



**Deerfield Beach Community Redevelopment Agency  
MEETING MINUTES**

Tuesday, March 21, 2011, 6:00 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  
Ms. Sylvia Poitier - Absent  
Vice Chair Martin Popelsky - Tardy  
Chair Peggy Noland

Also Present: Burgess Hanson, City Manager - Absent  
Andrew Maurodis, City Attorney - Tardy  
Ada Graham-Johnson, MMC, City Clerk

**APPROVAL OF MINUTES**

February 22, 2011.

**MOTION** was made by Mr. Miller and seconded by Mr. Ganz to approve the January 11, 2011 meeting minutes as submitted.

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

**APPROVAL OF THE AGENDA**

March 21, 2011

Keven Klopp, CRA Director, said that Item 3 did not begin as an action item because an acceptable price had not been reached; however, a price has been reached. Therefore, he requested that item 3 be changed to an action item.

**MOTION** was made by Mr. Miller and seconded by Mr. Ganz to approve the January 11, 2011 meeting agenda as amended.

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

*Vice Chair Popelsky entered the meeting at 6:31 p.m.*

**GENERAL ITEMS**

Keven Klopp, CRA Director, continued outlining the agenda.

**ITEM 1****DIGITAL TIME STAMP: 06:32:36****REQUEST TO APPROVE A PRE-CONSTRUCTION SERVICES AGREEMENT FOR THE PIER BUILDINGS REPLACEMENT PROJECT WITH STILES CORPORATION\***

Keven Klopp, CRA Director, said that at a previous meeting, the Board agreed that Stiles Corporation was the most qualified to serve as construction manager at risk. He explained the steps for utilizing a construction manager at risk. First step is to bring the contractor on as a design team; which is what this item accomplishes. Additionally, he outlined the tasks for Stiles during the preconstruction phase; i.e. demolition plans, reviewing the engineering plans, utility coordination, temporary access plans, etc. He further explained LEED requirement and how it would work with the actual facility construction. Lastly, he said that they will line up their subcontractors in order to provide a guaranteed maximum price.

Mr. Miller asked if there will be a specific point person.

Mr. Klopp replied yes. Stiles has a preconstruction team and the leader will be the contact; after preconstruction, the construction manager will be the contact. The contact person is Greg Kimmelman.

Mr. Ganz inquired about the sub-contractors. He asked if we can look at preference towards local sub contractors through Stiles.

Mr. Klopp replied that we can suggest it to them; nevertheless, it is an informal process that can be considered by Stiles.

Mr. Ganz said that he would like to discuss local preference.

Mr. Klopp said that an ordinance has been drafted to consider local preference, which will be on the April agenda.

**MOTION** was made by Mr. Miller and seconded by Mr. Ganz to approve Item 1, adopted Resolution 2011/004.

Roll Call: YEAS: Mr. Ganz, Mr. Miller, Vice Chair Popelsky, and Chair Noland. NAYS: None.

**GENERAL ITEMS - CONTINUED****ITEM 2****DIGITAL TIME STAMP: 06:38:18****REQUEST TO APPROVE ADDITIONAL SERVICES CONTRACT  
WITH GARCIA STROMBERG FOR THE REVISION OF THE  
PLANS FOR THE PIER BUILDINGS REPLACEMENT PROJECT\***

Keven Klopp, CRA Director, provided an update regarding staff communicating with FDEP in an effort to make changes to the plan so that they accept it. However, this request is for additional services for Garcia Stromberg. He said that they do not want to lose time if FDEP provides good direction. The next meeting is scheduled for April 12<sup>th</sup>. He said that he will describe the types of changes they are considering making when they go to FDEP.

Mr. Klopp asked if staff could contact Andrew Maurodis, City Attorney, to see if he will be here tonight.

Mayor Noland said that Burgess Hanson, City Manager, will not be here this evening, as he has an excuse.

