



Deerfield Beach Community Redevelopment Agency AGENDA

Tuesday, August 27, 2013, 6:30 P.M.
City Commission Chambers, Deerfield Beach City Hall

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES*

August 13, 2013

APPROVAL OF THE AGENDA*

GENERAL ITEMS*

1. Presentation of preliminary design options for SE 15th Avenue drainage and streetscape improvements
2. Presentation of preliminary Sullivan Park Master Plan concepts
3. Resolution to approve Commercial Façade Program funding for Southeast Properties Inc.*
4. Resolution to approve Interlocal Agreement with the City of Deerfield Beach regarding management of Sullivan Park redevelopment project*
5. Resolution to approve Interlocal Agreement with the City of Deerfield Beach regarding CRA administration
6. Resolution to request a binding estimate from FPL for the conversion of overhead electric distribution facilities to underground along A1A (SE 3rd Street to NE 7th Street)*
7. Resolution to approve FY 2014 CRA Budget*

BOARD/ADMINISTRATION COMMENTS

Expense report, pursuant to CRA Resolution 2011-011

PUBLIC INPUT

ADJOURN

* Indicates an Action Item

(Next Meeting: Tuesday, September 10, 2013, 6:30 PM unless otherwise determined)

REQUESTED ACTION:

None.

SUMMARY EXPLANATION/BACKGROUND:

At the April 27, 2013 CRA Board meeting, the Board approved funding for the design of drainage and streetscape improvements to SE 15th Avenue between Hillsboro Boulevard and SE 4th Street. When the Cove Gardens neighborhood improvements were designed in 2011, consensus was not reached regarding the desired redevelopment configuration of SE 15th Avenue and therefore, not included in the current construction project.

The engineering and design team from Chen Moore and Associates have studied surveys, traffic counts and utility atlases for this roadway segment. The team examined solutions that may work for a diverse set of existing development layouts along SE 15th Avenue.

Peter Moore, President of Chen Moore and Associates will make a presentation to the CRA Board of the design constraints and proposed design solutions that are attached to this item's backup. The presentation includes a project schedule and statement of probable costs to assist the Board's decision-making process. If a preferred design is selected, Chen Moore will complete the full design scope of services and submit the project for permitting. The anticipated construction cost will require subsequent CRA Board approval and low-bid procurement process.

Abutting property owners and Cove Gardens e-notification subscribers have been notified that this item will be discussed by the CRA Board, invited to attend and told that they would have a chance to provide input following the consultant's presentation. A copy of the letter to property owners is attached.

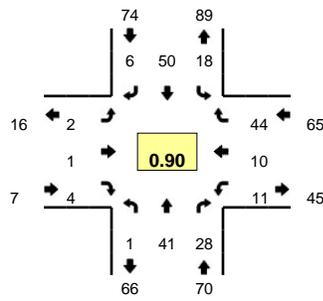
Adequate funds are earmarked for this project in the proposed FY 14 CRA Budget line item 190-8000-552-63-04 (Infrastructure and Capital Improvements) for construction.

ATTACHMENTS:

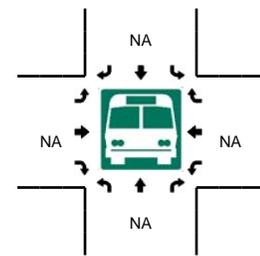
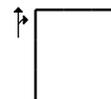
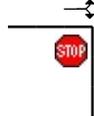
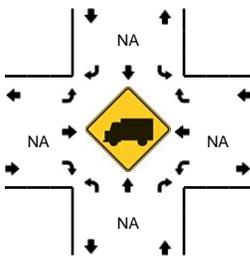
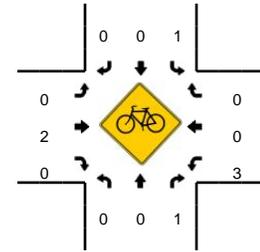
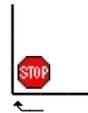
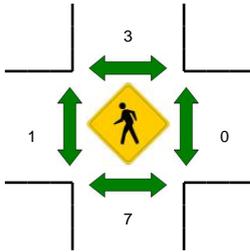
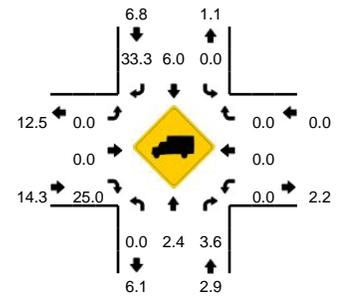
Traffic Study Results
SE 15th Avenue Drainage and Streetscape Design Presentation
Copy of letter to abutting property owners

LOCATION: SE 15th Ave -- SE 3rd Ct
CITY/STATE: Deerfield, FL

QC JOB #: 11085001
DATE: Thu, Jun 27 2013



Peak-Hour: 12:00 PM -- 1:00 PM
Peak 15-Min: 12:00 PM -- 12:15 PM

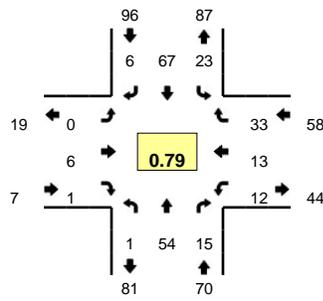


15-Min Count Period Beginning At	SE 15th Ave (Northbound)				SE 15th Ave (Southbound)				SE 3rd Ct (Eastbound)				SE 3rd Ct (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
12:00 PM	0	10	9	1	5	15	1	0	2	0	1	0	4	1	11	0	60	
12:15 PM	0	8	9	0	4	12	1	1	0	0	0	0	2	3	8	0	48	
12:30 PM	0	10	6	0	4	8	1	1	0	0	1	0	3	5	13	0	52	
12:45 PM	0	13	4	0	3	15	3	0	0	1	2	0	2	1	12	0	56	216
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
All Vehicles	0	40	36	4	20	60	4	0	8	0	4	0	16	4	44	0	240	
Heavy Trucks	0	0	0		0	8	0		0	0	0		0	0	0		8	
Pedestrians		4				4				4				0			12	
Bicycles	0	0	0		1	0	0		0	1	0		2	0	0		4	
Railroad																		
Stopped Buses																		

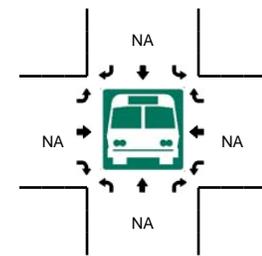
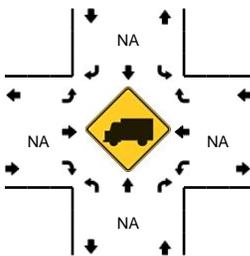
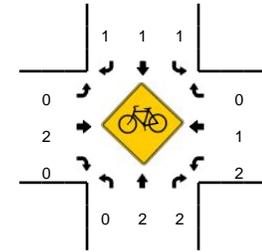
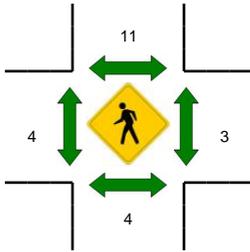
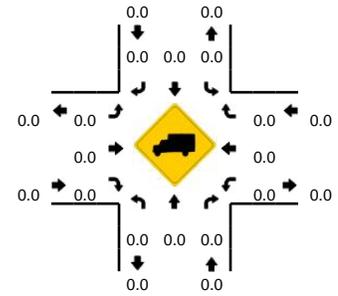
Comments:

LOCATION: SE 15th Ave -- SE 3rd Ct
CITY/STATE: Deerfield, FL

QC JOB #: 11085002
DATE: Thu, Jun 27 2013



Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:00 PM -- 5:15 PM

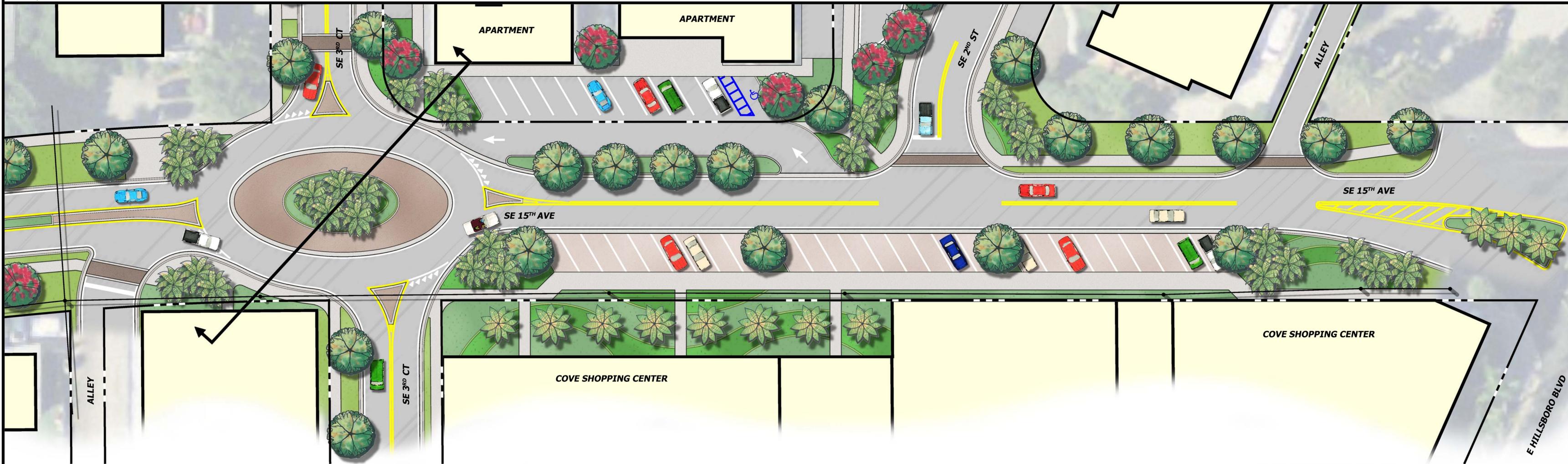
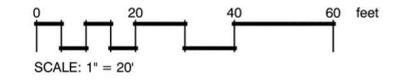


15-Min Count Period Beginning At	SE 15th Ave (Northbound)				SE 15th Ave (Southbound)				SE 3rd Ct (Eastbound)				SE 3rd Ct (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
5:00 PM	0	11	4	0	11	16	1	0	0	1	0	0	9	7	13	0	73	
5:15 PM	0	11	3	1	5	16	4	0	0	2	0	0	1	2	7	0	52	
5:30 PM	0	13	1	0	4	18	0	0	0	1	1	0	1	2	6	0	47	
5:45 PM	0	19	7	0	3	17	1	0	0	2	0	0	1	2	7	0	59	231
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
All Vehicles	0	44	16	0	44	64	4	0	0	4	0	0	36	28	52	0	292	
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	0		0	
Pedestrians		4				0				4				4			12	
Bicycles	0	0	1		0	0	0		0	0	0		0	0	0		1	
Railroad																		
Stopped Buses																		

Comments:



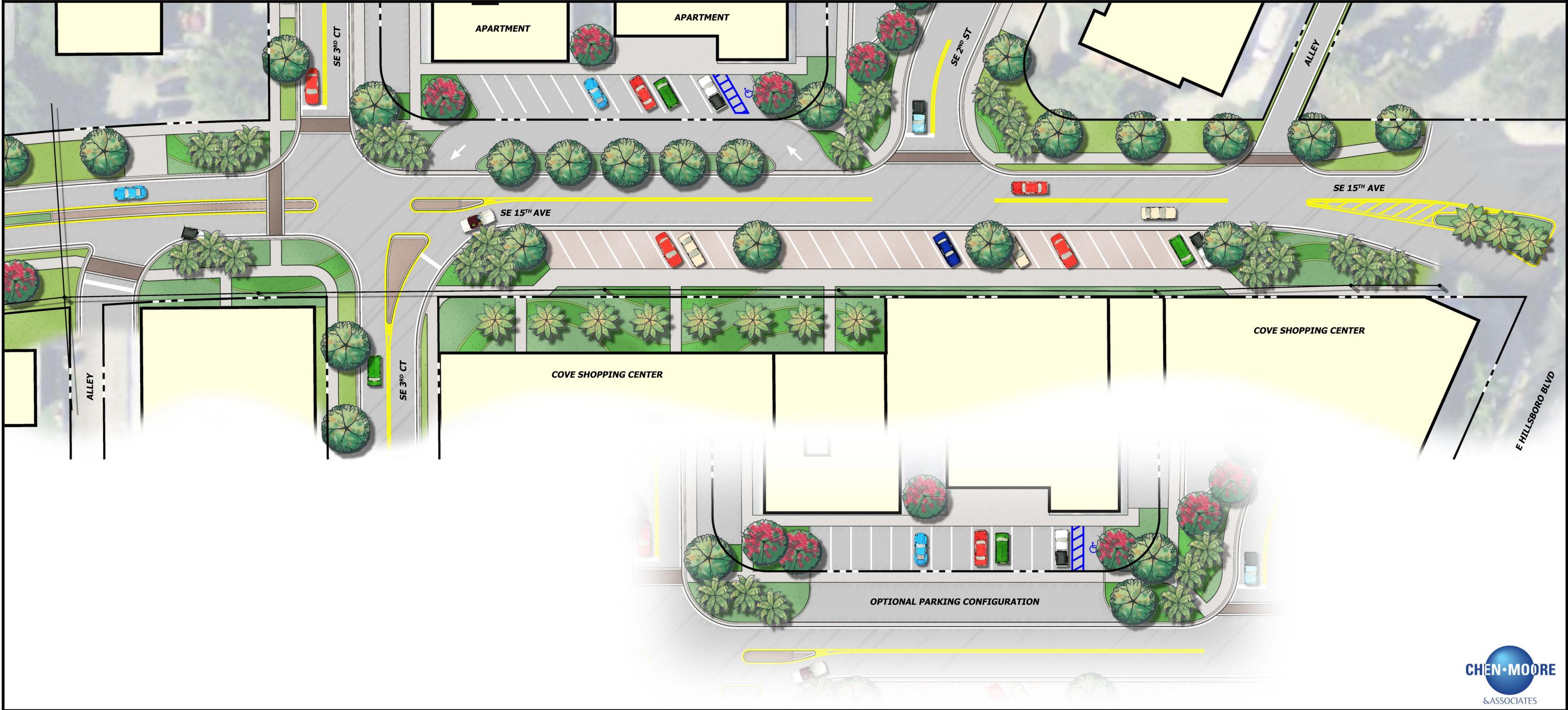
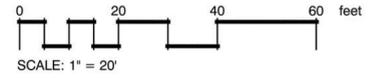
City Of Deerfield Beach - Cove Gardens SE 15TH Avenue Improvements



Landscape Improvements | Sidewalk 5'-0" | Type F Curb & Gutter | Travel Lane 15'-0" | Drop Curb | Pavers Varies | Type D Curb | Landscape Feature Width Varies | Type D Curb | Drop Curb | Pavers Varies | Type F Curb & Gutter | Travel Lane 15'-0" | Sidewalk 5'-0" | Landscape Improvements



City Of Deerfield Beach - Cove Gardens SE 15TH Avenue Improvements



City of Deerfield Beach CRA

Cove Gardens – SE 15th Avenue Improvements

Cove Gardens SE 15th Avenue Improvements

Presentation Outline

- Existing Conditions
- Current Issues
- Proposed Alternatives
- Estimated Cost
- Schedule
- Next Steps



City of

**DEERFIELD
BEACH**

Existing Conditions

- Parking in right of way and on private property.
- Sidewalk in some areas for short stretches.
- Private signage restricting parking.
- Varying parking methods (parallel, diagonal and pull in).
- Raised median separating north bound and south bound.
- Commercial on the east and residential on the west.



Current Issues

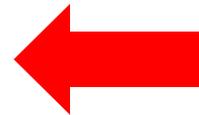
- Illegal turning movements
- Double parking
- Missing links of sidewalk
- Non-code compliant parking in Right of Way
- Illegal restricted parking signage
- No uniformity along corridor
- Drainage improvements needed



Traffic Report

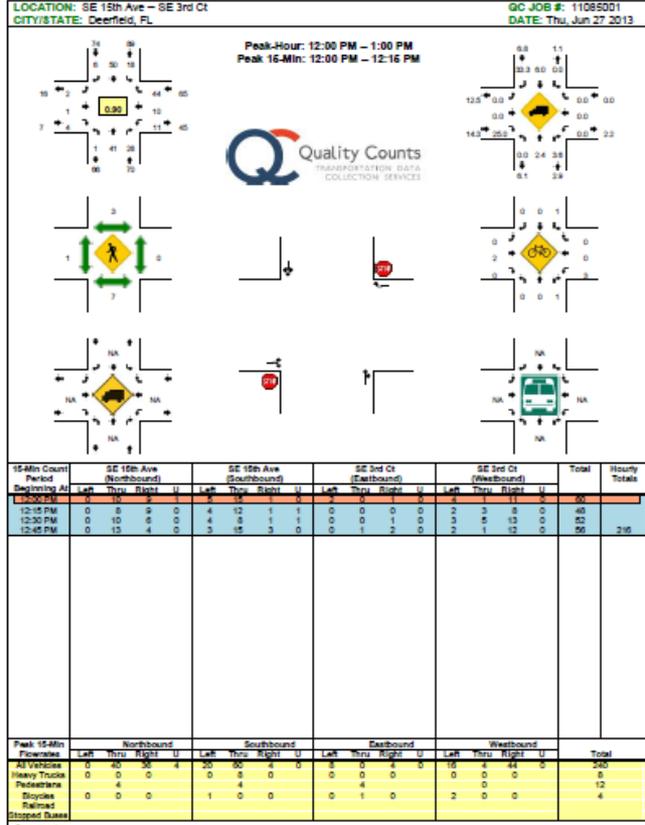
SE 15th Avenue and SE 3rd Court Intersection

- Traffic Counts taken at Noon – 1PM
and 5PM – 6PM on Thursday, June 27
- 23 Illegal left turns from Cove Shopping
Center.
- No Trucks recorded making left turn
(study period not during delivery time)
- Total of 447 vehicles in the 2hr period.

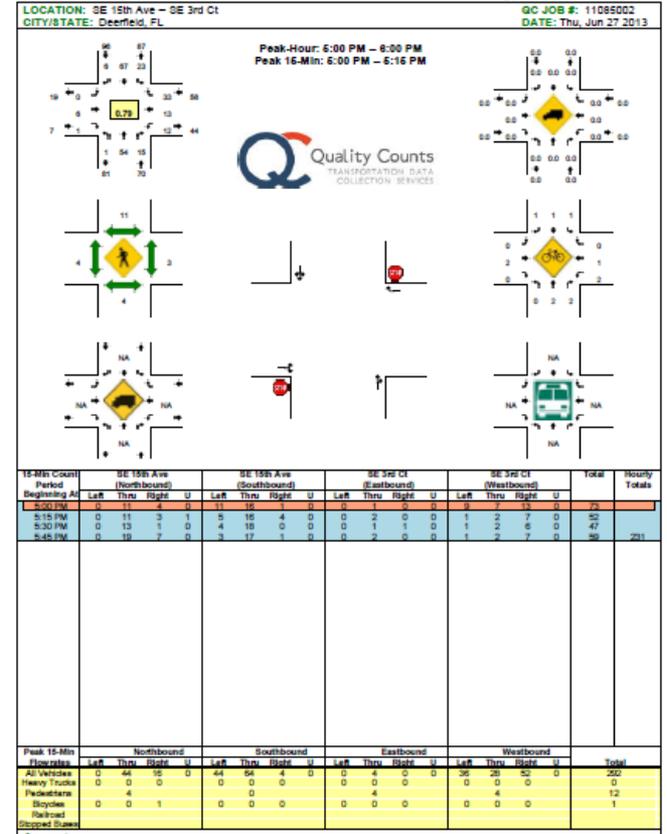


Traffic Report

Type of peak hour being reported: Intersection Peak Method for determining peak hour: Total Entering Volume



Type of peak hour being reported: Intersection Peak Method for determining peak hour: Total Entering Volume



Proposed Alternatives

Option 1 – Roundabout

Option 2 – No Roundabout with median on the west side.

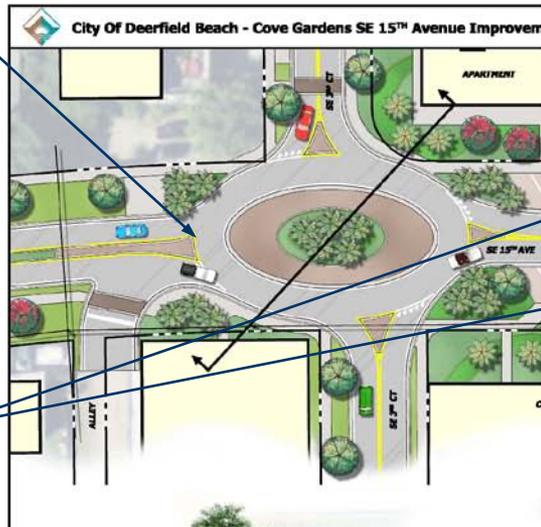
Option 2A – No Roundabout without median (no improvements on the west side)





Proposed Alternatives

● Option 1 – Roundabout



Improve traffic circulation

Parking Uniformity

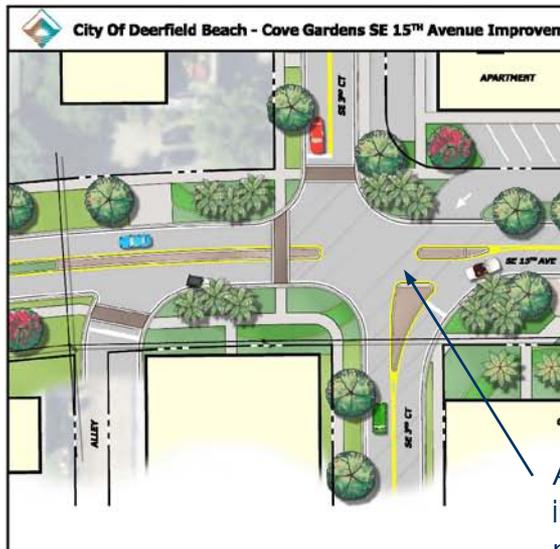
Improves aesthetics and allows for a landmark feature.

Sidewalk continuation



Proposed Alternatives

- Option 2 – No Roundabout w/ Median on West



Address
illegal turning
movement

Improves
Aesthetics

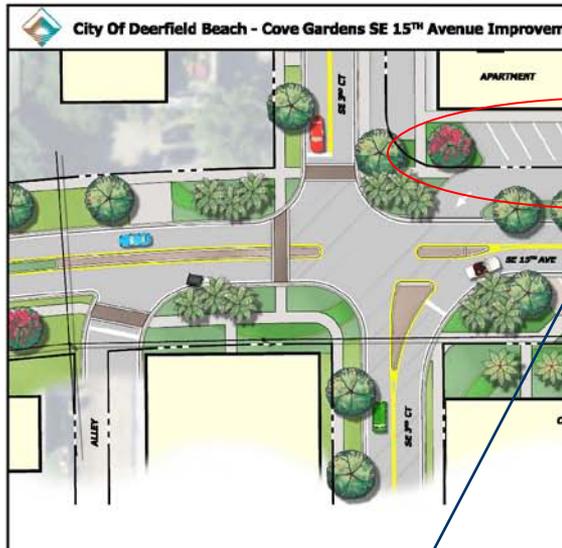
Sidewalk
continuation
on the east

Addresses
Parking
Uniformity



Proposed Alternatives

- **Option 2A – No Roundabout and No Improvements on the west side.**



Same layout as Option 2, EXCEPT it does not include parking lot improvements on the west.

Estimated Cost

- Option 1 – Roundabout = \$580,000
- Option 2 – No Roundabout = \$515,000
- Option 2A – No Roundabout and No Improvements on the west = \$497,000

*All estimates include \$50,000.00 contingency and are based on current Cove Gardens Contract.



Schedule

- Construction cost are increasing. Waiting to proceed could increase cost.
- Drainage permitting will be necessary and usually takes a minimum of 30 days.
- Engineering Design would take approximately 60 days.
- Bidding would be approximately 60 days.
- Project construction would take at least 4 months.

