



Deerfield Beach Community Redevelopment Agency AGENDA

Tuesday, November 13, 2012, 6:45 P.M.
City Commission Chambers, Deerfield Beach City Hall

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES*

October 9, 2012

APPROVAL OF THE AGENDA*

GENERAL ITEMS*

1. Request to direct staff to register the Deerfield Beach Community Redevelopment Agency with the State of Florida Department of Economic Opportunity Special District Information Program*
2. Request for CRA Board approval of proposed community policing program guidelines and direction to begin program implementation*
3. Request for budget transfer for community policing program*
4. Presentation on procurement and construction schedule options for bond funded improvements projects

BOARD/ADMINISTRATION COMMENTS

Expense report, pursuant to CRA Resolution 2011-011

PUBLIC INPUT

ADJOURN

* Indicates an Action Item

(Next Meeting: Tuesday, December 18, 2012, 6:30 PM unless otherwise determined)

REQUESTED ACTION:

Request to direct staff to register the Deerfield Beach Community Redevelopment Agency with the State of Florida Department of Economic Opportunity Special District Information Program.

SUMMARY EXPLANATION/BACKGROUND:

The State of Florida requires that all special districts in the state register annually with the Special District Information Program. The list is maintained by the Department of Economic Opportunity and contains updated information on district status and designates an official district agent.

In FY13, the Assistant City Manager position was assigned significantly expanded duties. Currently, all CRA tasks are performed by the CRA Coordinator. Due to this shift in responsibilities, staff requests direction from the CRA Board on designation of a registered agent such that the annual Special District Information can be submitted by the December 3, 2012 deadline.

This registration fee of \$175.00 is a budgeted expense to be paid from CRA Budget account 190-8000-552.39-35 (Dues and Memberships).

ATTACHMENTS:

State of Florida Special District Registration form

Rick Scott
GOVERNOR



Hunting F. Deutsch
EXECUTIVE DIRECTOR

**FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY**

October 1, 2012

To All Special District Registered Agents:

The combined *Annual Special District Fee Invoice and Update Form* (the "form") along with easy to follow instructions are enclosed for Fiscal Year 2012 – 2013 (October 1, 2012 – September 30, 2013).

The Uniform Special District Accountability Act of 1989 charges the Department's Special District Information Program (the "program") with a number of duties and responsibilities as they relate to special districts. To pay the costs involved, the act requires the Department to collect an annual fee from special districts. It is very important for all special districts to pay the fee or certify that the special district is eligible for a zero fee by the **December 3, 2012 deadline** to avoid a \$25 late fee.

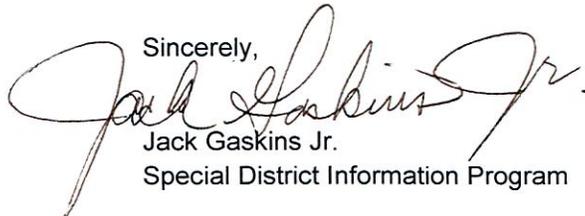
One of the program's responsibilities is to continuously maintain and update the *Official List of Special Districts Online* (www.FloridaJobs.org/OfficialList). More than 685 state and local agencies use this list to find out specific information about special districts so they can coordinate activities, classify and compile financial information, and monitor Florida's 1,650-plus special districts. It is very important for all special district registered agents to carefully review the special district information on the enclosed form and update it if necessary or indicate that no changes are needed, and then return the form to the Department by the **December 3, 2012 deadline**.

Another one of the program's responsibilities is to produce and maintain the *Florida Special District Handbook Online* (www.FloridaJobs.org/SpecialDistrictHandbook), which covers basic special district requirements. The Department, along with 15 other state agencies, recently completed a thorough review and update of the material, including the new financial reporting deadlines and other procedures passed by the Legislature in 2011 and 2012. Please take time to review the handbook and let us know if you have any suggestions on how we can improve it.

For more information about the program and special districts in Florida, please visit www.FloridaJobs.org/SpecialDistricts.

Thank you in advance for complying with the requirements summarized in this letter and the enclosed instructions. If you have any questions, please contact me at (850) 717-8430 or Jack.Gaskins@DEO.MyFlorida.com.

Sincerely,



Jack Gaskins Jr.
Special District Information Program

Enclosures: (1) Fiscal Year 2012/2013 Special District Fee Invoice and Update Form (combined)
(2) Instructions

Florida Department of Economic Opportunity | The Caldwell Building | 107 E. Madison Street | Tallahassee, FL | 32399-4120
866.FLA.2345 | 850.245.7105 | 850.921.3223 Fax | www.FloridaJobs.org | www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711.

Instructions for the FY 2012/2013 Special District Fee Invoice and Update Form (the "Form")

1. First, review the special district information on the form (if you need another form, you may download one from www.FloridaJobs.org/Form):
 - a. Make any needed changes / additions directly on the form. **Please make sure the information includes a valid email address and the special district's official website if it has one.**
 - b. Indicate whether the information does or does not need to be changed.
 - c. Sign and date where indicated.
2. Next, pay the \$175 fee or, if eligible, complete the "Zero Annual Fee Certification Section":
 - a. **Pay Online with a Visa or MasterCard – Fast, Easy and Free!** Please visit www.FloridaJobs.org/SpecialDistrictFee and follow the instructions to complete payment. Payments submitted after **December 3, 2012**, must include the appropriate late fee.
 - b. If not paying online, prepare a check payable to the **Department of Economic Opportunity**.
 - c. If the special district meets **all five** requirements for a zero fee, sign and date the "Zero Annual Fee Certification Section" on the form.
3. To finish, prepare and return the form, along with a check if applicable, to the Department:
 - a. Keep the lower portion of the form (bottom two inches) for your records.
 - b. Discard the "Zero Annual Fee Certification Section" if not applying for the zero fee.
 - c. If payment was made online, write "PAID ONLINE" on the top portion of the form (above the Zero Annual Fee Certification Section) and email or mail it to the address below. Please do not cut along the dotted line – that is for folding purposes only.
 - d. If payment was not made online attach the check to the top portion of the form (above the Zero Annual Fee Certification Section) to ensure that payment will be properly posted to the correct special district and mail it to the address below. Please do not cut along the dotted line – that is for folding purposes only. **Make sure it is post-marked by December 3, 2012 to avoid a \$25 late fee.**
 - e. If qualifying for a zero fee, email or mail the form to the address below by **December 3, 2012**.
 - f. Email or mail to the Department a copy of the special district's boundary map and / or creation document if the form indicates the Department needs a copy.

Mail / Email Address

Please do not address to the Special District Information Program – use this address instead:

**Department of Economic Opportunity
Office of Financial Management
107 E. Madison Street, MSC 120
Tallahassee, FL 32399-4124**

Jack.Gaskins@DEO.MyFlorida.com
Questions? Call Jack Gaskins at 850-717-8430

Instructions: In accordance with Sections 189.412 and 189.427, F.S., and Chapter 73C-24, F.A.C., please remit the fee due payable to the Department of Economic Opportunity OR complete the Zero Annual Fee Certification Section, as appropriate. In addition, review the information below about the district and update as necessary. Provide backup documentation if the district's name or status has changed. By the postmarked due date, mail the payment and this signed form to the Department of Economic Opportunity, Office of Financial Mgmt., 107 E. Madison Street, MSC 120, Tallahassee, Florida 32399-4124. Direct questions to (850) 717-8430.