Mr. Klopp outlined the changes for FDEP without giving up the CRA's priorities. 1) To remove the wood deck, structure and steps east of the restaurant building; not completely. He displayed the portion. He said that FDEP considers it a new structure because there would have to be foundation pilings placed at the east end of the structure; although the deck will not be in the sand and cannot be approved under State Law. He said that they will cut a portion back and reorient to make additional space to the south. The difficulty lies in having equipment on top of the building and they will have to figure out how to screen the noise and visual from the deck; which entails redesigning the stairwell. He said that these changes will remove a part of FDEP's objections. 2) Remove the paved terrace, directly under the 2<sup>nd</sup> level deck, at the north end of the restaurant. He said it would be moved back to the line of the seawall.

Continuing, Mr. Klopp outlined other revisions to the pier redevelopment site plan, items 3 - 7 (see attached). He also commented on FDEP's major issue with Item 6, taking sea turtle habitat and turning it into a built environment; thus, they will utilize dune vegetation which will extend from oceans around the deck through to the pier. Although, it appears that we are giving up a lot, he said it is in exchange for keeping the buildings as they are oriented and off the pier. FDEP's number one request is that we either move the buildings back onto the pier or into the parking lot; neither is acceptable. He said that Staff will have to convince FDEP that this is a requirement because of the egress from the pier. There is a potential for up to 1,000 people to be out on the pier. Florida Building Code does not allow a 7 foot egress from the pier.

*Mr. Maurodis entered the meeting at 6:45.*

**GENERAL ITEMS - CONTINUED**

In response to Chair Noland's question, Mr. Klopp said that he met with the new secretary of FDEP in January and he understands their Staff's concerns; nonetheless, he is trying to assist in coming to a conclusion to keep the CRA's highest priorities. He further explained FDEP's concerns about keeping the beach. Therefore, with the Secretary's support, we may be able to keep that priority.

Chair Noland said that all of the representatives were supportive of this project; however, if we need to make calls, we can do so.

Mr. Ganz said that the Board should not be happy with the compromises, as they were satisfied with the project. He expressed concerns with the prices to amend the project as it increases the overall cost on this portion of the construction by a substantial percentage. He said that there was a gamble with the design as they would have been limited to what could have been done according to FDEP rules. However, he would rather deny the request and wait to see what will occur; as there were many conversations that appear to favor the Board. He asked Mr. Klopp what he recommends.

Mr. Klopp said that they are going to Tallahassee on April 12 to negotiate and come to a conclusion. They have to present things that they are willing to do; therefore, he is not asking for a definitive answer tonight. He said that this has been sent and was declined. He said that the Board can either compromise or not; however, not compromising may cause a denial for the permit; therefore, he plans to compromise. He said what the Board decides on tonight, will give the architect authorization to start design. If the Board wishes to wait, they will come up with what DEP is willing to accept, and then present DEP's wishes to the Board along with the changes and costs. Thereafter, the Board can vote on the item.

Chair Noland said that she would be supportive of him going to DEP with this plan. She said that she believed if more sand dunes were implemented, then it would help. She suggested that Mr. Klopp contact the Board on April 12, during the CRA meeting, to advise of the changes suggested by FDEP and then vote. She said that she prefers to fight for it because of the amount of time they have spent on it.

Vice Chair Popelsky commented on the current plan and said that he prefers to keep what we have and fight for it. He also commented on having restrooms accessible to the public from the parking lot; therefore, he reiterated keeping the plan as is and fighting for it. He asked that they not consider eliminating the best part of the design; as you may as well eliminate everything and start over.

Mr. Klopp said that they have been fighting. FDEP's original objection was based on the 30 year erosion projection line which our engineers and FDEP set in different places. After it was determined that FDEP's calculations may have been inaccurate,

**GENERAL ITEMS - CONTINUED**

they then said that it is a habitable structure. He provided various scenarios provided by FDEP that the CRA objected to.

Chair Noland said that if dunes are needed, that can be achieved as dunes actually help preserve sand and erosion on the beach. She suggested that everyone call the representatives. Furthermore, she said that she informed them that we have the groins on the beach and would agree to put in sea grass along the western part to preserve the natural habitat rather than give up this project. She further provided other suggestions for the design; nevertheless, she said that this is the design that the residents like and reiterated that we should do, and what is necessary to make it work. If we have to lose some of the parking then so be it.

