



## **Deerfield Beach Community Redevelopment Agency AGENDA**

Tuesday, September 11, 2012, 6:30 P.M.  
City Commission Chambers, Deerfield Beach City Hall

### **CALL TO ORDER AND ROLL CALL**

#### **APPROVAL OF MINUTES\***

June 11, 2012 and August 21, 2012

#### **APPROVAL OF THE AGENDA\***

#### **GENERAL ITEMS\***

1. Request to approve and publish FY 2013 CRA Meeting Schedule\*
2. Resolution to enter into an Interlocal Agreement with the City of Deerfield Beach for the operation and management of the showmobile mobile stage\*
3. Resolution to amend the Deerfield Beach CRA Plan to include the provision of community policing\*

#### **BOARD/ADMINISTRATION COMMENTS**

Expense report, pursuant to CRA Resolution 2011-011

#### **PUBLIC INPUT**

#### **ADJOURN**

\* Indicates an Action Item

(Next Meeting: Tuesday, October 9, 2012, 6:30 PM unless otherwise determined)

**REQUESTED ACTION:**

Approve and publish 2012-2013 CRA meeting schedule.

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**SUMMARY EXPLANATION/BACKGROUND:**

The CRA Board of Directors meets monthly on the second Tuesday of the month. The third Tuesday in December was selected to avoid conflicts with holiday observances. The July 9<sup>th</sup> and December 18<sup>th</sup> meetings are included in the 2012-2013 as optional meetings. They will only be held at the direction of the CRA Board, should there be pressing CRA business to discuss. In the month of August, the CRA Board meets twice in order to conform to statutory requirements regarding the approval of the annual budget. The proposed schedule reflects the specific dates for the next year. The schedule is approved and published annually to conform to statutory requirements and to inform the public of CRA activities for the next year.

This item has no budget impact.

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**ATTACHMENTS:**

**Proposed 2012-2013 CRA Meeting Schedule**

Listed below is the schedule for regular meetings of the  
Deerfield Beach Community Redevelopment Agency for Fiscal Year 2012/2013.

All meetings will be held at City Hall,  
150 NE 2nd Avenue, Deerfield Beach, FL 33441.

Tuesday October 9, 2012	6:30 PM
Tuesday November 13, 2012	6:30 PM
Tuesday December 18, 2012*	6:30 PM
Tuesday January 8, 2013	6:30 PM
Tuesday February 12, 2013	6:30 PM
Tuesday March 12, 2013	6:30 PM
Tuesday April 9, 2013	6:30 PM
Tuesday May 14, 2013	6:30 PM
Tuesday June 11, 2013	6:30 PM
Tuesday July 9, 2013*	6:30 PM
Tuesday August 13, 2013	6:30 PM
Tuesday August 27, 2013	6:30 PM
Tuesday September 10, 2013	6:30 PM

\*Optional meetings to be held at the discretion of the CRA Board

Any person wishing to appeal any decision made by the Community Redevelopment Agency with respect to any matter considered at such meetings or hearings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and the evidence upon which the appeal is made. The above notice is required by State Law (F.S. 189.417). Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence of a certified court reporter at the hearing. For further information regarding the Community Redevelopment Agency, call (954) 480-4263.

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**REQUESTED ACTION:**

Approve Resolution to enter into an Interlocal Agreement with the City of Deerfield Beach to manage and operate the showmobile mobile stage.

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**SUMMARY EXPLANATION/BACKGROUND:**

In August, the CRA purchased a mobile showmobile stage to provide a venue for special events in the CRA District. Prior to this purchase, the CRA requested City Parks and Recreation staff's assistance to manage and operate a borrowed showmobile for CRA events. Now, the CRA seeks to enter into a ten year interlocal agreement wherein the City Parks and Recreation Department would continue to provide this service for CRA sponsored events in the CRA District in exchange for a fixed annual management fee. The showmobile cost approximately \$160,000, which if amortized over 10 years, results in \$16,000/year annual payment. The CRA proposes to pay the City \$7,500 annually to compensate the Parks and Recreation Department for the turnkey management of the showmobile for three (3) annual events (4<sup>th</sup> of July, Cove Holiday Celebration, and the Green Market Grand Opening or similar, as per the Board's direction). The CRA acknowledges that the City desires to use the showmobile elsewhere throughout the City and agrees to this use in exchange for a fixed annual payment of \$8,500. The City will assume the responsibility of establishing a rental policy and rates.