ANNUAL FEE: \$175.00	LATE FEE: \$0.00	RECEIVED: \$0.00	FEE DUE, POSTMARKED BY 12/03/2012: \$175.00
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District's Name, Registered Agent & Office*:

Deerfield Beach Community Redevelopment Agency
 Mr. Keven Klopp
 150 Northeast 2nd Avenue
 Deerfield Beach, FL 33441

Telephone: (954) 480-4222
 Fax: (954) 480-4268
 Status*: Dependent
 Creation Document: On File
 Map: On File
 Last Update: 11/07/2011

Website: www.deerfield-beach.com
 E-mail: kklopp@deerfield-beach.com

County(ies): Broward

Local Governing Authority*: City of Deerfield Beach

Function(s)*: Community Redevelopment

Date Established: 11/16/1999

Creation Documents*: City Ordinance 1999/027; Resolutions 2002/003, 2003/010, 2003/025, and 2004/114

Statutory Authority*: Chapter 163, Part III, Florida Statutes

Board Selection*: Same as Local Governing Authority

Authority to Issue Bonds*: Yes

Revenue Source*: Tax Increment Financing

***Explanations**

Registered Agent: The person designated by the special district to accept due process on behalf of the special district

Status: Independent or Dependent - see Section 189.403, F.S.

Local Governing Authority: The governing body of a unit of local general-purpose government

Functions: The function/purpose of the special district

Creation Documents: Ordinance, Resolution, Statute, Special Act, Court Decree, Interlocal Agreement, etc.

Statutory Authority: The Florida Statute governing the function of the special district

Board Selection: Appointed, Appointed/Elected, Elected, Governor Appoints, Local Governing Authority Appoints, Same as

Local Governing Authority, Similar to Local Governing Authority, Other

Authority to Issue Bonds: Yes or No

Revenue Sources: Ad Valorem, Agreement, Assessments, Bond Issuer Fees, Co., Donations, Fed, Fees, Other, Investments, Grants, Municipality, Non-Ad Valorem, Priv. Enterprise, Sales Surtax, Sales/Leases, State, TIF, Tolls, None

CERTIFICATION: I, the undersigned registered agent, do hereby certify that the information above is accurate and complete as of this date. It does or does not need to be changed.

Registered Agent's Signature: _____ Date: _____

ZERO ANNUAL FEE CERTIFICATION SECTION - If eligible, the special district may request a zero annual fee instead of making a payment by having the registered agent certify to the following:

1. This special district is not a component unit of a general purpose local government as defined in the Governmental Accounting Standards Board's Statement No. 14, issued in June 1991 effective after December 15, 1992, as amended.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000.00 or less in annual revenues to the Department of Financial Services on its Annual Financial Report for Fiscal Year 2010-2011 (special districts created after that fiscal year must attach a current income statement verifying \$3,000.00 or less in revenues for the current fiscal year).
4. This certification will be returned to the Department at the address above postmarked by 12/03/2012 and,
5. This special district understands that if the Department determines any of these items to be inaccurate, this special district must pay the appropriate fee when invoiced. The Department will verify these statements within 30 days of receiving this form.

I, the undersigned registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the above statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be investigated and verified with the Department of Financial Services and the Auditor General.

SIGN ONLY IF ELIGIBLE FOR AND REQUESTING A ZERO ANNUAL FEE:

Registered Agent's Signature: _____ Date: _____

Department Use Only: Verified and Approved Denied - Reason(s): _____

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT.

DEO-SDIP-001 Effective 10/01/2011

DETACH AND KEEP THIS PORTION FOR YOUR RECORDS.

Deerfield Beach Community Redevelopment Agency	ANNUAL FEE \$175.00	LATE FEE \$0.00	RECEIVED \$0.00	FEE DUE \$175.00
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REQUESTED ACTION:

Request for CRA Board approval of proposed community policing program guidelines and direction to begin program implementation.

SUMMARY EXPLANATION/BACKGROUND:

On November 6, 2012, the Deerfield Beach City Commission approved the Deerfield Beach CRA's proposed plan amendment to allow for the implementation of community policing in the District. During the plan amendment approval process, CRA staff worked with BSO to create program guidelines for community policing.

The proposed program allocates additional law enforcement resources that are above and beyond the current level of service. A BSO police detail will work in the CRA District eight (8) hours daily on Thursday, Friday and Saturday evenings. The detail will cover all areas throughout the district – both residential and commercial. The detail's activities will be managed by BSO to ensure consistency in law enforcement techniques and protocols.

The program will be evaluated according to the attached schedule and adjustments to the program can be made based on the outcome of the planned evaluations.

If approved, CRA staff will submit the police detail application to BSO immediately. A kick-off event is tentatively planned for Tuesday, November 27th at 6:30 p.m. at the Wyndham Hotel. Residents and business owners from throughout the District will be invited to attend to learn about the program. Community policing is scheduled to begin on November 29th.

The budget for this program is outlined in Agenda Item 3.

ATTACHMENTS:

Deerfield Beach CRA Draft Community Policing Guidelines
BSO Police Detail Permit Application and Terms of Service

Draft

City of Deerfield Beach Community Redevelopment Agency Community Policing Program

Operations

The goal of community policing in the CRA District is to protect the investment made in redevelopment projects by guarding against physical damage and increasing the public's sense of security while in the district.

Community policing is physically limited to areas within the CRA District (map attached). If at any time the police detail must leave the District to properly enforce the law, such activity will be documented and be compensated using non-CRA funding.

A police detail will patrol the CRA District on Thursday, Friday and Saturday nights from 7 p.m. – 3 a.m. Days and hours of operation will be evaluated after 30 days, 60 days and then quarterly.

The police detail will patrol the District using various methods (foot, Segway, bike, and patrol car).

The CRA and BSO will host a community policing kick off event to raise awareness about the additional police presence in the district and to educate residents and businesses owners on the availability of this resource.

Management

BSO will establish and train the police detail on desired techniques and protocols.

The police detail will be managed by the Deerfield Beach command and staffed by a Deerfield Beach deputy sheriff to ensure a variety of community policing techniques are used to achieve the desired outcomes. Deerfield Beach command will communicate weekly with assigned deputies to obtain feedback on successes and to address areas of concern requiring command support.

The police detail will submit time sheets accompanied by the monthly bill to the CRA Director for review and payment.

Reporting

The police detail will keep a current record of activities and accomplishments. Reports will be submitted to the District Chief or his designee on a weekly basis. BSO will provide a summary report to the CRA Director on a monthly basis. The CRA Director will provide this summary report to the CRA Board on a monthly basis for the first year. The frequency of generating reports will be evaluated for effectiveness after one year.

After 3 months of program implementation, the CRA will administer a community evaluation survey to gauge the effectiveness of the community policing program and identify areas of concern and ideas for innovation and improvement.

Draft

Payment

The police detail will submit monthly invoices to the CRA for payment. Invoices will be submitted on or before the first of the month for that month's services.

Implementation and Evaluation Schedule

November (week of the 26th-30th)- BSO/CRA Community Policing Kick-Off Event. Location to be determined.

January – Initial Program Evaluation

February – 60 Day Program Evaluation

May – Community Survey and Initial Quarterly Evaluation

The monthly summary report of activities will be submitted to the CRA Director no later than 5 calendar days prior to a regularly scheduled CRA Board meeting (schedule attached).



Pride in Service with Integrity

Broward Sheriff's Office
Special Details
2601 West Broward Boulevard
Ft. Lauderdale, FL 33312

Phone No. (954) 831-8199
Fax No. (954) 797-0926

PERMIT NO. _____

PERMIT APPLICATION FOR SPECIAL DETAILS
ALL INFORMATION MUST BE TYPED OR PRINTED

Full Legal Name of Permittee: _____

Check One: _____ Corporation, State of _____
_____ Partnership, State of _____
_____ Fictitious name registered to _____

Attach copy of Driver's License of individual, partner or corporate officer

Federal Employer Identification Number (corporation, partnership, fictitious name) or Social Security Number (of individual): _____

Mailing Address of Permittee: _____

Telephone No. (____) _____

Facsimile No. (____) _____

E-Mail Address - _____

Permittee will promptly notify BSO's Special Details Unit of any change to the above information.

