



Deerfield Beach Community Redevelopment Agency

AGENDA

Monday, November 8, 2010, 7:00 P.M.

City Commission Chambers, Deerfield Beach City Hall

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES*

August 10, 2010 and August 30, 2010

APPROVAL OF THE AGENDA*

GENERAL ITEMS

- 1 Public Workshop Regarding 5 Year Capital Plan (Chen and Associates)
- 2 Project Update – The Cove Shopping Center Parking Lot Improvements
- 3 Project Update – The Green Market at Sullivan Park
- 4 Resolution to authorize staff to negotiate and execute a lease with Blue Waters LLC for additional parking spaces in the Cove Shopping Center during construction*
- 5 Discussion regarding parking enforcement at the Cove Shopping Center

BOARD/ADMINISTRATION COMMENTS

PUBLIC INPUT

ADJOURN

* Indicates an Action Item

(Next Meeting: Monday, December 13, 2010, 6:00 PM unless otherwise determined)

REQUESTED ACTION:

None.

SUMMARY EXPLANATION/BACKGROUND:

This item is a public workshop conducted to facilitate public input on capital improvements planning for the next 5 years. CRA Consultant Peter Moore from Chen and Associates will present different development scenarios for key redevelopment areas within the CRA for the public to consider. Public input will be encouraged and become the basis for guiding CRA capital improvement priorities for the next 5 years.

ATTACHMENTS:

None

REQUESTED ACTION:

This item is for informational purposes only. No action required.

SUMMARY EXPLANATION/BACKGROUND:

Construction on Phase 1 of the Cove Shopping Center Parking Lot commenced on October 18, 2010. Initial work focused on the area between the plaza and Hillsboro Boulevard. Old curbing has been demolished and new type D curbing and paver sidewalks are being installed. The dewatering permit was issued on November 1 and installation of the drainage system commenced on November 3.

West Construction's Superintendent is on site on a daily basis and in constant communication with business owners about upcoming work. Staff is not aware of any complaints from the businesses that are under construction.

A temporary construction sign was installed at the western entrance to the plaza to let patrons know that even though the plaza is partially under construction, all stores remain open for business.

West Construction continues to project a completion date for Phase 1 of December 22, 2010.

ATTACHMENTS:

**Keith and Associates Construction Engineering Report
Photo Summary**

MONTHLY SUMMARY OF EVENTS, OBSERVATIONS AND REMARKS #1

PROJECT: <u>The Cove Shopping Center - Parking Lot Imp.</u>	DATE: <u>11/4/2010</u>
K&A PROJECT NO.: <u>04065.23</u>	BROWARD COUNTY NO.: <u>11209-P</u>
CONTRACTOR / SUBCONTRACTOR: <u>West Construction, Inc.</u>	CONTRACT DAYS USED: <u>25</u>
CONTRACTOR'S SUPERINTENDENT: <u>Ron Hasko</u>	

REMARKS: FROM 10/11/10 to 11/04/10

1. Curb Removal - Existing curb and wheel stops removed adjacent to sidewalk (Admirals Bldg. to short of American Rock Café)
2. Curb Construction - Type 'D' curb installed adjacent to sidewalk (Admirals Bldg. to short of American Rock Café)
3. Concrete S/W Removal - Existing S/W adjacent to building(s) removed (Admiral Building extending west)
4. Paver S/W Installation - Paver S/W installed (Admiral Building extending west)
5. Dewatering Permit - Permit obtained from BCEPGMD on 11/01/10
6. FDEP NPDES NOI - Notification acknowledgement obtained from FDEP for Nov. 1st commencement
7. Drainage Installation - Commenced with drainage structure # 13 installation
8. Turbidity Curtain Installation - Turbidity curtain installed at existing outfall
9. Asphalt S/W Removal - Existing asphalt S/W along north R/W east of Admiral Building removed
10. Curb Removal - Existing curb and wheel stops along S/W along north R/W east of Admiral Building removed
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

The contractor was slightly delayed at the beginning of the project while awaiting issuance of the dewatering permit by the Broward County Environmental Protection and Growth Management Department (BCEPGMD). The permit was issued and the contractor has provided a recovery schedule to ensure the work is completed within the original contract time frame. Dewatering and drainage installation began Wednesday 11/3/10 and will be completed by 11/17/10. Keith and Associates is providing updates of daily activities to the shop owners and tenants as well as providing one week look aheads to minimize any potential adverse impacts to businesses. This appears to be working well for all parties. Construction activities have progressed in a satisfactory manner and the shop keepers all appear to be satisfied with the work progress, jobsite cleanliness and access availability for the patrons.

Amy Zee
 [Typ Inspector's Name Here]
 KEITH & ASSOCIATES, INC.

JOB PROGRESS	ELAPSED TIME	PROGRESS SCHEDULE SHOWS
_____ = _____ %	<u>25</u> Days of <u>400</u> Days = <u>6.3</u> %	_____ % Complete After _____ Days.

