefer to resolve this issue prior to submitting any more requests to the County Administrator, Bertha Henry. Nevertheless, the County is open to the idea if projects can be identified outside of the CRA that prove to be an economic development booster.

Mr. Preston said that he would like to receive all the information to fairly evaluate whether it is better to sunset or leave it status quo. He said what the CRA was designed to do, it has served its purpose and there may be other projects that could be beneficial to the City.

Mr. Ganz said that the City will gain \$15.4 million over 14 years, but will lose \$18.2 million due to the funds going back to other governmental entities; North Broward Hospital District, Broward County, etc. Additionally, there are certain programs that are funded by the CRA and not from the General Fund; Founder's Day, Fourth of July and extra police detail. Therefore, at this point, he does not see the benefit of sunseting the CRA.

Chair Robb said that the CRA received \$6 million from the City's \$35 million bond issue which the City is repaying. The CRA has 20 years to pay back that loan; thus, the money is coming from the taxpayers of the entire City.

**BOARD/ADMINISTRATION COMMENTS - CONTINUED**

Mr. Ganz said that by securing that loan, the City saved a lot of money by refinancing. He asked that at the next meeting, the exact fund amount be provided to determine how the money was spent and the benefit.

Chair Robb said that she has made that request previously, but would like to know who is paying back the \$35 million, where the money was coming from, and how much the CRA was paying.

**CRA Director - Kris Mory - Cove Gardens Block Party** - Ms. Mory said that someone mentioned having a block party after project completion and there was a positive response. Normally, the CRA would have a ribbon cutting ceremony, but that would be difficult in this situation. She said she is organizing the 1<sup>st</sup> Annual Cove Gardens Neighborhood Block Party on March 22<sup>nd</sup> from 4 - 6 pm and there will be a long table in the street which will allow everyone to sit down, eat and celebrate together; the street will be blocked off. The budget for the event is under \$1500.

**PUBLIC INPUT**

There was no one from the public to speak.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 7:04 p.m.

---

JEAN M. ROBB, CRA CHAIR

ATTEST:

---

Ada Graham-Johnson, MMC, CITY CLERK