Address Where Special Details will be performed: _____

Permanent (under \$2000 month) _____

Permanent (over \$2000 month) _____

Point of Service _____ Telephone No. (____) _____

Entertainment _____

Pre-Paid _____

Period of Employment: _____

Beginning Date

Ending Date

Hours to be Worked: _____

From

To

Number of Deputies Requested: _____

Type of Service Requested (i.e., security, traffic etc.): _____

Special or Motorized Detail Equipment Requested. Yes _____ No _____

If yes, check one: K-9____ Motorcycle____ Car____ Aircraft____ Boat____ Horse _____

TERMS AND CONDITIONS

SCOPE OF SERVICES

1. The Broward Sheriff’s Office (“BSO”) may contract for the employment of BSO deputies during their off-duty hours, for public or private security services (Special Details).
2. BSO is **NOT** obligated to provide Special Details. The Sheriff reserves the right to refuse to issue permits to any individual, fictitious name, partnership or corporation for any reason. Although every reasonable effort will be made to fill your detail, there is no guarantee it will be filled. Please call prior to the detail date to confirm coverage.
3. Permittee may establish general rules regarding the duties to be performed by the deputy sheriff providing Special Details; however, the Permittee has no authority over the deputy sheriff. Permittee understands and agrees that while a deputy sheriff is performing Special Details, the deputy sheriff may be required to report to duty. Some instances where the deputy sheriff may be required to report to duty include responding to 9-1-1 calls and responding to hurricanes or natural disasters. In this event, the Special Detail Service will be cancelled for the duration of the emergency, and Permittee will only be charged for the actual number of hours worked plus any charges for specialized or motorized detail equipment. Permittee understands and agrees that BSO may or may not be able to provide Permittee with notice if the deputy sheriff is required to report to duty.
4. Permittee agrees to contact the Special Details Office in the event issues arise with respect to the deputy sheriff’s performance of duties under this Permit. The Special Details Office is open 7:00 a.m. to 5:00 p.m. Monday through Friday. The telephone number is (954) 831-8199. The Special Details Office is closed on weekends and holidays. In an emergency situation, **Permittee may call the Supervisor of Special Details at: Cell number (954) 931-4459 or pager (954)521-2468.**
5. BSO will attempt to accommodate requests for specialized or motorized detail equipment; however, Permittee understands and agrees that BSO may not be able to fulfill this request. In the event BSO does not fulfill a request for specialized or motorized detail equipment, BSO agrees not to assess the specialized or motorized detail equipment fee against Permittee.

CANCELLATION

6. In Order to cancel a Special Detail, Permittee must contact the Special Details Office during normal working hours and provide at least three (3) hours notice of the cancellation. The Special Details Office will attempt to contact the deputy sheriff to advise of the cancellation; however, if the Special Details Office can not contact the deputy sheriff and the deputy sheriff appears at the Special Detail or if less than three (3) hours notice during

normal working hours was provided, then Permittee agrees to pay BSO for the three (3) hour minimum and any motorized vehicle charge.

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COMPENSATION

7. The minimum charge for each Deputy Sheriff on any Special Detail will be for three (3) hours of service at the usual detail rate of \$37.00 per hour. If there are more than four (4) deputies, a Sergeant will be required at the usual rate of \$40.00 per hour. In the event three (3) or more Sergeants are working, a Lieutenant will be required at the usual rate of \$43.00 per hour. Specialized or motorized detail equipment will incur the following charges for each vehicle or animal:

- marked vehicle--\$10.00 per each detail service;
- motorcycle or canine--no charge;
- horse--two (2) additional hours of service at the applicable detail rate will be required;
- boat--\$12.00 per hour for fuel;
- helicopter-- fee to be set by BSO.

BSO makes no guarantees that specialized or motorized detail equipment will be available. Any compensation over and above the established rate is prohibited. Although every effort will be made to fill your detail, there is no guarantee it will be filled. Please call prior to the detail date to confirm coverage.

8. A premium rate of \$10.00 per hour per deputy sheriff will be applied to the usual detail rate for Special Details on the following holidays: Martin Luther King Jr. Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day; Thanksgiving Day; Day after Thanksgiving Day, Christmas Eve; Christmas Day; New Year's Eve; New Year's Day.

9. All payments are due to Broward Sheriff's Office, P.O. Box 9507, Ft. Lauderdale, FL 33310 and in U.S. currency. A fee per Florida State Statute will be charged for any checks returned insufficient funds. Payment types and frequency are dependent on the category of the permit which are as follows:

- a. Permanent Details (under \$2,000.00 monthly) – Billed monthly, to pay monthly.
- b. Permanent Details (over \$2,000.00 monthly) – Billed Bi-monthly, to pay bi-monthly.
- c. Point of Service/One Time Details - Payment in advance or given to the deputy on the day of service, before the service commences.
- d. Entertainment/Weekend Details – Payment is required at the end of each segment of service, (i.e.) Friday thru Sunday, payment is due on Sunday.

*Bi-Monthly is defined as the 1st and 15th of each month.

TERMINATION

10. In its sole discretion, BSO may provide written notice to Permittee that Special Details are canceled for any reason, including but not limited to Permittee's late payment or non-payment.

11. This Permit expires one (1) year after the date of its approval by BSO. Permittee agrees to complete a new Permit Application annually to continue the Special Detail Services. "Except as set forth in paragraph 6, either party may terminate this permit by providing the other party with written notice."

AMENDMENTS

12. The parties agree that BSO may amend the terms and conditions of this permit by providing Permittee with thirty (30) days written notice of the changed terms.

INDEMNIFICATION

13. Permittee agrees to indemnify and hold harmless the Sheriff, BSO, its employees, agents and servants against any and all liability, costs, expenses, attorney’s fees, or damages arising from any claim, demand, cause of action, or lawsuit resulting or arising from, either directly or indirectly, services provided under this Permit Application.

ATTORNEY’S FEES

14. In the event the Sheriff has to take legal action to enforce this Permit Application, Permittee agrees to pay Sheriff his costs and attorney’s fees, including the costs of any appeal.

I HAVE READ, UNDERSTAND, AND AGREE TO THE ABOVE TERMS AND CONDITIONS. I AM AUTHORIZED TO SIGN ON BEHALF OF THE ENTITY LISTED BELOW.

Legal name of entity: _____

By(signature): _____

Print Name and title of person signing: _____

Date Signed: _____

TO BE COMPLETED BY SPECIAL DETAILS OFFICE

After investigating this request, it is recommended that this permit Application be:

Approved

Date

Disapproved

Date

Additional Information for Permit Application

Description of duties you want the deputies to perform:

Name and Phone No. of Emergency Contact Person:

Is there anyone on the property to sign off on the invoice? Please provide us with a name:

Is there a place the deputy can leave a copy of the invoice. Please give us the address:

Types of problems you are experiencing:

REMEMBER ALL DETAIL CHANGES MUST GO THROUGH THE DETAIL OFFICE i.e. Canceling a detail, Changing scheduled times and dates. All changes must be made in writing and faxed to us at (954) 797-0926.

Although every effort will be made to fill your detail there are no guarantees, please call prior to the day of your detail to make sure it has been covered.