Next Steps

1. Obtain Stakeholder Buy In
2. Select Preferred Alternative
3. Complete Engineering Design
4. Permit
5. *Depending on timing Bid Project*
6. Construct Improvements

Questions





CITY OF DEERFIELD BEACH

COVE GARDENS NEIGHBORHOOD IMPROVEMENT PROJECT

15th Avenue Improvements (with landscape median on W)

COST ESTIMATE

GENERAL	Quantity	Unit	Unit Price	Amount
1 Mobilization	1	LS	\$ 22,880.18	\$ 22,880.18
2 Maintenance of Traffic	1	LS	\$ 22,880.18	\$ 22,880.18
3 Bonds and Insurance	1	LS	\$ 11,440.09	\$ 11,440.09
GENERAL SUBTOTAL				\$57,200.45
DRAINAGE				
4 Furnish and install drainage pipe - 15" HDPE	260	LF	\$ 46.00	\$ 11,960.00
5 Furnish and install drainage pipe w/ exfiltration trench - 15" HDPE	450	LF	\$ 140.30	\$ 63,135.00
6 Furnish and install Type "C-4" Structure (48" square)	3	EA	\$ 3,392.50	\$ 10,177.50
7 Furnish and install Type "C.I" Curb and Gutter Inlet (Type P-4, P-6, V, etc.)	5	EA	\$ 4,000.00	\$ 20,000.00
8 Tie proposed drainage into existing structure (includes coring)	2	EA	\$ 1,725.00	\$ 3,450.00
9 Replace drainage grate	1	EA	\$ 5,439.50	\$ 5,439.50
10 Adjust existing structure rim elevation	4	EA	\$ 517.50	\$ 2,070.00
11 Remove and dispose of existing drainage structure	1	EA	\$ 862.50	\$ 862.50
12 Remove and dispose of existing drainage pipe	100	LF	\$ 25.00	\$ 2,500.00
13 Furnish and Install concrete flume	2	EA	\$ 60.00	\$ 250.00
DRAINAGE SUBTOTAL				\$119,844.50
ROADWAY				
14 Remove and Dispose of Existing Asphalt Pavement	2,500	SY	\$ 10.44	\$ 26,100.00
15 Remove and Dispose of Existing Concrete	470	SY	\$ 6.04	\$ 2,838.80
14 Remove and Replace Existing Brick Pavers	75	SY	\$ 31.05	\$ 2,328.75
16 Furnish and Install Asphalt Driveway Apron	500	SY	\$ 28.75	\$ 14,375.00
17 Furnish and Install Concrete Driveway Apron	30	SY	\$ 26.45	\$ 793.50
18 Furnish and Install Asphalt Pavement - Type SP (1½" of 2 lifts)	2,500	SY	\$ 6.38	\$ 15,950.00
19 Furnish and Install Asphalt Pavement - Type FC 12.5 (1½" of 1 lift)	2,500	SY	\$ 6.15	\$ 15,375.00
20 Furnish and Install Limerock Base (8in)	3,000	SY	\$ 8.05	\$ 24,150.00
21 Stabilization of Subgrade	3,300	SY	\$ 1.15	\$ 3,795.00
22 Clear and Grade	2,000	SY	\$ 0.62	\$ 1,240.00
23 Furnish and Install Concrete Curbs	750	LF	\$ 12.98	\$ 9,735.00
24 Furnish and Install Concrete Sidewalks (Including ADA Detectable Warning R	500	SY	\$ 26.45	\$ 13,225.00
25 Furnish and Install Pavers	35	SY	\$ 57.24	\$ 2,003.40
26 Furnish and Install Wheel Stops	30	EA	\$ 100.00	\$ 3,000.00
ROADWAY SUBTOTAL				\$134,909.45
PAVEMENT MARKINGS AND SIGNAGE				
27 Furnish and place 4" thermoplastic (solid line)	550	LF	\$ 0.70	\$ 385.00
28 Furnish and place 6" thermoplastic (solid line)	1200	LF	\$ 1.04	\$ 1,248.00
29 Furnish and place 24" thermoplastic (stop bars)	36	LF	\$ 4.60	\$ 165.60
30 Furnish and place 18" thermoplastic solid line	30	LF	\$ 3.11	\$ 93.30
32 Furnish and Place Pavement Symbols	1	EA	\$ 75.90	\$ 75.90
33 Remove and relocate designated existing signs	5	EA	\$ 143.75	\$ 718.75
34 Replace Reflective Pavement Marker	100	EA	\$ 6.90	\$ 690.00
35 Furnish and Install Traffic Sign	4	EA	\$ 350.00	\$ 1,400.00
PAVEMENT MARKINGS AND SIGNAGE SUBTOTAL				\$ 4,776.55

LANDSCAPE			
36 Furnish and Install Glaucous Cassia	4 EA	\$ 346.52	\$ 1,386.08
37 Furnish and Install Royal Palm	11 EA	\$ 900.00	\$ 9,900.00
38 Furnish and Install Twisted Trunk Cabbage Palm	0 EA	\$ 315.96	\$ -
39 Furnish and Install Live Oak	13 EA	\$ 385.64	\$ 5,013.32
40 Furnish and Install Cabbage Palmetto	15 EA	\$ 173.88	\$ 2,608.20
41 Furnish and Install 3-5gal plant	3200 EA	\$ 9.94	\$ 31,808.00
42 Furnish and install Paspalum notatum sod (Bahia)	4,835 SY	\$ 2.00	\$ 9,670.00
43 Furnish and install Vegetation Root Inhibitor (Bio-barrier)	400 LF	\$ 8.50	\$ 3,400.00
44 Remove and dispose of minor trees and palms	3 EA	\$ 172.50	\$ 517.50
45 Remove and dispose of major trees	4 EA	\$ 287.50	\$ 1,150.00
46 Furnish and Install Irrigation Systems	3 LS	\$ 7,540.00	\$ 22,620.00
47 Furnish and Install Street Lights	15 EA	\$ 4,000.00	\$ 60,000.00
LANDSCAPE SUBTOTAL			\$ 148,073.10
MISCELLANEOUS			
48 Contingency	1 AL	\$ 50,000.00	\$ 50,000.00
MISCELLANEOUS SUBTOTAL			\$ 50,000.00
TOTAL BASE AMOUNT (ITEMS 1 THROUGH 48, INCLUSIVE):			\$ 514,804.05
<i>Mill Asphalt (instead of replace if grades allow)</i>	<i>1800 SY</i>	<i>4.03</i>	<i>\$ 7,254.00</i>
<i>Revised Cost this option</i>			<i>\$ 474,010.55</i>



CITY OF DEERFIELD BEACH
COVE GARDENS NEIGHBORHOOD IMPROVEMENT PROJECT

15th Avenue Improvements (no work at apartment)

COST ESTIMATE

GENERAL	Quantity	Unit	Unit Price	Amount
1 Mobilization	1	LS	\$ 22,062.16	\$ 22,062.16
2 Maintenance of Traffic	1	LS	\$ 22,062.16	\$ 22,062.16
3 Bonds and Insurance	1	LS	\$ 11,031.08	\$ 11,031.08
GENERAL SUBTOTAL				\$55,155.40
DRAINAGE				
4 Furnish and install drainage pipe - 15" HDPE	260	LF	\$ 46.00	\$ 11,960.00
5 Furnish and install drainage pipe w/ exfiltration trench - 15" HDPE	450	LF	\$ 140.30	\$ 63,135.00
6 Furnish and install Type "C-4" Structure (48" square)	3	EA	\$ 3,392.50	\$ 10,177.50
7 Furnish and install Type "C.I" Curb and Gutter Inlet (Type P-4, P-6, V, etc.)	5	EA	\$ 4,000.00	\$ 20,000.00
8 Tie proposed drainage into existing structure (includes coring)	2	EA	\$ 1,725.00	\$ 3,450.00
9 Replace drainage grate	1	EA	\$ 5,439.50	\$ 5,439.50
10 Adjust existing structure rim elevation	4	EA	\$ 517.50	\$ 2,070.00
11 Remove and dispose of existing drainage structure	1	EA	\$ 862.50	\$ 862.50
12 Remove and dispose of existing drainage pipe	100	LF	\$ 25.00	\$ 2,500.00
13 Furnish and Install concrete flume	2	EA	\$ 60.00	\$ 250.00
DRAINAGE SUBTOTAL				\$119,844.50
ROADWAY				
14 Remove and Dispose of Existing Asphalt Pavement	2,500	SY	\$ 10.44	\$ 26,100.00
15 Remove and Dispose of Existing Concrete	470	SY	\$ 6.04	\$ 2,838.80
14 Remove and Replace Existing Brick Pavers	75	SY	\$ 31.05	\$ 2,328.75
16 Furnish and Install Asphalt Driveway Apron	500	SY	\$ 28.75	\$ 14,375.00
17 Furnish and Install Concrete Driveway Apron	30	SY	\$ 26.45	\$ 793.50
18 Furnish and Install Asphalt Pavement - Type SP (1½" of 2 lifts)	2,500	SY	\$ 6.38	\$ 15,950.00
19 Furnish and Install Asphalt Pavement - Type FC 12.5 (1½" of 1 lift)	2,500	SY	\$ 6.15	\$ 15,375.00
20 Furnish and Install Limerock Base (8in)	3,000	SY	\$ 8.05	\$ 24,150.00
21 Stabilization of Subgrade	3,300	SY	\$ 1.15	\$ 3,795.00
22 Clear and Grade	2,000	SY	\$ 0.62	\$ 1,240.00
23 Furnish and Install Concrete Curbs	750	LF	\$ 12.98	\$ 9,735.00
24 Furnish and Install Concrete Sidewalks (Including ADA Detectable Warning R	500	SY	\$ 26.45	\$ 13,225.00
25 Furnish and Install Pavers	35	SY	\$ 57.24	\$ 2,003.40
26 Furnish and Install Wheel Stops	30	EA	\$ 100.00	\$ 3,000.00
ROADWAY SUBTOTAL				\$134,909.45
PAVEMENT MARKINGS AND SIGNAGE				
27 Furnish and place 4" thermoplastic (solid line)	550	LF	\$ 0.70	\$ 385.00
28 Furnish and place 6" thermoplastic (solid line)	1200	LF	\$ 1.04	\$ 1,248.00
29 Furnish and place 24" thermoplastic (stop bars)	36	LF	\$ 4.60	\$ 165.60
30 Furnish and place 18" thermoplastic solid line	30	LF	\$ 3.11	\$ 93.30
32 Furnish and Place Pavement Symbols	1	EA	\$ 75.90	\$ 75.90
33 Remove and relocate designated existing signs	5	EA	\$ 143.75	\$ 718.75
34 Replace Reflective Pavement Marker	100	EA	\$ 6.90	\$ 690.00
35 Furnish and Install Traffic Sign	4	EA	\$ 350.00	\$ 1,400.00
PAVEMENT MARKINGS AND SIGNAGE SUBTOTAL				\$ 4,776.55

LANDSCAPE			
36 Furnish and Install Glaucous Cassia	1 EA	\$ 346.52	\$ 346.52
37 Furnish and Install Royal Palm	11 EA	\$ 900.00	\$ 9,900.00
38 Furnish and Install Twisted Trunk Cabbage Palm	0 EA	\$ 315.96	\$ -
39 Furnish and Install Live Oak	7 EA	\$ 385.64	\$ 2,699.48
40 Furnish and Install Cabbage Palmetto	15 EA	\$ 173.88	\$ 2,608.20
41 Furnish and Install 3-5gal plant	2650 EA	\$ 9.94	\$ 26,341.00
42 Furnish and install Paspalum notatum sod (Bahia)	4,835 SY	\$ 2.00	\$ 9,670.00
43 Furnish and install Vegetation Root Inhibitor (Bio-barrier)	400 LF	\$ 8.50	\$ 3,400.00
44 Remove and dispose of minor trees and palms	3 EA	\$ 172.50	\$ 517.50
45 Remove and dispose of major trees	4 EA	\$ 287.50	\$ 1,150.00
46 Furnish and Install Irrigation Systems	2 LS	\$ 7,540.00	\$ 15,080.00
47 Furnish and Install Street Lights	15 EA	\$ 4,000.00	\$ 60,000.00
LANDSCAPE SUBTOTAL			\$ 131,712.70
MISCELLANEOUS			
48 Contingency	1 AL	\$ 50,000.00	\$ 50,000.00
MISCELLANEOUS SUBTOTAL			\$ 50,000.00
TOTAL BASE AMOUNT (ITEMS 1 THROUGH 48, INCLUSIVE):			\$ 496,398.60
<i>Mill Asphalt (instead of replace if grades allow)</i>	1800 SY	4.03	\$ 7,254.00
<i>Revised Cost this option</i>			\$ 455,605.10



City of
**DEERFIELD
BEACH**

August 20, 2013

Mr. Roger Hampton
1500 East Hillsboro Boulevard
Deerfield Beach, FL 33441

Dear Roger,

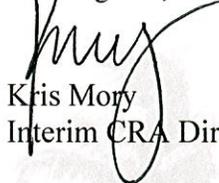
The improvements currently being constructed in the Cove Gardens neighborhood (see map) **do not** include SE 15th Avenue. When the Cove Gardens improvements were originally designed, stakeholders could not reach consensus on a preferred design, so improvements to SE 15th Avenue were not included. However, several stakeholders requested that the possibilities be revisited. CRA funding is available to construct the improvements as a "Phase 2" of the current Cove Gardens project if consensus can be reached on a preferred design option.

The CRA Board has already approved funds to hire engineers to study the surveys and traffic counts and design drainage and streetscape improvements. *Several design options are ready for your consideration.*

Stakeholder input on design options is requested. The Project Manager from the engineering firm, Chen Moore Associates, will present the initial design options at the August 27, 2013 CRA Board meeting, at 6:30 p.m. in the City Commission Chambers of City Hall at 150 NE 2nd Avenue, Deerfield Beach. Stakeholders will be invited to provide input on the design after the presentation.

Please feel free to call me at 954-480-4317 with questions.

Best regards,


Kris Mory
Interim CRA Director

Mayor
Jean M. Robb

Vice Mayor
Joseph P. Miller

Commissioners
Bill Ganz
Ben Preston
Richard S. Rosenzweig

City Manager
Burgess Hanson



REQUESTED ACTION:

None. Randy Hollingworth, Project Manager from Bermello Ajamil and Partners (B&A) will make a presentation regarding proposed Sullivan Park Redevelopment master plan concepts.

SUMMARY EXPLANATION/BACKGROUND:

Randy Hollingworth, Project Manager from B&A will make a presentation to the CRA Board regarding of preliminary proposed master plan concepts. He will briefly review design constraints and highlights of the park's proposed new design.

CRA staff will facilitate a discussion regarding the master plan. Sullivan Park E-notification subscribers have been invited to attend to learn about the proposed master plans and provide input. The master plan concepts will also be presented at a public input open house that is scheduled for 6:30 p.m. August 29, 2013 at the Royal Fiesta Ballroom at 1680 NE 3rd Court in the Cove Shopping Center. This will provide a second opportunity for the public to provide input and interact with the design team individually. After public input, the consultant will narrow down preferred design aspects into one master plan for adoption.

There is no budgetary impact of this item.

ATTACHMENTS:

None.

City of Deerfield Beach

Sullivan Park Expansion Project CONCEPTUAL PLAN PRESENTATION

August 27, 2013



Bermello Ajamil & Partners, Inc.



Initial Workshop & Site Visit

July 12, 2013



U.L.I. *Park Design Options*

ULI OPTIONS



Option A



Option B



Option C



Opportunities & Constraints

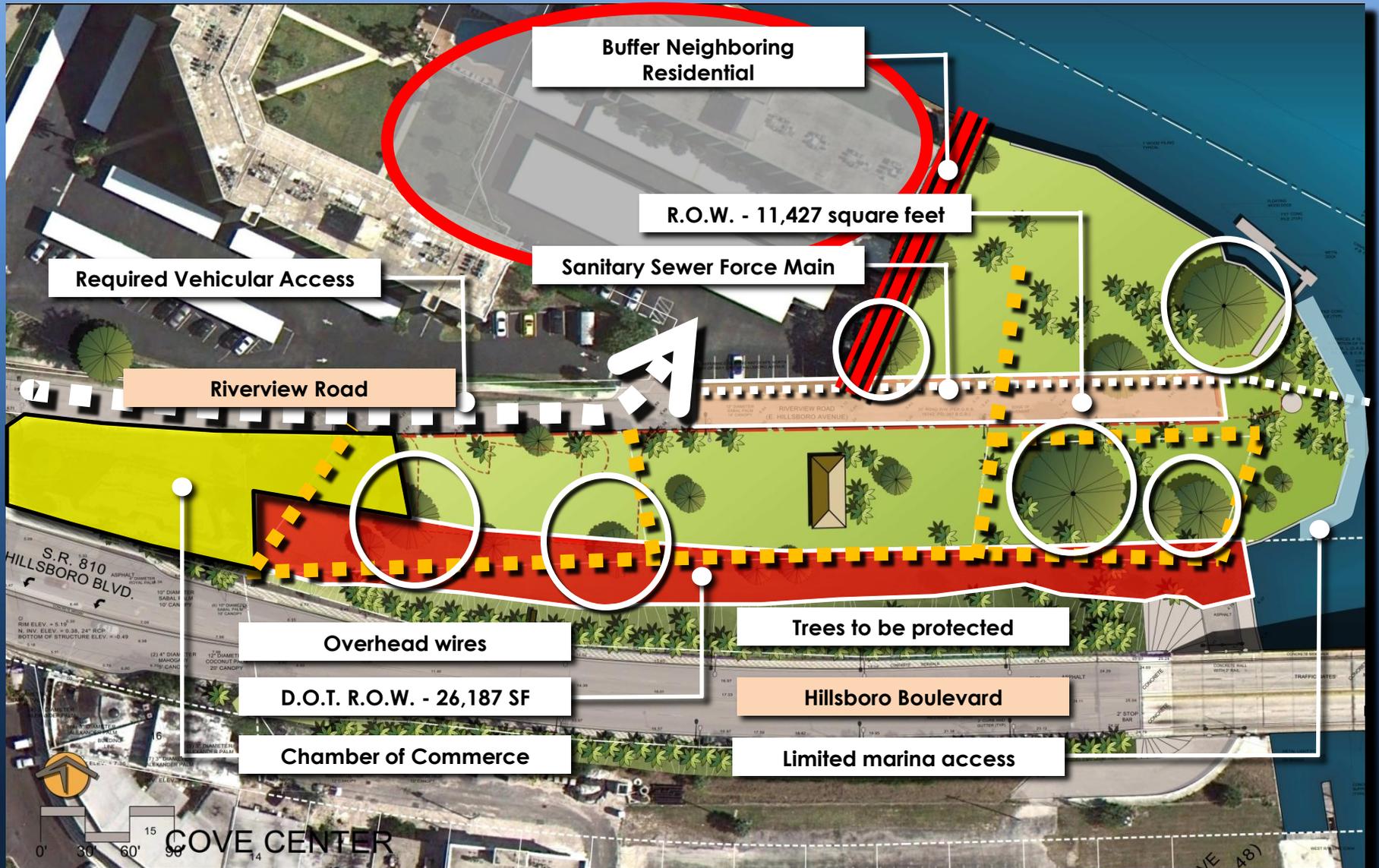
Site Aerial



Riverview Road

Hillsboro Boulevard

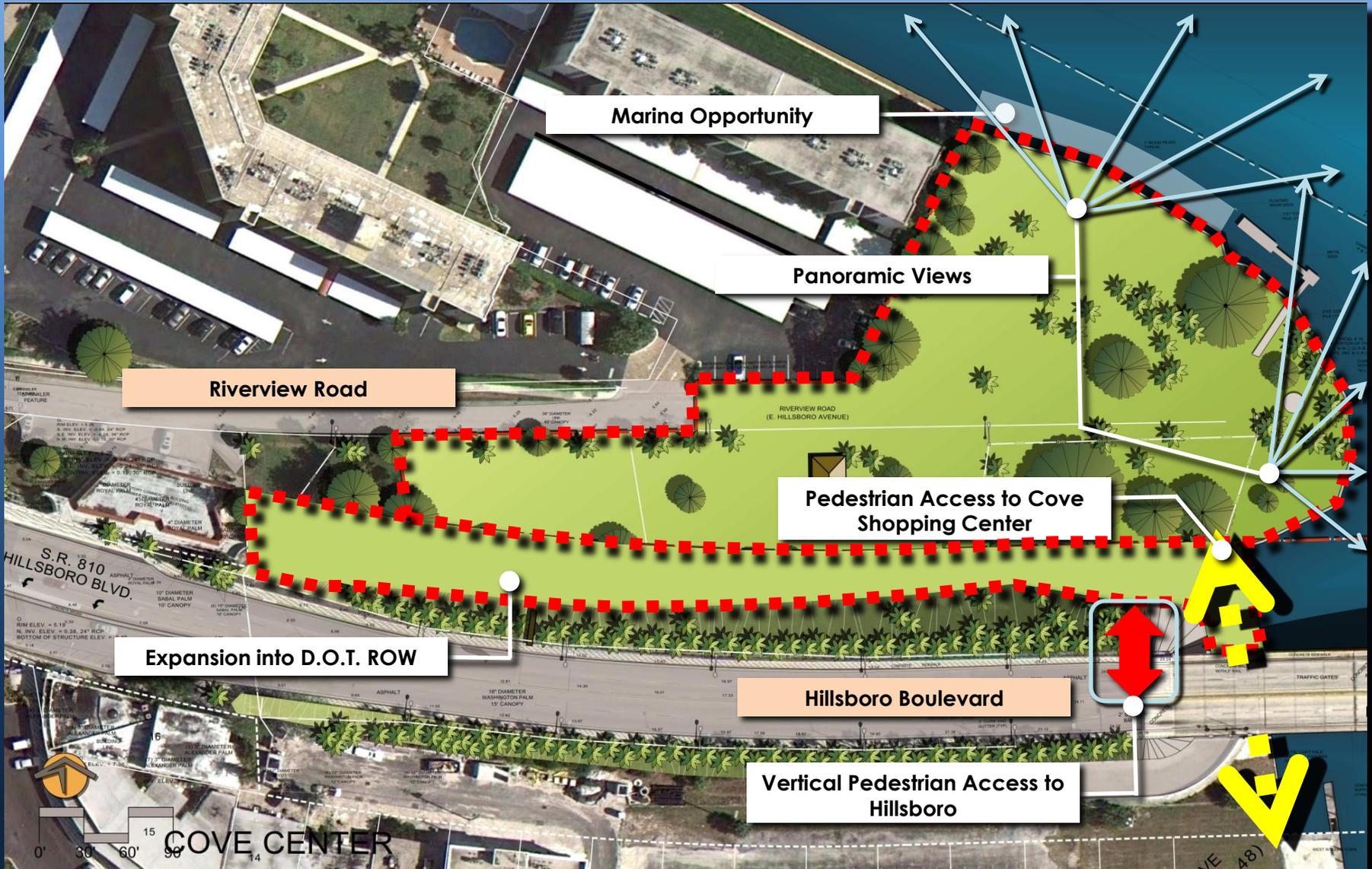
Site Constraints



Site Opportunities

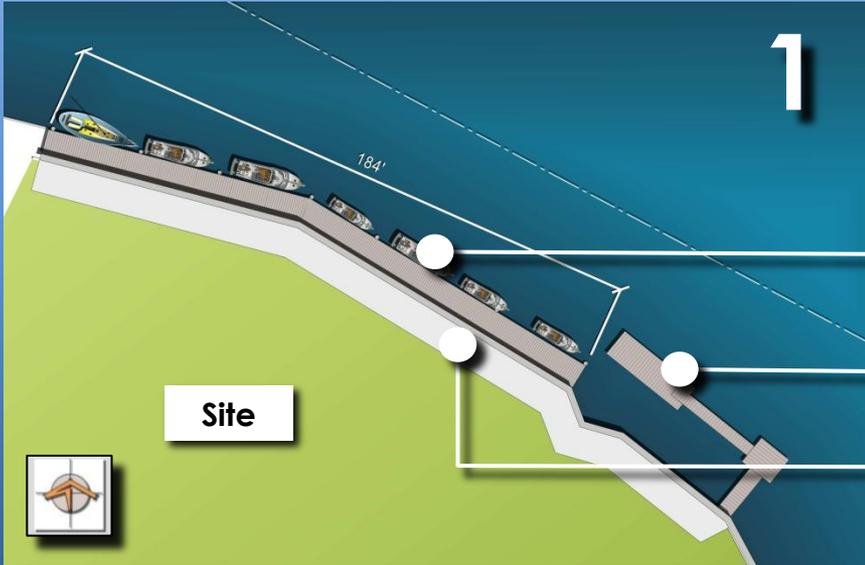


Site Opportunities



Marina Options

1



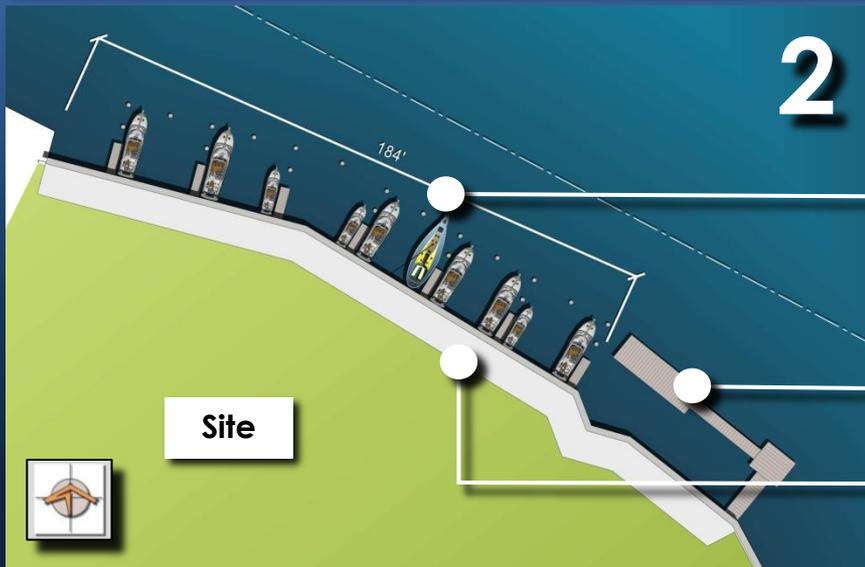
Marginal Dock

Total of 7 boats possible depending on boat size

Existing County dock

Landside pedestrian access

2



Finger Piers

Total of 13 slips possible

Existing County dock

Landside pedestrian access

Program Components

Circulation

Vehicular Parking

Walkways & Bikeways

Marina

Passive Recreation Space

Seating

Open Lawn Areas

Restroom Facilities

Active Recreation

Playgrounds

Interactive Water Feature

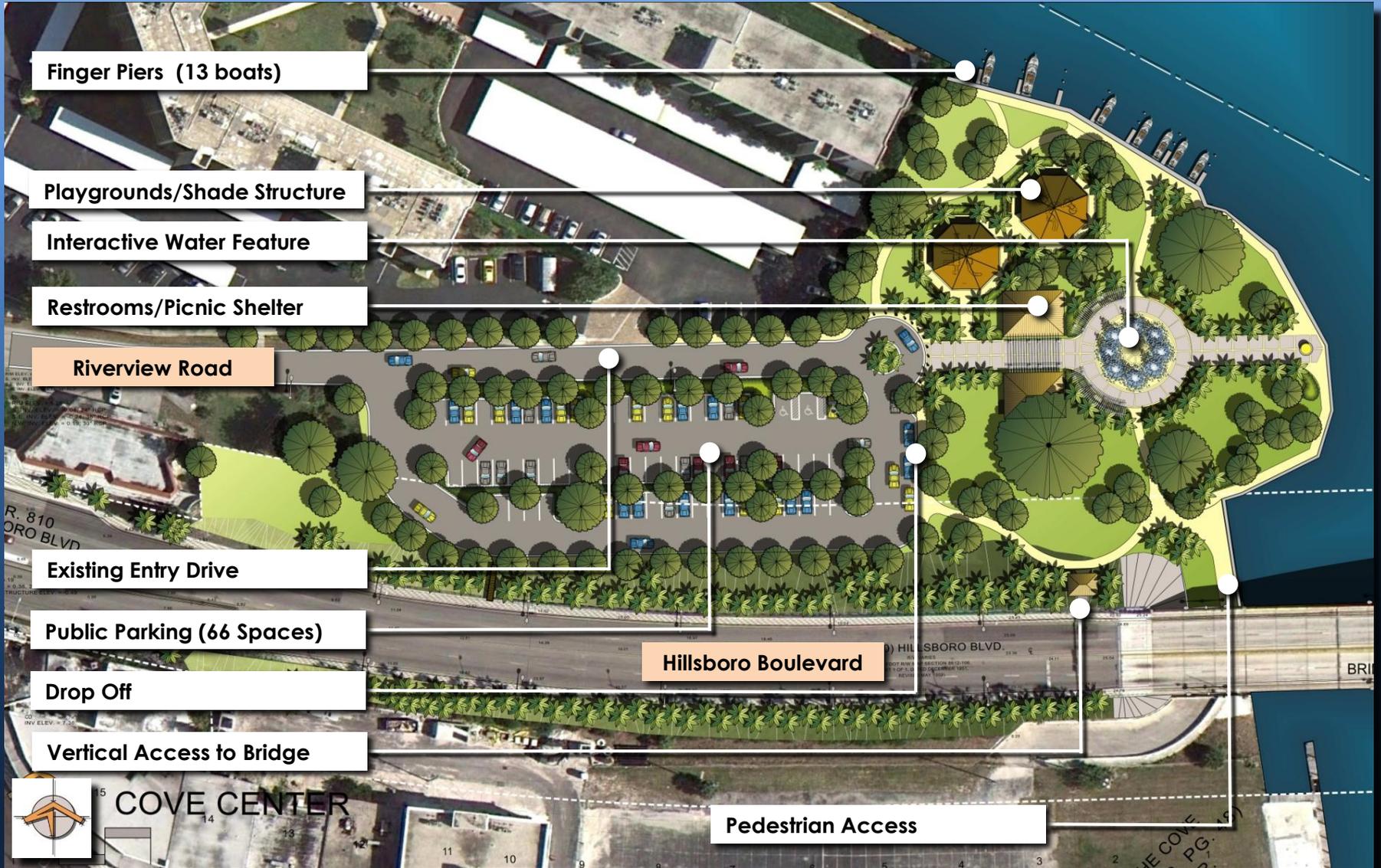
Marina/Water Related Activities

Open Play Areas

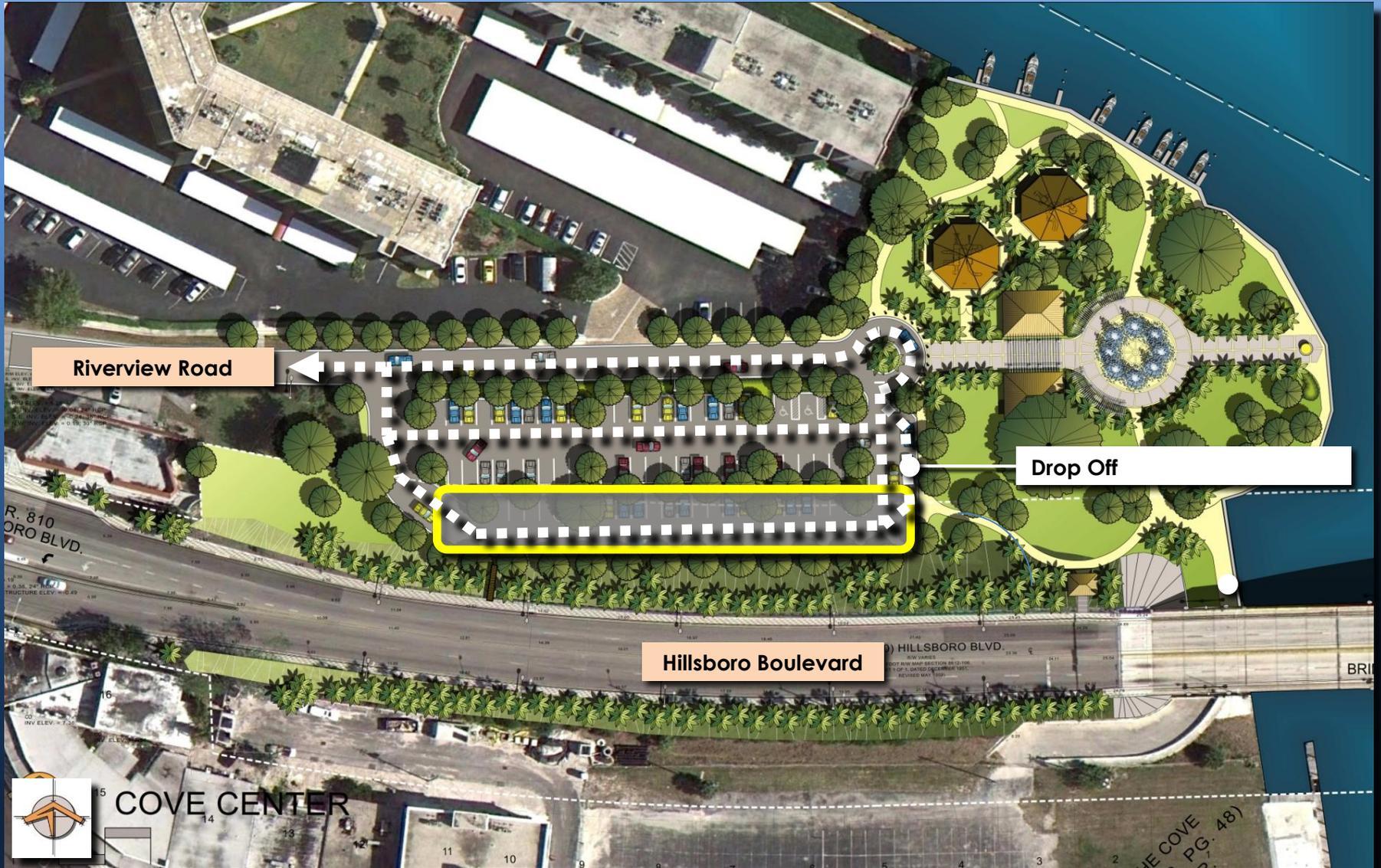


Concept Plans

Concept 1



Concept 1 – Vehicular Circulation



Concept 1



Concept 1



Finger Piers (13 boats)