A companion proposal requesting the City of Deerfield Beach approve a resolution to enter into this Interlocal Agreement is being placed on the September 18, 2012 City Commission agenda for approval.

This agreement will result in a fiscal impact of \$8,500 in revenues annually. Over the life of the interlocal agreement, the CRA will recoup more than half the cost of the showmobile.

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**ATTACHMENTS:**

**Proposed Interlocal Agreement  
Resolution**

## **AGREEMENT**

THIS AGREEMENT is entered into by and between the CITY OF DEERFIELD BEACH (CITY) and the CITY OF DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), as follows:

**WHEREAS**, the CRA owns a Showmobile for use at special events in the CRA district;  
and

**WHEREAS**, the CRA does not have the staff or expertise to operate the Showmobile;  
and

**WHEREAS**, the CRA desires to enter into an Interlocal Agreement for the operation of the Showmobile with the CITY inasmuch as the CITY has the staff and expertise to operate the Showmobile; and

**WHEREAS**, the parties wish to enter into this Agreement for their mutual benefit and for the benefit of the CRA district; and

**NOW THEREFORE**, be it agreed by and between the parties as follows:

**SECTION 1.** Upon reasonable notice to the CITY from the CRA, the CITY shall provide the staff and expertise to operate the Showmobile for events in the CRA district.

**SECTION 2.** As compensation for the CITY's staff and expertise in operating the Showmobile, the CITY shall be permitted to operate the Showmobile at other CITY functions outside the CRA district for a fixed annual fee of \$8,500.

**SECTION 3.** The CITY shall also be permitted to charge and retain a user fee for the use of the Showmobile at non-CITY and non-CRA events which are in need of a Showmobile.

**SECTION 4.** The CITY will be responsible for all repairs associated with the Showmobile only subject to normal wear and tear which occurs during the CITY's use of the Showmobile including use by outside parties that gain permission from the City to use.

**SECTION 5.** The Showmobile shall be insured under the City's insurance policy.

**SECTION 6.** This Agreement shall be for a period of ten (10) years effective October 1, 2012, provided that either party may terminate this Agreement for convenience upon 30 calendar day's written notice to the other party.

**SECTION 7.** The administrator for the CITY, to whom all notices provided for herein shall be Walt Bratton, Director of Parks and Recreation or designee; and the administrator for the CRA, to whom all notices provided for herein shall be Kris Mory, CRA Coordinator or designee.

**SECTION 8.** This is a full agreement by the parties and no provisions shall be altered or

amended in anyway except by written agreement executed by the parties.

**SECTION 9.** This Agreement has been drafted by Andrew S. Maurodis, counsel for the CITY and counsel for the CRA and the parties, by execution of this Agreement, hereby acknowledge that factor and waive any conflict.

**SECTION 10.** This Agreement shall be deemed effective as of October 1, 2012.

**IN WITNESS WHEREOF** the parties have caused these presents to be executed.

Witness:

**CITY OF DEERFIELD BEACH**

\_\_\_\_\_  
Printed Name:

By: \_\_\_\_\_  
PEGGY NOLAND, MAYOR

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
ADA GRAHAM-JOHNSON, MMC, CITY CLERK

**CITY OF DEERFIELD BEACH CRA**

Witnesses:

\_\_\_\_\_  
Print Name:

By: \_\_\_\_\_  
KEVEN R. KLOPP, Director

Date: \_\_\_\_\_

**RESOLUTION NO. 2012/**

**A RESOLUTION OF THE OF DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING INTERLOCAL AGREEMENT WITH THE CITY OF DEERFIELD BEACH FOR THE OPERATION AND MANAGEMENT OF THE SHOWMOBILE**