Payment is due prior to your event with a check made payable: Broward Sheriff's Office

REQUESTED ACTION:

Authorize a budget transfer in the amount of \$49,000 from the CRA "Infrastructure and Capital Improvements" budget to "Community Policing".

SUMMARY EXPLANATION/BACKGROUND:

On September 11, 2012, the CRA Board voted to amend the CRA Plan to implement community policing innovations and this plan amendment process was approved by the Deerfield Beach City Commission on November 6, 2012. When the CRA Board passed the FY13 CRA Budget in August, a specific line item for Community Policing was not included since it was not an allowable expenditure of CRA funds at the time. The proposed budget transfer will create a dedicated line item for Community Policing and move adequate funds from the Infrastructure and Capital Improvements budget to fund the proposed program.

The recommended transfer amount is based on 24 hours a week at \$37 per hour. Additional funds are included in the budget for holiday surcharges (\$1,000) and special vehicle requests (\$1600). Specific program guidelines are detailed in CRA Agenda Item 2.

Transfer Details

From: 190-8000-559.63-04 (Infrastructure and Capital Improvements) \$49,000	To: 190-8000-521-32.30 (Community Policing) \$49,000
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ATTACHMENTS:

None

REQUESTED ACTION:

CRA staff will make a presentation regarding implementation options for bond funded capital improvement projects and ask the Board for direction regarding a preferred implementation strategy.

SUMMARY EXPLANATION/BACKGROUND:

It is anticipated that at the December 18, 2012 regular meeting, the CRA Board will enter into an Interlocal Agreement with the City of Deerfield Beach to borrow \$13,890,000. Approximately \$7.1 million will go toward refinancing existing CRA debt for Ocean Way and Hillsboro Boulevard. The balance will be split between Cove Gardens (\$2 million) and Sullivan Park Expansion (\$4 million). Bond funds must be expended within 36 months of issuance. If funds remain unspent, the CRA will incur "arbitrage" or financial penalties for not using the funds in a timely manner.

Cove Gardens is a shovel ready project. Anticipating the receipt of bond funds CRA staff have already begun preparing the bid specifications. It is anticipated that this project will be completed by November of 2013.

The Sullivan Park Expansion project is not at the same stage of preparedness and Board direction is desired regarding the desired implementation process.

The CRA held public input sessions in the District in 2010 as part of the Capital Improvements Plan process and the public provided input on the redevelopment of Sullivan Park. Most recently, public input was provided in July 2011 during the Urban Land Institute Technical Advisory Panel study of Sullivan Park and the east side of the Cove Shopping Center. ULI presented three (3) concepts for Sullivan Park redevelopment as part of their final report.

There are three basic models to move this project forward and CRA staff is requesting Board direction on the preferred implementation process for Sullivan Park:

1. Design Bid Build
2. Design Build
3. Design/Construction Manager at Risk

CRA staff will make a presentation on these different approaches, identify the pros and cons of each, facilitate a discussion and request direction from the Board on a preferred process.

ATTACHMENTS:

Project Schedules

Design and Construction Model Matrix

Conceptual Design Options from Urban Land Institute Technical Advisory Panel Report

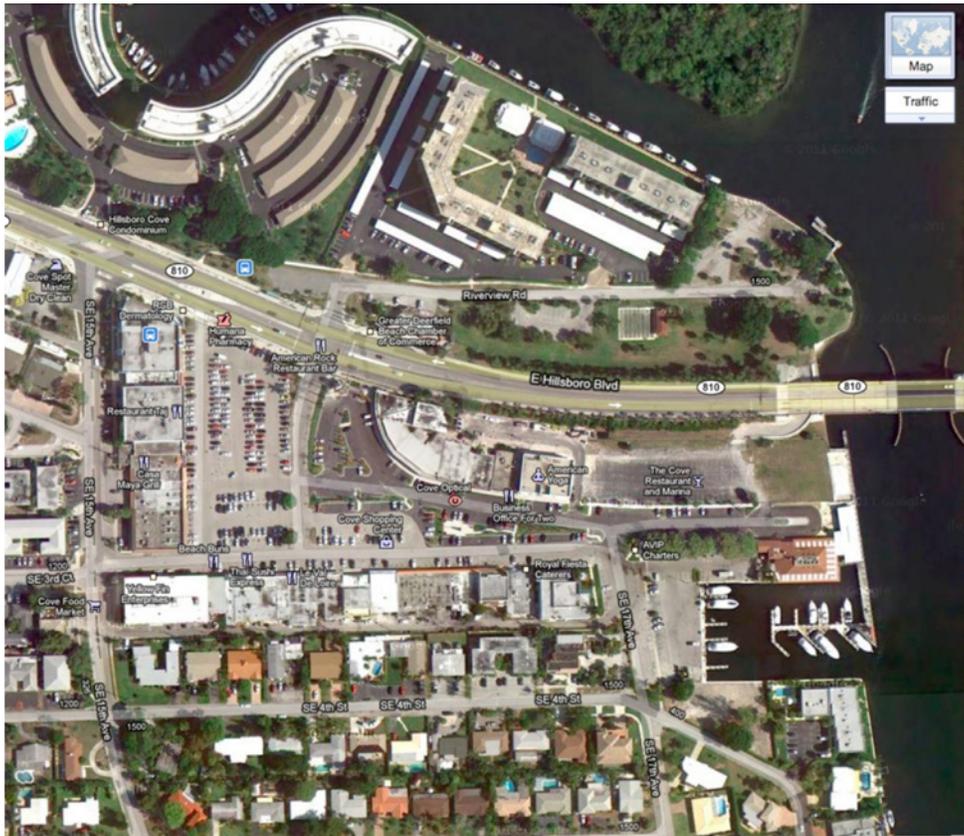
Decision Making Matrix
Project Design and Construction Process Options

Procurement Model	Pros	Cons
Design Bid Build	<ul style="list-style-type: none"> ▪ Most competitive price ▪ Transparent ▪ Owner involved in all decisions 	<ul style="list-style-type: none"> ▪ Time consuming due to multiple bidding processes ▪ Cost is certain at the time of contractor, however, open to change orders that increase overall project cost and timeframe ▪ No constructability reviews – problems with plans are discovered in the field
Design/Construction Manager at Risk	<ul style="list-style-type: none"> ▪ Designer and Contractor working in tandem ▪ ‘Value Engineering’ during project design ▪ Negotiated Price for Construction (Contractor gets three bids for all tasks to arrive at a final guaranteed maximum price) ▪ Owner gets to select designer and contractor and negotiate final cost 	<ul style="list-style-type: none"> ▪ Potential adversarial relationship between architect and contractor ▪ Owner must manage two firms simultaneously
Design Build	<ul style="list-style-type: none"> ▪ Fastest model ▪ Integration of design and construction ▪ Seamless implementation ▪ Cost Certainty - Fewer change orders ▪ Prime consultant responsible for all costs stemming from design or construction errors 	<ul style="list-style-type: none"> ▪ More expensive – no competitive bid ▪ Limited board participation in decision making and contract negotiation



Urban Land Institute

Southeast Florida/Caribbean



Technical Assistance Panel for The City of Deerfield Beach, Florida, Community Redevelopment Agency

July 7 and 8, 2011 | Deerfield Beach, Florida

east-west alleyway (#10 on the aerial) at the southern end of the site provides a route for service vehicles. The CRA also offers grants for façade improvements, and that program is beginning to be utilized by property and business owners.

Phase II – Like Phase I, Phase II proposes improvements related to connectivity and buffering and architecture. Connectivity would be enhanced by relocating the connection to Sullivan Park to begin just east of a parking structure proposed for Phase II, additional entryway features, and a pedestrian promenade along the marina. Architecture provisions include allowances for additional height on the north and west sides of the Cove and, for taller buildings, use of tropical design elements such as porches, metal roofs, and shutters.