Mr. Miller asked how much is on the line. He referenced the boardwalk behind JB's.

Mr. Klopp showed the area on the overhead, about 12 feet.

Mr. Miller said that everything can be pushed up 12 feet; it would not be in the parking lot, but in the walkway in front of the restaurant currently.

Mr. Klopp said that there would still be a walk way in front.

Mr. Miller said that with it only being 12 feet, we will not have to lose parking spaces. He asked for clarification on the request.

Mr. Klopp said that the request will allow the architects to start working as soon as it is approved.

**MOTION** was made by Mr. Ganz and seconded by Mr. Miller to table.

It was the consensus of the Board to table Item 2.

Mr. Klopp asked if the Board would like to hear more information or wait until the meeting with DEP.

Chair Noland said that the Board is perfectly clear that they want it built this way. She said that there needs to be a measurement of the landscaping from in front of the restaurant windows, to the sidewalk, palm trees, etc.; as this is more than 12 feet. She recommended that Mr. Klopp have this information available during his time in Tallahassee.

Mr. Klopp said that FDEP would be satisfied with this; however, it would be more expensive for the CRA. He explained that with a 12 foot reduction, the site plan and building would have to be redesigned. Although it is possible, it is not a simple task.

**GENERAL ITEMS - CONTINUED**

Chair Noland said that it has been 40 or 50 years so if we have to wait another year, she is willing to wait.

Mr. Klopp said that it sounds like a smaller deck is less desirable than a smaller parking lot.

Mr. Miller said that the costs have to be considered. He said that they would prefer to have the deck, but if not, then the costs have to be weighed.

Mr. Ganz said that we did not know this was a gamble when it was approved. He said that when you design something, you know that there are rules and regulations that you operate in. Designing something great in a place that you can not build it is a problem. He said that if there is a delay, it will have to be reevaluated. He again motioned to table the item.

Mr. Klopp said that this discussion helps him understand what he has to give and not give when he goes to FDEP.

Mr. Miller said that when they spoke to the Representatives, they were in support of the project. He asked if FDEP will listen to what the Representatives have to say. Mr. Miller said that they should be contacted.

Chair Noland said that they should be contacted by phone and letter so that they know the CRA has not changed its mind. She said that the Representatives questioned who determined where the 30 year erosion line was. She said that we should not have to prove to them whether the erosion line is correct or not, they should prove it to us.

Mr. Ganz said that we must keep in mind that it is their rules. He agreed to fight but to consider what we have.

Chair Noland said that the Secretary felt that they were holding back, which was occurring a lot in that department. She asked that they ask what the Board can do to help in this endeavor.

**ITEM 3****DIGITAL TIME STAMP: 7:07:10****DISCUSSION REGARDING CHANGE ORDER FROM WEST CONSTRUCTION FOR WATER MAIN REPLACEMENT IN THE COVE SHOPPING CENTER PARKING LOT.**

Kris Mory, CRA Coordinator, said that since distribution of the agenda, they have reached a price agreement. She outlined the scope of services, to supply and construct the new water main that will run underneath the Cove Shopping Center parking lot. She outlined the length of the pipe and where it runs and will end. The proposal totals

**GENERAL ITEMS - CONTINUED**

\$99,879.02 to fund the abandonment of the existing transite pipe. Code requires that the old pipe be filled with concrete and install the new pipe alongside the old pipe. The new pipe will be active before the old pipe is deactivated. The proposal also includes concrete removal, sidewalk removal, and replacement.

Chair Noland asked if the sidewalk had already been replaced with new sidewalk.

Ms. Mory replied that there is a small portion of new sidewalk that would have to be replaced.

Chair Noland said that in the first contract, they were taking out curbing, redoing the sidewalks, asphalt and sod replacement. She asked how much has already been done and has to be done again.

Ms. Mory said that a swath of the new sidewalk will be ripped out, approximately 3 feet wide. In the landscape island, curbing will be removed, as well as landscaping. She said that there are not many improvements that will be removed because of this. Most of the changes will be from the new parking lot to Hillsboro Boulevard.

