



**Deerfield Beach Community Redevelopment Agency
AGENDA**

Tuesday, April 24, 2012, 6:30 P.M.
City Commission Chambers, Deerfield Beach City Hall

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES*

March 20, 2012

APPROVAL OF THE AGENDA*

GENERAL ITEMS

1. Presentation of CRA mid-year accomplishments
2. Discussion regarding maintenance of the Cove Shopping Center Parking Lot

BOARD/ADMINISTRATION COMMENTS

Expense report, pursuant to CRA Resolution 2011-011

PUBLIC INPUT

ADJOURN

* Indicates an Action Item

(Next Meeting: Tuesday, May 8, 2012, 6:30 PM unless otherwise determined)

REQUESTED ACTION:

None. This item is for informational purposes only.

SUMMARY EXPLANATION/BACKGROUND:

The Fiscal Year 2012 Budget reflects the CRA Board's directive to invest in capital projects that improve the District's infrastructure. 86% of the budget is invested in capital projects, 10% into debt service, beautification activities, and professional services for design of future projects. Four (4)% of the budget is used for agency administration including administrative and project management staffing and overhead.

Planning efforts that took place in past years have resulted in a series of ongoing construction projects. In FY 2012, the Cove Shopping Center Parking Lot Reconstruction was completed on time and on budget. Although unforeseen, the project included the replacement of a critical section of water main that will ensure the uninterrupted delivery of water for residents throughout the Cove neighborhood. The reconstruction of the Cove Shopping Center Alleyway is also substantially complete.

Fiscal Year 2012's cornerstone redevelopment project – The Pier Entrance Buildings Reconstruction commenced in November 2011. Not only will this project result in a LEED certified facility to serve as an example of sustainable, green development, but it will continue to anchor the District as a destination for leisure-oriented businesses, tourism and recreation.

The CRA commenced and completed the installation of fire hydrants throughout the district to ensure complete emergency coverage for all residents and businesses.

Ocean Way was further improved by the removal of overhead street lights and the installation of turtle friendly lighting bollards along the sidewalk and new paspalum sod along the Ocean Way berm.

Property acquisition was a new activity undertaken in FY 2012 resulting in the successful purchase of the bank-owned former Riverview Restaurant site at 1701 Riverview Road. The CRA applied for \$553,250 in Florida Inland Navigation District (FIND) funding to redevelop the area to offer the public access to the Intracoastal Waterway and to further develop the pedestrian linkage of Sullivan Park to the Cove Shopping Center.

The CRA continued to plan for future capital improvements by designing the *Cove Gardens Neighborhood* improvement project including drainage, streets, sidewalks, lighting and landscaping for this neighborhood that connects Hillsboro Commons to the Cove Shopping Center. In addition, a conceptual plan for the redevelopment of the *Main Beach Parking Lot* was

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created to increase the amount of available parking, improve circulation, provide a public gathering location, and beautify the facility. Design is also underway for the creation and installation of a district *Wayfinding Signage* program to encourage tourism and mitigate traffic congestion. Similarly, the design of *ADA compliant sidewalk improvements* in the island portion of the CRA was initiated and the plans for some sections of the neighborhood are “shovel ready”.

Beautification is an ongoing CRA effort with the funding of two façade improvements projects – Two Georges at The Cove and Deerfield USA Parking Garage, both of which have improved the visual appeal of the District. Beautification of Ocean Way included the installation of flexipave tree surrounds around the coconut palms in the Ocean Way sidewalks.

To attract new visitors to the District, the CRA sponsored special events including the bi-weekly Green Market at the Cove Shopping Center which attracted approximately 300-500 people to the Cove on Sunday mornings throughout the winter and Founders’ Days, which attracted approximately 75,000 people over the weekend. Furthermore, to facilitate the continuation of such events, a new portable stage has been purchased by the CRA.

By law, the CRA is to expend its tax increment revenues within 3 years of receipt. The accomplishments described above have ensured the CRA’s compliance. The CRA’s fund balance at the end of FY ‘11 was \$9,132,583 -- all of which will have been spent or encumbered via the projects, acquisitions, and programs described above by the end of FY ‘12. The CRA’s revenues for FY 2013 are projected to be more than \$2,000,000.

Staff will make a presentation regarding these CRA mid-year accomplishments and facilitate a discussion of budgeting priorities for FY 2013.

ATTACHMENTS:

None.

REQUESTED ACTION:

None. Staff will facilitate discussion regarding maintenance of the Cove Shopping Center Parking Lot.

SUMMARY EXPLANATION/BACKGROUND:

The reconstruction of the Cove Shopping Center Parking Lot was completed in October 2011. Since then, landscaping improvements have been maintained by an outside vendor. Maintenance currently includes basic grass cutting, edging, weeding, and debris removal from landscaped areas. It does not include regular trash removal, sidewalk pressure washing, periodic asphalt repairs or striping, repairs to irrigation or lighting, tree trimming, repairs due to vandalism, mulching, fertilizer, chemical weed treatments, or replacement of plant material. Over the winter, maintenance was scheduled on a monthly basis since the grass grows slowly at this time of year. Currently the service has been scheduled at a more frequent bi-weekly basis. It is anticipated that in the summer, it will require maintenance every 9-10 days.

The CRA currently pays \$450 per service. The CRA budgeted \$5,000 for maintenance of this project until it could be transitioned out of CRA funded care. At the current level of service, the CRA will deplete all of the funds budgeted for maintenance of the project before the end of June. Because of the improvements made, maintenance of the parking lot requires a higher level of service now than was provided by the City prior to reconstruction.

City Parks and Recreation staff estimate that the annual cost of maintaining the improvements in the plaza, including everything listed above, will cost approximately \$80,000 annually. An estimated budget is attached to this item for CRA Board consideration.

CRA staff will facilitate a discussion regarding funding options for ongoing parking lot maintenance including a special assessment to property owners who use the parking lot and use it for their required parking calculations, the installation of a metered parking system, CRA Tax Increment Revenue funding, City General Fund funding, or a combination of funding sources.

ATTACHMENTS:

Parks and Recreation Draft Maintenance Budget

**Draft Annual Maintenance Budget
Cove Shopping Center Parking Lot
April 2012**

Activity	Quantity/Frequency	Unit Cost	Total
Lawn Service	38	450	17100
Tree Trimming	4	1000	4000
Sign Replacement	10	400	3950
Palm Tree Replacement	5	700	3500
Bushes and Hedges Replacement	Lump Sum		2000
Paver Sidewalk Pressure Washing	1	.85/sf	27,100
Light Bulb Replacement	15	400	6000
Vandalism Repair	26	350	9100
Irrigation Repair	26	100	2600
Mulch	2	1800	3600
			\$ 78,950

**Deerfield Beach
Community Redevelopment Agency
Monthly Expenditure Report**

4/24/2012

As per CRA Resolution 2011-011

Expenditures

Date	Project	Expenditure Description	Amount
		No previously unreported expenditures	