North of Hillsboro Boulevard: Sullivan Park and Surrounding Area

The Park and Surrounding Area

Located at Riverview Road (#6 on the aerial) and the Intracoastal Waterway, the 2.5-acre Sullivan Park (#13 on the aerial) has an excellent location. The Intracoastal Waterway forms its eastern boundary, and its main entryway (#11 on the aerial) is marked by the traffic light where Riverview Road intersects Hillsboro Boulevard. Despite its good location, the park is underutilized, and few residents know it exists because of its low visibility from Hillsboro Boulevard. Park features include public restrooms, an outdated shuffleboard court, and several large trees that shade barbecue grills and benches.

Sites adjacent to or near the park include:

- To its east, an historical site (#4 on the aerial) where Seminole Indians hunted deer (the origin of the city's name). The site represents the largest single Indian capture during the second Seminole war.
- To its west, at the intersection of Riverview Road and Hillsboro Boulevard, the Deerfield Beach Chamber of Commerce (#15 on the aerial).
- To the east, the Deerfield Island Boat Ramp (#5 on the aerial) that is located on a small sliver of land that provides the only access to the 56-acre Deerfield Park-owned and operated by Broward County and providing critical habitat for gopher tortoises.
- To its northeast, the former Riverview Restaurant site (#14 on the aerial) that, because of a foreclosure, is now owned by Builder's New York Holdings. Although recently planned for a small boutique hotel, the waterfront site is now vacant and is listed as one of the top five CRA acquisition priorities (potentially for an expanded Sullivan Park).

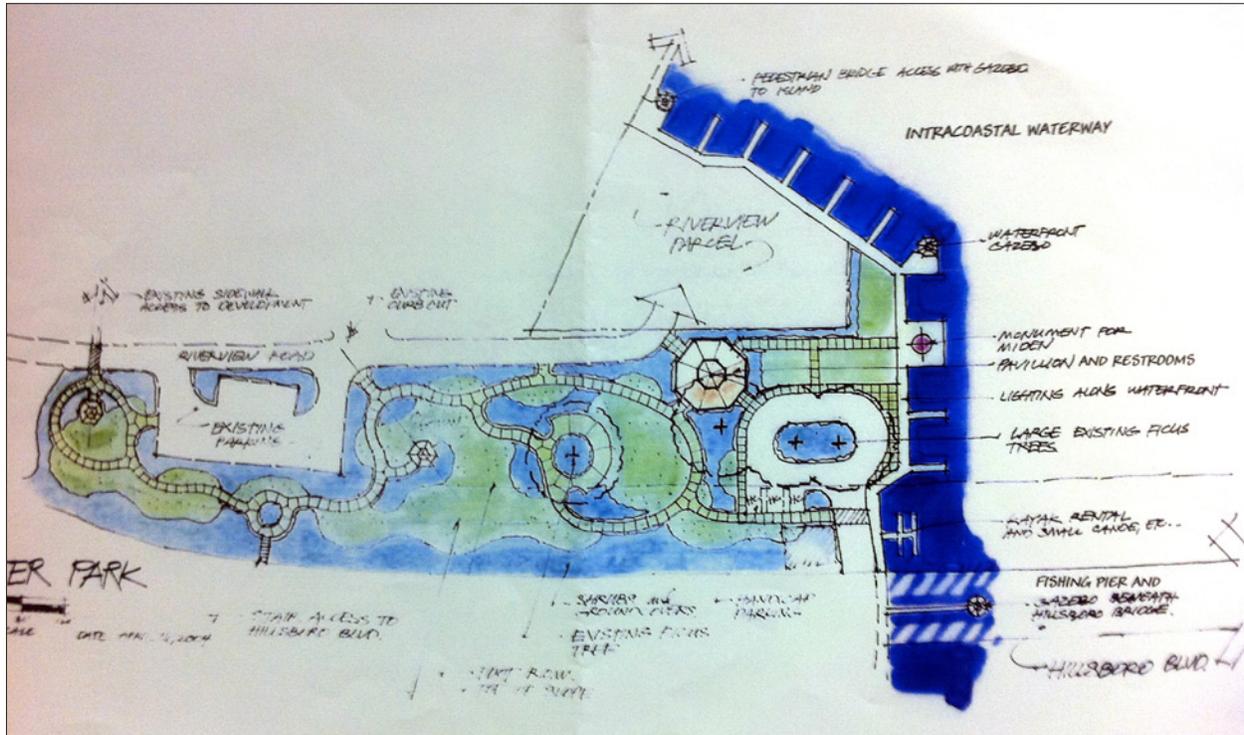


Sullivan Park (above) presents an ideal gathering place for city residents to enjoy the benefits of its Intracoastal Waterway location (shown above during the Farmers' Market). Its proximity to Deerfield Island (image below) adds to its natural value.



- To the northwest, Hillsboro Landings (#12 on the aerial), a condominium development composed of four buildings. Residents complain of homeless people using the park and the lack of maintenance and are concerned about more traffic on Riverview Road if the park is developed more intensely. They would, however, like to see an expansion of the park and a safer, more pleasant environment.

What Residents Say About the Park and the Park Master Plan



Sullivan Park presents a rare opportunity in South Florida – a place to create a beautiful urban park that connects residents to and celebrates its waterfront location.

Residents’ comments about Sullivan Park emphasize its waterfront location. They want a park where people like to spend time and take their children or grandchildren to play, fish, have a picnic, watch or rent boats, and have occasional community events (an art show, culinary event, and movies, for example).

The 2004 plan for the park (illustrated above) features elements that emphasize those water connections that city residents value. They include a waterfront gazebo, lighting along the waterfront, a place to rent kayaks and small canoes, and a fishing pier and gazebo under the Hillsboro Boulevard bridge that crosses the Intracoastal. At the southern edge is a stair to access Hillsboro Boulevard.

TAP Focus

The TAP was asked to focus on practical recommendations that can be implemented and financed and will provide the improvements that stakeholders and the public desire for the area. As described in more detail in Appendix B, the TAP specifically focused on:

- How to maximize the redevelopment potential of the Cove Restaurant and former Pal’s restaurant sites so that they create a landmark anchor for the Cove Shopping Center and an economic generator that can help fund improvements at the Sullivan Park site while minimizing potential public concern about more intense development.

- The greatest impediments to redevelopment and how to mitigate them.
- The expansion possibilities of the Sullivan Park area and the elements that should be included in a great urban park with a waterway location.
- Parking needs and solutions for the study sites and nearby uses.
- The CRA's capacity to accomplish the TAP recommendations and the highest priorities for allocation of public resources.

The TAP's Response to the CRA's Questions

TAP Chair Chuck Bohl began the panel's report-back session with a welcome and review of the TAP's focus: the eastern part of the Cove Shopping Center and Sullivan Park (two opportunity areas with a prime waterfront location and proximity to the highly utilized Hillsboro Boulevard). The panel members, Bohl noted, were volunteers and their areas of expertise were aligned with the issues related to the TAP's focus – urban design, landscape architecture/park design, planning, parking, traffic engineering, and real estate development, management, and finance. To develop their recommendations, the TAP members toured the study area, reviewed extensive background materials, and carefully listened to residents during a public comment session.

TAP members organized their comments around four topics:

- Eastern edge of the Cove Shopping Center
- Sullivan Park and its surrounding area
- Impediments to redevelopment and parking
- CRA implementation capacity and priorities

The eastern edge of the Cove Shopping Center

The TAP's comments on the eastern edge of the Cove Shopping Center focused on redeveloping the area as an anchor for the shopping center that would maximize economic returns and at the same time minimize public concerns about more intense development. The TAP organized its discussion around two topics: opportunities and issues that should be addressed and strategies to consider.



