



Deerfield Beach Community Redevelopment Agency Meeting Minutes

Tuesday, June 16, 2009

6:15 P.M.

City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Noland at 6:30 p.m. on the above date in the City Commission Chambers, City Hall.

Roll Call:

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

Also Present:

Michael Mahaney, City Manager
Andrew Maurodis, City Attorney
Ada Graham-Johnson, CMC, City Clerk

APPROVAL OF MINUTES

TAPE 1, COUNT 0092

May 19, 2009 CRA Meeting Minutes

MOTION was made by Mr. Miller and seconded by Vice Chair Poitier to approve the minutes as submitted.

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

APPROVAL OF THE AGENDA

TAPE 1, COUNT 0096

June 16, 2009

Gerald Ferguson, Director of Planning & Growth Management/Building, requested that a previous agenda item, Charley's Crab, be discussed under administrative comments.

MOTION was made by Vice Chair Poitier and seconded by Mr. Miller to approve the agenda as submitted.

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

OLD BUSINESS**ITEM 1****TAPE 1, COUNT 0127**

Request for 50% Matching Funds for Façade Improvements to the Cove Professional Building in the Cove Shopping Center. ***(Tabled from May 19, 2009 Special Meeting.)***

Gerald Ferguson, Director of Planning & Growth Management/Building, said that Roger Hampton, President of the Cove Professional Condominium Association, has requested that the \$10,000.00 cap for façade improvements be increased to allow a 50% match on an approximate \$57,471.00, for the Cove Professional Building. He said Mr. Hampton was present to address any of the Board's questions. Further, he said that since this is the Board's program, they have the right to modify, as there are no other agency guidelines to adhere to. He reiterated that the program allows for matching funds up to \$10,000.00.

Mr. Hampton said the items in need of improvement are appearance items. He commented on the Cove parking lot and the master plan that is currently in place. He said they are looking to repaint the exterior, install a metal roof, include lighting and a walkway at the building ideal to the Key West style, with matching funds.

In response to Mr. Miller's question, Mr. Hampton outlined the cost for the improvements, totaling \$57,541.00 which was derived from various contractors.

Mr. Miller said if the City agrees to a 50% match, it will cost approximately \$28,000.00 plus.

In response to Chair Noland's question, Mr. Hampton replied that the current roof is a barrel tiled roof which would be replaced with a metal roof.

Chair Noland asked if the item had to be presented to the Community Appearance Board (CAB).

Mr. Ferguson replied that when the design is finalized and submitted, it would then be presented to the CAB; however, the colors were already presented and approved.

Continuing, Mr. Ferguson said that the funds only cover those improvements that are visible from the street; therefore, the flat roof would not be an eligible expense.

Chair Noland said that while walking the property, there were almost 20 beer cans in the front of the property.

Mr. Hampton explained that there is a homeless person that has been living there; and although he has called the Broward Sheriff's Office they cannot do anything if the person is not acting inappropriately.

OLD BUSINESS – CONTINUED

Chair Noland asked how many owners are in the building.

Mr. Hampton replied 14, in a 22,000 square foot building.

Mr. Miller asked what the linear feet are.

Mr. Hampton replied that he is not sure, but probably 150 linear feet all the way around.

Mr. Miller said that he has significant more linear feet; however, an entry level building could make the first impression of the shopping center. He said that he is inclined to get the ball rolling, but does not want to set a precedent unless it can be linked to linear feet.

Chair Noland said that the building would look the same, and there would be no architectural or aesthetic changes. She expressed concern that these changes do not demonstrate the Key West style, since they simply consist of installing a metal roof and painting the building for \$28,000.00.

Mr. Hampton said that the pastel paint colors are the Key West style that the City previously funded. He said that the funds have been available since the 1990s, and only two businesses have come forward to request funding.

Chair Noland stated that these businesses installed awnings and implemented the Key West style.

Mr. Miller asked what will be done with the walkway.

Mr. Hampton explained that they are proposing to sandblast the walkway to remove the old paint and stain and re-stain it to match the blue.

Chair Noland stated that an ordinance was recently passed prohibiting the painting of walkways.

Mr. Miller asked how much the portion of the walkway estimate was.

Mr. Hampton replied \$1,625.00. He reiterated that the walkway needed to be sandblasted.

Chair Noland asked Mr. Hampton if he was aware that the walkway will have to be ADA compliant.