Chair Noland said that it seems like a lot of money; \$2,500 for sidewalk removal.

In response to Chair Noland's question, Ms. Mory replied yes, the 10" of road rock is part of phase 1; through the north south line from the Blue Waters parking lot to the five (5) palm trees near 2 Georges.

Mr. Ganz said that the price is stunning. He said that this is a lengthy stretch of pipe; to furnish and install for \$71,500; although Charlie DaBrusco, Director of Environmental Services, was able to negotiate the price down.

Ms. Mory said that they started at \$123,000. She clarified that the \$71,000 is not only for installing the new pipe, but includes abandoning the old pipe; 1200 linear feet total.

Mr. Ganz said that there is a huge differential in the type of work that has to be done. He asked if they are pulling any of the line out.

Mr. DaBrusco replied a relatively small portion. He explained other factors entailed in the price.

Mr. Ganz expressed concern with the price tag.

Mr. DaBrusco said he also had a problem with the price.

Mr. Ganz asked if we can shop it and if so, how will it affect the current project.

**GENERAL ITEMS - CONTINUED**

Ms. Mory said that the downside is timing. She said that they were trying to make it a part of Phase 2 to reduce the disruption; which begins on May 1<sup>st</sup>. Moreover, Ms. Mory said that the other benefit is having the management of this project integrated in the parking lot project; therefore, we are not managing and coordinating two (2) people and two (2) construction companies.

Mr. Miller said that he was confused with the gas line leak. He asked if the pipe was damaged because of its age.

Mr. DaBrusco said that it is transite pipe and it did leak and that is how they found it. Additionally, it was not on the records. He continued to entertain questions by Mr. Miller. He said that it is a reasonable price and that Staff is capable of building it if so desired. However, there are additional elements connected to the sidewalk replacement.

Chair Noland asked how much it would cost for the City to perform the work.

Mr. DaBrusco replied that he has not calculated it; however, labor is free. He further stated that it would take longer for Staff to do it; therefore, he recommended a contractor because they can perform the work relatively quickly.

Chair Noland said that since we are getting ready to do the western end, are there any surprises, such as this one; i.e. leaks. She commented on the possibility of there being other issues. She asked if there is a map of sewer lines.

Mr. DaBrusco replied yes, there are some.

Chair Noland asked if there are dates on when the pipes in the shopping center were replaced.

Mr. DaBrusco replied no. Some plans indicate dates and others do not.

Chair Noland asked if there is any kind of technology to determine when the pipe was installed.

Mr. DaBrusco said that the pipes can be found, but you cannot determine the type of piping without digging it up.

Chair Noland said that all of the pipes probably needed to be replaced.

Mr. DaBrusco said some were replaced.

Mr. Ganz commented on pipes built in the 1940s and 1950s in the Intracoastal that carried sewage into the beach. He disagreed with trying to explore the pipes that are

**GENERAL ITEMS - CONTINUED**

currently there to determine the material. With regard to City Staff performing the work, one of the premiums on the price tag was the integration between the current project and bringing in someone outside to do it. He said that would be a little more seamless if it is City Staff working with them because Mr. DaBrusco has been working hand in hand with them and they would be under him.

Mr. DaBrusco said City Staff can build it, but it would take longer than the contractor, perhaps double the amount of time, 1.5 weeks versus 3 weeks. It could take longer as they are still working on other projects and they still have to deal with emergencies.

Mr. Mory said that they are on a very tight schedule in terms of the rest of the parking lot project. The Phase 1 schedule does not go away for the subsequent phases; and that is a consideration in terms of business interruption. She suggested starting this earlier in Phase 2 in order to keep the overall project on time.

Mr. Ganz clarified that Phase 2 starts May 1<sup>st</sup>.

In response to Mr. Ganz's question, Mr. DaBrusco asked that delivery for material be considered. Moreover, the actual construction time and the lead time to order parts is something different. He said that if it is more than \$10,000, it has to go out to bid.