The TAP spent a day-and-a-half learning about the study area and developing responses to the areas that they had been asked to focus on and provide direction.

“The highly desirable location of the Cove Shopping Center makes it a strong candidate for developing a regional business center that will provide a higher economic return for the land-owners and the community. Public benefits include a strengthened job base, higher tax revenues, and an enhanced quality of life for all residents.” (The ULI Technical Assistance Panel)



The TAP focused its recommendations on how to enhance and strategically position two key areas (depicted above) that front the Intracoastal Waterway and border Hillsboro Boulevard – Sullivan Park to its north and the eastern edge of the Cove Shopping Center to its south.

workshop. The TAP also considered the park's potential as a community-wide public space for all residents of Deerfield Beach. The TAP's recommendations for Sullivan Park focused on how to make it a great urban park that celebrates and provides access to the water while balancing the wants and needs of the adjacent residents and all residents of the city. TAP member comments are organized around three main topics: learning from great parks, observations about Sullivan Park, and potential park features and options.

Learning from Great Parks

TAP comments about common features of great parks focused on the basic elements of a functional park and the features of great waterfront parks.

Basic Elements of Functional Parks

For parks to function well, they must have a combination of elements:

- Shade and sun
- Attractive views
- People
- Activities for all age groups
- Food and drink
- Restrooms
- Easy access by foot
- Convenient access for patrons
- Attractive lighting for aesthetics and safety
- Maintenance and upkeep

They also should provide three types of places:

- Places to be alone but not feel isolated
- Places to be with a small group without disturbing the privacy of people who want to be alone
- Place(s) for occasional community gatherings during special events of limited duration (e.g., a 4th of July Celebration, a "Parade of Boats" type event, and community celebrations)



This partial view of Hillsboro Inlet Park shows several elements of what all parks need to be successful, including things to do for people of all ages such as to watch or access the water, stroll, or picnic. Not shown are the playgrounds, historic markers, restrooms, showers, shade pavilions, fishing docks, and other amenities. Even with all those activities in a 1.5 acre park, there is still room for open lawn space that is not only useful for lawn games, but also serves as rainwater storage during major storm events and frames views into and out of the park, making the space "feel" larger than it really is.



The riverwalk in Sanford, Florida, includes places to picnic, concession areas, and a broad pedestrian walk that is scaled to be comfortable for one or two people to use, but also works for thousands of visitors.

The rule of thumb used by the Project for Public Spaces, which has studied and helped created great parks since William H. Whyte's work began in the 1960s, maintains that there must be at least ten different reasons to be, or things to do, in a park. Having at least 10 things to do helps insure that a variety of people will use a park, thereby reducing the risk of any single group deterring or preventing others from enjoying it.

Among the relevant factors:

- People want to be around other people or at least want to know that others are nearby.
- People need to feel safe; empty parks are uninviting and make many people feel vulnerable.
- Not enough people using a park lead to dead periods during the day when the park is, or is perceived as, empty. Loiterers gravitate to dead spaces and may deter potential park users. Crime also gravitates to dead spaces where there are not enough potential witnesses to discourage criminals from engaging in illegal activities

Features of a Great Waterfront Park

To take full advantage of the natural beauty of the location and focus attention on the water, great waterfront parks provide:

- spectacular or carefully composed views from within the park to the water
- direct contact with the water
- close proximity to the water
- activities and other park features on or near the water

They also integrate the park with its surroundings through:

- working in harmony with the ecology of the region through features and spaces that “do no harm” to the environment or neighborhood
- features and spaces in scale with the neighboring land uses and water bodies
- incorporating materials, forms, and patterns that recall the history of the place



The waterfront park in Beaufort, South Carolina, (image above) combines natural beauty, food, and recreational activities into a world class facility that is tailored to the lifestyle of the city's residents and visitors and celebrates and provides multiple ways to connect to the water. That is in stark contrast to Sullivan Park (image below), which has areas of disrepair and disuse and does not offer amenities on the water.



Observations about Sullivan Park

The Park Today

The most salient feature of Sullivan Park is its extraordinary setting with nautical, urban, and natural views. Despite that setting, there are no well-designed places to sit, picnic, or stroll along the water's edge.

In addition, the current facilities are in state of disrepair. The existing restrooms look uninviting, the shuffleboard courts are not usable, and the large, old trees are set in a sea of broken asphalt, gravel, and weedy grass that is not park-like. Another negative is the dead-end underpass that people avoid instead of using to walk over to the Cove Shopping Center, to fish, or to simply take pleasant, leisurely walks along the waterfront (which is a primary activity of all successful waterfronts).

Unique Opportunities

Two opportunity assets are its proximity to the Intracoastal Waterway (upper image to the right) and two adjacent parcels that could be used to further the park experience.

The Intracoastal Waterway: Sullivan Park's location on the Intracoastal Waterway presents some limitations and an opportunity.

The principal limitation is the restriction on the amount of development (only non-permanent structures are allowed) that can occur on the west side of the waterway (the FIND easement area between the red and blue lines in the image to the upper right). Docks may be possible under the bridge (would first require dredging to allow boat access) and in the area protected by the wooden fender that would protect the dock from boats travelling in the channel. Those restrictions would also limit the amount of development that occurs on the east (upland) side of the park.

The opportunity is potential access to the resources of the Florida Inland Navigation District (FIND), the special taxing district that is responsible for the management and maintenance of the Atlantic Intracoastal Waterway in Florida. The district has a number of assistance programs including the Small-Scale Spoil Island Restoration and Enhancement Program (used for Deerfield Island Park improvements),



Opportunities to enhance Sullivan Park include potential access to funding from the Florida Inland Navigation District that manages and maintains the Intracoastal Waterway (image above) and the proximity of the two adjacent properties (shaded in red below) that could become part of a larger concept for the park.



Cooperative Assistance Program, and Waterway Assistance Program. The Cooperative Assistance Program can be used, for example, for boat ramps, docking facilities, fishing and viewing piers, waterfront boardwalks and educational programs and facilities. The city's chance to receive additional funds is enhanced by the fact that the district has already invested in the area.

Two Adjacent Properties: Another opportunity is the adjacency of two properties that could become part of a larger concept for the park. They are the Deerfield Beach Chamber Commerce building, located to the west of the park at the intersection of Riverview Road and Hillsboro Boulevard, and the former Riverview Restaurant site, to the northeast of the park, that is vacant, available and listed as one of the top five CRA acquisition priorities. The potential availability of that site is all the more important because of the development limitations placed on the east side of the park and the greater feasibility for a dock and upland structure because of fewer restrictions at this location.

Potential Park Features and Circulation Options

As described below, the TAP outlined several potential park activities and uses. Three circulation options were also provided. Each option, which depicts the impact on the park space, accessibility, and visibility, can be used by the city in the future when it prepares a park master plan and decides on a mix of park activities tailored to the site and park user needs.

Potential Park Features

A revitalized Sullivan Park could offer a variety of activities and related facilities, including:

- Day slip boat docks
- Shuttle to Deerfield Island
- Canoe and kayak launch
- Strolling paths



Key West-style tiki huts (above) provide a place for casual waterside lunches and views of the water. A sampling of signature and functional art for parks (images below).