Waterfront Promenade

Playground/ Shade Structure

Playground/ Shade Structure

Picnic Shelter

Historic Marker/Sculpture

Interactive Water Feature

Rest Rooms

Drop Off

Pedestrian Access

Vertical Access to Bridge

Concept 1- Interactive Water Feature



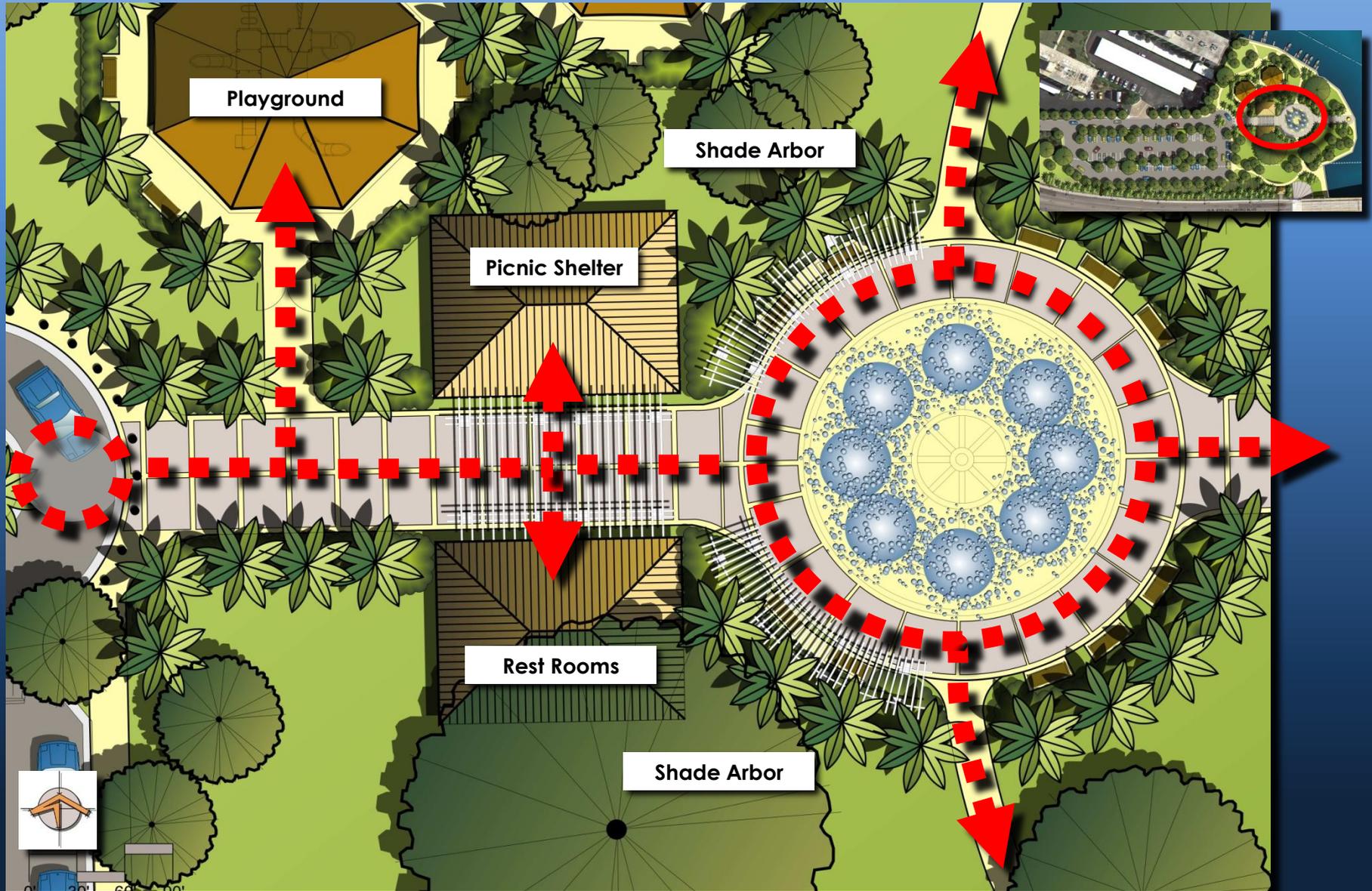
Interactive Water Feature



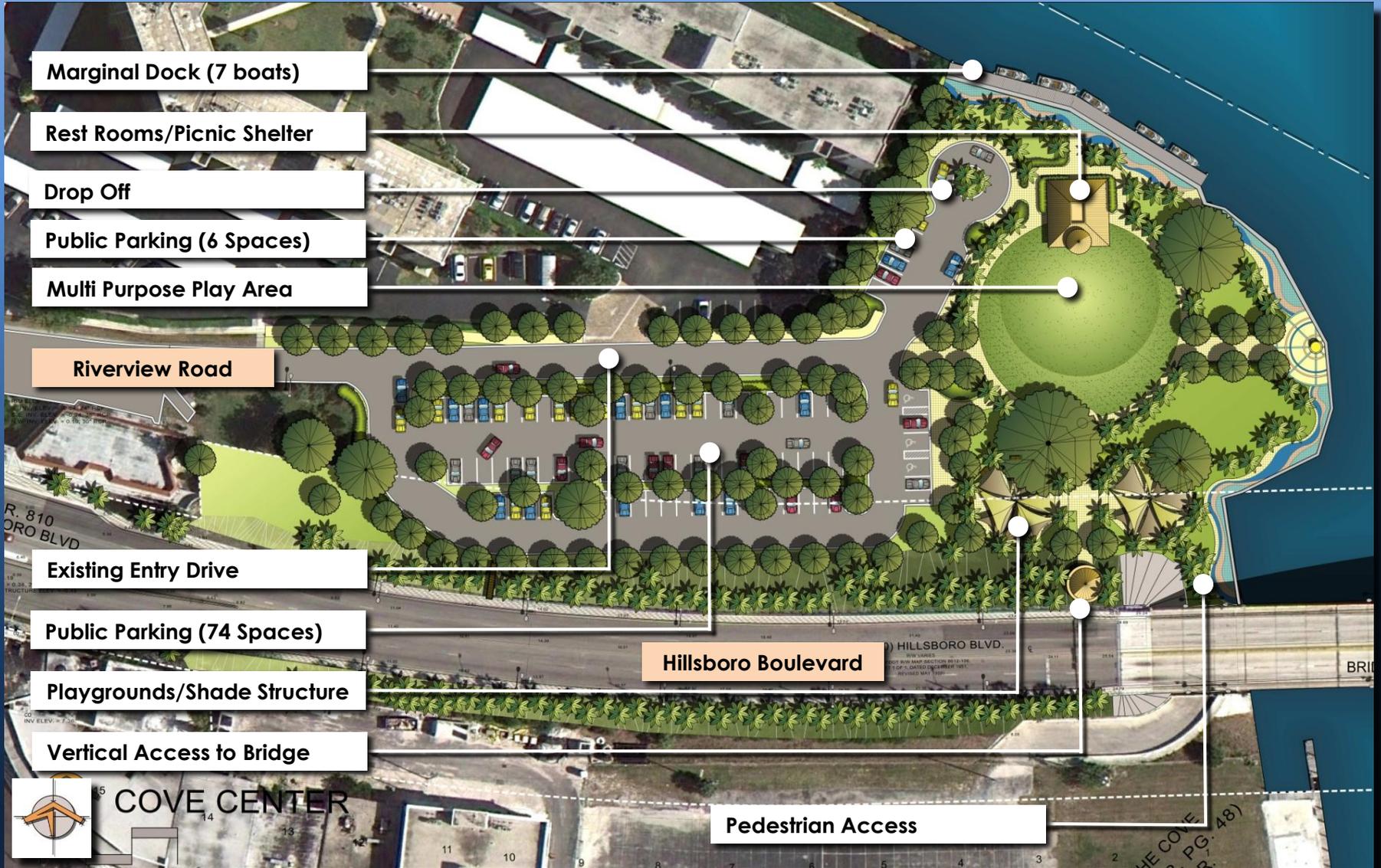
Concept 1- Playgrounds



Concept 1- Restroom Picnic Pavilion



Concept 2



Concept 2



Concept 2



Marginal Dock (7 boats)

Rest Rooms

Drop Off

Picnic Shelter

Multi Purpose Play Area

Historic Marker/Sculpture

Accessible Parking

Playgrounds

Waterfront Promenade

Vertical Access to Bridge

Concept 2, Playgrounds



Concept Plans



CONCEPT 1



CONCEPT 2

Concept Plans

CONCEPT 1



CONCEPT 2



City of Deerfield Beach

Sullivan Park Expansion Project CONCEPT PLAN PRESENTATION

August 27, 2013



Bermello Ajamil & Partners, Inc.

REQUESTED ACTION:

Approve resolution to authorize CRA Commercial Façade Improvement Grant funding for Admiral Associates LTD for façade improvements to 1645 SE 3rd Court (The Admiral Building) in an amount not to exceed \$20,254.00.

SUMMARY EXPLANATION/BACKGROUND:

Admiral Building Associates Ltd. proposes to make significant upgrades to the façade of 1645 SE 3rd Court (The Admiral Building), Deerfield Beach in The Cove Shopping Center. The property consists of a two story building with first floor commercial tenants and second floor office tenants. The applicant is currently in the process of permitting the build out for a new delicatessen tenant. The property is very visible from Hillsboro Boulevard and is diagonally adjacent to Two Georges at the Cove restaurant which participated in the program in 2012.

The owners, Jay and Marc Geiserman, propose to paint the building, install new Bahama-style awnings, and impact glass windows. The project will require Community Appearance Board approval and building permits prior to construction. The proposed improvements are consistent with the Cove Shopping Center's Key West theme.

The applicant proposes eligible façade improvements totaling \$40,508. The building has 310 linear feet of first floor façade (\$200/lf) and 400 linear feet of second story façade (\$150/lf) that is being improved, thus qualifying for more than the program maximum of \$100,000 per project. The applicant's request is well below the qualified funding level.

This is a budgeted expense. Adequate funds are available in CRA Budget line item 190-8000-552-39-59 (Commercial Façade Improvement Loan Program) to fund this project.

ATTACHMENTS:

**Application
Resolution**

DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY

COMMERCIAL FAÇADE PROGRAM

APPLICATION
(PLEASE TYPE OR PRINT)

Applicant's Name: ADMIRAL BUILDING ASSOCIATES, LTD.

Phone: 954.420.1001

Mailing Address: 1445 SE 3rd COURT, SUITE 200
DEERFIELD BEACH, FL 33441

Property Address: SAME

Business Name: SAME

Description of Planned Improvements (You may attach additional typed/printed sheets if needed):

SEE ATTACHED

(Please see next page for additional site documentation required)

Total Cost of Project: \$ 42,056.40

CRA Funds Requested: 21,028.00

ADDITIONAL SITE DOCUMENTATION REQUIRED

Please attach the following:

- All detailed exterior building elevations, height and scale element.
- Color sample specifying exterior surface treatment.
- Landscape plan (if applicable)—Show location, type and size of planting.
- Color photographs of subject site features and adjacent properties and buildings.

For signage, attach the following:

- Dimensions, lettering style and sizes, materials and mounting details.
- Color samples and colors noted on drawings
- Lighting details including type, intensity and mounting specifications
- Building elevations for all wall signs—illustrating dimensioned location of sign.
- Survey showing location of free-standing sign. Landscape drawings must also be provided indicating size, type and location of material for all free-standing signs.
- Photos of signs on abutting and subject properties.

Please Read: By signing below, I acknowledge that I have read and understand the instructions associated with this program. I understand that if I fail to abide by the instructions, my application may be disqualified. I further acknowledge that I understand that funding for the Commercial Façade Program is limited. As such, there is a risk that even if my application meets all requirements, I may not be approved for funding in this fiscal year.

Signature & Date



END OF APPLICATION



SOUTHEAST PROPERTIES
COMMERCIAL REAL ESTATE

August 20, 2013

Deerfield Beach Community Redevelopment
Agency
150 NE 2nd Avenue
Deerfield Beach, FL 33441



Admiral Building

Re: Commercial Façade Funding Program

Ladies and Gentlemen:

We have decided that the Admiral Building located at 1645 SE 3rd Court, Deerfield Beach in the Cove Shopping Center is ready for another round of improvements. We have decided to replace all of the **second floor** windows. After years of being in the sun the rubber seals can no longer be repaired. We have decided to replace them with **impact resistant windows**. We are also adding an **aluminum decorative Bahama Awning** above each window. After the installation of the windows we will be **repainting the building** using the same colors.

After the City completed the Cove Parking lot construction and redesign they left an area behind all the buildings including ours unimproved. For the sake of low maintenance we would like to put down **small gravel rocks** in this area for appearance, parking and drainage.

We thank you for the CRA's participation in these small improvements to the Admiral Building.

Sincerely,

ADMIRAL BUILDING ASSOCIATES, LTD and
SOUTHEAST PROPERTY ASSOCIATES, INC

A handwritten signature in black ink, appearing to read 'Jay M. Geiserman', written over a horizontal line.

Jay M. Geiserman
Vice President

SouthEast Property Associates Incorporated
The Admiral Building at The Cove Shopping Center
1645 S.E. 3rd Court • Suite 200 • Deerfield Beach, FL 33441
Tel: 954.420.1001 • Fax: 954.420.1002 • www.southeastproperties.cc

Licensed Real Estate Broker • Licensed Mortgage Broker



SOUTHEAST PROPERTIES
COMMERCIAL REAL ESTATE

August 21, 2013

Deerfield Beach Community
Redevelopment Agency
150 NE 2nd Avenue
Deerfield Beach, FL 33441

Re: Expense Summary

Ladies and Gentlemen:

During our bidding process we looked at many different local companies. We received several bids for each of the items in our project.

I will start with the 20 impact resistant windows being replaced on the second floor. The estimates that came in ranged from as low as \$18,219 and up to \$25,286. We selected *Gulfstream Glass*, because they are based in Deerfield Beach, and they are using a TM Windows product out of Pompano Beach... Their estimate is **\$19,968** plus permit cost.

The next item is the decorative Bahama Awning to go above each window. The bids ranged from \$9,640 to \$12,400. We decided to go with *Gulfstream Glass*, for continuity, and the same reasons as above. Their estimate is **\$11,000**.

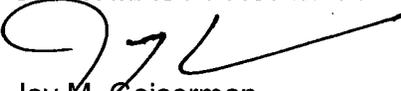
The next item is the painting of the exterior. The bids ranged from \$7,115 and up to \$9,500. We decided to go with *Silveria Painting*, also a local Deerfield company. Their estimate is **\$7,115**.

Finally is the Chattahoochee rock for the rear of the building. The bids ranged from \$2,323 to \$3,200. We decided to use *Lacy's Landscaping*, their estimate is **\$2,425**.

In summary the total project cost will be \$40,508.00 not including permit fee for the windows and shutters which we anticipate having finished by mid-November. I'm adding 5% to the \$19,968 = \$998.40 and 5% to the \$11,000 = \$550. The **total project cost is \$42,056.40**

Sincerely,

ADMIRAL BUILDING ASSOCIATES, LTD and
SOUTHEAST PROPERTY ASSOCIATES, INC



Jay M. Geiserman
Vice President

SouthEast Property Associates Incorporated
The Admiral Building at The Cove Shopping Center
1645 S.E. 3rd Court • Suite 200 • Deerfield Beach, FL 33441
Tel: 954.420.1001 • Fax: 954.420.1002 • www.southeastproperties.cc

Licensed Real Estate Broker • Licensed Mortgage Broker



SOUTHEAST PROPERTIES
COMMERCIAL REAL ESTATE

ADMIRAL BUILDING
CRA COST BRAEKDOWN

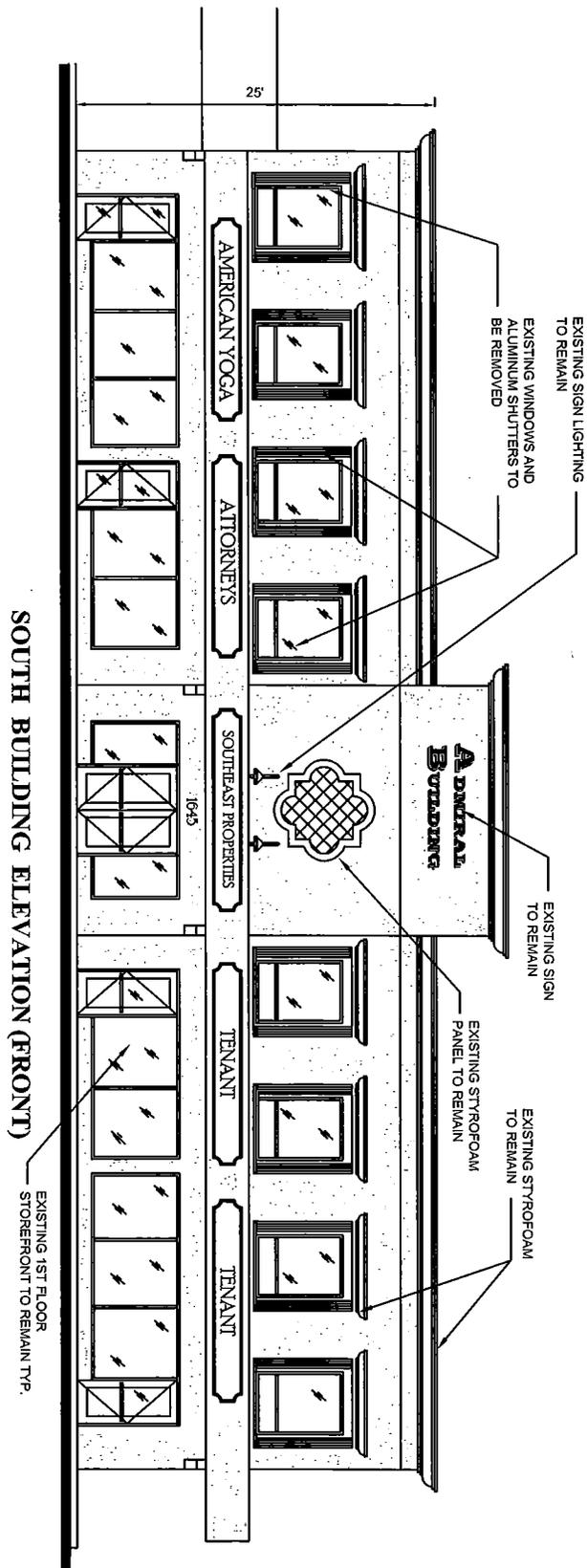
Impact resistant windows ! *	\$19,968.00
Decorative Bahama Awnings *	\$11,000.00
Exterior Paint	\$7,115.00
Rocks in rear of building	\$2,425.00
Permit cost (5% of \$30,968) *	\$1,548.40
Total project cost	\$42,056.40

*

Funds requested from CRA =	\$21,028.00
----------------------------	-------------

**

* Not eligible for program funding.
* \$20,271 = eligible funding request.



SOUTH BUILDING ELEVATION (FRONT)

EXISTING BUILDING ELEVATION

SCALE 1/4" = 1'-0"

EX - 1

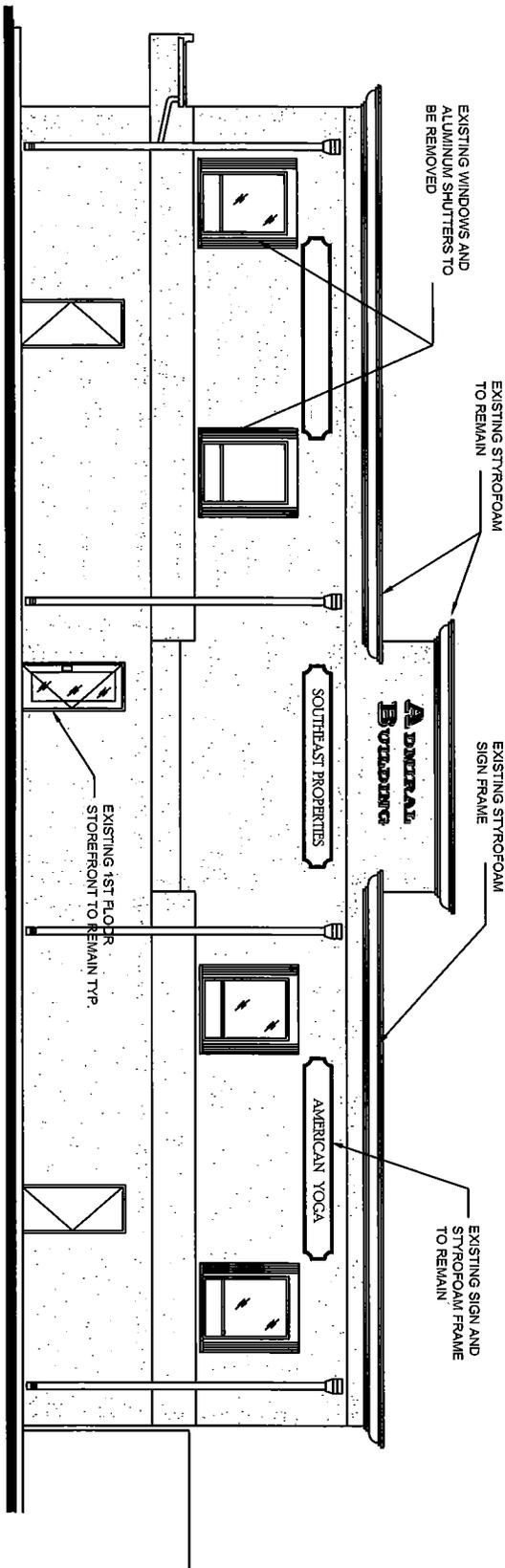
DATE: 08/20/13

ADMIRAL BUILDING

1645 SE 3rd COURT
DEERFIELD BEACH, FLORIDA

SOUTH EAST PROPERTIES

Tel: 954.420.1001 Fax: 954.420.1002
www.southeastproperties.com
1645 S.E. 3rd Court, Suite 200
Deerfield Beach, FL 33441



NORTH BUILDING ELEVATION (REAR)

EXISTING BUILDING ELEVATION

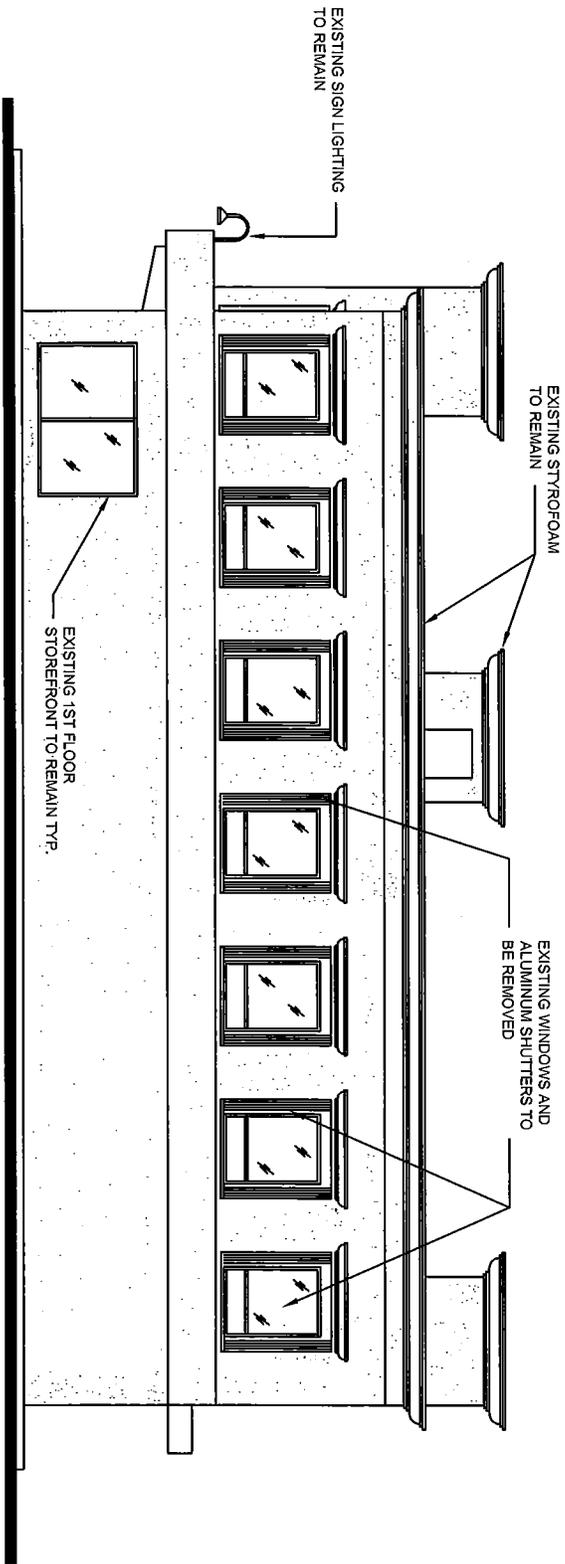
SCALE 1/4" = 1'-0"

