



**Deerfield Beach Community Redevelopment Agency  
MEETING MINUTES**

Tuesday, March 20, 2012, 6:00 P.M.  
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Noland at 6:04 p.m. on the above date in the City Commission Chambers, City Hall.

Roll Call:

Present: Mr. Bill Ganz  
Mr. Joseph Miller  
Mr. Ben Preston  
Vice Chair Martin Popelsky  
Chair Peggy Noland

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

Absent: None

**APPROVAL OF MINUTES**

**DIGITAL TIME STAMP: 6:05:29**

January 17, 2012

**MOTION** was made by Mr. Ganz and seconded by Mr. Preston to approve the January 17, 2012 minutes as submitted.

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

**APPROVAL OF THE AGENDA**

**DIGITAL TIME STAMP: 6:05:38**

March 20, 2012

**MOTION** was made by Mr. Miller and seconded by Mr. Preston to approve the March 20, 2012 agenda as submitted.

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

**GENERAL ITEMS****ITEM 1****DIGITAL TIME STAMP: 06:05:53**

**CRA Resolution 2012/003 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, approving Dunkelberger Inc's proposal for special inspection services related to the construction of the pier and pier entrance buildings for an amount not to exceed \$11,365.00.**

Keven Klopp, CRA Director, outlined Item 1. He explained that special inspector services is a State Law requirement for certain types of construction that has to be inspected by such. This reinstates the requirement and due to the amount, it requires Board approval.

**MOTION** was made by Mr. Miller and seconded by Mr. Preston to approve Item 1, adopted CRA Resolution 2012/003.

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

**ITEM 2****DIGITAL TIME STAMP: 6:07:03**

**CRA Resolution 2012/004 - A Resolution of the Deerfield Beach Community Redevelopment Agency (CRA) approving an agreement between the CRA and the City of Deerfield Beach for maintenance of a lot located adjacent to Sullivan Park.**

Kris Mory, CRA Coordinator, outlined Item 2, which requests approval of a maintenance agreement with the City of Deerfield Beach for the maintenance of 1701 Riverview Road. Currently, the CRA is working on advancing redevelopment strategies for that property. In the meantime, the CRA wishes to enter into a mutually beneficial agreement with the City; whereby, in exchange for use of that property, as an extension of Sullivan Park, for park and recreational usage, the City would agree to maintain it, along with the same schedule as Sullivan Park; biweekly.

**MOTION** was made by Mr. Preston and seconded by Mr. Ganz to approve Item 2, adopted CRA Resolution 2012/004.

Mr. Ganz asked what the estimated cost is.

Ms. Mory replied \$9,700 yearly.

Mr. Miller asked if the CRA would pay the City \$9,700, and the City would do the maintenance.

**GENERAL ITEMS - CONTINUED**

Ms. Mory replied no; the City would pay that. She said that it is the incremental difference, the extra time that the Parks & Recreation Staff would spend on this particular property, in addition to the routine work it does with Sullivan Park.

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

**ITEM 3****DIGITAL TIME STAMP: 6:09:18****CRA Resolution 2012/005 - Resolution of the Deerfield Beach Community Redevelopment Agency authorizing an application for Assistance 2012 under the Florida Inland Navigation District Waterways Assistance Program.**

Kris Mory, CRA Coordinator, outlined Item 3. She explained that the grant application is associated with the purchase of 1701 Riverview Road. She provided history on the property's purchase, \$2.2 million in December 2011; the conceptual plan for redevelopment; and inclusion of the park design that encourages public access. Due to the overall goal, this property would qualify for reimbursement from FIND, for 1/4 of the purchase price; \$553,125. She requested the Board's approval to apply for funding; however, funding is not guaranteed. If funded, the CRA would have to enter into the resolution and in seven (7) years, commit to building a navigation access feature.

Mr. Miller asked if kayak rentals would be sufficient.

Ms. Mory replied yes; anything that allows public access to the Intracoastal waterways.