Keven Klopp, CRA Director, reiterated that the cost will be less not counting labor. If you add in the City's labor, cost would be more; however, because they are already being paid, it is not a cost to the CRA. It is still a cost to the City, but it would be for utility for its labor rather than CRA. If this discussion is about saving money, we are not going to save money by doing it in house.

Mr. Ganz said that they are being paid anyway; how we reorganize where they work at that given time; it's not going to be an additional cost. You may have to delay other projects or move things around. Nevertheless, he understands that there is a cost of manpower to do it, but what will cost in real dollar terms is more time associated with other projects that they would be pulled from to work on this. Moreover, he said that he does not want this to be a lottery pick for West Construction and we have to take whatever price they offer; as this is not a knock against West, as they have done a phenomenal job with this project. However, he would like to see what type of savings if done internally. He further stated that he is not interested in going out to bid because there is not enough time. The concerns are as far as the project manager integrations won't be there working with City Staff as they will do a good job working with them. He said he would like to explore the savings without throwing the schedule completely off.

Mr. Miller asked for a realistic time line for completing the project, as well as what projects may be delayed by using City Staff on this project.

**GENERAL ITEMS - CONTINUED**

Mr. DaBrusco gave an overview of the negotiations that took place with West Construction. He said that the current offer is very fair; moreover, the cost is \$25,000 less, which is 25% of the job. During negotiations, they had to provide him with a complete breakdown of the costs. Additionally, he said that there was some double dipping, but it was not on purpose, it was their profit and overhead. The biggest part of the cost was the actual unit pricing for the work being done. He said that some of the work will have to be subbed out, i.e. filling the pipes as they are asbestos pipes and there are certain requirements that they must abide by.

Mr. Miller said that it appears that Mr. DaBrusco does not feel the City can do the job cheaper; notwithstanding, there does not appear to be any enthusiasm to take the project over.

Mr. DaBrusco said that he does not want Staff working with asbestos cement pipes; nevertheless, it can be done.

Chair Noland asked if they can go back to West to renegotiate the cost. She said that times are tough and this is a very important project; thus, she would like to keep a good repôire with West as there will be more projects in the CRA.

Mr. Miller provided various recommendations that allowed the City to use Staff and allow West to finish the job to save more money.

Mr. DaBrusco said that his concern is the procurement of the materials; when costs are over \$10,000, he has to go out to bid.

Chair Noland asked how much we can save if City staff did a portion of the project.

Mr. DaBrusco replied \$15,000 - \$20,000.

Chair Noland said that she does not feel that is substantial and advised him to renegotiate with West.

Mr. Ganz agreed with Chair Noland to renegotiate. He commented on the CRA being at West's mercy on certain issues.

Chair Noland said that she does not want them to feel that they have us over a barrel.

Mr. Ganz said they don't; as it has been stated that there will be future projects and it benefits us that we have flexibility with people.

Discussion pursued regarding the parameters that should be included in the motion with regard to a specific percentage or dollar amount.

**GENERAL ITEMS - CONTINUED**

**MOTION** was made by Mr. Ganz and seconded by Mr. Miller to approve up to \$90,000 on this project.

Roll Call: YEAS: Mr. Ganz, Mr. Miller, and Chair Noland. NAYS: Vice Chair Popelsky.

After the vote, Chair Noland said that she wants it for less than \$90,000.

Vice Chair Popelsky replied that is why he voted no. He said if you approve \$90,000, they will come up a little above that which is a general change order. Many contractors take jobs at a lower number and make it up through change orders. If we give them \$90,000 now, they will be back in the near future for additional funds. He also commented on the mark up price on the material when purchased from a contractor. Additionally, Vice Chair Popelsky said that the City's labor is less expensive, because the contractor will include additional charges. He said that the project should be closer to \$50,000 and there should not be a change order. The City should take the lead on the project and if we get an outside source, we could possibly save 2 - 3 weeks. He said that the difference is the time factor; however, he is willing to suffer for 2 - 3 weeks for a lower price. Lastly, Vice Chair Popelsky referenced Page 2, when the CRA requested the change order... The last line reads: "The CRA budget contains \$1.1 million of infrastructure" that can be utilized; they will use it.