**WHEREAS**, the Community Redevelopment Agency owns a showmobile but is need of assistance with respect to “set-up”, operation, and maintenance; and

**WHEREAS**, the City has uses for the showmobile outside the CRA and the resources to operate and maintain the showmobile;

WHEREAS, the parties wish to enter into the attached agreement with respect to the use, maintenance, and operation of the showmobile;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCYAS FOLLOWS:**

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

**Section 2.** The CRA Board does hereby approve the attached agreement with respect to the use operation and maintenance of the showmobile.

**Section 3.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

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PEGGY NOLAND, CHAIR

ATTEST:

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ADA GRAHAM-JOHNSON, MMC, CITY CLERK

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**REQUESTED ACTION:**

Approve Resolution to amend the Deerfield Beach Community Redevelopment Area Plan to allow for the implementation of community policing innovations.

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**SUMMARY EXPLANATION/BACKGROUND:**

At the August 28, 2012 CRA Board meeting, the Board directed staff to create an amendment to the CRA Plan to allow the CRA to implement special community policing innovations in the CRA District. Additional security is desired to protect and preserve the significant investments that have been made in recently completed capital improvement projects. As the District is increasingly successful in its efforts to attract new investment and associated new residents and consumers to the District, the Board seeks to provide heightened security for the District. Specifically, the Board desired to provide additional police details in the District on late week and weekend evenings to ensure public safety at times when the District is particularly crowded with visitors.

Community policing innovations are an allowed exercise of powers granted to Community Redevelopment Agencies as per 2012 Florida Statutes Section 163.358(5). Community policing is not currently in the approved CRA Plan. The Board must pass a resolution to amend the plan. The resolution is forwarded to the local planning agency (Deerfield Beach Planning and Zoning Board) for review as to the amendment's consistency with the local comprehensive plan. Upon approval from the local planning agency, the Board notifies the taxing authorities that contribute Tax Increment Revenue (Broward County, the City of Deerfield Beach and North Broward Hospital District) to the TIR fund of the proposed amendment. Concurrently, the amendment is submitted to the local governing body (City Commission) for approval. The activity may commence upon approval from the local governing body. A detailed schedule of the above described process is attached as well as the proposed plan amendment language and resolution for the Board's approval.

While the plan amendment process is underway, CRA staff will work with the City and Broward Sheriff's office to create specific program guidelines such that community policing can commence upon completion of the plan amendment process. CRA staff will place a request for a budget transfer on the November 13<sup>th</sup> CRA Meeting agenda to create a line item to fund the activity.

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**ATTACHMENTS:**

**Community Policing Plan Amendment Schedule  
Proposed CRA Plan Amendment  
Resolution**

## City of Deerfield Beach CRA Plan Modification Process and General Schedule

Action	Scheduling Consideration	Date
DBCRA recommends the adoption of the Redevelopment Plan change by the City Commission		9/11/2012
Transmit Modification to Planning and Zoning Board staff for advertising	Transmit to Daidre for advertising deadline	9/12/2012
Review of Plan Amendment by Planning and Zoning Board*		10/4/2012
CRA Board Approval of Amendment and Direction to forward to City Commission		10/9/2012
Notification of Public Hearing and Possible Amendment of Plan Mailed to Taxing Authorities	Sent via certified mail 15 days prior to CRA Governing Board consideration	10/10/2012
Provide digital copy of Amendment Resolution to City Clerk		10/10/2012
Public Notice of City Commission Hearing		10/26/2012
City Commission Hearing for Consideration/Approval of Modification	As per meeting schedule proposed by CM	11/6/2012
Project Implementation	May begin immediately upon approval of the Resolution	11/7/2012

\* If the Planning and Zoning Board or City Commission vote to alter the Amendment Resolution, this process must be repeated.

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throughout the area.