EX - 2

DATE: 08/20/13

ADMIRAL BUILDING
 1645 SE 3rd COURT
 DEERFIELD BEACH, FLORIDA

SOUTH EAST PROPERTIES
 Tel: 954 420 1001 Fax: 954 420 1002
 www.southeastproperties.cc
 1645 S. E. 3rd Court, Suite 200
 Deerfield Beach, FL 33441



EAST BUILDING ELEVATION (SIDE)

EXISTING BUILDING ELEVATION

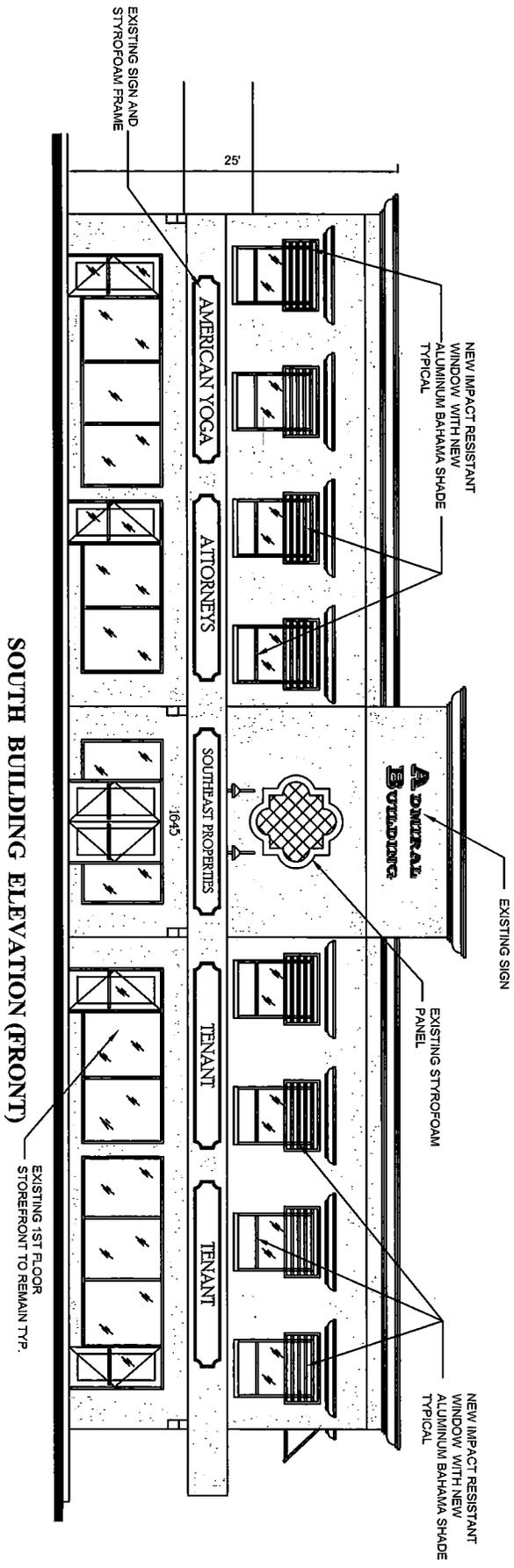
SCALE 1/4" = 1'-0"

EX - 3

DATE: 08/20/13

project: **ADMIRAL BUILDING**
 1645 SE 3rd COURT
 DEERFIELD BEACH, FLORIDA

SOUTH EAST PROPERTIES
 Tel: 954.420.1001 Fax: 954.420.1002
 www.southeastproperties.cc
 1645 S.E. 3rd Court, Suite 200
 Deerfield Beach, FL 33441



NEW BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

A - 1

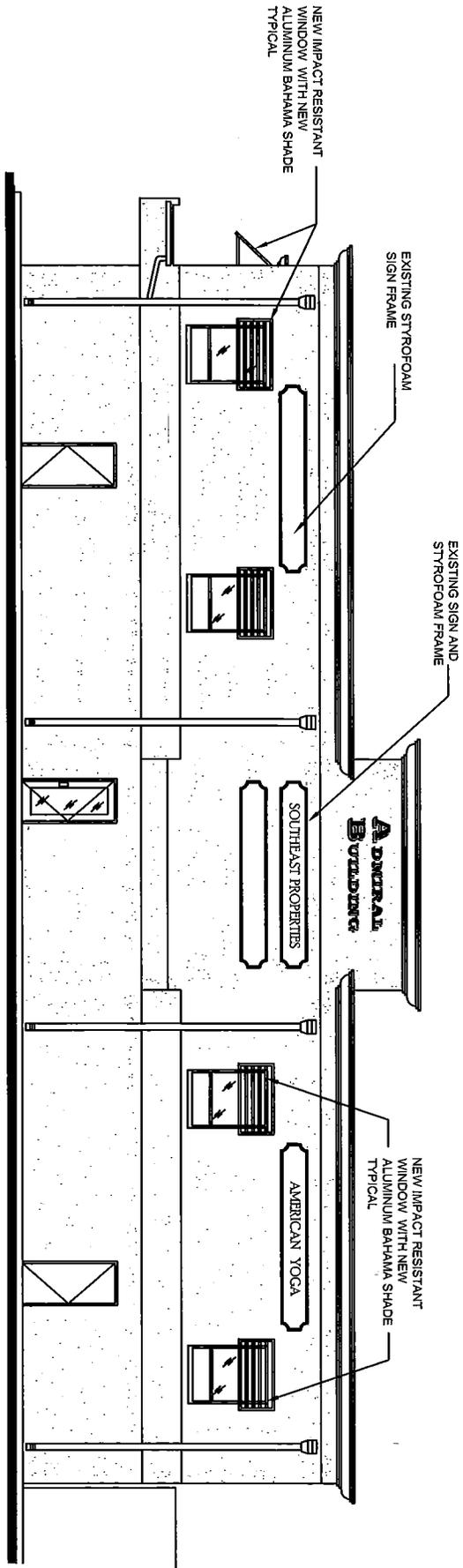
DATE: 08/20/13

ADMIRAL BUILDING

1645 SE 3rd COURT
DEERFIELD BEACH, FLORIDA

SOUTH EAST PROPERTIES

Tel: 954.420.1001 Fax: 954.420.1002
www.southeastproperties.com
1645 S.E. 3rd Court, Suite 200
Deerfield Beach, FL 33441



NORTH BUILDING ELEVATION (REAR)

NEW BUILDING ELEVATION

SCALE 1/4" = 1'-0"

A-2

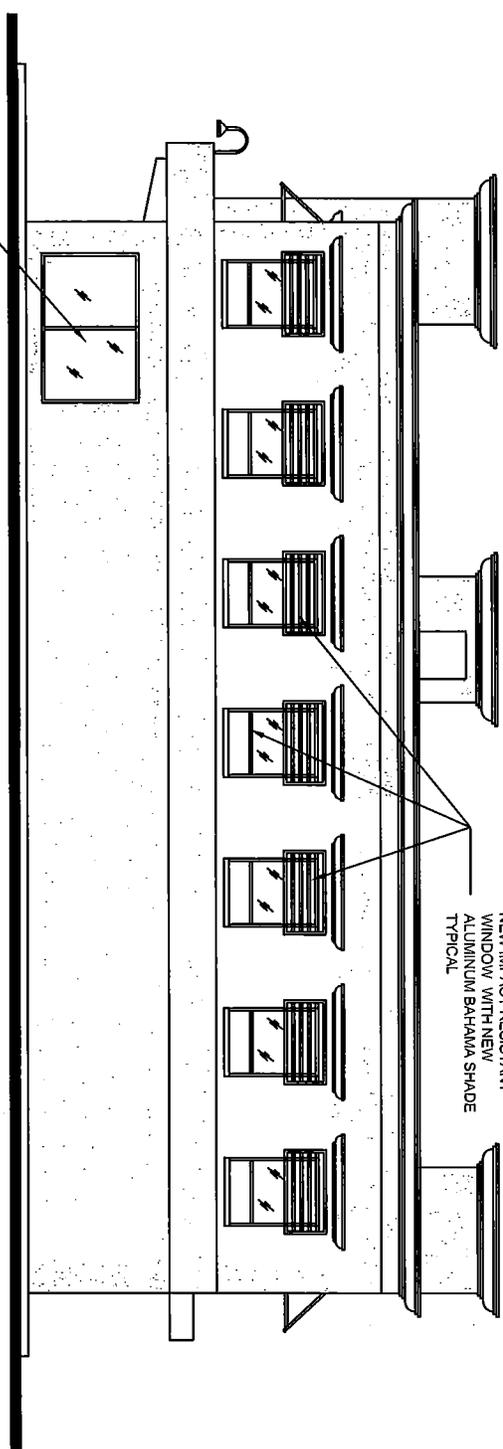
DATE: 08/16/13

project **ADMIRAL BUILDING**
 1645 SE 3rd COURT
 DEERFIELD BEACH, FLORIDA

SOUTH EAST PROPERTIES
 Tel:954.420.1001 Fax:954.420.1002
 www.southeastproperties.cc
 1645 S.E. 3rd Court, Suite 200
 Deerfield Beach, FL 33441

EXISTING 1ST FLOOR
STOREFRONT TO REMAIN TYP.

EAST BUILDING ELEVATION (SIDE)



NEW BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

A - 3

DATE: 08/20/13

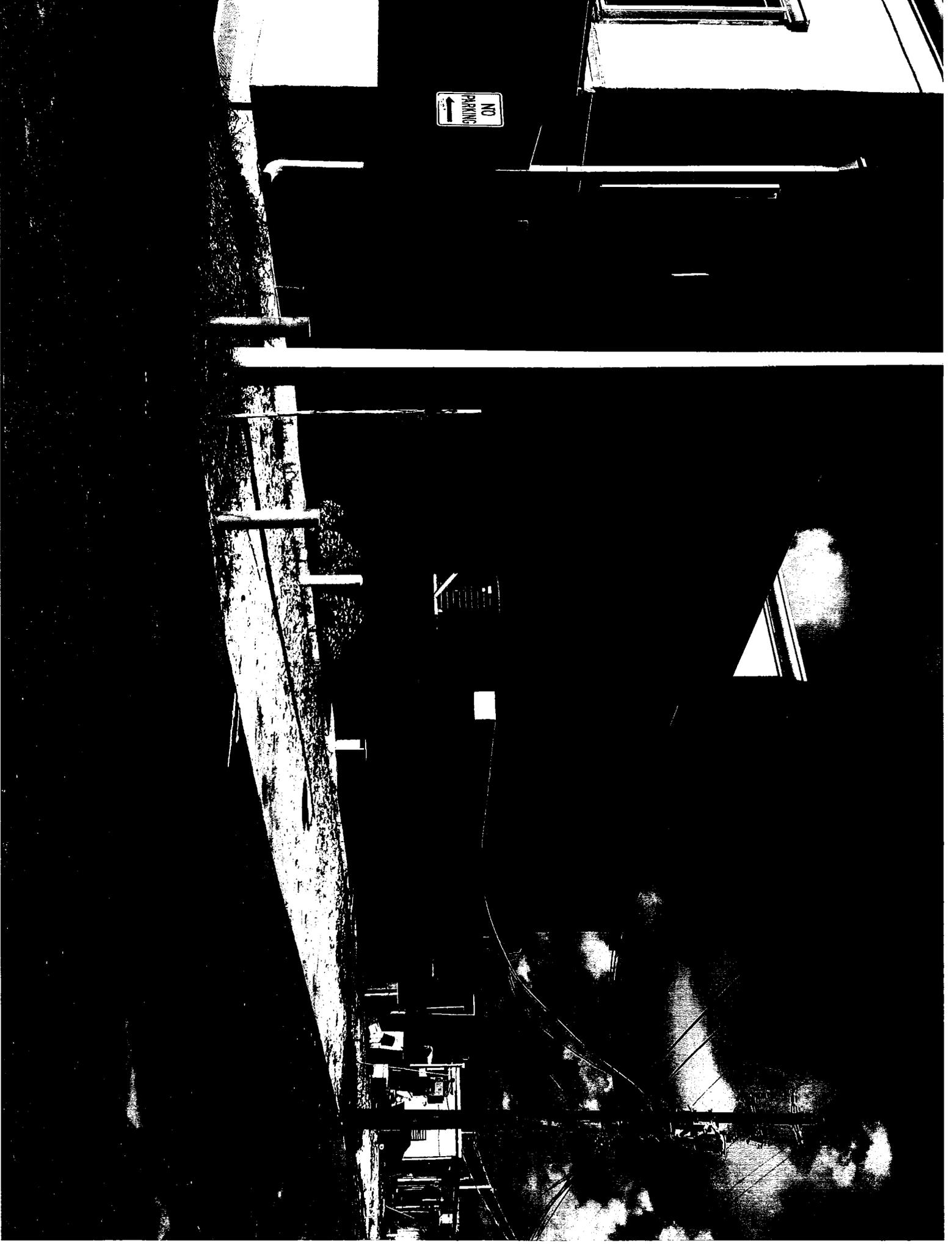
project **ADMIRAL BUILDING**
1645 SE 3rd COURT
DEERFIELD BEACH, FLORIDA

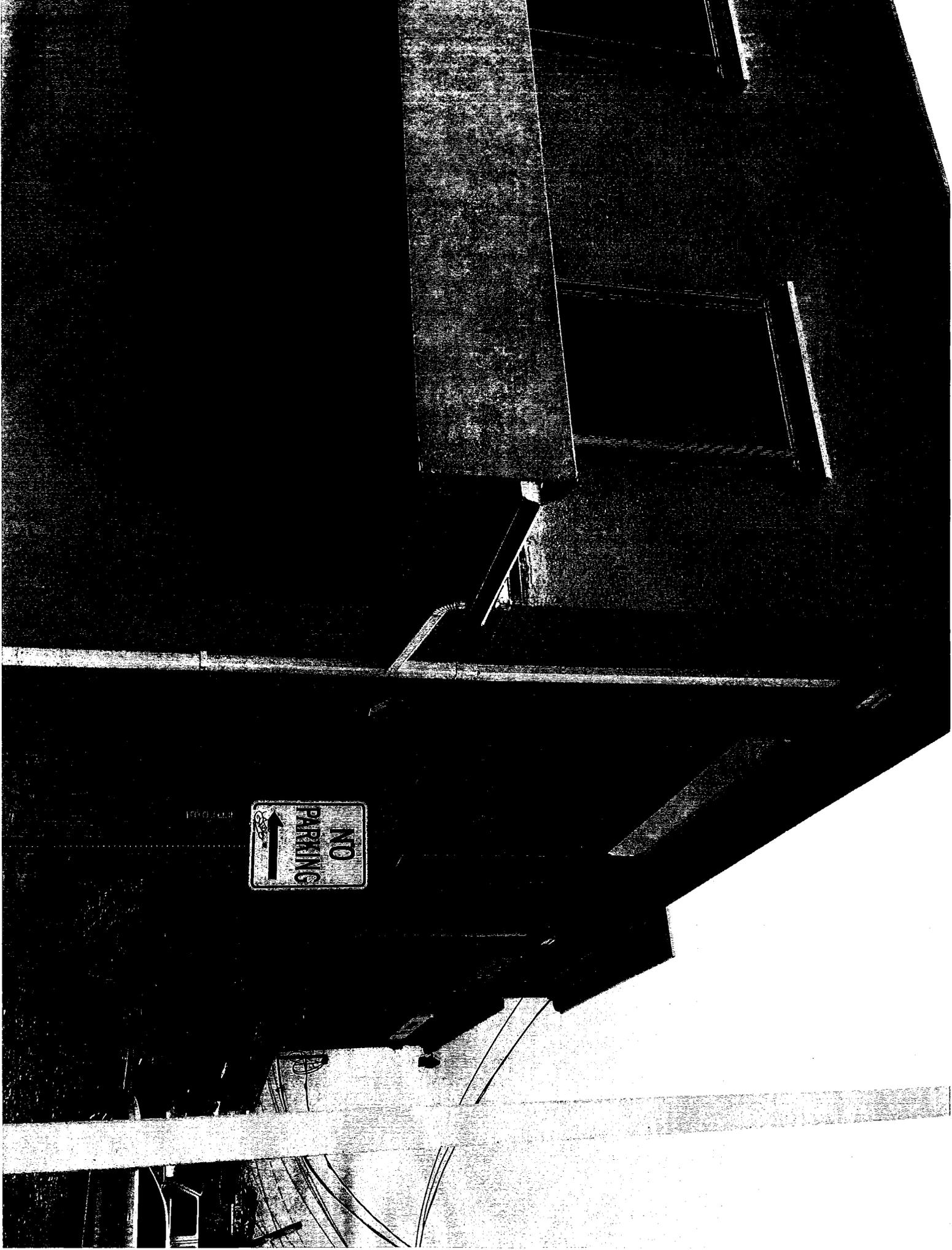
SOUTH EAST PROPERTIES
Tel: 954.420.1001 Fax: 954.420.1002
www.southeastproperties.com
1645 S.E. 3rd Court, Suite 200
Deerfield Beach, FL 33441



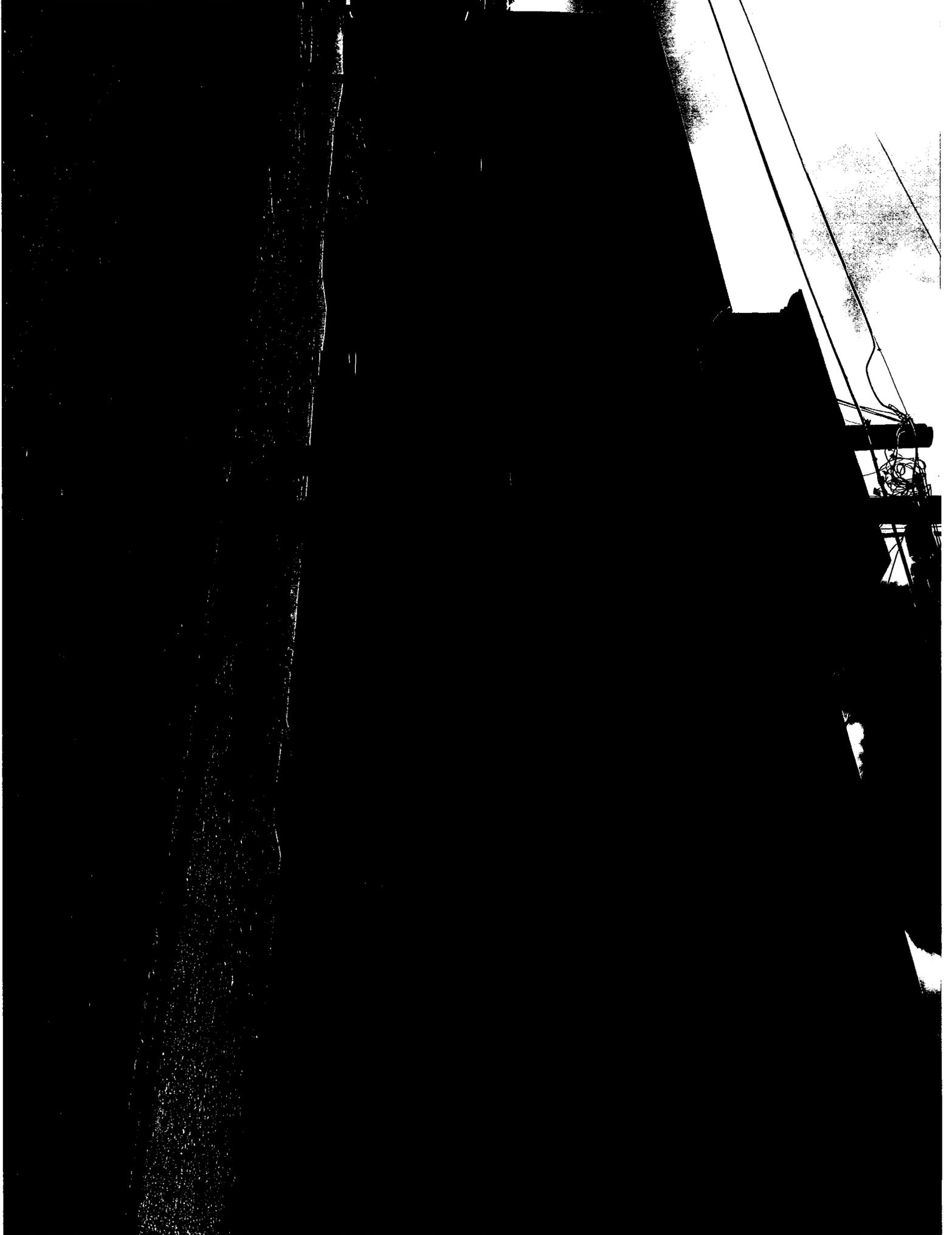


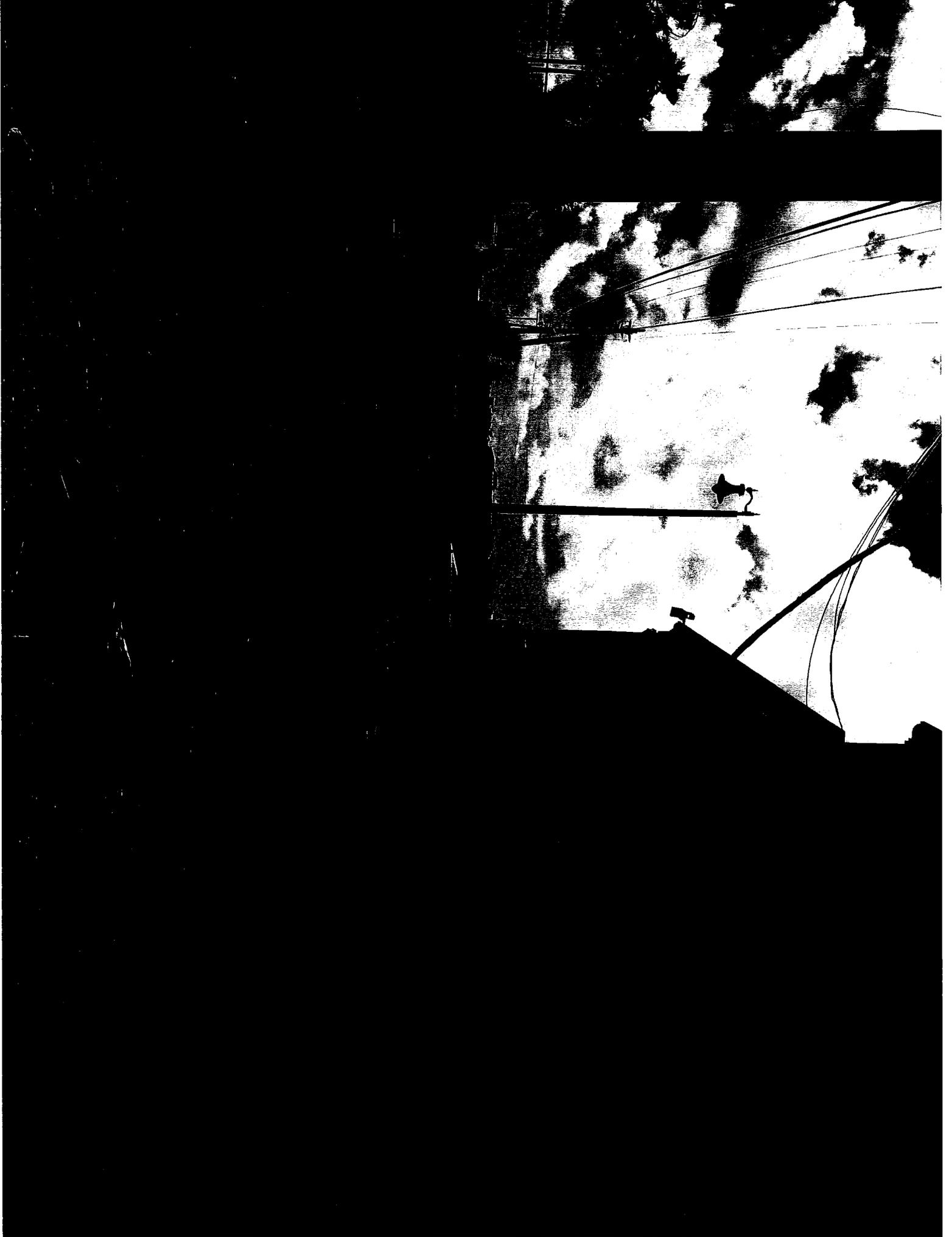
NO
PARKING
←





↑
NO
PARKING







SOUTHEAST PROPERTIES
COMMERCIAL REAL ESTATE
888.532.LEASE

WARANTY DEED

Return
To

NAVON, KOPELMAN, O'DONNELL AVIN, P.A.
2699 Stirling Road, Suite B-100
FT. LAUDERDALE, FL 33312
Attn: David Kahan, Esq.

8-256451 T#001
5-04-98 11:57AM

\$ 5670.00
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY

COUNTY ADMIN.

Folio; 18305-08-01300

WARRANTY DEED

THIS INDENTURE, made this 29 day of April, 1998 between Gerald J. Santee and Irma M. Santee, as Co-Trustees of Gerald J. Santee Trust dated May 31, 1990, and Irma M. Santee and Gerald J. Santee, as Co-Trustees of Irma M. Santee Trust dated May 31, 1990, whose post office address is 3016 N.E. 31st Ave. Lighthouse Point, FL 33064, Grantor*, and Admiral Building Associates, LTD. , a Florida limited partnership, whose office address is c/o Southeast Property Associates Inc. 14830 S. Military Trail, Delray Beach, Fl. 33498, Grantee*.

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee and its successors and assigns forever, the following described real property:

Lots 10 and 11, Block 1 of the Cove, according to the Plat thereof recorded in Plat Book 32, at Page 48, of the Public Records of Broward County, Florida.

Subject to; the taxes and assessments for the year 1998 and subsequent years, which are not yet due and payable; and to Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat described above or otherwise common to the subdivision.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that, the grantor is lawfully sized of said land in fee simple; that the grantor has good rightful and lawful authority to sell and convey said land, and that the grantor will warrant and defend the same against the lawful claims and demands of all persons whomsoever.