**ITEM 4****DIGITAL TIME STAMP: 7:37:09****REQUEST TO APPROVE COMMERCIAL FAÇADE PROGRAM  
APPLICATION AND FUNDING FOR 7-ELEVEN.**

Chair Noland said that the dumpster in front of 7-11 is being moved behind Antilla.

**MOTION** was made by Mr. Miller and seconded by Mr. Ganz to approve Item 7, adopted Resolution 2011/005.

Roll Call: YEAS: Mr. Ganz, Mr. Miller, Vice Chair Popelsky, and Chair Noland. NAYS: None.

**ITEM 5****DIGITAL TIME STAMP: 7:38:49****REQUEST TO TRANSFER FUNDS FROM INFRASTRUCTURE  
AND CAPITAL IMPROVEMENTS TO OTHER CONTRACTUAL  
SERVICES.**

Kris Mory, CRA Coordinator, said that this request is to authorize a budget transfer of \$75,000 from CRA from Infrastructure and Capital Improvements to another line item to study and examine conditions at the main beach parking lot area. This item arose from the public meetings in January and February, 2011. She said that they want to start

**GENERAL ITEMS - CONTINUED**

developing concepts and take those to the public for input. They would also like to use the money to look at traffic circulation between Hillsboro Boulevard, SE 3<sup>rd</sup> Street, A1A, and Ocean Way; to determine how to get people in and out of the parking lots and how to use traffic circulation to alleviate congestion. Additionally, they would like to address alternatives for getting rid of the unsightly dumpsters behind the fire station and providing additional storage for the fire station. She further outlined other goals that they wish to pursue. Ms. Mory requested direction from the Board and if they should pursue those goals in terms of scoping out a conceptual study.

Mr. Ganz clarified that no parking structure of any kind is being considered.

Ms. Mory replied that is correct.

Mr. Ganz clarified that there has already been a traffic study for the A1A S-Curve.

Mr. Mory replied that is correct.

Mr. Ganz said that he fully supports trying to improve the parking lot, based on public comments. He asked that we use the free information of what has already been done on the S-Curve and talk with the Broward MPO about what they consider transportation help. He commented on the 2035 Long Range plan and that we are working in simpatico with the County's vision.

Chair Noland said that she agrees with the project. She said that Deerfield Beach is one of the only cities on the east coast that has traffic going south on A1A. She said in other cities, traffic goes north, but not south. She said that Mrs. Briggs pointed this out. She said that there are a lot of spots that if we install meters, will not be utilized; she listed the various areas.

Mr. Miller asked how we came up with \$75,000.

Ms. Mory said that they reviewed studies that were previously done, i.e. Fort Lauderdale's beach project. She said that once the money is moved, they will develop a scope of services.

Mr. Miller asked if Keith & Associates is being hired, or will it be in house.

Ms. Mory said that according to the CCNA agreement, we have to give business back and forth to various consultants. Because of some baseline work that has been done through capital planning, they hope to use Chen Moore and Associates.

**MOTION** was made by Mr. Ganz and seconded by Mr. Miller to approve Item 5.

**GENERAL ITEMS - CONTINUED**

Roll Call: YEAS: Mr. Ganz, Mr. Miller, Vice Chair Popelsky, and Chair Noland. NAYS: None.

*Vice Chair Popelsky left the meeting temporarily.*

**ITEM 6****DIGITAL TIME STAMP: 7:46:20****REQUEST TO APPROVE RESOLUTION REGARDING  
PROPOSED AMENDMENTS TO THE DEERFIELD BEACH CRA  
PLAN**

Keven Klopp, CRA Director, outlined the process for amending the redevelopment plan. If approved tonight, it goes to the Planning and Zoning Board, if approved, then to the City Commission, if approved, it is then amended. If at any time the plan is changed, it will have to come back to the CRA Board for reconsideration. He outlined the changes to the CRA Plan, specifically, the bulleted points from the agenda cover sheet (see attached).

*Vice Chair Popelsky reentered the meeting.*

Mr. Klopp continued with the bullet points; starting with deleting language referring to mixed-used development.