Mr. Miller asked if a ramp would have to be built.

Ms. Mory replied no.

In response to Mr. Popelsky's question, Ms. Mory replied that the funds would become available on October 1<sup>st</sup>. However, it is hard to determine who will receive the award without all the applications being submitted; which, the application deadline is April 2, 2012.

Mr. Ganz inquired about the maximum points available; referencing (Attachment C). He asked if the Board is limited in what can be said now and tied to that. He said that there are various options, public fishing and/or viewing piers; as well as, public waterfront parks, boardwalks, and associated improvements. He asked if the Board tied this request to installing a dock, now, would there be any flexibility to change that.

Ms. Mory replied no. She said what is being proposed is submitting two (2) applications to FIND; this is the first of the two (2). This application is simply for reimbursement for monies spent on acquiring that property. The reward is for maintaining a piece of property that

**GENERAL ITEMS - CONTINUED**

provides public access to the Intracoastal. Application #2 will be later, to be defined through capital planning, what form of public access is to be determined.

**MOTION** was made by Mr. Miller and seconded by Mr. Ganz to approve Item 3, adopted CRA Resolution 2012/005.

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

**ITEM 4****DIGITAL TIME STAMP: 6:13:49****Discussion regarding Main Beach Parking Area Improvements Conceptual Plan**

Keven Klopp, CRA Director, said that this was discussed in January, but was tabled due to Chair Noland's absence. At which time, there was a suggestion that there be a next step immediately following the conceptual plan. Since then, additional public input has been received. He stated that there are some concerns and may need to take additional time to reconsider; particularly, the traffic circulation plan. There is a plan for A1A to be widened in the future. He said that a contract will be forthcoming for the design, to the City Commission. When the public meetings were held, comments were received and the plan followed the input and public's suggestions; however, there may still be a need for additional public input.

Continuing, Mr. Klopp said that another consideration is where it fits under funding priority. As we start to develop a plan for the next budget year, as well as a five (5) year strategy, this may not be the priority. This is a fairly large price tag; nonetheless, public input may reduce that price. He said that it may make more sense once the design is known and how to incorporate it. Lastly, Staff is not proposing any particular recommendation at this time.

Chair Noland said that we need to do the parking lot, but with the widening of A1A, the bait house, the restaurant, and construction in that area, as well as the parking lot renovation, she suggested postponing it for six (6) months. She prefers to not see so much construction; but to do one project and move to the next. She further commented on how difficult it is to move around on the beach. If more public input is needed, this will give more time and with the A1A widening, the affect on the reconfiguration is unknown, as well as the timeline.

Mr. Miller agreed with Chair Noland. He said that he initially liked the plans, but has had feedback that some people want to give it some more thought. He said that it maybe wiser to develop the park before the parking lot. Moreover, Mr. Miller said that he is not in favor of simultaneous construction; and suggested seeing what the States plans are for widening of the road. Mr. Miller further commented on the traffic flow, the initial turn on 1<sup>st</sup> Street backs up traffic tremendously. He too suggested holding off and waiting to see what the design of the road will be.

**GENERAL ITEMS - CONTINUED**

Mr. Ganz also agreed with Chair Noland to hold off on the project.

Chair Noland said that the conditions are not as bad in the summer time. She further commented on the sign that says "Do not block" and asked if we can get a flashing sign on 1<sup>st</sup> to make sure people realize that you cannot get out or in if you are blocking.

Mr. Klopp said that the CRA agenda has public input at the end and suggested having it now.

Mr. Ganz said as Chair Noland mentioned, the biggest concern is what will happen with A1A widening. He said that this may change and does not know if public input at this time is necessary.

Chair Noland said that she wants to see how the public feels about the delay; thereafter, she allowed public input.

Rita Masi, 19<sup>th</sup> Avenue, Deerfield Beach, thanked Chair Noland for recommending the delay. She said that this is very important and much public input is needed.