- A waterfront promenade that follows the shoreline from Sullivan Park through the Cove
- Fishing and dock area
- Children’s play area
- Moveable seating
- Picnic tables
- Grills
- Great lawn area(s)

Special accent features could also be used to provide points of interest and additional activities. Examples include:

- An interactive water feature – a water fountain that people can sit on, walk through, walk under or over, sometimes without getting wet, other times they may choose to be fully immersed. Shown in the image to the upper right from West Palm Beach, the fountain gives children a chance to play in water without the danger of drowning associated with swimming pools.
- Signature art – a unique accent feature for park space that can be enjoyed on several different levels, such as through the symbolic messages of the artwork, humor, or aesthetic qualities of color and shape. They can be abstract large scale features or functional art at a human scale such as a custom benches, shade structures, play features, or ornate paving and wall surfaces.
- Interpretive and educational exhibits or installations
- Waterside access docks
- An overlook/observation platform or modest observation tower/lighthouse building as a distinctive landmark

To provide more “eyes” on the park, several of the uses above could be combined in a small casual Key West-style place on the water that provides a place to rent kayaks and canoes, dock a boat, buy bait, and get something light to eat, or have a drink. This could incorporate a distinctive waterfront restaurant, reviving the popularity of the Riverview Restaurant that was lost. The facility could be owned by private operator or the city.

In Miami-Dade County, the Red Fish Grill (depicted above) is a distinctive landmark property in the Matheson Hammock Pavilion building located in the historic Matheson Hammock Park, a Miami-Dade



Children playing in a fountain on Clematis Street in downtown West Palm Beach (above). The Red Fish Grill (below) is located in the historic Matheson Hammock Park, a Miami-Dade County Park and recreation area.



County Park and Recreation area. The CRA, the TAP recommended, should consider working with the bank that owns the Riverview Restaurant site to develop or sell the land for such a facility (further economic and financial analysis should be undertaken to ensure optimal utilization of CRA funds).

Circulation Options

The TAP began its discussion of circulation options by reviewing a preliminary park road diagram (illustrated above). TAP members noted the following advantages and disadvantages of the options.

Advantages:

- Moving the park access drive south to the toe of the bridge embankment allows for a contiguous park space north of the drive, with parking for the park and a turnaround at the end
- Providing a connection under the bridge dramatically improves surveillance capabilities in addition to pedestrian and vehicle (restricted to special events only) connectivity for the park and the Cove Shopping Center
- Using a turnaround discourages cut-through traffic

Disadvantages:

- All existing park features must be replaced, including roads, restrooms, and parking
- Residents to the northwest may perceive this as an encroachment of park users into their realm

Building on the initial park circulation option, the TAP explored a series of options (A-C, with refinements) described below and illustrated in the images to the right and on the following page.

Park Option A – Features:

- Web of walkways leading to/from the water and to the Cove and Hillsboro Boulevard
- Small concession buildings at the northwest corner offer food, canoe/kayak rentals, and a picnic plaza facing north to Deerfield Island



Preliminary park road diagram showing parking and the potential for a connection under the bridge to the Cove Shopping Center (image above). Large turnaround and parking area just west of the existing restroom (image below).



Option A: Park road turnaround with parking at the east end and preserving existing trees in the middle.

- Small “tot lot” play area west of existing restrooms and parking (replace existing shuffleboard)
- Potential for bridge underpass connection

Park Option B – Features:

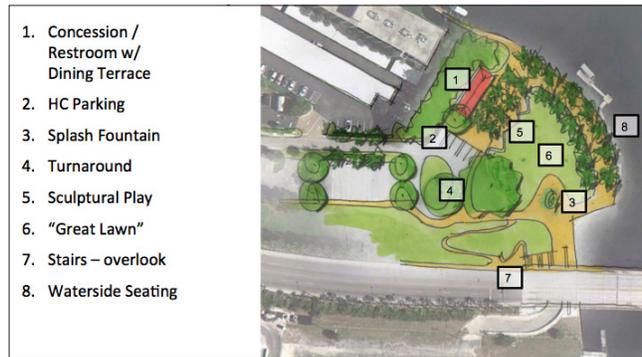
- Small concession building and shade pavilions radiate away from entry turnaround to water
- Coconut palm picnic grove along water
- Chickee hut at “point” of the park; on axis with entry drive and in view from the underpass
- Potential for underpass road connection



Option B (image above): Small park road turnaround and accessible parking spaces at the east end; existing parking area expanded.

Park Option B Refinement – Features:

- Concession /restroom dining terrace
- HC parking
- Splash fountain
- Turnaround
- Sculptural play
- “Great lawn”
- Stairs – overlook
- Waterside seating



Park Option C – Features:

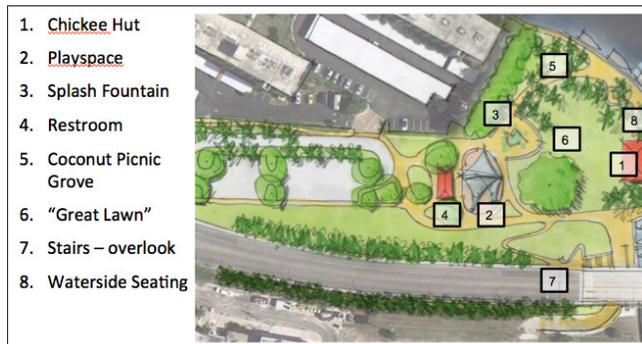
- Play space between existing restroom and large tree
- Interactive fountain in center of park, visible from the entry drive, play area, and water
- Chickee hut next to a “Great Lawn” area
- Picnic grove with coconut palms and buffer plantings along west side of park
- Simple, wide multi-purpose paths delineating the outdoor spaces



Option C (top image): Small turnaround just after the condominium entrance and expanded paved parking area to the west. Option C Refinement (image below).

Park Option C Refinement – Features:

- Chickee hut
- Play space
- Splash fountain
- Restroom
- Coconut picnic grove
- “Great lawn”
- Stairs – overlook
- Waterside seating



A Great Park Example

Bryant Park, a green oasis in the heart of Manhattan behind the New York Public Library, is an example of the classic great park renaissance that incorporates many of the recommended park elements and illustrates the potential to maintain a variety of continuous, passive activities while also accommodating the occasional spectacular community event. Bryant Park is not a waterfront park; however, its transformation from an undesirable, threatening, and underused public space that attracted vagrants and drug dealers in the 1970s into the crown jewel of the city's park system after its redesign was completed in 1992 is a case study in safety, flexibility, and beautiful park design.

The park incorporates:

- A great lawn lined with a variety of shade trees that form an arboretum, with species labeled using distinctive low-to-the-ground iron post signs.
- Tree-lined walkways that wrap around the park and feature benches that attract a steady stream of people strolling, meeting and conversing.
- Two small kiosks at the fountain terrace entrance where sandwiches, soft drinks, and coffee are available and people can sit and have a light breakfast, lunch, or refreshments.
- Moveable chairs so that people can position themselves in or out of the sun, off by themselves, or in pairs or larger groups.
- An exceptionally clean and well-maintained public restroom on one side of the park, near the library, and an area where people can select and read books from bookstands at small café tables in the shade along the northern walkway closest to the library.
- At the rear of the library, a large open-air patio served by an outdoor café and an elegant, upscale indoor restaurant providing more substantial meals. The patio overlooks the great lawn, which is a simple green space where people can sit or lay on blankets to enjoy the sun, read, relax, or play with their children.
- Wireless internet access provided by the library to park users.



The redesign of Manhattan's Bryant Park converted it from a threatening place that attracted vagrants and drug dealers to the crown jewel of the city's parks.



The design for Bryant Park features a great lawn wrapped by tree-lined walkways (above). Depicted below, kiosks provide places to buy refreshments and movable chairs enable park visitors to arrange them to fit their needs.