THIS FORM SUMMARIZES THE INFORMATION ON THE DAILY REPORT OF CONSTRUCTION FOR THE PERIOD INDICATED.
 DISTRIBUTION: ORIGINAL TO FILE; COPIES - OWNER / CONTRACTOR / PROJECT MANAGER



MONTHLY SUMMARY #1

PHOTOGRAPHS



TEMPORARY SIDEWALK CONNECTION FOR INSTALLATION OF NEW CURB (PHASE I)



INSTALLATION OF NEW CURB AND MAINTENANCE OF SIDEWALK ACCESS (PHASE I)



INSTALLATION OF NEW PAVER SIDEWALK AT ADMIRAL BUILDING (PHASE I)



BEGIN INSTALLATION OF NEW DRAINAGE SYSTEM (PHASE I)

REQUESTED ACTION:

This item is for informational purposes only. No action required.

SUMMARY EXPLANATION/BACKGROUND:

CRA staff contracted with The Market Company for \$9,100 to manage and operate a weekly Green Market at Sullivan Park. In February 2011, if vendor fees exceed \$1,000 a week, The Market Company will begin profit sharing with the City of Deerfield Beach and return 10% of gross revenues from vendor fees to the City.

The Market will be held every Sunday beginning on November 21, 2010 and run through May 1, 2011. Market hours are from 9AM to 2PM. This special event will feature a variety of vendors offering fresh produce, prepared food, and arts and crafts. The kick-off market will feature attractions such as live acoustic music and face painting for children.

Patrons will be encouraged to park for free in The Cove Shopping Center and enjoy a short walk under the Hillsboro Bridge to attend the market, which will be set up around the waterside point of the park.

CRA staff will be supporting The Market Company's promotional efforts by installing Green Market advertisements on City sign boards at Powerline Road and Hillsboro Boulevard, Federal Highway and Hillsboro Boulevard and at Sullivan Park along Hillsboro Boulevard. A flier promoting the Green Market and other CRA sponsored projects was directly mailed to all property owners in the CRA. An announcement for the Green Market will appear in "*The Observer*" and on the City's website. All E-Subscriptions registrants will receive an announcement via email.

ATTACHMENTS:

None

REQUESTED ACTION:

Pass a resolution authorizing CRA staff to negotiate and execute a contract with Blue Waters LLC to lease temporary parking to accommodate the Cove Shopping Center Parking Lot Reconstruction Project for an amount not to exceed \$3,500 per month.

SUMMARY EXPLANATION/BACKGROUND:

The CRA Board approved an expedited schedule for the Cove Shopping Center Reconstruction project. To achieve this schedule, the phase that is under construction at any one time is larger than originally anticipated. The original plan called for less than 99 spots to be under construction at any one time so that the lot could continue to provide adequate parking while under construction. Phase 1 of the expedited construction phasing plan encompasses 157 parking spots which creates a need for additional parking.

The former Pal's Charlie's Crab House site is currently vacant and may be used as an overflow parking lot. To accommodate the need for additional parking generated by the reconstruction project, CRA Staff propose leasing the parking lot for the duration of the project.

The CRA real estate consultant negotiated lease terms with the property owners Blue Waters, LLC on behalf of the CRA. The proposed lease price is based on comparable parking lot lease rates elsewhere in Broward County. The final lease document will meet the satisfaction of the CRA Attorney and the CRA Director.

The proposed agreement terms allow the CRA to lease 50 parking spots on an as needed basis for the remaining 8 months of the construction project at an average rate of approximately \$2.25 per spot per day.

Because the construction portion of the project came in under budget, funds remain in the account to cover this expense (190-8000-545.63-01 – Cove Shopping Center Parking Lot Reconstruction Project).

ATTACHMENTS:

**Photographs of day time parking conditions
Resolution**



Daytime parking conditions at The Cove Shopping Center - 2:00 p.m. 11/2/2010. View from Casa Maya restaurant looking toward the south east (left) and view from Thai Sushi Express looking toward the east or Phase 1 (bottom).



RESOLUTION NO. 2010/_____

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, AUTHORIZING CRA STAFF TO NEGOTIATE AND EXECUTE A LIMITED TERM LEASE WITH BLUE WATERS LLC FOR PARKING AT THE COVE SHOPPING CENTER FOR AN AMOUNT NOT TO EXCEED \$3,500 PER MONTH.

WHEREAS, the CRA is currently reconstructing the Cove Shopping Center Parking Lot,

WHEREAS, there is a need for additional parking due to the expedited construction phasing plan, and

WHEREAS, the CRA and Blue Waters LLC negotiated lease terms that are mutually satisfactory.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. Subject to the approval of the CRA Attorney, the CRA Director is hereby authorized to negotiate and execute a lease of 50 parking spaces from Blue Waters LLC in an amount not to exceed \$3,500 per month on an as needed basis between the effective date of this resolution through November 2011.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2010.

PEGGY NOLAND, CHAIR

ATTEST:

ADA GRAHAM-JOHNSON, MMC, CITY CLERK

REQUESTED ACTION:

None

SUMMARY EXPLANATION/BACKGROUND:

Construction activities at The Cove Shopping Center Parking Lot have temporarily reduced the number of parking spaces available in the plaza. Therefore, business owners and their patrons have begun using spaces that are normally limited to 2 hours for longer periods of time and are receiving parking enforcement citations as a result.

ATTACHMENTS:

None