4
2
L

* Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence as to both Grantors:

Leo L. Bentz
LEO L. BENTZ
Print name

Gerald J. Santee
Gerald J. Santee, as Co-Trustee of Gerald J. Santee Trust dated May 31, 1990 and as Co-Trustee of Irma M. Santee Trust dated May 31, 1990

Richard A. Anderson
RICHARD A. ANDERSON
Print name

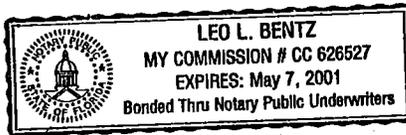
Irma M. Santee
Irma M. Santee, as Co-Trustee of Gerald J. Santee Trust dated May 31, 1990 and as Co-Trustee of Irma M. Santee Trust dated May 31, 1990

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 29 day of April, 1998 by Gerald J. Santee and Irma M. Santee, as Co-Trustees of Gerald J. Santee Trust dated May 31, 1990, and Irma M. Santee and Gerald J. Santee, as Co-Trustees of Irma M. Santee Trust dated May 31, 1990,, who are () personally known to me, or () who have produced a _____ as identification.

Leo L. Bentz
Notary Public LEO L. BENTZ

LLB\desktop\santee



BK2814576000

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR



SOUTHEAST PROPERTIES
COMMERCIAL REAL ESTATE
888.532.LEASE

ESTIMATES:

- **WINDOWS**
- **SHUTTERS**
- **PAINT**
- **ROCK**



SOUTHEAST PROPERTIES
COMMERCIAL REAL ESTATE
888.532.LEASE

WINDOWS



gulfstream
windows sliding doors shutters

July 31st, 2013

Marc Geiserman
Cove Office Bldg.
Deerfield Bch. Fl.
954-427-1001

Thank you for considering **Gulfstream Windows and Sliding Doors** for your current window and sliding glass door replacement. We are a family owned/operated business and maintain current licenses and insurance. Unlike other companies we stand behind our work, which is one reason why we have been in business for over 30 years. Our installers are "master craftsmen"; they get the job done in the most professional manner! Rest assured with the installation process! Honesty, Integrity and Professionalism is our commitment to you! We have also received "The Best of Deerfield Beach Award" for the third consecutive year for our exceptional service and installation in the window and sliding glass door category.

We are proposing the following; includes material, installation, removal and disposal of the old Windows/Doors and stucco repair. Price **does not include:** removal of hurricane shutters and alarm sensors, permit fees, etc.

20 -IMPACT SINGLE HUNG ORIEL STYLE WINDOWS @ 53X73
7/16" LOW E GLASS
CUSTOM DURANAR WHITE FRAMES/SCREENS INCLUDED
REMOVE & HAUL AWAY EXISTING ACCORDION SHUTTERS
MANUFACTURED BY TM WINDOWS
TOTAL: \$19,968.00 + PERMIT FEES

Again, thank you for considering **Gulfstream Windows & Sliding Doors** for your current needs and we look forward to a working relationship. Please visit our web page at www.gulfstreamwindows.com to obtain more information about our company.

If Proposal is accepted, our terms are as follows: 50% upon contract execution; 20% upon delivery, 20% upon installation; 10% upon final inspection

Thank You, Eileen

Customer Quotation

From
 ALPHA WINDOWS AND DOORS
 www.alphaimpactwindows.com
 590 SW 9TH TERRACE SUITE 1
 POMPANO BEACH, FL 33069
 866-642-5742

Customer
 Mark Geiserman Duranar option
 1645 SE 3rd Ct
 Deerfield Beach, FL

Factory will Ship To
 CUSTOMER PICK-UP

PO # _____ Ref # 117396
 Date 7/10/2013

Line	Mdl	Qty	Description	Color	Width	Height	Unit Cost	Net
1	7473	20	41% 747 LMI ORIEL DP +80/-80-GLASS E 7/16" GREY TOP 7/16" GREY BOT FULL VIEW TOP FULL VIEW BOT 4" HIGH SILL EGRESS LOCKS DURANAR WHITE EXTERIOR	CUSTOM CUSTOM CUSTOM WHITE	53 Even	73 Even		
			<input checked="" type="checkbox"/> DURANAR WHITE INTERIOR					
			<input checked="" type="checkbox"/> 747 SCREEN					
Line Item Total							833.37	16,667.40

Other Charges

1.0 Removal, Installation, Stucco, Drywall 4,145.00 4,145.00

Totals	<u>20,812.40</u>
Sales Tax	1,000.04
Deposit	<u>0.00</u>
Grand Total	21,812.44

Windows Manufactured by TM Windows

Customer Quotation

From
 ALPHA WINDOWS AND DOORS
 www.alphaimpactwindows.com
 590 SW 9TH TERRACE SUITE 1
 POMPANO BEACH, FL 33069
 866-642-5742

Customer
 Mark Geiserman
 1645 SE 3rd Ct
 Deerfield Beach, FL

Factory will Ship To
 CUSTOMER PICK-UP

PO # _____ Ref # 117395
 Date 7/10/2013

Line	Mdl	Qty	Description	Color	Width	Height	Unit Cost	Net
1	7473	20	41% 747 LMI ORIEL DP +80/80-GLASS E 7/16" GREY TOP 7/16" GREY BOT FULL VIEW TOP FULL VIEW BOT 4" HIGH SILL EGRESS LOCKS 747 SCREEN	WHITE WHITE WHITE	53 Even	73 Even		
Line Item Total							732.11	14,642.20

Other Charges

1.0 Removal, Installation, Stucco, Drywall

4,145.00 4,145.00

Totals	<u>18,787.20</u>
Sales Tax	878.53
Deposit	<u>0.00</u>
Grand Total	19,665.73

Windows Manufactured by TM Windows

Pompano Beach

(954) 781 4430

601 NW ~~Street~~ 12th Ave

Pompano Beach



Mediterranean Impact Windows
4301 N Dixie Hwy
Oakland Park, FL 33334
Phone (954) 990-8363
Fax (954) 495-4840
www.medimpactwindows.com
Email: miwindows@yahoo.com

Invoice to: Marc Geyserman
Address: 1580 SE 3rd Court
City/State/Zip: Deerfield, FL 33441
Contact Email: marc@southeastproperties.cc
Contact Phone: 954.420.1001 ext 3

P.O. Cove Shopping Center Option 1

Description of work to be done:

Install 20 TM 747 Series Oriel Windows – 53" x 73" – 20% Opening – White Aluminum Frame – 7/16" Low E Grey Glass

Stucco and properly seal all new windows.

Dust off the area after the completion of work.

All the work described herein is in the lump sum of \$23,287.00 (twenty three thousand two hundred eighty seven 00/100 dollars).

This price includes the following: Cost of material, Cost of Engineering, Cost of Permitting, Cost of Labor & taxes.

By signing this contract I fully understand and acknowledge the contents and responsibilities of the owner and contractor as described herein.

At the acceptance of this contract a non-refundable deposit of 50% of the entire contract is due and 50% is due upon completion of the job.

A standard order requires approximately 4-6 weeks for delivery.

Once an order has been placed for production it cannot be changed/alterd or cancelled as the windows/doors are custom made to fit your dwelling.

Owner Signature

Date

Contractor Signature

Date



Mediterranean Impact Windows
4301 N Dixie Hwy
Oakland Park, FL 33334
Phone (954) 990-8363
Fax (954) 495-4840
www.medimpactwindows.com
Email: miwindows@yahoo.com

Invoice to: Marc Geyserman
Address: 1580 SE 3rd Court
City/State/Zip: Deerfield, FL 33441
Contact Email: marc@southeastproperties.cc
Contact Phone: 954.420.1001 ext 3

P.O. Cove Shopping Center Option 2

Description of work to be done:

Install 10 TM 747 Series Oriel Windows – 53" x 73" – 20% Opening – White Aluminum Frame – 7/16" Low E Grey Glass

Install 10 TM 300 Series Picture Windows – 53" x 73" – White Aluminum Frame – 9/16" Low E Grey Glass

Stucco and properly seal all new windows.

Dust off the area after the completion of work.

All the work described herein is in the lump sum of \$27,124.00 (twenty seven thousand one hundred twenty four 00/100 dollars).

This price includes the following: Cost of material, Cost of Engineering, Cost of Permitting, Cost of Labor & taxes.

By signing this contract I fully understand and acknowledge the contents and responsibilities of the owner and contractor as described herein.

At the acceptance of this contract a non-refundable deposit of 50% of the entire contract is due and 50% is due upon completion of the job.

A standard order requires approximately 4-6 weeks for delivery.

Once an order has been placed for production it cannot be changed/alterd or cancelled as the windows/doors are custom made to fit your dwelling.

Owner Signature

Date

Contractor Signature

Date



3301 NW 22nd Terrace
 Suite 700 F
 Pompano Beach, FL 33069
 TEL: 954-324-8200 - FAX: 954-974-6447

QUOTE

00008974.007

Sales Rep: M. Strickland

Bill:	Cust # 2277: southeast properties 1645 se 3 ct deerfield beach , fl 33441	Ship:	southeast properties 1645 se 3 ct deerfield beach , fl 33441
PO #:		Ship Via:	Company Truck
Order Type:	Q	Ship Date:	07/09/13
Payment:	On Account- Terms: Net On Receipt		

Special Notes:

Item Number	Description	Quantity	U/M	Unit Price	Total Price
PGT	pgt impact windows pro view solarban 70 xl grey tint	20.000	EA	821.130	16,422.60
WIND/DOOR/LABOR	to remove and install new windows remove accordian shutters	20.000	EA	250.000	5,000.00
WIND/DOOR/LABOR	permit submittal and engineering customer to pay city for permit cost	1.000	EA	375.000	375.00

Order Total**	21,797.60
----------------------	------------------

** Prices are subject to change without notice. The Order Total DOES NOT INCLUDE ANY SHIPPING CHARGES OR APPLICABLE TAXES. The Estimated Taxes for this sale are \$ 985.36.

Final Order Total will include taxes and shipping, and you may review these on-line after your order has shipped.

Please sign and date

Signature: _____ Date: _____

Marc Geiserman

From: jason seifert <jseifert@browardimpact.com>
Sent: Thursday, July 25, 2013 9:01 AM
To: marc@southeastproperties.cc
Subject: Estimate 8532 from Meadors Construction Group Inc
Attachments: Est_8532_from_Meadors_Construction_Group_Inc_10164.pdf; SouthEastProperties.pdf

Importance: High

Marc,

Attached, please find the proposal for replacing the windows in your office with impact product. As we discussed, the "Oriel" style (not a 50 / 50 split) is not available in the sizes required to complete your project. In light of this fact, I have used standard, single hung windows combined with fixed windows, arranged exactly the same as what is currently installed. I have attached a sketch so you are able to match-up the "Items" listed on your proposal with the correct opening on the building.

Please let me know if you have any questions - I am here to assist you in any way I am able. I look forward to seeing you again - soon!

Best regards,



Jason Seifert

Broward Impact Window & Door Inc.
Meadors Construction Group - CGC 1514968

1954 Tigertail Blvd
Dania Beach, FL 33004
954-922-0606 office
954-822-8588 cell
jseifert@browardimpact.com





Meadors Construction Group Inc

1954 Tigertail Blvd
 Dania Beach, FL 33004
 Phone # 954-922-3348
 Fax # 954-922-3336
 www.meadorsconstgroup.com

Estimate

Date	Contract #
7/19/2013	8532

Bill To
SouthEast Properties Marc Geiserman 1645 SE 3rd Court Deerfield Beach, Fl 33441 954-420-1001

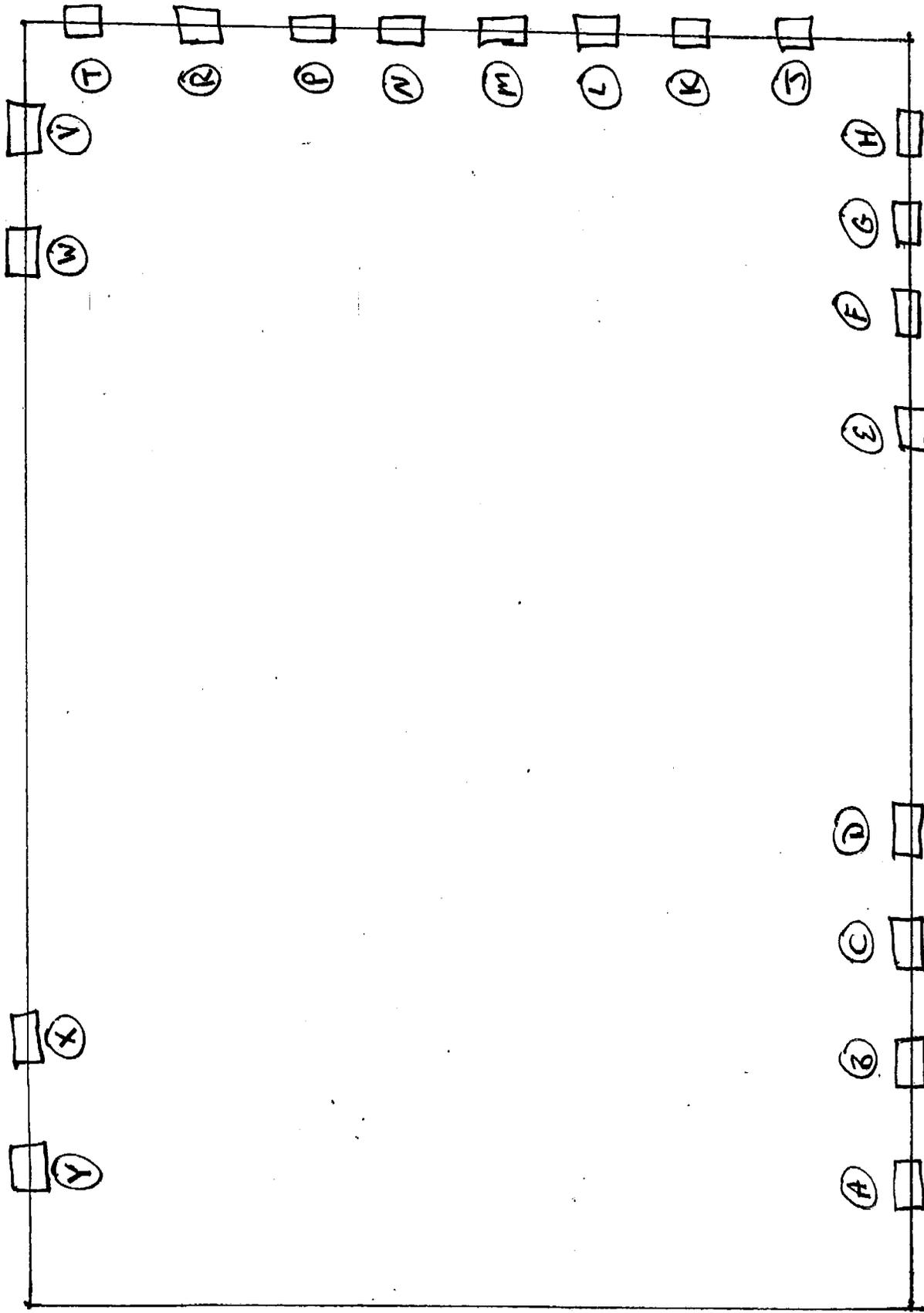
Est Delivery	Project/Job	Terms	Sales Rep	Frame/Glass
9/6/2013	Windows	50% Dep/bal COD	JS	Bronze/Bronze SB60

Qty	Description	Cost	Total
17	ES 1000 Impact Single Hung Window 53 x 74 - Items A, B, C, D, E, F, G, H, J, L, N, R, T, V, W, X, Y	959.31	16,308.27
3	ES 1500 Impact Fixed Window 53 X 68 - Items K, M, P	956.61	2,869.83
	All materials supplied will conform to current Mia/Dade NOA code for Impact resistance, wind load, and pressure, and be installed to meet current code requirements. Price includes: Custom measurement of opening, removal of existing product, replacement using Impact product to meet current code requirements for pressure & strength. Frame color of BRONZE, glass color of BRONZE SOLARBAN 60. Stainless Steel package and Heat Strengthened glass included. Disposal of old material, caulk and seal inside and out. 1/4" thick, by 2 3/4" or 4" Tapcons as required. Full view glass without Muntins. Price subject to field inspection. Subject to Federally required EPA testing for lead based paint on pre 1978 construction. If alarm hookup is required, by others. Not responsible for final glass cleaning, Not responsible for cracked or damaged tile, marble, window sills, or any decorative surface applied decor. If screens are not installed, customer responsible for final fit All though all due care will be taken, not responsible for damages to any type of window treatment or custom wall finish (wallpaper, faux finish, etc). No paint included, Stucco included if required. Not responsible for substrate reconstruction. Shutter removal not included unless noted. HOA is customer responsibility. Price excludes engineering & permit cost (by others) Total inclusive of all materials, labor and any applicable taxes.		0.00
	Site Work : Removal / Disposal of 20 accordion shutters \$1280.00 (not included in estimate total)		0.00
	Plans, Permits & Engineering - Billed at costs plus \$350 (not included in total) Initial _____		0.00
	Less customer Incentive offered by Dealer/Factory - Valid 10 days from date of quote	-958.91	-958.91

Terms & Conditions: This estimate is in effect for 30 days and can be withdrawn at any time. Interest will be charged at the rate of 1 1/2% per month, plus legal fees and expenses on all past due accounts. Damage or shortage claims must be reported within 24 hours to Meadors Const Group in writing. If contract termination is agreed by Meadors Construction Group, a minimum 20% cancellation fee plus costs applies. All COD transactions are due at time of completion regardless of permit status. All orders that are not installed within 30 days of receipt of product by MCG will be subject to a \$15 per day holding charge.

Total	\$18,219.19
--------------	--------------------

Owner _____ Contractor _____ Date _____



FRONT

SE PROP (MARC) 35
5/11/83

Marc Geiserman

From: Jay Bressler <jay@floridawindowanddoor.com>
Sent: Wednesday, July 31, 2013 11:11 AM
To: marc@southeastproperties.cc
Subject: Window Quote

Hi Marc,

Here is the quote for your office. I look forward to working with you. Pursuant to your request Florida Window and Door is pleased to quote the window and door installation for your home.

As with any job this size, it is imperative that the windows be removed without any additional damage or cost to the existing structure. Our company and staff specialize in window and door replacement projects and our expertise rests with the quality of the installation and the elimination of any damage to the interior and exterior finished surfaces including window treatments, floors and interior sills.

As you requested, we will be replacing the windows and doors in the same style that exists unless otherwise specified. I have priced the windows and doors with four separate glass options.

The windows and doors will be custom manufactured to each specific opening. A Project Manager will be assigned to your project to guide the approval process with your Home Owners Association and Building Department.

Upon the permit being approved and the product being ready for installation, a Construction Manager will be assigned to your installation to coordinate the installation and its final approval with the Building Department. As we discussed, I anticipate the job being completed within approximately 2-3 days of the initiation of the installation.

All products will be with our special impact glass, and will meet the Miami Dade Building Code for large and small missile impact resistance or a category 5 hurricane with winds in excess of 185 MPH.

The following is the price to replace the windows and doors as described by option including site specific engineering.

SMARTCHOICE: Energy Efficient Low E triple strength impact glass with pvb interlayer, lifetime transferable guarantee, accidental glass breakage, intruder protection and money back guarantee.

\$25,286.00

***Price includes site specific engineering, installation, stucco repair and hauling away all job related debris. Permit fees are included as well.**

FLORIDA WINDOW AND DOOR vs. PGT and Other Competitors

7/16" glass on sliding windows verses 5/16" for PGT and other brands.

9/16" on french and sliding doors verses 7/16" or 5/16" on their doors. Our door significantly better and operates easier.

All stainless steel hardware vs. PGT and others.

Lifetime warranty includes installation compared to limited lifetime warranty of 5 years or less.

Again, it was a pleasure to meet you and I look forward to working with you.

Sincerely,

Jay Bressler
Sales Manager
Florida Window & Door

Direct: 561-420-1565
Cell: 248-756-6699
Florida Window and Door
Corporate Office

7108 Fairway Drive Suite 120
Palm Beach Gardens, Florida 33418
(561) 340-4300
(561) 624-8037 Fax

(954) 990-1800 Ft. Lauderdale
(305) 370-3770 Miami
(561) 340-4300 Palm Beach
(772) 621-5905 Pt. Saint Lucie
(321) 332-1237 Orlando
www.floridawindowanddoor.com



SOUTHEAST PROPERTIES
COMMERCIAL REAL ESTATE
888.532.LEASE

BAHAMA
SHUTTERS



August 12, 2013

Marc Geiserman
Cove Office Bldg.
Deerfield Bch. Fl.
954-427-1001

Thank you for considering **Gulfstream Windows and Sliding Doors** for your current window and sliding glass door replacement. We are a family owned/operated business and maintain current licenses and insurance. Unlike other companies we stand behind our work, which is one reason why we have been in business for over 30 years. Our installers are "master craftsmen"; they get the job done in the most professional manner! Rest assured with the installation process! Honesty, Integrity and Professionalism is our commitment to you! We have also received "The Best of Deerfield Beach Award" for the third consecutive year for our exceptional service and installation in the window and sliding glass door category.

We are proposing the following; includes material, installation, removal and disposal of the old Windows/Doors and stucco repair. Price does not include: removal of hurricane shutters and alarm sensors, permit fees, etc.

20 -NON-IMPACT SHADE/DECORATIVE ONLY-BAHAMA AWNINGS
58.5"X39.5
ALUMINUM 2" BLADE
BLACK KYNAR FINISH
MANUFACTURED BY EASTERN METAL SUPPLY
TOTAL: \$11,000.00 + PERMIT FEES (\$550.00 EACH)

Again, thank you for considering **Gulfstream Windows & Sliding Doors** for your current needs and we look forward to a working relationship. Please visit our web page at www.gulfstreamwindows.com to obtain more information about our company.

If Proposal is accepted, our terms are as follows: 50% upon contract execution; 20% upon delivery, 20% upon installation; 10% upon final inspection

Thank You, Eileen



Bid Proposal

Bid Date: 8/15/2013

3001 SE Gran Park Way * Stuart, FL 34997
 Phone: 772.287.6476 Fax: 772.287.9740
 www.gulfshutters.com
 License #: CRC058017

Prepared For:		Bid Information	
Name	MARC GEISERMAN	Bid Type	HOME OWNER
Subdivision		Job Name	CALL IN SIZES
Job Address	1645 S E 3 RD SUITE 200	Installed	<input checked="" type="checkbox"/>
City-State-Zip	DEERFIELD BEACH, FL 33441	Phones	Cellular (954) 420-1001
Sales Person	KENNY KING		Home

OPG #	Type	Style	Opening		Finish		Bid Item Description
			Width	Height	Width	Height	
1	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
2	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
3	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
4	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
5	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
6	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
7	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
8	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
9	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
10	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
11	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
12	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
13	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
14	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
15	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
16	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
17	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
18	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
19	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)
20	BA	Deco-Z or C	54.5	35	58.5	40.625	Color: Jet Black (RAL: 9005)

OPG #	Type	Style	Opening		Finish		Bid Item Description
			Width	Height	Width	Height	
Custom Features							
Qty Description							
340							Misc-Powdercoating with Marine Primer
20							Misc-2nd Floor Opening

Total Bid Amount \$9,640.00

Deposit 50% \$4,800.00

Balance On Completion \$4,840.00

FIVE (5)

ONE YEAR WARRANTY MATERIAL AND LABOR

It is understood that there are no verbal agreements and all items discussed are covered by this written contract. This is a proposal until signed by an officer of this corporation at which time it becomes an executed contract. Acceptance by owner must be within 30 days of proposal date. Buyer may cancel this contract within 3 working days after signing. No changes in measurements will be allowed except at prices mutually agreed upon, at the time these changes are made. Any physical or verbal changes after signing must be approved in writing by both parties. All agreements are contingent upon strikes, lockouts, accidents, acts of God, weather, fire, carrier delays, delay or failure to receive raw material deliveries, or by other causes, whether of like or different nature beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. All material is property of Gulfstream until final payment and can be removed if not paid.

Electric - Buyer agrees that any necessary electrical connections will be made the closest source of power. Any changes or variations will be an additional charge.

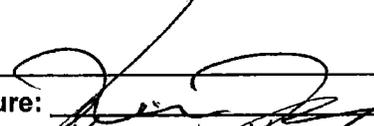
Interest - Buyer agrees to pay 1 1/2% per month interest charge on any unpaid balances.

Costs of Collection - Buyer agrees to be responsible for seller's attorney's fees (both trial and appeal) and all other costs of collection in the event full payment as outlined herein is not made within 10 days of the completion of the work outlined herein.

Acceptance of Proposal - the above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Cancellation Fee 50% of contract amount. Payment will be made as outlined above.

Material Only Customers - You are responsible for your own measurements, (width x height)

Signature: _____

Signature: 

Date of Acceptance: _____

Agent: KELLY KING

Thank You for the opportunity to be of Service!

Covenant Construction, LLC

Lake Worth, FL 33467

(561) 255-1855

August 21, 2013

Southeast Properties
The Admiral Building at the Cove
1645 S.E. 3rd Court, Suite 200
Deerfield Beach, FL 33441

Re: The Admiral Building at the Cove
1645 S.E. 3rd Court
Deerfield Beach, FL 33441

The undersigned agrees to purchase the below described services/material which are to be furnished or used in the modernization, rehabilitation, repair, alteration or improvement of real property located at the address listed above for the cash price and upon the conditions as set forth herein.

Scope of Work

Awning \$12,400.00

1. Install twenty (20) non-impact shade/decorative Bahama Awnings (each awning 58.5"x 39.5")
2. Black finish (2" Aluminum Blade)

Any additional changes added to this contract by the City or owner will be an additional charge above and beyond this contract price. Not responsible for any stolen items from property by vandals.

We hereby propose to furnish the above labor and materials for the sum of Twelve Seven Thousand, Four Hundred dollars and 00/100 (\$12,400.00). Paid as follows:

TBD

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays (or delays due to sub-contractors) beyond our control.

Acceptance - The above prices and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified above.

Accepted by:

Date

Covenant Construction, LLC - CBC 1251354

Date



SOUTHEAST PROPERTIES
COMMERCIAL REAL ESTATE
888.532.LEASE

PAINT



4911 N.E. 12th Ave.
Oakland Park, FL 33334

Estimate

Date	Estimate No.
8/16/2013	1220

Customer Name

SouthEast Properties
Marc Geiserman
1645 SE 3rd Ct.
Deerfield Beach, FL 33441

Project EST Ext Painting 20130819

Description Of Services To Be Completed

Complete exterior preparation and painting at:

The Admiral Building at The Cove Shopping Center
1645 SE 3rd Ct.
Deerfield Beach, FL 33441

1. Pressure clean all surfaces to be painted.
2. Apply one coat of tinted masonry sealer to all stucco.
3. Patch any cracks in the stucco.
4. Caulk all window and door openings where stucco meets metal and or wood.
5. Caulk perimeter of moldings, medallion and headers.
6. Caulk perimeter of all items affixed to the walls.
7. Apply one coat of exterior satin finish elastomeric waterproofer to all stucco.
8. Apply one coat clear masonry sealer and one coat exterior finish paint to decorative crown moldings.
9. Apply one coat clear masonry sealer and one coat exterior finish paint to decorative window headers.
10. Apply one coat clear masonry sealer and one coat exterior finish paint to all sign banners.
11. Apply one coat clear masonry sealer and one coat exterior finish paint to decorative medallion in front.

NOTES:

- Includes labor and materials
- Includes roof parapet walls.
- Ceilings and other horizontal substrates will be painted with traditional acrylic paint.
- Moldings, medallions and headers will be painted with traditional acrylic paint.