*Parks and Recreation:* The Redevelopment Plan specifically calls for the enhancement and expansion of the beach and related park areas. Further, new recreation opportunities are recommended, such as new water front recreational boating along the Intracoastal Waterway, enhanced bicycle circulation along the beach and throughout the CRA Area, and improved pedestrian circulation.

*Effect on School Population:* The Beach Area population consists predominantly of retirees and seasonal housing, and this Redevelopment Plan does not envision any significant impacts on schools. New housing opportunities on the beach likely will continue to appeal to the seasonal and retiree population.

The residential areas to the west of the Intracoastal Waterway are built-out and the only new residential opportunities created in this area will be in the Cove and Palm Aire shopping areas, which would be subject to school concurrency review at the time of platting.

*Public Safety – The Redevelopment Plan shall enhance public safety in the District by providing increased levels of community police protection. As funds are invested in projects and neighborhoods as part of the redevelopment effort, the CRA shall take steps to protect the investment. As redevelopment occurs, the District will attract more visitors and residents, many of whom are seniors or seasonal visitors. The CRA will take steps to provide enhanced community policing to increase safety throughout the District through the use of paid details devoted to CRA policing and whose focus is ensuring the safety of visitors and patrons of businesses within the CRA District.*

*Other Matters Affecting the Physical and Social Quality of the Neighborhood:* Overall, the Redevelopment Plan will have a positive impact on the quality of life in the neighborhood by providing enhanced parks, more public beach areas, landscaping, drainage improvements and traffic circulation. The improvements will increase property values in the area, boost tourism, and provide a stronger commercial base, while maintaining the village-like character of the area.

## ***J. Land and Building Acquisition***

No parcels are targeted for acquisition at this point. To complete linkages between the Cove and Palm Aire shopping centers, land acquisition may be considered. In addition, should areas be identified for parking, acquisition may also be necessary. The proposed CRA Area Plan may necessitate land acquisition building demolition as redevelopment proceeds. It is intended that private market land and building transactions be used to the maximum extent possible in the implementation of this Plan. Eminent domain will only

**CRA RESOLUTION NO. 2012/\_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, RECOMMENDING THAT THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, AMEND THE COMMUNITY REDEVELOPMENT PLAN OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, AS ESTABLISHED BY RESOLUTION NO. 1999/174 (AS AMENDED), TO INCLUDE COMMUNITY POLICING INNOVATIONS.**

WHEREAS, the City Commission adopted a CRA Plan in Resolution No. 1999/174, pursuant to Chapter 163, Part III ; and

WHEREAS, The Board of Directors of the Deerfield Beach Community Redevelopment Agency recognizes the importance of ensuring public safety within the CRA District, and

WHEREAS, the Board of Directors of the Deerfield Beach Community Redevelopment Agency do hereby desire to authorize the implementation of community policing innovations in the CRA,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEAFCH, FLORIDA AS FOLLOWS:**

Section 1. The Whereas clauses set forth above are hereby incorporated within this resolution as part hereof.

Section 2. The Board of Commissioners of the Community Redevelopment Agency hereby approves the proposed CRA plan amendment and recommends that the City Commission amend the Community Redevelopment Plan for the Community Redevelopment Agency of the City of Deerfield, as originally adopted in Resolution 1999/174, to specifically include various updates to the Plan as shown on the attached Exhibit "A".

Section 3. If any section, sentence, clause or phrase of this resolution is held invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this resolution.

Section 4. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF September, 2012.

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PEGGY NOLAND, CHAIR

ATTEST:

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ADA GRAHAM-JOHNSON, MMC, CITY CLERK

Deerfield/Resolutions/CRA Plan Update Resolution/Community Policing

**Deerfield Beach  
Community Redevelopment Agency  
Monthly Change Order Report**

9/11/2012

As per CRA Resolution 2011-011

**CHANGE ORDERS**

<b>Date</b>	<b>Project</b>	<b>Expenditure Description</b>	<b>Amount</b>
8/23/2012	Cove Shopping Center Alleyway	West Construction- Additional of 8" Lime Rock Base due to the existing condition	\$9,988.15