In regard to land acquisition, Mr. Miller said that the Board narrowed the list down to five (5) highest priorities. He asked if you wish to leave it at five (5) or the 12. He suggested leaving the 12 properties; nevertheless, we can still work on all five (5).

Mr. Klopp said that we can, but it is not a clear direction to staff. Also, it is potentially misleading to the public that you are not telling them what your priorities are.

Mr. Miller said you are also not telling sellers.

Mr. Klopp said that we do not have enough funds to buy all five (5); therefore, we are not playing our hand by listing the five (5) priorities. He said that if the Board wishes to add other properties, he would consider it, but recommended not putting all 12 in the plan.

Continuing, Mr. Klopp further outlined the bullet points; inserting language allowing the CRA to maintain projects. He said it should be clear that once the Cove parking lot is built, the CRA funds can be used to pay a contractor to go in and maintain it.

Mr. Miller asked if you can start in Phase 1.

Mr. Klopp replied yes.

**GENERAL ITEMS - CONTINUED**

Chair Noland clarified that the plantings in Phase 1 at the Cove Shopping Center are not the final plantings. She said that the better landscaping will be installed at the completion of the project.

Mr. Klopp continued outlining the bullets. The next step is to go to the Planning and Zoning Board and then to the City Commission for public hearing and adoption.

Mr. Miller recommended more colorful landscaping, with flowers.

Mr. Klopp said that this has not been considered in the current plan, but can incorporate it more heartily in the plans that they bring forward.

There was a brief discussion regarding various types of landscaping.

Mr. Klopp said that it can be added to the motion.

Andrew Maurodis, City Attorney, recommended adding language that reflects landscape and hardscape features.

Mr. Ganz said that it may be partially covered on Page 56, which reads, "Urban and community forestry grant for special landscape improvements, which may include improvements throughout the district". It talks about pursuing grants, and the possibility of using CRA funding; thus, he recommended a slight language change. He further commented on the language deleting Palm Aire. He said that a halt has been placed on traffic calming; he said he is unsure as to whether we should abandon it entirely or keep it hoping that there is a future movement.

Continuing, Mr. Ganz recognized Mr. Klopp on the bullets and hearing from the public. He outlined his concerns with the following bullets: land acquisition opportunities, development of linear park/entryway feature. He said that the desire to do something with the hotels in that area, but asked how it affects the City's tax base by losing them. He said that should those areas be improved in the future, they should not be taken off the tax rolls. Hopefully, in the future, with CRA improvements, it will encourage revitalization to perhaps a private investor will come in and build something that may be better suited for the area. He said that the real estate plan was not a part of the public discussions as it was not completed; moreover, there was no specific detail in relation to the real estate master plan. He said that he is hoping for more public discussion on those specifics. He outlined the properties that interest him; the house that is adjacent to the main beach parking lot versus the hotels.

Chair Noland said that they were clear about Sullivan Park and the Chamber of Commerce. She suggested that all 12 be left in, and then it would be open.

**GENERAL ITEMS - CONTINUED**

Mr. Ganz said that this is the five (5) year plan. It will be disingenuous to include all 12 in, knowing that the CRA will not accomplish it in 5 years. He considered holding off and add other things at a later point.

Chair Noland asked Mr. Ganz for clarification regarding not listing the properties.

Mr. Ganz said that he would be more comfortable with having the land acquisition properties in there and be more vetted by the public before they are added. Based on all the language, Sullivan Park should be in there which he agrees with. Nevertheless, the other properties were not as clear to hear based on the public input that he heard.

Mr. Miller said that the house is not in the top 5.

Chair Noland asked if it is the one behind the Comfort Inn.

Mr. Klopp replied yes.

Mr. Ganz said that it is his top five.

Chair Noland said that it can be changed. She would like to see money in there for revitalization and acquisition of properties.

Mr. Ganz also commented on the parking garage on the old Pal's side. He asked what funds will be utilized, CRA or private investors as he does not want to spend CRA money on a parking garage.

Discussion continued regarding Pal's property and a parking garage.