OPTIONAL:

1. Prepare and paint the first floor white windows and doors.

\$985.00

Thank you for this opportunity. We look forward to working with you.

Total

\$7,115.00



4911 N.E. 12th Ave.
Oakland Park, FL 33334

Estimate

Date	Estimate No.
8/16/2013	1220

Customer Name

SouthEast Properties
Marc Geiserman
1645 SE 3rd Ct.
Deerfield Beach, FL 33441

Project EST Ext Painting 20130819

Description Of Services To Be Completed

Complete exterior preparation and painting at:

The Admiral Building at The Cove Shopping Center
1645 SE 3rd Ct.
Deerfield Beach, FL 33441

1. Pressure clean all surfaces to be painted.
2. Apply one coat of tinted masonry sealer to all stucco.
3. Patch any cracks in the stucco.
4. Caulk all window and door openings where stucco meets metal and or wood.
5. Apply one coat of exterior satin finish paint to all stucco.
6. Apply one coat clear masonry sealer and one coat exterior finish paint to decorative crown moldings.
7. Apply one coat clear masonry sealer and one coat exterior finish paint to decorative window headers.
8. Apply one coat clear masonry sealer and one coat exterior finish paint to all sign banners.
9. Apply one coat clear masonry sealer and one coat exterior finish paint to decorative medallion in front.

NOTES:

- Includes labor and materials
- Includes roof parapet walls.

OPTIONAL:

1. Prepare and paint the first floor white windows and doors.

\$985.00

Thank you for this opportunity. We look forward to working with you.

Total**\$4,875.00**

A AABA CORPORATION INC. LIC 86.4432.PUX
PAINTING AND WATEPROOFING CONTRACTORS

SOUTHEAST PROPERITES
1625 SE 3RD CT
DEERFEILDBEACH, FL. 33441

DATE; AUGUST 19, 2013

ATTIN, Jay

JOB: Admiral Building

SCOPE OF WORK :

- A) Pressure clean all walls with 3500 psi of water pressure .
- B) Apply one coat SHERWIN WILLIAMS ELASTOMERIC MATERIAL To complete east side of exterior of building

- 2) Prep and spot prime metal doors and finish coat with Sherwin Williams A-100 Gloss material.

SHERWIN WILLIAMS WILL ISSURE A 5 YEAR WARRENTY FOR THE ABOVE JOB.

PRICE WILL INCLUDE ALL MATERIAL AND LABOR

PRICE 8.900.00

THANK YOU

WILLIAM BRENNAN
president

1039 NE 43RD CT FT LAUD. FL. 33334 954.448.6008 EMAIL WBRENNAN02@ GMAIL.CO,M

Covenant Construction, LLC

Lake Worth, FL 33467

(561) 255-1855

August 21, 2013

Southeast Properties
The Admiral Building at the Cove
1645 S.E. 3rd Court, Suite 200
Deerfield Beach, FL 33441

Re: The Admiral Building at the Cove
1645 S.E. 3rd Court
Deerfield Beach, FL 33441

The undersigned agrees to purchase the below described services/material which are to be furnished or used in the modernization, rehabilitation, repair, alteration or improvement of real property located at the address listed above for the cash price and upon the conditions as set forth herein.

Scope of Work

Paint	\$ 9,500.00
1. Pressure clean all exterior walls	
2. Prime all exterior walls	
3. Prime all metal exterior doors	
4. Apply top coat of Sherwin Williams semi-gloss on doors and satin on all exterior walls	

Any additional changes added to this contract by the City or owner will be an additional charge above and beyond this contract price. Not responsible for any stolen items from property by vandals.

We hereby propose to furnish the above labor and materials for the sum of Nine Thousand, Five Hundred dollars and 00/100 (\$9,500.00). Paid as follows:

TBD

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays (or delays due to sub-contractors) beyond our control.

Acceptance - The above prices and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified above.

Accepted by:

Date

Covenant Construction, LLC - CBC 1251354

Date



SOUTHEAST PROPERTIES
COMMERCIAL REAL ESTATE
888.532.LEASE

DECORATIVE
ROCK

Lacy's Landscaping, Inc.
224 SE 6th Avenue
Suite #1
Boynton Beach, FL 33435

Proposal

Date	Estimate #
8/20/2013	860

Name / Address
SouthEast Property Associates, Inc. 1645 SE 3rd Court Suite 200 Deerfield Beach, FL 33441

Terms	Project
Net 30	Corporate Office

Description	Qty	Total
Southeast Properties, Deerfield, FL Grade approximately 1,500 sq. ft. for the installation of rock - Two Options: Option One: Install 15 cubic yards of Brown Pea Gravel (non compactible) Delivery General Labor		1,680.00 320.00 425.00

Please note that this is only an estimate and is valid for only 90 days! Thank you!	Total	\$2,425.00
---	--------------	------------

Phone #	Fax #	E-mail	Web Site
561.965.0080	561.208.1203	Kristi@Lacyslandscaping.com	www.Lacyslandscaping.com

Lacy's Landscaping, Inc.
 224 SE 6th Avenue
 Suite #1
 Boynton Beach, FL 33435

Proposal

Date	Estimate #
8/21/2013	861

Name / Address
SouthEast Property Associates, Inc. 1645 SE 3rd Court Suite 200 Deerfield Beach, FL 33441

Terms	Project
Net 30	Corporate Office

Description	Qty	Total
Southeast Properties, Deerfield, FL		
Grade approximately 1,500 sq. ft. for the installation of rock - Option Two:		
Option Two:		
Install 15 cubic yards of Mix Shell and 57 Rock		825.00
Delivery		225.00
General Labor		425.00

Please note that this is only an estimate and is valid for only 90 days! Thank you!	Total	\$1,475.00
---	--------------	------------

Phone #	Fax #	E-mail	Web Site
561.965.0080	561.208.1203	Kristi@Lacyslandscaping.com	www.Lacyslandscaping.com

Proposal

FROM: DONE RIGHT
641 SW 54 AVE
MARGATE
FL. 33068

Page. No. 001

BILL SUBMITTED TO:

Name: Jay Geiserman
Phone: _____ Date 08/20/2013
Street: 1645 SE 3rd court
City: Deerfield Bch
State: FL. Zip: 33441

Description of work:

Remove 3 in of unwanted rock material
Replace with 3 in of chatahoochie rock

TOTAL \$2,323.00

Thank You
Donald Watters
954-263-6857

Proposal

FROM: DONE RIGHT
841 SW 54 AVE
MARGATE
FL. 33068

Page. No. 002

BILL SUBMITTED TO:

Name: Jay Geiserman
Phone: _____ Date 08/20/2013
Street: 1645 SE 3rd court
City: Deerfield Bch
State: FL. Zip: 33441

Description of work:

Remove 3 in of unwanted rock material
Replace with 3 in of pea rock

TOTAL\$1,492.00

Thank You
Donald Watters
954-263-6857

Covenant Construction, LLC

Lake Worth, FL 33467

(561) 255-1855

August 21, 2013

Southeast Properties
The Admiral Building at the Cove
1645 S.E. 3rd Court, Suite 200
Deerfield Beach, FL 33441

Re: The Admiral Building at the Cove
1645 S.E. 3rd Court
Deerfield Beach, FL 33441

The undersigned agrees to purchase the below described services/material which are to be furnished or used in the modernization, rehabilitation, repair, alteration or improvement of real property located at the address listed above for the cash price and upon the conditions as set forth herein.

Scope of Work

Gravel \$ 3,200.00
1. Install approx. 1500 sq ft of gravel rock two (2) in. thick behind Admiral Building

Any additional changes added to this contract by the City or owner will be an additional charge above and beyond this contract price. Not responsible for any stolen items from property by vandals.

We hereby propose to furnish the above labor and materials for the sum of Three Thousand, Two Hundred dollars and 00/100 (\$3,200.00). Paid as follows:

TBD

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays (or delays due to sub-contractors) beyond our control.

Acceptance - The above prices and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified above.

Accepted by:

Date

Covenant Construction, LLC - CBC 1251354

Date



SOUTHEAST PROPERTIES
COMMERCIAL REAL ESTATE
888.532.LEASE

BANK
STATEMENT



FLORIDIAN COMMUNITY BANK

5599 S. University Drive - Suite 100
Davie, FL 33328
(954) 434-8050

14235 US Highway 1
Juno Beach, FL 33408
(561) 630-5778

4850 W. Atlantic Avenue
Delray Beach, FL 33445
(561) 496-2690

1314 Greenview Shores Blvd.
Wellington, FL 33414
(561) 333-5773



*****AUTO**SCH 3-DIGIT 334
446 0.8180 AT 0.384 2 1 223
ADMIRAL BUILDING ASSOCIATES, LTD.
1645 SE 3RD COURT SUITE 200
DEERFIELD BEACH FL 33441-4465

Date 7/31/13 Page 1
Account Number Ending 0641
Enclosures 12



---- CHECKING ACCOUNTS ----

BUSY BUSINESS ACCOUNT
Account Number Ending 0641
Previous Balance 48,200.60
7 Deposits/Credits 14,882.83
12 Checks/Debits 8,657.80
Service Charge .00
Interest Paid .00
Ending Balance 54,425.63
Number of Enclosures 12
Statement Dates 7/01/13 thru 7/31/13
Days in the statement period 31
Average Ledger 56,774
Average Collected 56,055

Deposits and Additions

Table with 3 columns: Date, Description, Amount. Rows include REMOTE DEPOSIT entries from 7/01 to 7/12.

Checks in Serial Number Order

Table with 6 columns: Date, Check No., Amount, Date, Check No., Amount. Lists checks from 2387 to 2392.

*Indicates skip in check number

Daily Balance Information

Table with 6 columns: Date, Balance, Date, Balance, Date, Balance. Shows daily balances from 7/01 to 7/09.



Payments received at the address indicated on this statement by 5:00 p.m. Central Time each banking day will be credited as of that date.

FLORIDIAN COMMUNITY BANK

5599 S. University Drive - Suite 100
Davie, FL 33328
(954) 434-8050

14235 US Highway 1
Juno Beach, FL 33408
(561) 630-5778

4850 W. Atlantic Avenue
Delray Beach, FL 33445
(561) 496-2690

1314 Greenview Shores Blvd.
Wellington, FL 33414
(561) 333-5773



Date 7/31/13 Page 2
Account Number Ending 0641
Enclosures 12

BUSY BUSINESS ACCOUNT

Ending 0641 (Continued)

Daily Balance Information

Date	Balance
7/30	54,425.63



SOUTHEAST PROPERTIES
COMMERCIAL REAL ESTATE
888.532.LEASE

INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/20/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Seitlin, A Marsh&McLennan Agency LLC Co 1000 Corporate Drive Suite 400 Ft. Lauderdale FL 33334	CONTACT NAME: PHONE (A/C, No, Ext): (954) 938-8788 FAX (A/C, No): (305) 640-9703 E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
INSURED Southeast Property Associates, Inc. 1645 SE 3rd Court Deerfield Beach FL 33441	INSURER A: Liberty Mutual Fire Insurance Co NAIC # 23035	
	INSURER B: Federal Insurance Company 20281	
	INSURER C:	
	INSURER D:	
	INSURER E:	
INSURER F:		

COVERAGES

CERTIFICATE NUMBER: Cert ID 36228

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			TB2-Z91-458961-023	4/1/2013	4/1/2014	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	AUTOMOBILE LIABILITY			AS2-Z91-458961-013	4/1/2013	4/1/2014	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident)	\$
								\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB	<input checked="" type="checkbox"/> OCCUR		See Below	12/31/2012	12/31/2013	EACH OCCURRENCE	\$ 100,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					AGGREGATE	\$ 100,000,000
	<input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTIONS	See Below						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS	OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH)	<input type="checkbox"/> Y/N	N/A				E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
								\$
								\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Umbrella Liability Policy Details:

Insurer: Federal Insurance Company, NAIC #20281, Policy No. 7993-71-94, Limit of Liability: \$25,000,000 per occurrence/ \$25,000,000 aggregate - Primary; SIR: \$10,000 each occurrence.

Insurer: XL Insurance America, Inc., NAIC #24554, Policy No. IRF 7425024, Limit of Liability: \$25,000,000 per occurrence/ \$25,000,000 aggregate - X/S.

CERTIFICATE HOLDER**CANCELLATION**

Southeast Property Associates, Inc. 1645 SE 3rd Court Suite 200 Deerfield Beach FL 33441	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---

© 1988-2010 ACORD CORPORATION. All rights reserved.

DESCRIPTION OF OPERATIONS SECTION CONTINUED

DATE
8/20/2013

CERTIFICATE HOLDER:

Southeast Property Associates, Inc.

1645 SE 3rd Court
Suite 200
Deerfield Beach FL 33441

INSURED:

Southeast Property Associates, Inc.

1645 SE 3rd Court
Deerfield Beach FL 33441

DESCRIPTION OF OPERATIONS CONTINUED:

Insurer: Westchester Fire Insurance Co., NAIC #21121, Policy No. G-24322117001, Limit of Liability:
\$25,000,000 per occurrence/ \$50,000,000 aggregate - X/S.

Insurer: Federal Insurance Company, NAIC #20281, Policy No. 7993-71-95, Limit of Liability:
\$25,000,000 per occurrence/ \$75,000,000 aggregate - X/S.

Re: 1645 S.E. 3rd Court, Deerfield Beach, FL 33441. Proof of Insurance Only.



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

Cert ID 36250

DATE (MM/DD/YYYY)

8/20/2013

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS Seitlin, A Marsh&McLennan Agency LLC Co 1000 Corporate Drive, Suite 400 Ft. Lauderdale FL 33334		PHONE (A/C, No, Ext): (954) 938-8566	COMPANY NAME AND ADDRESS Arch Specialty Insurance Co. (Primary)* Zurich American Insurance Co. (Excess)		NAIC NO:
FAX (A/C, No): (954) 938-8788		E-MAIL ADDRESS:	IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH		
CODE:	SUB CODE:		POLICY TYPE Commercial Property		
AGENCY CUSTOMER ID #: 32719		LOAN NUMBER		POLICY NUMBER See Attached	
NAMED INSURED AND ADDRESS Southeast Property Associates, Inc. 1645 SE 3rd Court Deerfield Beach FL 33441		EFFECTIVE DATE 12/15/2012	EXPIRATION DATE 12/15/2013	CONTINUED UNTIL TERMINATED IF CHECKED	
ADDITIONAL NAMED INSURED(S)		THIS REPLACES PRIOR EVIDENCE DATED:			

PROPERTY INFORMATION (Use REMARKS on page 2, if more space is required) BUILDING OR BUSINESS PERSONAL PROPERTY

LOCATION/DESCRIPTION Locations per schedule on file.
See Attached.

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION	PERILS INSURED	BASIC	BROAD	X	SPECIAL	DED:
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$		*3000000				5,000
	YES	NO	N/A			
<input checked="" type="checkbox"/> BUSINESS INCOME <input checked="" type="checkbox"/> RENTAL VALUE	X				Included	Actual Loss Sustained; # of months:
BLANKET COVERAGE		X				If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE	X					Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?	X					
IS DOMESTIC TERRORISM EXCLUDED?	X					
LIMITED FUNGUS COVERAGE	X				15,000	DED: 5,000
FUNGUS EXCLUSION (If "YES", specify organization's form used)	X					
REPLACEMENT COST	X					
AGREED VALUE	X					
COINSURANCE		X			%	
EQUIPMENT BREAKDOWN (If Applicable)	X				****	DED: 5,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	X					
- Demolition Costs	X				1,000,000	DED: 5,000
- Incr. Cost of Construction	X				INCL. W/B	DED: 5,000
EARTH MOVEMENT (If Applicable)	X				3,000,000	DED: 50,000
FLOOD (If Applicable)	X				**3000000	DED: **
WIND / HAIL (If Subject to Different Provisions)	X				3,000,000	DED: ***
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	X					

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

MORTGAGEE	CONTRACT OF SALE	LENDER SERVICING AGENT NAME AND ADDRESS
LENDERS LOSS PAYABLE <input checked="" type="checkbox"/>	Certificate Holder	
NAME AND ADDRESS Southeast Property Associates, Inc. 1645 SE 3rd Court Suite 200 Deerfield Beach FL 33441		AUTHORIZED REPRESENTATIVE 

EVIDENCE OF COMMERCIAL PROPERTY INSURANCE REMARKS - Including Special Conditions (Use only if more space is required)

Re: 1645 S.E. 3rd Court, Deerfield Beach, FL 33441; Real Property: \$800,000; Personal Property: \$100,000; Rental Income: \$214,720. Proof of Insurance Only.

Arch Specialty Insurance Co. (Primary): Policy # ESP005270200, NAIC #21199.
Effective: 12/15/12 - 12/15/13.
Policy Limit: \$3,000,000.
Deductible: AOP:\$5,000.

* Scheduled Per Occurrence.

**Flood: \$3,000,000 Sublimit per occ. and annual aggregate (excluding flood zones A & V),
\$1,000,000 sublimit per occ and annual aggregate flood zones A & V;
Flood Deductibles: Excess of NFIP whether purchased or not for property damage and \$50,000 for
Time Element for Flood Zone A or V. \$50,000 per occurrence all other Flood.

***Wind/Hail: *5% of Total Insured Values (TIV) per bldg. per current Statement of Values on file
with Co., subj. to \$100,000 min./occ; \$50,000 Per Occurrence All Other Wind and Hail.

Zurich American Insurance Co. (Excess): Policy #CPP2880784-09, NAIC # 16535.
Effective: 12/15/12 - 12/15/13.
Limit of Liability: \$44,305,262 Scheduled.
Deductible: \$3,000,000 Per Occurrence.
Wind Excluded.
Flood Limits: \$250,000/Occurrence, \$250,000 Annual Aggregate.
Earthquake Limits: \$250,000/Occurrence, \$250,000 Annual Aggregate.

****Equipment Breakdown:
Zurich American Ins. Co.
Policy #BM9482855-02.
Effective 4/1/13 - 4/1/14.
Property Damage Limit: \$40,000,000.

RESOLUTION NO. 2013/_____

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING ADMIRAL BUILDING ASSOCIATES LTD. REQUEST FOR COMMERCIAL FAÇADE IMPROVEMENT GRANT FUNDING FOR 1645 SE 3RD COURT FOR AN AMOUNT NOT TO EXCEED \$20,254.

WHEREAS, the CRA wishes to encourage the redevelopment of business facades in the CRA District,

WHEREAS, the CRA budgeted funds for Commercial Façade Improvement Grants in the FY 2013 CRA Budget,

WHEREAS, ADMIRAL BUILDING ASSOCIATES LTD. submitted an application for Commercial Façade Improvement Grant funding in the amount of \$20,254; and

WHEREAS, the application for funding is consistent with all program guidelines and eligibility criteria.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

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

Section 2. The CRA hereby awards \$20,254 in funding from the Commercial Façade Improvement Program to ADMIRAL BUILDING ASSOCIATES LTD for improvements to 1654 SE 3RD COURT, as per the terms of the grant program, the application submitted, and all applicable City requirements pertaining to development approvals and building permits.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2013.

JEAN M. ROBB, CHAIR

ATTEST:

ADA GRAHAM-JOHNSON, MMC, CITY CLERK

REQUESTED ACTION:

Resolution to approve Interlocal Agreement between the Deerfield Beach CRA and the City of Deerfield Beach regarding Sullivan Park redevelopment.

SUMMARY EXPLANATION/BACKGROUND:

The City and the CRA intend to partner to redevelop and expand the Sullivan Park facility, which is owned by the City to include 1701 Riverview Road, which is owned by the CRA. The CRA Attorney advises that both parties enter into an Interlocal Agreement wherein the City's gives authorization to the CRA to make improvements associated with the redevelopment of Sullivan Park.

The CRA Board is being asked to approve the attached Interlocal Agreement between the City of Deerfield Beach and the Deerfield Beach CRA. This agreement was approved by the City Commission on 8/20/2013.

There is no budget impact of this item.

ATTACHMENTS:

Interlocal Agreement regarding Sullivan Park redevelopment
Resolution

**AGREEMENT
BETWEEN
CITY OF DEERFIELD BEACH, FLORIDA
AND
DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY**

This Agreement is entered into as of the ____ day of _____, 20____, by and between the CITY OF DEERFIELD BEACH FLORIDA (City), a Florida municipal corporation (hereinafter referred to as the "City"), and the DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY, a Florida public community redevelopment agency (CRA):

WHEREAS, The CITY owns certain property which is included within the area known as Sullivan Park (a description of which is attached hereto on Exhibit A and made a part hereof), which property shall hereinafter be referred to as Sullivan Park; and

WHEREAS, the CRA Plan provides for upgrading and improvements to Sullivan Park which improvements are deemed by the CRA to be in furtherance of its goals and objectives and consistent with Part III, Chapter 163, Florida Statutes; and

WHEREAS, the CRA wishes to undertake improvements to Sullivan Park; and

WHEREAS, the CITY wishes to allow the CRA to undertake that improvement;

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

1. The above referenced "Whereas" clauses are true and correct and made a part hereof.
2. The CITY does hereby authorize the CRA to make such improvements to Sullivan Park as are consistent with the CRA plan, Part III, Chapter 163, Florida Statutes, and which further the goals and objectives of the CRA.
3. The CRA shall coordinate any improvements with the CITY, shall assure that no liens or encumbrances shall be placed on the property of Sullivan Park, and shall pay for all work being undertaken as part of the proposed improvements.
4. To any extent permitted by law the CRA shall defend, indemnify and hold the City harmless from any and all causes of action or liability related to the actions of the CRA in undertaking improvements to Sullivan Park. Neither party waives any sovereign immunity by virtue of this covenant.
5. The CRA shall be permitted to close Sullivan Park for such times as any construction is ongoing to the extent necessary to protect the safety, health and welfare of the public with the approval of the City Manager.
6. This is the entire agreement between the parties and no amendment shall be permitted except by further written agreement executed with equal dignity.

7. The Agreement shall be effective the date the last party affixes its signature hereto.

CITY OF DEERFIELD BEACH

JEAN M. ROBB, MAYOR

Date: _____

ATTEST:

ADA GRAHAM-JOHNSON, MMC, CITY CLERK

DEERFIELD BEACH COMMUNITY
REDEVELOPMENT AGENCY

JEAN M. ROBB, CHAIR

Date: _____

RESOLUTION NO. 2013/

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF DEERFIELD BEACH AND THE DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE REDEVELOPMENT OF A PORTION OF SULLIVAN PARK; AND AUTHORIZING THE EXECUTION OF THE INTERLOCAL AGREEMENT

WHEREAS, the City of Deerfield Beach owns certain property which is included within the area known as Sullivan Park, which property shall hereinafter be referred to as Sullivan Park; and

WHEREAS, the CRA Plan provides for upgrading and improvements to Sullivan Park which improvements are deemed by the CRA to be in furtherance of its goals and objectives and consistent with Part III, Chapter 163, Florida Statutes; and

WHEREAS, the CRA wishes to undertake improvements to Sullivan Park; and

WHEREAS, the City of Deerfield Beach wishes to allow the CRA to undertake those improvements upon the terms and conditions set forth in the Interlocal Agreement attached hereto and made a part hereof as Exhibit "A";

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS 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 Interlocal Agreement in substantially the same form as that attached hereto and made a part hereof as Exhibit "A", and does hereby authorize the Chair to execute all contract documents on behalf of the CRA.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2013.

JEAN M. ROBB, CHAIR

ATTEST:

ADA GRAHAM JOHNSON, MMC, CITY CLERK

Deerfield/CRA/ILA Resolution Sullivan Park

REQUESTED ACTION:

Resolution to approve Interlocal Agreement between the Deerfield Beach CRA and the City of Deerfield Beach regarding CRA Administration.

SUMMARY EXPLANATION/BACKGROUND:

In 2005, the City of Deerfield Beach and the Deerfield Beach CRA entered into an Interlocal Agreement regarding CRA administration. It established the framework for the relationship between the City and the CRA wherein the CRA uses City provided administrative support services and establishes the compensation for such services. The agreement was amended in 2009 to specifically allow the CRA to employ contractors selected through the City's procurement process and make City facilities available to the CRA for improvement. The agreement specified the method of reimbursement that the CRA would use to reimburse the City for resources expended on CRA work. At the time, it called out a specific percentage of the CRA staff member's salary paid by the CRA. In 2009 that percentage was an accurate reflection of the amount of time the CRA staff spent on CRA business, but is no longer reflects the current CRA staffing plan.

Staff recommends updating the agreement to reflect all aspects of the current relationship between the CRA and City. Further, it is recommended that the agreement be updated to reflect the current practice wherein the CRA compensates the City for services in direct proportion to the amount of resources used. The value of the arrangement may change from year to year but always be a reflection of resources used. Both parties will always know the value of the services used by the CRA, as it is reflected in the General Administration Charge line item in the CRA Budget that is adopted via resolution by the CRA and subsequently, by the City.

The CRA Board is being asked to approve a resolution to approve the attached updated Interlocal Agreement between the City of Deerfield Beach and the Deerfield Beach CRA. If approved, a companion request for approval will be made to the City Commission.

There is no budget impact of this item.

ATTACHMENTS:

Interlocal Agreement regarding CRA Administration
Resolution

DEERFIELD BEACH
COMMUNITY REDEVELOPMENT AGENCY

Agenda Item 5
Tuesday, August 27, 2013

AGREEMENT

This Agreement is entered into on this ~~18th~~ ___ day of ~~October, 2005,~~ 2009 August 2013, between the CITY OF DEERFIELD BEACH, a Florida municipal corporation (CITY) and the DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created pursuant to Chapter 163, Part III, Florida Statutes, (CRA) as follows:

W I T N E S S E T H:

WHEREAS, the CITY, pursuant to Ordinance No. 1999/027, established a Community Redevelopment Area and created a Community Redevelopment Agency (CRA), both pursuant to Chapter 163, Part III, Florida Statutes; and

WHEREAS, the CRA prepared a Community Redevelopment Plan and established the boundaries for the Community Redevelopment Area; and

WHEREAS, as a result of the adoption of Ordinance No. 1999/027, the City Commission functions as the CRA; and

WHEREAS, the CITY has professional staff employed by the CITY; and

WHEREAS, the CITY staff time and expertise in administration, engineering, finance, and planning can be beneficially utilized in the implementation of the objectives and legal requirements of the CRA; and

WHEREAS, the CITY is willing to make available to the CRA, in accordance with the terms and conditions set forth in this Agreement, its professional staff and staff support; and

WHEREAS, the parties presently have an operating agreement which they wish to amend as follows:

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

The Agreement approved by Resolutions-CRA Resolution- No. ___ and ___ are 2005/015 and amended by CRA Resolution 2009/05 is hereby repealed and replaced with this Resolution and agreement between the parties.

Section 1. Background and Purpose.

In order to establish the background, context and frame of reference for this Agreement and to generally express the objectives and intentions of the respective parties herein, the following statements, representations and explanations shall be accepted as predicates for the undertakings and commitments included within the provisions which follow, and may be relied upon by the parties as essential elements of the mutual considerations upon which this Agreement is based.

Section 2. Scope of Agreement.