Mr. Ferguson replied that Mr. Hampton is not aware of such. He said that the walkway is an exterior improvement but not a façade improvement therefore, those costs would probably not be considered.

OLD BUSINESS – CONTINUED

Mr. Popelsky said that based on Mr. Hampton's comments, it appears that the Board is not allocating the money properly. He said that the Board is very cautious about how to spend money. The main reason funds are not being spent is because the owners have not unanimously decided what changes to implement. He asked if any construction/remodeling began.

Mr. Hampton replied that this is not a construction issue, it is geared toward appearance. In response to Mr. Popelsky's question, Mr. Hampton replied that the roof does not have to be repaired, it can remain status quo.

Discussion pursued amongst Mr. Popelsky and Mr. Hampton regarding the Cove owners reaching a consensus on the Cove's appearance.

Mr. Popelsky asked if Mr. Hampton was conforming to the overall plan.

Mr. Ferguson replied that the final plans are not in place, but any improvements will have to comply with the architectural standards that have been adopted. However, it was Mr. Hampton's desire to request additional funding from the Board, prior to finalizing the plans.

In response to Mr. Popelsky's question, Mr. Ferguson replied that although no work has begun, Mr. Hampton has received approval for the color scheme.

Mr. Popelsky asked if Mr. Hampton would continue with improvements even if he does not receive funding.

Mr. Hampton replied that the building would only be painted, even if no funding is received.

Mr. Ganz said that he understands what Mr. Miller has said; with this being a cornerstone location, it will be a great start for others to comply. Nonetheless, he understands Chair Noland's concerns that the improvements have not been proposed. Additionally, Mr. Ganz stated that to fund a project that includes installing a metal roof, painting, and sandblasting the sidewalk at almost 3 times what is normally issued is not practical. He said that he is inclined to increase the \$10,000, but recommended a cap. He further stated that he would like to come to terms on an agreement and see plans for the establishment. He reiterated that the amount proposed for sandblasting, roof improvements and painting is exorbitant.

Mr. Miller mentioned the cost of the roof and asked if the lighting is also Key West style.

Mr. Hampton replied that he will attempt to obtain fixtures that complement the ones in the plan.

Mr. Miller stated that he would like to find a compromise as to reduce the amount of the funding request; and the roof does not have to be changed, but he would like to provide

OLD BUSINESS – CONTINUED

an incentive because Mr. Hampton's building is significantly larger than anyone else's. He asked if given \$6,500.00 more than what is allotted, would the metal roof be installed.

Mr. Hampton replied that it would not be cost feasible. Currently, they can afford to repaint the building. He said that they are committed to go with the Key West style because if anyone comes along, the Board would likely commit them to pick one of the colors to keep everyone under the same design standard. He said he will move forward with the painting, even if the Board does not provide funding; nonetheless, it would be appreciated if they could go further.

Chair Noland asked that Mr. Hampton consider having someone look at the building to determine what other modifications can be made to give the building a greater Key West appearance. She said that since this building is at the forefront of the Cove, if the Board were to approve \$28,000.00 for painting and a metal roof, other owners may assume that all they need to do is paint. She said that painting the building is just one aspect, they are also looking for businesses to install Key West style shutters, new signage, awnings, façade improvements that would enhance the buildings.

Mr. Hampton said that it is a building of 14 small businesses with limited funds and to do more structural changes on the facade would cause a financial strain.

Chair Noland said that the Admiral Building installed materials that were essentially Key West style, but were much less costly; therefore, there are things that can be done at a much less cost that will upgrade the building's appearance.

Ms. Poitier asked if the item could be tabled until Mr. Hampton is able to provide change of motif for the building.

Mr. Hampton asked clarification if the Board is requesting an architectural drawing.

Ms. Poitier replied yes.

Mr. Hampton said that a drawing alone could be \$5,000.00.

Ms. Poitier said that it can be added in the cost.

Mr. Hampton said that if he were to spend those funds and then come before the Board, there is a possibility that he would not receive additional funding.

In response to Ms. Poitier's comments, Mr. Hampton stated that they plan on moving forward with painting the building.

Chair Noland advised Mr. Hampton that he is not required to have an architectural drawing, but advised him to speak with Mr. Ferguson who can provide pictures throughout the City of various improvements.

OLD BUSINESS – CONTINUED

MOTION was made by Mr. Ganz and seconded by Mr. Miller to table until a time uncertain.