Mary Beireger, 31 Oakridge C, Deerfield Beach, thanked the Board for delaying the project and expressed concerns about the concrete seating; it is uncomfortable and she cannot sit on it.

Chair Noland closed public input.

Mr. Klopp said that the A1A project is going into design; it is an estimated \$13 million, and the construction is certainly into the future and not certain pending identification of funding.

Chair Noland said that if we have the design, we will be able to work with that on the parking, 1<sup>st</sup>, Hillsboro Boulevard, etc.

Mr. Klopp said he wanted to clarify that the design will be brought forward.

**ITEM 5****DIGITAL TIME STAMP: 6:22:54****Discussion regarding 5-year Plan**

Keven Klopp, CRA Director, said that at the next meeting, Staff will provide an overview of the projects that have been complete, those in planning, and the CRA's strategy; particularly, a shift in the strategy. He said that the strategy has been capital improvement oriented and not so much return on investment. Notwithstanding, the desire is to sustain capital improvements; however, in order to do so, the focus should be shifted to establishing tax increment revenue for more enhancements.

Thereafter, Mr. Klopp outlined various ideas to achieve this; identity enhancements. He said that he has been contacted by several businesses in the community, who want to

**GENERAL ITEMS - CONTINUED**

be a part of the change. The businesses have expressed the need to take advantage of the nautical atmosphere; which ties into the Urban Land Institute to create a marine village at the east end of the Cove Shopping Center.

Continuing, Mr. Klopp said that the next recommendation is public/private partnerships, which would be with new businesses and developments and having the CRA partner with them. Third, leveraging grant funds; i.e. the purchase of the Riverview site which can now be used as leverage to obtain grants for acquisition and development. Fourth, focus on property value and tax increment generating development. Lastly, whether or not the CRA revenues of the future should be bonded now to develop a plan to use future dollars to do projects now; which is how Hillsboro Boulevard and Ocean Way got built. Mr. Klopp said with the Board's agreement, Staff will prepare a recommendation for the next meeting.

Chair Noland said that some cities developed a CRA and a lot of the CRA dollars were used only for city properties or acquiring city property so it did not generate more tax revenue into the City. Therefore, she suggested focusing on public/private partnerships. She expressed satisfaction with the current and past properties; but, for future generations, tax revenue should be coming into the City to help. She said that we met a couple of people on Hillsboro Boulevard and hope that they are serious about some of the things discussed with us.

Mr. Ganz agreed with the grant funding to stretch our dollars. Property value and tax increment, generating development, we want to make sure that it increases the area. Public/private partnership when usually mentioned is a bad word because the City usually gets a bad deal and the other person makes all the profit. As long as it is a true partnership and is mutually beneficial, he will support it; however, if the City is not benefiting and the business is picking up the profit, he cannot support it.

Mr. Preston said that the public/private partnership has to have a plan in place that illustrates that the City will be in the best position to retrieve whatever is invested. In the haste to make money, mistakes are made; then the City ends up in a vulnerable position. Should the Board proceed, what becomes the plan and however implemented, should be carefully thought out along with much business input. So the City finds itself in a good position if that partner decides to falter.

**Item 6****DIGITAL TIME STAMP: 6:31:35****Location of Temporary Bathroom at the Pier Project,**

Keven Klopp, CRA Director, said that there is no good location, but the best location is adjacent to the temporary bait shop, to the north right along the walkway, but facing in toward the pier. He said that he spoke with the Wyndham and they are not in favor of the location. The other locations have even bigger problems.

Chair Noland suggested that they put up large planters with palms block off the view of the port-o-lets.

**GENERAL ITEMS - CONTINUED**

Mr. Klopp agreed and said that Staff believes this is a way to mitigate the negative impact. He said that he mentioned this to the Wyndham and they said it does not matter; if there is something there, they will not appreciate it.

Chair Noland said that everyone endured the construction of the Wyndham building. Therefore, they need to help us while under construction and again suggested putting the planters out near the port-o-lets.