The CITY agrees to provide the following administrative support services in the same manner as provided for by the CITY in the conduct of its own affairs or, if in existence, CRA Bylaws:

A. The CITY shall create a separate trust fund and provide financial services which shall include, but not be limited to, management of CRA fiscal accounts, payroll, accounting, monthly and annual reporting, federal income and social security tax reporting, sales tax reporting, if any, and other fiscal needs. All financial data shall be recorded and maintained on the CITY's financial system. Accordingly, the investments and idle cash of the CRA shall be pooled with other CITY investments and subject to CITY's investment policy. Interest earnings shall be allocated to the trust fund in the same manner pooled cash and investments are allocated to other CITY funds based on average balances. The CITY Finance Director shall act as the CRA Finance Director and shall receive, on behalf of the CRA, all distributions of tax increment revenues from the appropriate governmental agencies. The CITY's independent auditor shall perform any required audits of the financial records of the CRA. The cost of such auditing services shall be allocated and charged directly to the CRA.

B. The CITY shall provide such clerical services to the CRA as may be required.

C. The CITY shall provide personnel services which shall include, but not be limited to, staff recruitment, record retention with respect to personnel actions and such other personnel services as may be needed.

D. The CITY shall provide engineering and planning services to advise and assist the CRA in attaining the goals of the Redevelopment Plan.

E. The CRA shall be permitted to utilize the services of the CITY's Purchasing Division and shall follow the CITY's Purchasing Code with respect to purchasing services and goods necessary for the operation of CRA activities. The CRA may use the services of contractors retained by the CITY upon terms and conditions acceptable to the CRA and the contractor.

F. The CITY shall make available to the CRA and its officers, public officials liability insurance provided by the self-funded insurance program of the CITY.

G. The CRA may request the CITY to provide other special services on occasion not initially set forth in this Agreement.

H. The CITY shall make such CITY facilities available for improvement by the CRA as is consistent with the CRA Plan and Chapter 163, Florida Statutes.

Section 3. Method of Reimbursement and Compensation.

A. Reimbursement to CITY. For services described in Section 2 hereof incurred by the CITY, the CRA will compensate the CITY, based on the CITY's cost allocation plan, for Administrative Service Fees and Internal Service Fees (as determined by the City Finance Director and approved by the CRA ~~administrator~~Director), to the extent that such costs are eligible for reimbursement in accordance with Section 163.387(6), Florida Statutes, and to the extent that future revenues of the CRA trust fund are sufficient to provide for the reimbursement. The cost allocation plan shall represent a fair apportionment and allocation for CITY time and resources expended. Any cost or expense determined by the CITY not to have been included in the cost allocation plan shall be directly billed to the CRA by the CITY. ~~The CRA shall pay for 65% of the salary and benefits of the CRA/Economic Development Manager (unless modified by the parties through a resolution).~~The CRA shall pay a that portion of the salaries and expenses of City personnel serving the City and the CRA as is proportion to the services rendered to each agency.

B. Method of Reimbursement. The parties agree that the CRA's obligation to reimburse the CITY, pursuant to Section 3A hereinabove, shall be made to the CITY in accordance with the CRA approved budget. It is recognized and acknowledged that full reimbursement to the CITY may, during the term of this Agreement, be deferred as determined each year by the CITY; provided however, any deferred outstanding payment obligation shall be budgeted by the CRA and paid to the CITY prior to the termination of the trust fund as provided in Chapter 163 of the Florida Statutes or prior to return of tax increment funds to any taxing authority.

C. In all respects this agreement shall be implemented, and the expenditures by the CRA and City shall be apportioned so that each party bears its proper and reasonable share of expenses related to the administration of each agency.

Section 4. Miscellaneous.

A. Continued Cooperation. This Agreement assumes close coordination and cooperation between the CRA and essential CITY staff and CITY functions, particularly regarding financial administration, reporting and auditing, and administration.

B. Term. This Agreement shall take effect on ~~October 1, 2009~~ on execution, and shall continue in effect ~~until terminated by either party upon 90 days notice for convenience for five (5) years from the effective date, unless either party seeks to renegotiate or terminate this Agreement prior to said date.~~ -

C. Termination. This Agreement may be terminated by the CITY or the CRA for convenience upon at least thirty (30) day notice to the other party. After termination of the Agreement, the CITY shall transfer to the CRA copies of any documents, data and information requested by the CRA relating to the services accomplished herein.

D. Records. The CITY shall keep such records and accounts as may be necessary in order to record complete and correct entries as to personnel hours charged to this engagement, and any expenses for which the CITY expects to be reimbursed. From and after the effective date of this Agreement, the City Clerk is designated the custodian of all past, present and future public records of the CRA for all lawful purposes.

E. Indemnification. To the extent permitted by law, the CRA shall indemnify and save harmless the CITY, its agents and employees, from and against all claims, suits, actions, damages or causes of action arising during the term of this Agreement by reason of the work to be performed, including costs, attorneys' fees and expenses incurred in or by reason of the defense of any such claim, suit or action, and the investigation thereof. Nothing in this Agreement shall be deemed to affect the rights, privileges and immunities of the CITY as set forth in Section 768.28, Florida Statutes.

F. Independent Contractor. The CITY is an independent contractor under this Agreement. Personal services provided by the CITY shall be by employees of the CITY and subject to supervision by the CITY, and not as officers, employees or agents of the CRA. Personnel policies, tax responsibilities, social security, health insurance, employee benefits, purchasing policies and other similar administrative procedures applicable to services rendered under this Agreement shall be those of the CITY, unless otherwise stated specifically herein.

G. Assignments. This Agreement, or any interest herein, shall not be assigned, transferred or otherwise encumbered, under any circumstances, by the CRA or the CITY, without consent of the other party.

H. Amendments. It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed by the same formality and of equal dignity herewith.

I. Notice. Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended and the remaining party, at the place last specified, and the places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this Article. For the present, the parties designate the following as the respective places for giving notice:

CITY: City Manager
City of Deerfield Beach
150 N.E. Second Avenue
Deerfield Beach, Florida 33441

CRA: _____ CRA Director
Deerfield Beach Community Redevelopment Agency
150 N.E. Second Avenue
Deerfield Beach, Florida 33441

J. Binding Authority. Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

K. Severability. If any provision of this Agreement or the application thereof to any person or situation shall, to any extent, be held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and be enforced to the fullest extent permitted by law.

L. This Agreement shall be effective upon execution by the last signatory hereto.

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

CITY OF DEERFIELD BEACH

By: _____
Peggy Noland, Mayor Jean M. Robb,

ATTEST:
Mayor

Ada Graham-Johnson, MMC, City Clerk

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, the undersigned Notary Public in and for the State of Florida, on this, the _____ day of _____, 20092013, by Peggy Noland Jean M. Robb, Mayor of the City of Deerfield Beach.

Notary Public, State of Florida

Printed, typed or stamped name of Notary Public exactly as commissioned

____ Personally known to me, or

____ Produced identification:

Type of identification produced

Witnesses:

Chair

CRA

By _____

~~Peggy Noland, Chair~~ Jean M. Robb,

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, the undersigned Notary Public in and for the State of Florida, on this, the _____ day of _____, 2013~~09~~, by ~~Peggy Noland~~ Jean M. Robb, Chair.

Notary Public, State of Florida

Printed, typed or stamped name of Notary Public exactly as commissioned
____ Personally known to me, or
____ Produced identification:

Type of identification produced

RESOLUTION NO. 2013/

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF DEERFIELD BEACH AND THE DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY FOR ADMINISTRATION OF THE CRA; AND AUTHORIZING THE EXECUTION OF THE INTERLOCAL AGREEMENT

WHEREAS, in 2005, the City of Deerfield Beach and the Deerfield Beach CRA entered into an Interlocal Agreement regarding CRA administration; and

WHEREAS, the ILA established the framework for the relationship between the City and the CRA wherein the CRA uses City provided administrative support services and establishes the compensation for such services; and

WHEREAS, Staff recommends updating the agreement to reflect all aspects of the current relationship between the CRA and City; and

WHEREAS, it is also recommended that the agreement be updated to reflect the current practice wherein the CRA compensates the City for services in direct proportion to the amount of resources used;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS 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 Interlocal Agreement in substantially the same form as that attached hereto and made a part hereof as Exhibit “A”, and does hereby authorize the Chair to execute all contract documents on behalf of the CRA.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2013.

JEAN M. ROBB, CHAIR

ATTEST:

ADA GRAHAM JOHNSON, MMC, CITY CLERK

Deerfield/CRA/Administration ILA Resolution

REQUESTED ACTION:

Approve Resolution requesting a binding estimate from FPL for the conversion of overhead electric distribution facilities to underground along A1A (SE 3rd Street to NE 7th Street) and authorizing the payment of a \$5,353 deposit.

SUMMARY EXPLANATION/BACKGROUND:

In 2012, the Federal Highway Administration approved the city's concept (locally preferred alternative) for the reconstruction of A1A (See Attachment #2 for background). Most recently, the public as well as each member of the CRA Board attended a workshop (March 28, 2013) during which the plans were explained in detail.

Engineering design (construction plans for roadway improvements, drainage, landscaping, etc.) is in progress and will be completed in 2014. For coordination purposes, now would be the best time to obtain a binding estimate from FPL for undergrounding. If undergrounding the utilities is to occur, the cost must be borne locally. A non-refundable deposit is required to initiate the binding estimate. Attachment #1 is a letter from FPL explaining the binding cost estimate procedure.

While no funding has been identified to construct any of the improvements, the deposit would be an indication to all involved parties that the plans and construction cost estimates need to take undergrounding into consideration. It will be far better to plan for it now and then possibly decide in the future not to do it than to wait until the project is funded and then try to add undergrounding to the plans.

Since the expense of an undergrounding design upgrade must be borne locally, the CRA Board is being asked to determine if this aspect of the A1A infrastructure improvement project should be funded by the CRA. A1A streetscape improvements are in the CRA Plan and adequate funding is available in the FY 2013 CRA Budget line item Other Contractual Services (190-8000-552.32-99).

ATTACHMENTS:

**Letter from FPL
Project Fact Sheet
Resolution**



April 26, 2013

Mr. Daniel Checchia
Director of Subsurface Utility Engineering
Keith and Associates, Inc.
301 East Atlantic Blvd.
Pompano Beach, Florida 33060

Re: **City of Deerfield Beach**
Electric Facilities Conversion – Ballpark Estimate
A1A - NE 7 St. to SE 3 St.
WR # 5033825

Dear Mr. Checchia:

FPL welcomes the opportunity to assist you in examining the feasibility of converting from overhead electric distribution facilities to an underground system at the following location:

A1A - NE 7 St. to SE 3 St., in Deerfield Beach, Florida.

As per your request, the non-binding "ballpark" estimate to complete this conversion is \$802,000. This estimate is provided strictly to assist you in preliminary decision making and it does not include the conversion of the existing streetlight system. It is not an offer from FPL to perform the requested conversion and should not be construed or used as such for detailed planning purposes. This represents an "order of magnitude" figure based on previous FPL experience and reflects the CIAC payment that the City would ultimately need to make to FPL if the conversion were performed at this point in time. It is our experience that conversions in developed areas are the most complex and challenging types of construction. As such, this estimate likely will not precisely represent the City's ultimate actual cost to convert, but can assist the City in preliminary decision-making.

FPL estimates include only estimated charges to be paid by the City to FPL. The costs of the following items are not included with the estimate and are the responsibility of the City / residents. These potential costs should be included in future planning of the project:

- Site restoration (sod, landscaping, pavement, sidewalks, etc)
- Rearrangement of customer electric service entrances (requires electrician) from overhead to underground. Also, additional customer expense if local inspecting authorities require customer wiring to be brought to current codes.
- Trenching/backfilling for service laterals.
- Removal and undergrounding of other utilities (e.g. telecom, CATV, etc.)
- Acquiring, describing, securing and recording of easements for underground facilities. In underground systems, major components formerly attached to poles must now occupy "at grade" appurtenances, e.g., ground level pad mounted transformers and switch cabinets. Facilities of an underground distribution system will not be placed in road right-of-way, with the exception of cables required for crossings. (See special note below)

Note: Obtaining easements is typically the most difficult aspect of the conversion process; the time required to secure the easements may even exceed the 180 day binding estimate timeframe. FPL strongly suggests that all easements required for the conversion be described and secured prior to requesting the detailed cost estimate. Further, in some instances, the underground distribution system may be placed within the road right-of-way with the proper agreement.

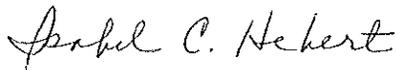
In 2007, the Public Service Commission approved FPL's 25% Governmental Adjustment Factor (G.A.F.) waiver for local government sponsored projects. In order to be eligible for the G.A.F. waiver a project must meet a series of criteria (see Attachment). Based on the preliminary information you provided for the proposed conversion area, this request would not qualify for the G.A.F. waiver.

After reviewing the "ballpark" estimate, if you decide to move forward with the conversion project, you may request a detailed and "binding" estimate. Due to the complexity and time required to estimate such a conversion, a non-refundable engineering deposit is required prior to beginning the estimating process, as set forth in the Florida Administrative Code 25-6.115. For this conversion project the amount of the required engineering deposit is \$5,353.00. If you decide to proceed with the work contained in the estimate, the amount of this deposit would be applied toward the estimated amount owed to FPL for the conversion. The work must commence within 180 days of the date the binding estimate is provided.

The request for the binding estimate must be in writing, and must describe in detail the facilities to be converted. Binding estimates are valid for 180 days, and would be subject to change in the event of a work scope change. Should actual FPL costs exceed the binding estimate amount, the customer may be responsible for those additional costs up to a maximum of 10% of the binding estimate amount. Payment of customer costs, easements (with opinion of title and recorded), agreements from other utilities/pole licensees, and execution of a Conversion Agreement would be required before commencement of construction.

If you have any questions or wish to consider a binding cost estimate, please call me at 954-321-2189.

Sincerely,



Isabel C. Hebert
FPL External Affairs Manager

Attachments

cc: Mr. Bret Beck - FPL
Mr. Erik Dillenkofer - FPL
Mr. John Lehr - FPL
Mr. Tom Allain - FPL

INSTALLATION OF UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES
 FOR THE CONVERSION OF OVERHEAD ELECTRIC DISTRIBUTION FACILITIES

SECTION 12.1 DEFINITIONS

APPLICANT - Any person, corporation, or entity capable of complying with the requirements of this tariff that has made a written request for underground electric distribution facilities in accordance with this tariff.

CONVERSION - Any installation of underground electric distribution facilities where the underground facilities will be substituted for existing overhead electric distribution facilities, including relocations.

CONTRIBUTION-IN-AID-OF-CONSTRUCTION (CIAC) - The CIAC to be paid by an Applicant under this tariff section shall be the result of the following formula:

CIAC =

- 1) The estimated cost to install the requested underground facilities;
- + 2) The estimated cost to remove the existing overhead facilities;
- + 3) The net book value of the existing overhead facilities;
- 4) The estimated cost that would be incurred to install new overhead facilities, in lieu of underground, to replace the existing overhead facilities (the "Hypothetical Overhead Facilities");
- 5) The estimated salvage value of the existing overhead facilities to be removed;
- + 6) The 30-year net present value of the estimated non-storm underground v. overhead operational costs differential, which is set at \$0 (zero) per pole-line mile of the existing overhead facilities;
- 7) The 30-year net present value of the estimated average Avoided Storm Restoration Costs ("ASRC") calculated as a percentage of the sum of lines 1) through 6). Simplified eligibility criteria for each ASRC Tier are summarized below. Applicants must enter into an Underground Facilities Conversion Agreement with the Company which provides full details on terms, conditions and compliance requirements.

Tier	Percentage	Pole-Line Miles	Customer Conversions	Completion
1 *	25%	3 or more	100%	3 phases
2	10%	1 to <3	100%	3 phases
3	5%	< 1	n/a	n/a

* The GAF Waiver will apply in lieu of Tier 1 ASRC for eligible conversions by Local Government Applicants.

GAF Waiver

For Applicants entering into an Underground Facilities Conversion Agreement - Governmental Adjustment Factor Waiver with the Company, the otherwise applicable CIAC amount, as calculated above, shall be reduced by the GAF Waiver. The amount of the GAF Waiver shall be calculated as follows:

GAF Waiver =

- 25% x the otherwise applicable CIAC;
- + 75% x the ASRC (avoids double-counting the ASRC embedded in the otherwise applicable CIAC.)

If the Applicant elects to construct and install all or part of the underground facilities, then for purposes of calculating the ASRC or the GAF Waiver amount only, the otherwise applicable CIAC shall be adjusted to add FPL's estimated cost for the Applicant-performed work. In addition, the Direct Engineering, Supervision, and Support (DESS) costs associated with this Applicant-performed work will be reduced by 20% from the amount that would have applied if FPL performed this work.

DISTRIBUTION SYSTEM - Electric service facilities consisting of primary and secondary conductors, service drops, service laterals, conduits, transformers and necessary accessories and appurtenances for the furnishing of electric power at utilization voltage.

SERVICE FACILITIES - The entire length of conductors between the distribution source, including any conduit and or risers at a pole or other structure or from transformers, from which only one point of service will result, and the first point of connection to the service entrance conductors at a weatherhead, in a terminal, or meter box outside the building wall; the terminal or meter box; and the meter.

(Continued on Sheet No. 6.301)

FLORIDA POWER & LIGHT COMPANY

(Continued from Sheet No. 6.300)

SECTION 12.2 GENERAL

12.2.1 Application

This tariff section applies to all requests for underground electric distribution facilities where the facilities requested will be substituted for existing overhead electric distribution facilities. Any person, corporation, or entity capable of complying with the requirements of this tariff may submit a request as follows. Requests shall be in writing and must specify in detail the overhead electric distribution facilities to be converted or the area to be served by underground electric distribution facilities in lieu of presently existing overhead electric distribution facilities serving said area. Upon receipt of a written request, FPL will determine the feasibility of converting the existing facilities, any necessary revisions to this written request, and the non-refundable deposit amount necessary to secure a binding cost estimate and notify the applicant of said amount.

12.2.2 Contribution-in-Aid-Of-Construction (CIAC)

Upon the payment of a non-refundable deposit by an Applicant, FPL shall prepare a binding cost estimate specifying the contribution in aid of construction (CIAC) required for the installation of the requested underground distribution facilities, where the installation of such facilities is feasible, and provide said estimate to the Applicant upon completion of the estimate along with either an Underground Facilities Conversion Agreement or an Underground Facilities Conversion Agreement - Governmental Adjustment Factor Waiver. The CIAC amount to be collected pursuant to a binding cost estimate from an Applicant shall not be increased by more than 10 percent of the binding cost estimate to account for actual costs incurred in excess of the binding cost estimate. However, the CIAC may be subject to increase or refund if the project scope is enlarged or reduced at the request of the Applicant, or the CIAC is found to have a material error prior to the commencement of construction. The binding cost estimate provided to an Applicant shall be considered expired if the Applicant does not enter into either an Underground Facilities Conversion Agreement or an Underground Facilities Conversion Agreement - Governmental Adjustment Factor Waiver and pay the CIAC amount specified for the installation of the requested underground electric distribution facilities within 180 days of delivery of the binding cost estimate to the Applicant by FPL.

(Continued on Sheet No. 6.310)

(Continued from Sheet No. 6.301)

12.2.3 Non-Refundable Deposits

The non-refundable deposit for a binding cost estimate for conversion to a direct buried cable in conduit underground electric distribution system shall be determined by multiplying the number of pole line feet of existing overhead electric distribution facilities to be converted by \$1.20. The deposit must be paid to FPL to initiate the estimating process. The deposit will not be refundable, however, it will be applied in the calculation of the CIAC required for the installation of underground distribution facilities. The deposit and the preparation of a binding cost estimate are a prerequisite to the execution of either an Underground Facilities Conversion Agreement or an Underground Facilities Conversion Agreement - Governmental Adjustment Factor Waiver. If the request for underground electric distribution facilities involves the conversion of less than 250 pole line feet of existing overhead facilities, then no deposit will be required for a binding cost estimate, provided, however, that all other requirements of this tariff shall still apply.

12.2.4 Non-Binding Cost Estimates

Any person, corporation, or entity may request a non-binding cost estimate free of charge. The non-binding cost estimate shall be an order of magnitude estimate to assist the requestor in determining whether to go forward with a binding cost estimate. Neither an Underground Facilities Conversion Agreement nor an Underground Facilities Conversion Agreement - Governmental Adjustment Factor Waiver may be executed on the basis of a non-binding cost estimate.

12.2.5 Underground Facilities Conversion Agreement

Any Applicant seeking the installation of underground distribution facilities pursuant to a written request hereunder shall execute either the Underground Facilities Conversion Agreement set forth in this tariff at Sheet No. 9.720 or, if applicable, the Underground Facilities Conversion Agreement - Governmental Adjustment Factor Waiver set forth in this tariff at Sheet No. 9.725. The applicable Agreement must be executed and the CIAC paid by the Applicant within 180 days of the delivery of the binding cost estimate to the Applicant. Failure to execute the applicable Agreement and pay the CIAC specified in the Agreement within the 180 day time limit, or termination of the Agreement, shall result in the expiration of the binding cost estimate. Any subsequent request for underground facilities will require the payment of a new deposit and the presentation of a new binding cost estimate. For good cause FPL may extend the 180 day time limit. Upon execution of either the Underground Facilities Conversion Agreement or the Underground Facilities Conversion Agreement - Governmental Adjustment Factor Waiver, payment in full of the CIAC specified in the binding cost estimate, and compliance with the requirements of this tariff, FPL shall proceed to convert the facilities identified in a timely manner. However, new service extensions, maintenance and reliability projects, and service restorations shall take precedence over facilities conversions.

12.2.6 Simultaneous Conversion of Other Pole Licensees

Before the initiation of any project to provide underground electric distribution facilities pursuant to either an Underground Facilities Conversion Agreement or an the Underground Facilities Conversion Agreement - Governmental Adjustment Factor Waiver the Applicant shall have executed agreements with all affected pole licensees (e.g. telephone, cable TV, etc.) for the simultaneous conversion of those pole licensees' facilities and provide FPL with an executed copy of the Agreement(s). Such agreements shall specifically acknowledge that the affected pole licensees will coordinate their conversion with FPL and other licensees in a timely manner so as to not create unnecessary delays. Failure to present FPL with executed copies of any necessary agreements with affected pole licensees within 180 days after delivery of the binding cost estimate to the Applicant shall result in the expiration of the binding cost estimate, the return of any CIAC paid, and the termination of any Underground Facilities Conversion Agreement or Underground Facilities Conversion Agreement - Governmental Adjustment Factor Waiver entered into between the Applicant and FPL.

12.2.7 Easements

Before the initiation of any project to provide underground electric distribution facilities pursuant to either an Underground Facilities Conversion Agreement or an Underground Facilities Conversion Agreement - Governmental Adjustment Factor Waiver, the Applicant shall provide FPL, at no cost to FPL, all easements, including legal descriptions of such easements and all survey work associated with producing legal descriptions of such easements, specified as necessary by FPL to accommodate the requested underground facilities along with an opinion of title that the easements are valid. Failure to provide the easements in the manner set forth above within 180 days after the delivery of the binding cost estimate to the Applicant shall result in the expiration of the binding cost estimate, the return of any CIAC paid, and the termination of any Underground Facilities Conversion Agreement or Underground Facilities Conversion Agreement - Governmental Adjustment Factor Waiver entered into between the Applicant and FPL.

(Continued on Sheet No. 6.320)

(Continued from Sheet No. 6.310)

12.2.8 Affected Customer Services

The Applicant shall be responsible for the costs associated with any modifications to the service facilities of customers affected by the conversion of FPL distribution facilities which are made necessary as a result of the conversion. The Applicant shall be responsible for arranging the conversion of affected residential overhead customer service facilities by providing, at no cost to FPL:

- a) any necessary rearranging of the customer's existing electric service entrance facilities to accommodate an underground service lateral through the use of a licensed electrical contractor, in accordance with all local ordinances, codes, and FPL specifications; and
- b) a suitable trench, install FPL provided conduit according to FPL specifications to a point designated by FPL, and perform the backfilling and any landscape, pavement or other similar repairs

FPL shall be responsible for the installation of the service lateral cable, the cost of which shall be included in the Applicant's binding cost estimate. In the event a customer does not allow the Applicant to convert the customer's affected overhead services, or the Applicant fails to comply with the above requirements in a timely manner consistent with FPL's conversion construction schedule, then the Applicant shall pay FPL, in addition to the CIAC specified in the binding cost estimate, the costs associated with maintaining service to said customer through an overhead service drop. The cost for maintaining an overhead service drop from an underground system shall be:

- a) the sum of \$789 for residential dwellings containing less than five individual units; or,
- b) the estimated cost to maintain service for residential dwellings containing five or more individual units.

For existing residential underground service laterals affected by a conversion the Applicant shall be responsible for the trenching, backfilling and any landscape, pavement or other similar repairs and installation of FPL provided conduit, according to FPL specifications, necessary to bring existing underground service laterals of affected customers to an FPL designated handhole or transformer. FPL will install the necessary cable, the cost of which shall be included in the binding cost estimate. However, in the event that a customer owned service lateral fails on connection to the underground distribution system the customer will be responsible for the replacement of their service lateral or compliance with section 10.5 of FPL's tariff.

The Applicant's responsibilities for modifications to the service facilities of non-residential customers affected by the conversion of FPL distribution facilities which are made necessary as a result of the conversion will be specified in an attachment to any Underground Facilities Conversion Agreement or Underground Facilities Conversion Agreement - Governmental Adjustment Factor Waiver.

12.2.9 Other Terms and Conditions

Through the execution of either the Underground Facilities Conversion Agreement set forth in this tariff at Sheet No. 9.720 or the Underground Facilities Conversion Agreement - Governmental Adjustment Factor Waiver set forth in this tariff at Sheet No. 9.725 the Applicant agrees to the following:

- a) The Applicant shall be responsible for all restoration of, repair of, or compensation for, property affected, damaged, or destroyed, to accommodate the installation of underground distribution facilities and the removal of FPL's overhead distribution facilities;
- b) subject to section 2.7 Indemnity to Company, or section 2.71 Indemnity to Company - Governmental, FPL's General Rules and Regulations, the Applicant shall indemnify FPL from any claim, suit, or other proceeding, which seeks the restoration of, or repair of, or compensation for, property affected, damaged, or destroyed, to remove existing facilities or to accommodate the installation of underground distribution facilities arising from or brought as a result of the installation of underground distribution facilities;
- c) the Applicant shall clear easements provided to FPL of trees, tree stumps and other obstructions that conflict with construction or installation of underground distribution facilities in a timely manner consistent with FPL's construction schedule.

(Continued on Sheet No. 6.330)

(Continued from Sheet No. 6.320)

12.2.10 Type of System Provided

An underground distribution system will be provided in accordance with FPL's current design and construction standards.

12.2.11 Design and Ownership

FPL will design, install, own, and maintain the electric distribution facilities up to the designated point of delivery except as otherwise noted. The Applicant may, subject to a contractual agreement with FPL, construct and install all or a portion of the underground distribution facilities provided that:

- a) such work meets FPL's construction standards;
- b) FPL will own and maintain the completed distribution facilities;
- c) the construction and installation of underground distribution facilities by the Applicant is not expected to cause the general body of ratepayers to incur greater costs;
- d) the Applicant agrees to pay FPL's current applicable hourly rate for engineering personnel for all time spent for (i) reviewing and inspecting the Applicant's work done, and (ii) developing any separate cost estimate(s) that are either requested by the Applicant to reflect only FPL's portion of the work or are required by FPL to reflect both the Applicant's and FPL's portions of the work for the purpose of a GAF Waiver calculation pursuant to an Underground Facilities Conversion Agreement – Governmental Adjustment Factor Waiver; and
- e) the Applicant agrees to rectify any deficiencies found by FPL prior to the connection of any Customers to the underground electric distribution system and the removal of the overhead electric distribution facilities.