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

NEW BUSINESS**ITEM 2****TAPE 1, COUNT 0792**

Authorization to proceed with developing Scope of Work and Request for Qualifications for the Beach Area Capital Improvement Project. "Improvements to the Pier entrance and ancillary facilities."

Gerald Ferguson, Director of Planning & Growth Management/Building, said that this item was requested by Mr. Miller to consider authorization to proceed with the improvements to the pier entrance. He explained that this capital improvement plan was already in the plan, but was put on hold. Currently, a scope of work and a request for qualifications (RFQ) is needed to proceed. The RFQ would be for professional design situations. He explained the process of performing an RFQ.

Mr. Popelsky asked if Mr. Ferguson department is capable of creating a scope and asked that he contact the individual Board members to consider their input.

Mr. Miller read a statement regarding the purchase of the Boinis property (see attachment). He said that a buyout of the pier restaurant lease and the purchase of the Boinis property will give the City complete control over the entrance to the pier. Now, having acquired the property, the Board needs to move forward with the renovation of the pier. However, the Cove Parking garage does not seem to be realistic at this time. Additionally, the restrooms will be renovated to obtain ADA compliance, as well as being more modern and attractive. He stressed that in renovating the pier restaurant he will not do anything to cause it to lose its quaint and manageable size. He stated that he is committed to improving the appearance and quality of the facility without significant increase in the present footprint. He said that he would like to cease it aggressively, with community support and suggesting the following actions be considered upon acquisition of the pier restaurant: 1) advertise for a temporary operator, will developing a plan, with an approximate 18 month timeframe; 2) concurrent with option 1, advertise to request the qualifications for an architect to design an overall concept. He said once an architect is onboard, he would develop the appropriate plans and the Board would determine how the facility should be improved. 3) A request for proposals for an individual to operate the restaurant on a permanent basis. He stated that time is of the essence and asked that the manager develop a schedule, request for proposal, and a request for qualifications as the first steps in this endeavor. He stated that he would like the Board to begin these pursuits at the conclusion of the Commission vacation.

NEW BUSINESS – CONTINUED

Vice Chair Poitier asked what will happen with the present structure. She asked is there a profit from the current facility, and why have someone else takeover when there is a potential to generate the same funds as has been for the past 20 – 30 years.

Chair Noland stated that when speaking about the restaurant, the pier is separate from the restaurant and will be managed as is now.

Vice Chair Poitier clarified that she was referring to the restaurant. She stated that she had been previously informed that the restaurant was successful.

Andrew Maurodis, City Attorney, stated that the City is currently attempting to evict the present operator.

In response to Vice Chair Poitier's question, Mr. Maurodis explained that there is an item on tonight's Commission agenda to settle with Jupiter Crab. He said that his understanding is that when the City settles, the City will need a temporary operator.

Mr. Maurodis clarified the steps requested by Mr. Miller to begin the process: a scope of work for a temporary operator for the restaurant; an RFQ for an architect to perform an overall design for the pier entrance including the restaurant and restrooms.

Mr. Miller said that the restrooms and restaurant should be renovated simultaneously to give a coordinated appearance.

MOTION was made by Mr. Miller and seconded by Vice Chair Poitier to authorize the City Manager to proceed with a scope of work and a RFQ for an architect to do an overall design for the pier and the entrance of the restaurant.

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

ITEM 3**TAPE 1, COUNT 1048**

Authorization to appropriate \$80,000 from the CRA Contingency Fund for the purchase of the Pier Restaurant lease.

There was no discussion on this item.

MOTION was made by Vice Chair Poitier and seconded by Mr. Ganz to approve the appropriation of \$80,000.00 from the CRA Contingency Fund to purchase the pier restaurant lease.

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

BOARD/ADMINISTRATION COMMENTS

Gerald Ferguson - Charley's Restaurant - Mr. Ferguson said that the City Manager met with the former owner of Pal's Charley Restaurant.

Vice Chair Poitier recommended moving the agenda.

MOTION was made by Vice Chair Poitier and Seconded by Mr. Miller to move the agenda.

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

Mr. Ganz – No Report.

Mr. Miller – No Report.

Mr. Popelsky – No Report.

Vice Chair Poitier – No Report.

Chair Noland – No Report.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 6:55 PM.

PEGGY NOLAND, CRA CHAIR

ATTEST:

ADA GRAHAM-JOHNSON, CMC, CITY CLERK