Mr. Klopp said that in the current plan there is no land acquisition contemplated at this time. If you want to move toward land acquisition with said language, it presents a problem. He asked if you can take that out and simply state land acquisitions for CRA projects is being considered at this time, without listing them.

Mr. Maurodis suggested putting language in that the CRA has conducted studies on possible land acquisitions and will continue to review alternatives, as authorized. When deemed appropriate by the Board, to undertake appropriate land acquisitions for further redevelopment of the plan. Covering the other facet, no land acquisition would occur prior to advertise public hearing, or two (2) public hearings. He said that this gives the Board flexibility, but tying their hands a little for the purpose of making sure there is adequate public input prior to undertaking any land acquisition. He further commented on advertising for public input to make sure that the public has a part in the process.

Mr. Ganz said that he will favor that.

**GENERAL ITEMS - CONTINUED**

Chair Noland recommended leaving it as is. We have no problem with public input. We advertised and let the public know that we are interested in Sullivan Park and the Chamber of Commerce. She suggested leaving it as staff recommended.

Mr. Miller said that he will leave it; knowing the thoughts that they have without marking it down. He said it is clear that what we are going to work on first is what was discussed.

Chair Noland further asked that Staff follow up on what taxes are for the properties; to determine what the City will not receive should we acquire a property. She recalled when she was a Commissioner, someone wanted to buy the two (2) hotels and there are restrictions on these properties, because of the size, being long and not deep.

Mr. Klopp said that he will provide that information also. Additionally, he said that he will add not only what it costs in terms of tax revenue, but what we extrapolate it would bring in, in terms of improving the environment and attracting private development of surrounding areas. There are many studies around the country that show that a public investment in a large urban park promotes redevelopment.

**MOTION** was made by Mr. Miller and seconded by Vice Chair Popelsky to approve Item 6, as amended, to include landscape and hardscape.

Roll Call: YEAS: Mr. Miller, Vice Chair Popelsky, and Chair Noland. NAYS: Mr. Ganz.

**ITEM 7****DIGITAL TIME STAMP: 8:09:55**

Request to approve funding for Special Event (Falconaires Air Force Academy Band Concert)

Keven Klopp, CRA Director, said that he spoke with the Board members separately about this event. The event will be held on April 11<sup>th</sup>; if the Board decides to provide funding from special events, there will be a reception prior to the concert that is free and open to the public.

Motion was made by Mr. Ganz and seconded by Vice Chair Popelsky to approve Item 7.

Roll Call: YEAS: Mr. Ganz, Mr. Miller, Vice Chair Popelsky, and Chair Noland. NAYS: None

**BOARD/ADMINISTRATION COMMENTS**

There was none.

**PUBLIC INPUT**

Dunes on the beach - Rita Masi, 19<sup>th</sup> Avenue, Deerfield Beach, commented on having dunes on the beach. She asked for clarification on this.

Chair Noland explained that they wanted to add more natural habitat to help the erosion.

Ms. Masi said that after having the public meetings, it was agreed that they would not have dunes on the beach.

Chair Noland said that nothing will be built on the beach unless they satisfy the State and Tallahassee.

Speed bumps - Ms. Masi requested speed bumps be installed on 19<sup>th</sup> Avenue. She said that people are coming from Boca Raton and until they get to the bridge, there is a no wake zone in Boca; then it stops; but when you get to the bridge, it starts again. Therefore, she has speeding on the water and street. She said it appears that they cannot get stop signs, then they need speed bumps.

Five (5) Main Properties - Ms. Masi clarified the properties that they referred in the land acquisition plan: Pal's, Riverview, Chamber of Commerce, 2 hotels on A1A.

Mr. Miller said that the other property is the one west of Wyndham where they just demolished the hotel.

No structure on main beach parking lot - Pam Militello, 884 SE 19<sup>th</sup> Avenue, Deerfield Beach, said that it is a pleasure to hear that there will not be a structure on the main beach parking lot. She thanked them for listening to the community and for realizing that we have a beautiful beachside community.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 8:15 p.m.

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PEGGY NOLAND, CRA CHAIR

ATTEST:

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ADA GRAHAM-JOHNSON, MMC, CITY CLERK