12.2.12 Relocation

Where underground electric facilities are requested as part of, or for the purpose of, relocation, the requirements of this tariff shall apply. As applicable, the Underground Facilities Conversion Agreement or the Underground Facilities Conversion Agreement - Governmental Adjustment Factor Waiver shall be executed as an addendum to the relocation agreement between FPL and the Applicant. In the event of any conflict between the relocation agreement and this tariff, the tariff shall control. Furthermore, where the regulations of the Federal or State Department of Transportation (DOT) prevent pre-payment of deposits and other conversion costs, the Federal or State DOT may pay the CIAC after the work has been performed.

**UNDERGROUND FACILITIES CONVERSION AGREEMENT --
GOVERNMENTAL ADJUSTMENT FACTOR WAIVER**

This Agreement is made and entered into this _____ day of _____, 20____, by and between _____ (“Local Government Applicant”), a Florida municipal corporation or county with an address of _____ and FLORIDA POWER & LIGHT COMPANY (“FPL”), a Florida corporation with an address of P.O. Box 14000, 700 Universe Boulevard, Juno Beach, FL 33408-0429.

WHEREAS, the Local Government Applicant has requested that FPL convert certain overhead electric distribution facilities located within the following boundaries (the “Conversion”):

(collectively, the “Existing Overhead Facilities”) to underground facilities, including transformers, switch cabinets and other appurtenant facilities installed above ground as set forth in Attachment A hereof (collectively, the “Underground Facilities”).

NOW THEREFORE, in consideration of the foregoing premises and the covenants and agreements set forth herein, and other consideration the sufficiency of which is hereby acknowledged, the parties intending to be legally bound, hereby covenant and agree as follows:

1. **Governmental Adjustment Factor Waiver (“GAF Waiver”) Eligibility Criteria.** The Local Government Applicant represents and warrants that it meets the following eligibility criteria for the Conversion:
 - a. In order for the Conversion to incorporate a sufficient amount of overhead facilities to provide electrical continuity, the Conversion must include a minimum of approximately 3 pole line miles or approximately 200 detached dwelling units within contiguous or closely proximate geographic areas (the “Conversion Area”). The Conversion may be completed in mutually agreed upon phases, with the project size minimums applying to the aggregate project – provided that any necessary subsequent phase begins within a 1 year period from completion of the prior phase and the minimums are met within, at most, 3 phases; and
 - b. The Local Government Applicant must require all customers within the Conversion Area who currently have overhead service directly from the Existing Overhead Facilities to convert their service entrances to underground within 6 months of completion of the Underground Facilities installation or each phase thereof; and
 - c. The Local Government Applicant must be willing and able to execute a right of way (“ROW”) agreement with FPL if the Local Government Applicant requests that facilities be placed in the ROW; and
 - d. For any affected laterals, the complete lateral must be converted, including all stages of any multi-stage lateral; and
 - e. The Local Government Applicant must demonstrate to the reasonable satisfaction of FPL that the sum of the GAF Waiver credit plus any federal or state funds that the Local Government Applicant is able to use to support the Conversion does not exceed the otherwise applicable CIAC as calculated before application of the GAF Waiver.

Special Circumstances. Conversions which do not meet the project size minimums described in section 1.a are eligible for the GAF Waiver in the following special circumstances:

- i. 100% of the Existing Overhead Facilities within the Local Government Applicant’s corporate limits are to be converted, but are less than the pole line mileage or dwelling unit minimums; or
- ii. A single lateral that serves at least one Critical Infrastructure Facility as determined by the appropriate local agency with the mutual agreement of FPL; or
- iii. An island or peninsula where 100% of the Existing Overhead Facilities are to be converted; or

(Continued on Sheet No. 9.726)

(Continued from Sheet No. 9.725)

iv. When the aggregate size of the first 3 phases of a project would satisfy the minimum size criteria but, for mutually-agreed engineering or logistical reasons, those phases are non-contiguous; provided that (a) the next (4th) phase must be adjacent to one or more of the first 3 phases such that the combined contiguous area meets the minimum size criteria, and (b) this 4th phase begins within 1 year from completion of the 3rd phase.

2. **Contribution-in-Aid-of-Construction (CIAC).** The Local Government Applicant shall pay FPL a CIAC as required by FPL's Electric Tariff and Section 25-6.115 of the Florida Administrative Code with the Otherwise Applicable CIAC amount reduced by the GAF Waiver.
- | | |
|------------------------------|----------|
| i. Otherwise Applicable CIAC | \$ _____ |
| ii. GAF Waiver | \$ _____ |
| iii. CIAC Due | \$ _____ |

In the event the actual cost of the Conversion exceeds the estimate, the Otherwise Applicable CIAC shall be adjusted by the lesser of (a) the difference between the actual cost of the Conversion and the estimate, or (b) 10% of the Otherwise Applicable CIAC identified above. The GAF Waiver shall also be adjusted accordingly and the Local Government Applicant shall pay FPL the resulting difference in the amount of the CIAC Due.

3. **Applicant-Installed Facilities.** The Local Government Applicant may, upon entering into an applicant-installed facilities agreement satisfactory to FPL, construct and install all or a portion of the Underground Facilities. Such work must meet FPL's construction standards and FPL will own and maintain the completed facilities. The Local Government Applicant agrees to rectify any deficiencies, found by FPL, prior to the connection of any customers to the Underground Facilities and the removal of the Existing Overhead Facilities.
4. **Compliance with Tariff.** The Local Government Applicant agrees to comply with and abide by the requirements, terms, and conditions of FPL's Electric Tariff.
5. **Timing of Conversion.** Upon compliance by the Local Government Applicant with the requirements, terms, and conditions of FPL's Electric Tariff, this Agreement and any other applicable agreements, FPL will proceed in a timely manner with the Conversion in accordance with the construction drawings and specifications set forth in Attachment A hereof.
6. **Relocation.** In the event that the Underground Facilities are part of, or are for the purposes of, relocation, then this Agreement shall be an addendum to the relocation agreement between FPL and the Local Government Applicant. In the event of any conflict between the relocation agreement and this Agreement or the Electric Tariff, this Agreement and the Electric Tariff shall control.
7. **Term.** This Agreement shall remain in effect for as long as FPL or any successor or assign owns or operates the Underground Facilities.
8. **GAF Waiver Repayment.** If the Local Government Applicant does not satisfy the relevant eligibility criteria, the Local Government Applicant shall repay the GAF Waiver within 30 days of written notice from FPL of such failure. Additionally, if at any point within 30 years of completion of the Underground Facilities installation, the Local Government Applicant elects to have electric service within the Conversion Area supplied by a provider other than FPL, the Local Government Applicant shall repay FPL a pro-rata share of the GAF Waiver. The pro-rata share (which shall reflect partial years) shall be determined as follows:

$$\text{GAF Waiver} * [(30 - \text{years since the Underground Facilities completion date}) / 30]$$

(Continued on Sheet No. 9.727)

(Continued from Sheet No. 9.726)

- 9. **Termination Prior to the Conversion Completion.** Failure by the Local Government Applicant to comply with any of the requirements, terms, or conditions of this Agreement or FPL's Electric Tariff shall result in termination of this Agreement. The Local Government Applicant may terminate this Agreement at any time prior to the start of the Conversion and the CIAC paid by the Local Government Applicant will be refunded to the Local Government Applicant; provided however, that the refund of the CIAC shall be offset by any costs incurred by FPL in performing under the Agreement up to the date of termination.
- 10. **Assignment.** The Local Government Applicant shall not assign this Agreement without the written consent of FPL.
- 11. **Adoption and Recording.** This Agreement shall be adopted by the Local Government Applicant and maintained in the official records of the Local Government Applicant for the duration of the term of this Agreement. This Agreement also shall be recorded in the Official Records of the County in which the Underground Facilities are located, in the place and in the manner in which deeds are typically recorded.
- 12. **Conflict between Terms of Franchise Agreement.** In the event of a conflict between the terms of this Agreement and any permit or franchise agreement entered into by Local Government Applicant and FPL, the terms of this Agreement shall control.

IN WITNESS WHEREOF, FPL and the Local Government Applicant have executed this Agreement on the date first set forth above.

LOCAL GOVERNMENT APPLICANT

FPL

Signed _____

Signed _____

Name _____

Name _____

Title _____

Title _____

Signed _____

Name _____

Title _____

Approved as to Terms and Conditions

Signed _____

Name _____

Title _____

Approved as to Form and Legal Sufficiency

Signed _____

Name _____

Title _____

Keven Klopp

From: Bernard Buxton-Tetteh
Sent: Monday, June 10, 2013 4:30 PM
To: Keven Klopp; Charles DaBrusco; Delgado, Julio C. (Julio.Delgado@dot.state.fl.us)
Subject: FW: SRA1A; SE 3rd St. top NE 7th St; Dsbn Overhead to Underground conversion

FYI

Bernard Buxton-Tetteh
City of Deerfield Beach

From: Daniel Checchia [<mailto:DChecchia@keith-associates.com>]
Sent: Monday, April 22, 2013 9:42 AM
To: Brett.Carleton@fpl.com; Jocelyn.Wright@fpl.com
Cc: isabel.c.hebert@fpl.com; John.Lehr@fpl.com; rgutierrez@metriceng.com; Bernard Buxton-Tetteh; ok1184@att.com; leonard_maxwell-newbold@cable.comcast.com; Charles_Huston@cable.comcast.com
Subject: RE: SRA1A; SE 3rd St. top NE 7th St; Dsbn Overhead to Underground conversion

Good morning,

FP&L: Brett Carleton, Jocelyn Wright
AT&T: Otis Keeve
Comcast: Leonard Maxwell Newbold, Chuck Huston

My name is Daniel Checchia and I am currently performing the utility coordination for the subject project. Please find below a request on behalf of the City of Deerfield Beach.

The City of Deerfield Beach would like to initiate utility coordination between the City and your agency on the following design improvements along SR A1A from SE 3rd Street to NE 7th Street approximately 4000' (FM #: 420416-1-38-01) (Project location map is attached). This project involves the following design improvements:

- New construction
- Right-of-way acquisition
- Designated 4 foot bicycle lanes.
- Continuous 6 foot sidewalks on both sides of the road.
- Additional pedestrian crosswalks.
- Providing curb and gutter and drop curb.
- Signalizing the intersection of SR A1A/NE 21st Avenue and NE 2nd Street and adding a right turn lane on the southbound SR A1A approach.
- Widening of an additional lane along Hillsboro Blvd. to the east of SR A1A to allow through movement eastbound along Hillsboro Blvd.
- Widening of an additional lane along SR A1A to the south of Hillsboro Blvd. to alleviate the back-up caused by the left turn movement blocking the northbound movement along SR A1A when the Hillsboro bridge is up.

The City is considering undergrounding all utilities within the right-of-way, including FPL facilities. To assist us in the selection of the most feasible design while minimizing conflicts with your facilities, we are respectfully requesting that you provide a preliminary cost estimate for undergrounding your utilities within the project limits. In order to maintain project schedules, your prompt response and cooperation in this matter will be greatly appreciated. We are ready to meet with you or your representatives to discuss this request at your earliest convenience.

Should additional information be required, please contact me at 954-480-4432 or by e-mail at bbuxton-tetteh@deerfield-beach.com.

My contact information is below.

Please keep me advised on the status of the request or if additional information is required to move forward.

Thank you.

Best Regards

Daniel Checchia, Director of Subsurface Utility Engineering

dchecchia@keith-associates.com

KEITH AND ASSOCIATES, INC.

Engineers, Surveyors, Planners, Landscape Architects, Construction Managers, Subsurface Utility Engineering (SUE)

301 East Atlantic Blvd, Pompano Beach, Florida 33060 | Ph: 954.788.3400 | Fax: 954.788.3500

7145 Southwest 42nd Terrace, Miami, Florida 33155 | Ph: 305.667.5474 | Fax: 305.667.5475

DBE – CBE – SBE – WBE

www.keith-associates.com

DISCLAIMER

Keith & Associates, Inc.(K&A) makes the electronically stored data in the e-mail transmission available for information purposes only. No warranty either expressed or implied is made regarding the accuracy or reliability of this data. K&A reserves the right to revise, update and improve its electronically stored data without notice and assumes no responsibility for any damages which may arise as a result of the use of this data. The user agrees to verify the data in the e-mail transmission to ascertain its accuracy for the intended use. K&A makes every effort to insure this transmission is virus free, however, K&A assumes no responsibility for damages caused by the installation of this data. Use of the data in this transmission indicates that the user accepts the above conditions. If these conditions are unacceptable, the transmission should be returned to Keith & Associates, Inc. All copies must be destroyed.

Project Description

This project is being done as a collaborative effort between the City of Deerfield Beach and the Florida Department of Transportation. The project consists of approximately a 0.84 mile portion of SR-A1A in Broward County within the City of Deerfield Beach city limits. The project begins at SE 3rd Street to the south and terminates at NE 7th Street to the north at the Broward County/Palm Beach County line. Mobility and safety improvements will be provided for this primarily 2-lane undivided urban principal collector.

Design Improvements

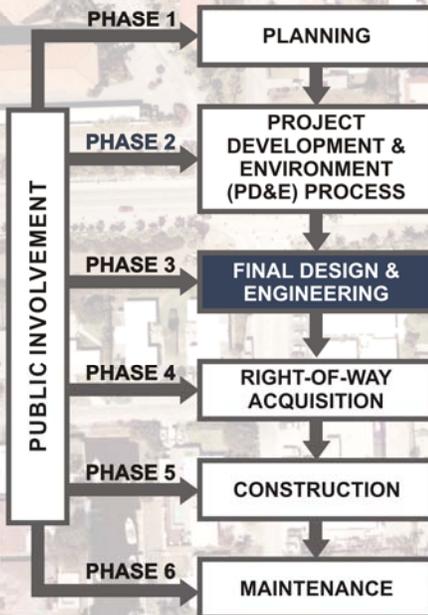
- Provision of new bicycle lanes.
- Provision of new sidewalks.
- Provision of additional pedestrian crosswalks.
- Improvements at the intersection of SR A1A/NE 21 Ave and NE 2 St which includes installation of a signal and the addition of a southbound right turn lane.
- Addition of drop curbs where abutting parking is currently present.
- Curb and gutter where required by safety standards such as along the curves.



Project Schedule

The design process is anticipated to be completed by July 2014.

Project Phases



Contact Information

For more information on the SR A1A (from SE 3rd St to NE 7th St) PD&E Study, please call, email or write to:

Bernard Buxton-Tetteh
 City of Deerfield Beach Project Manager
 401 SW 4th Street
 Deerfield Beach, FL 33441
 Phone: 954 - 480 - 4432

Email: bbuxton-tetteh@deerfield-beach.com

OR

Keven Klopp, AICP
 City of Deerfield Beach
 Assistant City Manager / CRA Director
 150 NE Second Avenue
 Deerfield Beach, FL 33441
 Phone: 954 - 480 - 4263

Email: kklopp@deerfield-beach.com



REQUESTED ACTION:

Approve Resolution adopting FY 2013-2014 CRA Budget.

SUMMARY EXPLANATION/BACKGROUND:

Florida Statutes Chapter 189.418 stipulates that the CRA Board must adopt the budget via resolution each fiscal year prior to adoption by the Governing Body (City Commission).

The CRA FY14 Budget was presented to the CRA Board for discussion at the August 13, 2013 meeting.

The budget contains funding for major programs including Community Policing, a Commercial Façade Improvements Program, Special Events to attract people to the District, and the SW 15th Avenue drainage and streetscape infrastructure project.

If the Board concurs with this spending plan, the Budget must be adopted via Resolution. The approved budget will be forwarded to the City for inclusion in the adopted FY14 City budget.

ATTACHMENTS:

1. CRA FY 2013-2014 Budget
2. Resolution

Budget Line Item Summary
October 1, 2013 - September 30, 2014
Community Redevelopment Agency Fund 190
Non-Departmental 8000

ACCT	ACCOUNT DESCRIPTION	FY 2012 BUDGET	FY 2013 BUDGET	FY 2014 REQUEST
10 01	Regular Salary	\$ 353,928	\$ 189,695	\$ 306,428
10 03	Longevity	\$ 1,750	\$ 399	\$ 1,604
10 06	Automobile Allowance	\$ 8,000	\$ 8,000	\$ 8,000
10 12	Sick Leave Conversion Pay	\$ 2,000	\$ 3,000	\$ 6,518
11 01	FICA	\$ 27,989	\$ 16,024	\$ 24,696
12 04	ICMA Pension	\$ 29,395	\$ 16,291	\$ 22,000
32 30	Community Policing	\$ -	\$ -	\$ 50,000
32 16	Landscaping Services	\$ 5,000	\$ 5,000	\$ 5,000
32 99	Other Contractual Services	\$ 290,698	\$ 170,500	\$ 200,000
35 04	Office Supplies	\$ 800	\$ 500	\$ 500
35 09	Professional Publications	\$ 300	\$ 150	\$ 150
35 13	Minor Tools, Equip, Hardware	\$ 4,200	\$ -	\$ -
35 74	Special Events	\$ 171,000	\$ 190,000	\$ 150,000
39 01	Travel and Training	\$ 10,000	\$ 5,000	\$ 5,000
39 02	Printing	\$ 1,500	\$ 1,500	\$ 1,500
39 21	Advertising	\$ 10,000	\$ 2,500	\$ 2,500
39 27	General Admin Charge	\$ 166,803	\$ 114,317	\$ 162,260
39 35	Dues and Memberships	\$ 2,000	\$ 1,500	\$ 1,500
39 59	Commercial Façade Improvement Loan	\$ 500,000	\$ 100,000	\$ 100,000
60 41	Automotive Equipment	\$ 175,000	\$ -	\$ -
60 42	Office Machinery & Equipment	\$ 10,000	\$ -	\$ -
60 43	Other Machinery & Equipment	\$ 18,816	\$ -	\$ -
63 01	Cove Parking Lot	\$ 887,670	\$ -	\$ -
63 02	Hillsboro Streetscape	\$ 510,000	\$ -	\$ -
63 03	Pier	\$ 5,016,488	\$ 150,000	\$ -
63 04	Infrastructure and Capital Improvements	\$ 115,065	\$ 439,229	\$ 1,301,088
63 05	Cove Gardens Improvements	\$ 13,000	\$ -	\$ -
63 06	Beach Enhancements	\$ 235,000	\$ -	\$ -
63 07	Real Estate Acquisition	\$ 2,213,348	\$ -	\$ -
63 08	Main Beach Parking Area Improvements	\$ 100,000	\$ -	\$ -
63 10	Fire Hydrants	\$ 60,000	\$ -	\$ -
63 11	Lighting	\$ 10,000	\$ -	\$ -
63 12	Parking Improvements	\$ 25,000	\$ -	\$ -
90 01	Transfer to General Fund	\$ 689,072	\$ 685,400	\$ 1,099,031
90 03	Transfer to Insurance Services	\$ 20,640	\$ 20,501	\$ 87,425
Total Tax Increment Renue Trust Funds		\$ 11,684,462	\$ 2,119,506	\$ 3,535,200
Total FY2014 CRA Budget (Agency Overhead and Debt Service)				\$ 3,535,200

Deerfield Beach Community Redevelopment Agency
 Budget - Detailed Information
 October 1, 2013 - September 30, 2014

ACCT	ACCOUNT DESCRIPTION	FY 2014 REQUEST
10 01	Regular Salary	\$ 306,428
	Tax Increment Revenue will pay for the following portion of staff salaries - (CRA Director 100%, CRA Project Manager 100%, CRA Department Secretary 100%, City Manager 25%, Assistant City Manager 25%, Assistant City Clerk 25%)	
10 03	Longevity	\$ 1,604
	Paid to employees with more than 5 years of service	
10 06	Automobile Allowance	\$ 8,000
	CRA's portion of the cost of two (2) vehicles for use by CRA staff	
10 12	Sick Leave Conversion Pay	\$ 6,518
	Once a year, in December, every full-time employee who has used less than six days of sick leave during the preceding year may choose to be paid for the unused portion of those six days. The payment is calculated using the employees base hourly rate; therefore not including any additional pay factors such as longevity	
11 01	FICA	\$ 24,696
	The 7.65% FICA rate is composed of two rates; a 6.20% social security tax that is applied to the first \$106,800 that an employee earns and a 1.45% Medicare tax that is applied to all earnings	
12 04	ICMA Pension	\$ 22,000
	Estimated by city pension contribution for those city employees who are participants in the ICMA defined contribution plan; the city contribution, as a percentage of salary, is 8%	
32 30	Community Policing	\$ 50,000
	Cost of BSO Deputy Detail to provide additional security in the CRA	
32 16	Landscaping Services	\$ 5,000
	Maintenance of projects improved using CRA TIF funds and small landscape projects	
32 99	Other Contractual Services	\$ 200,000
	Contractual services provided by the CRA Attorney (\$38,000) for legal services and other professional services as needed	
35 04	Office Supplies	\$ 500
	Office supplies as necessary for operations	
35 09	Professional Publications	\$ 150
	Funding for development and management related newspapers, trade magazines and books.	
35 13	Minor Tools, Equip, Hardware	\$0
35 74	Special Events	\$ 150,000
	Funding for 4th of July Celebration (\$75,000), December Holiday Celebration (\$25,000), Founders' Days (\$30,000) and other events to be determined by the CRA Board	
39 01	Travel and Training	\$ 5,000
	Includes attendance at annual conference, seminars, workshops and regional business retention/attraction meetings	
39 02	Printing	\$ 1,500
	Printing of brochures, hand-outs and annual report	
39 21	Advertising	\$ 2,500

	Advertising in newspapers, industry publications and exhibits	
39 27	General Admin Charge	\$ 162,260
	Payment to the general fund for the services that are provided to support the CRA Fund	
39 35	Dues and Memberships	\$ 1,500
	Annual memberships in professional associations and State of Florida Special District Reporting	
39 59	Commercial Façade Improvement Loan	\$ 100,000
	Funds to partner on façade improvements to storefronts throughout the CRA District	
60 41	Automotive Equipment	\$0
60 42	Office Machinery & Equipment	\$0
60 43	Other Machinery & Equipment	\$0
63 01	Cove Parking Lot	\$0
63 02	Hillsboro Streetscape	\$0
63 03	Pier	\$0
63 04	Infrastructure and Capital Improvements	\$1,301,088
	Funding of \$500,000 for SE 15th Avenue Streetscape Improvements, \$20,000 for Pier Staircase and other infrastructure and capital improvements to be determined by the Board	
63 05	Cove Gardens Improvements	\$0
63 06	Beach Enhancements	\$0
63 07	Real Estate Acquisition	\$0
63 08	Main Beach Parking Area Improvements	\$0
63 10	Fire Hydrants	\$0
63 11	Lighting	\$0
63 12	Parking Improvements	\$0
90 01	Transfer to General Fund	\$ 1,099,031
	Interfund transfer for debt service payments on Florida Municipal Loan Council Covenant Bonds	
90 03	Transfer to Insurance Services	\$ 87,425
	Interfund transfer for allocable portion of employee benefits funded through insurance services trust fund	
	Total Tax Increment Revenue	\$ 3,535,200
Total CRA Budget		\$3,535,200

DRAFT - City of Deerfield Beach CRA Five-Year CIP FY 2014-2018
 Approved 6/10/2011 - Status Update 5/2013 - Recommended Update 8/2013

<u>Project Name</u>	<u>Total Cost</u>	<u>FY 2013/2014</u>	<u>FY 2014/2015</u>	<u>FY 2015/2016</u>	<u>FY 2016-2017</u>	<u>FY 2017-2018</u>	<u>Five Year Total</u>
DRAINAGE IMPROVEMENTS							
		<u>FY 2013/2014</u>	<u>FY 2014/2015</u>	<u>FY 2015/2016</u>	<u>FY 2016-2017</u>	<u>FY 2017-2018</u>	<u>Five Year Total</u>
SW 15th Avenue	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
DRAINAGE TOTAL	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
SIDEWALK/STREETSCAPING IMPROVEMENTS							
		<u>FY 2013/2014</u>	<u>FY 2014/2015</u>	<u>FY 2015/2016</u>	<u>FY 2016-2017</u>	<u>FY 2017-2018</u>	<u>Five Year Total</u>
Five Year Sidewalk CIP	\$ 1,000,000	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
Beach Area Sidewalk Upgrades	\$ 425,000		\$ -	\$ -	\$ -	\$ 425,000	\$ 425,000
SIDEWALK/STREETSCAPING TOTAL	\$ 1,425,000	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 675,000	\$ 1,425,000
PARKING IMPROVEMENTS							
		<u>FY 2013/2014</u>	<u>FY 2014/2015</u>	<u>FY 2015/2016</u>	<u>FY 2016-2017</u>	<u>FY 2017-2018</u>	<u>Five Year Total</u>
Purchase of Deerfield Beach Island Entryway / NE 1st Street Properties	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 1,100,000	\$ -	\$ 1,100,000
Island Entryway Improvements	\$ 1,000,000					\$ 1,000,000	\$ 1,000,000
PARKING TOTAL	\$ 2,100,000	\$ -	\$ -	\$ -	\$ 1,100,000	\$ 1,000,000	\$ 2,100,000
PARK IMPROVEMENTS							
		<u>FY 2013/2014</u>	<u>FY 2014/2015</u>	<u>FY 2015/2016</u>	<u>FY 2016-2017</u>	<u>FY 2017-2018</u>	<u>Five Year Total</u>
Purchase of Chamber of Commerce	\$ 350,000	\$ 350,000	\$ -				\$ 350,000
Beach Enhancements - North Beach Pavilion	\$ 1,016,500		\$ 1,016,500	\$ -	\$ -	\$ -	\$ 1,016,500
PARK TOTAL	\$ 1,366,500	\$ 350,000	\$ 1,016,500	\$ -	\$ -	\$ -	\$ 1,366,500
LIGHTING IMPROVEMENTS							
		<u>FY 2013/2014</u>	<u>FY 2014/2015</u>	<u>FY 2015/2016</u>	<u>FY 2016-2017</u>	<u>FY 2017-2018</u>	<u>Five Year Total</u>
Lighting Coverages Upgrades	\$ 666,900		\$ 222,300	\$ 222,300	\$ 222,300	\$ -	\$ 666,900
LIGHTING TOTAL	\$ 666,900	\$ -	\$ 222,300	\$ 222,300	\$ 222,300	\$ -	\$ 666,900
OVERALL TOTALS	\$ 6,058,400	\$ 850,000	\$ 1,488,800	\$ 472,300	\$ 1,572,300	\$ 1,675,000	\$ 6,058,400

RESOLUTION NO. 2013/_____

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF DEERFIELD BEACH, FLORIDA, ADOPTING THE
FISCAL YEAR 2013-2014 BUDGET**

WHEREAS, Florida Statutes Chapter 189.418 stipulates that the CRA Board must adopt the budget via resolution each fiscal year prior to adoption by the Governing Body (City Commission); and

WHEREAS, the CRA Board has reviewed the FY 2013-2014 Budget and find it consistent with the Deerfield Beach CRA Plan goals and objectives;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

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

Section 2. The Deerfield Beach CRA Board of Directors hereby approves the FY 2013-2014 Budget as attached hereto and incorporated herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2013.

JEAN M. ROBB, CHAIR

ATTEST:

ADA GRAHAM-JOHNSON, MMC, CITY CLERK