Vice Chair Popelsky said that he is not in favor of the port-o-lets and suggested negotiating with the Wyndham to use their restrooms. He said that he is there every night and does not have a problem with using the facilities. Additionally, they are illegally parking all over the street; thus, they may be very receptive to do something with their parking if they would give admission to their facilities.

Chair Noland said that Vice Chair Popelsky's apparel will be slightly different after having dinner, than someone who is fishing. The Wyndham will not allow someone in that attire to come through their main lobby to use the restrooms.

Mr. Preston said that he fishes on the pier, and some of the regular pier fishermen have tried to use the Wyndham facilities and they were not allowed to; leaving them without a facility.

Chair Noland said some have used the ocean and that is not allowed.

Vice Chair Popelsky reiterated his dislike toward the port-o-lets, as well as the illegal parking at the Wyndham and suggested negotiating with them. He said that the previous owner paid the City \$1,500 a month, but is currently not receiving it.

Chair Noland said that it is suppose to be coming forward.

Mr. Klopp said that they have committed to paying for the time period utilized; also, that is the Café Med which is a tenant of the property and not the Wyndham itself. He said that the Wyndham will be happy to give up that parking.

Chair Noland said that it is unknown what the pier construction will do, whereby we may need the spot in front of that restaurant. She expressed concern with signing a contract now and then saying we need the space due to construction.

Vice Chair Popelsky said that the contract is not for the parking as we have never given them the parking. On Sunday, there was a huge crowd and no parking; four (4) cars were parked across the street, four (4) cars in front of the drop off, and other cars waiting to be dropped off. There was a total tie up down to the curb. He said that he asked the officer why tickets are not issued, and the Deputy responded that he was unsure whether they are authorized. He suggested that someone notify BSO whether tickets should be issued or not.

**GENERAL ITEMS - CONTINUED**

Mr. Ganz said that one of the problems that exists, if you are fishing on the pier you do not want to leave your gear out of sight; if you do not have to cross the street and go into another building, it's less of an opportunity for someone to steal the gear. He said that it is not a pleasant situation to have the temporary restroom at this time but it is a construction site; furthermore, they will reap the benefits of having a brand new pier. Therefore, they need to get accustomed to it and move on. He said that Vice Chair Popelsky is correct in that they may be willing to negotiate.

Mr. Miller said his original idea for the port-o-lets was on the east side of the building where you could not see it from the front of the Wyndham which would require building a deck.

Mr. Klopp said that it would require a modification of the FDEP permit which is not recommended. Also, it would not be smart to do something without modifying the permit. If it were an easier process to modify the permit, the cost has to be considered.

In response to Mr. Miller's comment, Mr. Klopp said that landscaping can be addressed, as well as constructing a wall. He said that the company is prepared to install, just waiting for the location.

Lastly, Mr. Klopp said that he is open to suggestions from the public for the Five (5) Year plan.

**PUBLIC INPUT**

Port-O-Lets - Rita Masi, 19<sup>th</sup> Avenue, Deerfield Beach, suggested placing the Port-O-Lets on the temporary access walkway onto the pier.

Keven Klopp, CRA Director, said that the walkway would not be large enough to house it and still provide safe access onto the pier. However, it was suggested to put it on the pier at the point where the temporary ramp meets up with the pier; currently where the small shed is now. He further stated that it was considered an option except for the potential of the spill being right on the beach, which would be a problem. There is a fairly substantial cost for piping and cleaning the port-o-lets. He said the best option is the one discussed tonight.

Deerfield Beach as a Nautical Destination - Jim Mathie, 1307 SE 14<sup>th</sup> Avenue, Deerfield Beach, thanked the Board for taking a nautical view. He said that he is working with the Chamber of Commerce and they have a group that wants to promote Deerfield Beach as a nautical destination. He welcomed a member from the City to join the committee.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:45 p.m.

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PEGGY NOLAND, CRA CHAIR

ATTEST:

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ADA GRAHAM-JOHNSON, MMC, CITY CLERK