For special occasions, Bryant Park is transformed into a dramatic entertainment space for outdoor movies, fashion shows, concerts, and events that attract major sponsors and provide funding to support the maintenance and upkeep of the park. Temporary stages and screens can be quickly set up for an event, and dismantled and removed to return the park to its passive character the next day.

The renaissance of Bryant Park exerted an incredible “halo effect” on the adjacent properties, where leasing increased 60 percent and rental rates increased 40 percent in the 24 months after completion. An investment in Sullivan Park will have a similar effect on the nearby residential properties for existing residents and should have a positive effect on the Cove Shopping Center once an attractive waterfront promenade is realized. Bryant Park also provides an exceptional model that illustrates how Sullivan Park could balance the desire for a quiet public gathering place with modest food and refreshments and everyday year-around park and water activities that provide a beautiful waterfront venue for occasional community events and celebrations. Bryant Park also demonstrates how the maintenance of and support for a park can be subsidized by private funding for special events.

Impediments to redevelopment and parking

The TAP suggested a series of steps to address a major site impediment –parking. Concerns related to parking supply were discussed in two contexts: (1) in relation to zoning requirements and (2) in relation to actual demand, including future increases in demand resulting from more intense development on site. Recommendations focused on conducting a comprehensive parking demand study, establishing a parking waiver certificate or in-lieu of payment program, and establishing a new parking rate structure.

Comprehensive Parking Study

During the TAP process, panelists heard varying anecdotal accounts regarding the adequacy of the current parking supply to meet existing demand requirements. To better understand the existing baseline demand and how that demand fluctuates throughout hours of the day and days of the week, the TAP recommended that the CRA conduct a comprehensive parking demand study to understand the current utilization.

The study should include the following steps:

- Collect existing parking utilization/turnover data.
- Review code requirements.
- Recommend parking ratio adjustments and allowances for shared parking.
- Analyze surrounding parking inventory and options.
- Evaluate pros and cons of surface versus structured parking options.
- Prepare projections of short term and long term parking supply needs for the Cove shopping center and other potential parking patrons (e.g., visitors to Sullivan Park).

The study results should be used to evaluate the parking requirements in the current zoning code. The current requirements, the TAP stressed, appear to be out of line with true demand for some uses. Applying the current parking standards to the new development would require additional parking spaces, which translates to higher costs for structured parking. For surface parking, that would create a significant increase in the amount of land dedicated for potentially unused parking. Changes to reduce the current code requirements could be implemented through a zoning overlay and/or shared

CRA, city, and two private property owners should engage in a series of discussions to work through the issues and agree on a win-win scenario – one that unlocks the increased development potential of the area and delivers a high quality public waterfront that creates maximum value for all parties (the landowners, city, the Cove Shopping, and the public). Also important is undertaking a comprehensive market and financial analysis to better define the alternative redevelopment options, especially before entering into any negotiation and/or contractual obligation with prospective landowners.

Make Sullivan Park a great urban waterfront park. To be that place, the park's design should take full advantage of the natural beauty of the location and focus attention on views of the water. The park should provide points of interest (fountains, signature art, places to sit and view the water, and docks, for example) and a variety of activities that meet the Project for Public Spaces' "at least 10 things to do." Part of the package should be a casual waterfront Key West-style place that offers the opportunity to rent kayaks and canoes, dock a boat, buy bait, and get something to eat or drink. The Red Fish Grill/Matheson Hammock and Bryant Park provide excellent concepts to adapt and emulate in Sullivan Park to support a variety of everyday activities and special occasions worthy of this spectacular location. Improving the area under the bridge that crosses the Intracoastal Way with amenities such as landscaping, lighting, and pavers should also be part of the package. Initial actions should include developing a new master plan designed to create that great urban waterfront park recommended by the TAP, accessing the resources of the Florida Inland Navigation District, and negotiating the acquisition of the former Riverview Restaurant site, as called for in the CRA's plans.

Address parking, a major impediment to redevelopment. The development of a parking garage is a prerequisite for the recommended redevelopment scenario: a marine village. Other parking strategies should include conducting a comprehensive parking demand study, as described by the TAP, to understand the utilization of current uses and using the results to evaluate the parking requirements in the current zoning code. Those requirements, the TAP stressed, appear to be out of line with true demand for some uses, which translates into potentially excessive parking requirements and higher costs. Code changes could be implemented through a zoning overlay and/or shared parking and other parking mitigation strategies. Once those first steps are complete, develop a new parking rate structure and related incentives; also establish trailblazing signs that direct visitors to and around the site, including to parking options and costs. The signage, and other identity features such as banners and flags, should highlight a common branding theme.

Move forward with implementation and setting priorities. Strategies should focus on creating a destination that people want to visit many times. That includes physical improvements that create great public spaces, regulatory provisions that encourage and control a lively environment, and a management organization (a Business Development District, for example) that involves and supports the businesses and property owners in the Cove Shopping Center and maintains good relationships with adjacent neighborhoods. Purchasing strategic properties on the CRA acquisition list is also important.

The CRA has the proven capacity and leadership to undertake the significant projects that will produce the recommended redevelopment, the TAP concluded. The result will be two signature waterfront assets – a great urban park popular with all ages and a destination marine village that enhances the Cove Shopping Center (the city's jewel).

APPENDIX A: TAP AGENDA

ULI Southeast Florida/Caribbean Technical Advisory Panel (TAP) Workshop Deerfield Beach CRA/Cove Shopping Center & Sullivan Park Area

Thursday, July 7

- 12:00 – 1:30** Panel arrives, meets over lunch with CRA Staff & Others
Venue: Two Georges at The Cove (aka The Cove Restaurant in the Cove Shopping Center)
(Lunch Meeting not open to the public)
- 1:30 – 3:00** Walking/van tour of site
- 3:15 – 5:00** Panel discussion with client(s), surrounding governmental entities (if appropriate), community representatives, neighbors, etc., and other interested parties. This meeting is open to the public.
Venue: Royal Fiesta, Cove Shopping Center
- 5:00 – 6:00** Hotel check-in and break
Venue: Wyndham Deerfield Beach Resort, 2096 NE 2nd Street Deerfield Beach (on the beach)
- 6:00 – 9:00** Dinner, panel interviews and discussion. (Staff is invited to dinner, and City Commissioner for this district will also be invited to dinner.)
Venue: JB's on the Beach, 300 N. A1A, Deerfield Beach

Friday, July 8

- 7:30 – 8:30** Breakfast
Venue: Wyndham Deerfield Beach Resort
- 8:30 – Noon** Panel work session (closed to public)
Venue: Royal Fiesta, Cove Shopping Center
- Noon – 1:00** Working lunch
Catered by Royal Fiesta
- 1:00 -3:00** Panel work session (closed to public)
- 3:00 -3:30** Break
- 3:30 – 4:00** Panel review of Draft Report (closed to public)
- 4:00 – 5:00** Presentation of Draft Report; Questions & Answers
Venue: Royal Fiesta, Cove Shopping Center (open to public)

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

11/9/2012

As per CRA Resolution 2011-011

Expenditures

Date	Project	Expenditure Description	Amount
9/26/2012	Pier Entrance Buildings	Concrete for Bents 1, 2, 3 (piling caps) and Retaining Wall	(\$1,125.00)
10/5/2012	Pier Entrance Buildings	Added Shower Foundation	\$725.00
10/5/2012	Pier Entrance Buildings	Revise Kitchen Equipment	(\$28,109.00)
10/5/2012	Pier Entrance Buildings	Overflow and Floor Drain Reconfiguration	\$9,282.00

(red indicates a change order resulting in a credit)