



**Deerfield Beach Community Redevelopment Agency
AGENDA**

Tuesday, October 8, 2013, 6:30 P.M.
City Commission Chambers, Deerfield Beach City Hall

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES*

September 9, 2013

APPROVAL OF THE AGENDA*

GENERAL ITEMS*

1. Request to direct staff to register the Deerfield Beach Community Redevelopment Agency with the State of Florida Special District Information Program*
2. Resolution to approve funding for SE 12th Avenue median improvements*
3. Discussion regarding property acquisition

BOARD/ADMINISTRATION COMMENTS

Expense report, pursuant to CRA Resolution 2011-011

PUBLIC INPUT

ADJOURN

* Indicates an Action Item

(Next Meeting: Tuesday, November 12, 2013, 6:30 PM unless otherwise determined)

REQUESTED ACTION:

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

SUMMARY EXPLANATION/BACKGROUND:

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

In November 2012, the CRA Board named the CRA Coordinator as the Interim CRA Director. Currently and for the past 11 months, all CRA tasks are performed under the direction of the Interim CRA Director. Due to the interim status, staff requests direction from the CRA Board on designation of a registered agent such that the annual Special District Information can be submitted by the submittal deadline.

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

ATTACHMENTS:

State of Florida Special District Registration form

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

October 1, 2013

To All Special District Registered Agents:

The combined *Annual Special District Fee Invoice and Update Form* (the "form") along with instructions for complying with the annual fee requirement and completing the form are enclosed for Fiscal Year 2013 – 2014 (October 1, 2013 – September 30, 2014).

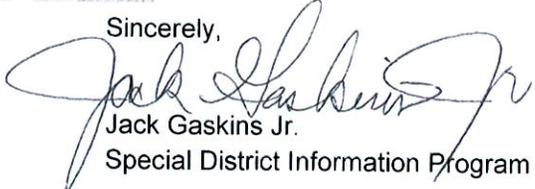
The Uniform Special District Accountability Act of 1989 requires the Department's Special District Information Program (the "program") to perform a number of duties and responsibilities as they relate to special districts. The Legislature does not appropriate general revenue to pay the costs involved. Instead, Section 189.427, Florida Statutes, requires the Department to establish a fee schedule by Rule (see Rule 73C-24.003, Florida Administrative Code) to collect an annual fee from each special district, plus late fees if the special district does not remit the fee. Since 1990, the annual fee has remained at \$175 per special district, unless the special district certifies that it is eligible for a zero fee.

One of the program's responsibilities is to continuously maintain and update the *Official List of Special Districts Online* (www.FloridaJobs.org/OfficialList). More than 685 state and local agencies use data from this list to coordinate activities with special districts, classify and compile financial information, and monitor Florida's 1,645-plus special districts. **It is very important for each registered agent to carefully review the information on the enclosed form and update it if necessary, or indicate that no changes are needed, and return the form to the Department.**

Please follow the enclosed instructions to ensure the special district complies with its annual fee and update requirements by the **December 3, 2013** deadline. For more information about the program and special districts in Florida, please visit www.FloridaJobs.org/SpecialDistricts and the *Florida Special District Handbook Online* at www.FloridaJobs.org/SpecialDistrictHandbook.

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

Sincerely,



Jack Gaskins Jr.
Special District Information Program

Enclosures: (1) Fiscal Year 2013/2014 Special District Fee Invoice and Update Form (combined)
(2) Instructions for the Fiscal Year 2013/2014 Special District Fee Invoice and Update Form

Instructions for the Fiscal Year 2013/2014 Special District Fee Invoice and Update Form
- - - Deadline is December 3, 2013 - - -

1. First, review the special district information on the form (you may download a duplicate form and our W-9 Form from www.FloridaJobs.org/SpecialDistrictFee):
 - a. Make any needed changes / additions directly on the form by scratching through the outdated or incorrect information and writing in the new information. **Please make sure a valid email address and the special district's official website, if it has one, is included on the form.**
 - b. Indicate whether the information does or does not need to be changed.
 - c. Sign and date where indicated.
2. Next, pay the \$175 fee or, if eligible, complete the "Zero Annual Fee Certification Section":
 - a. **Pay Online with a Visa or MasterCard – It's Fast, Easy and Free!** Simply visit www.FloridaJobs.org/SpecialDistrictFee and follow the instructions to complete payment. Payments submitted after **December 3, 2013**, must include the appropriate late fee.
 - b. If not paying online, prepare a check payable to the **Department of Economic Opportunity**.
 - c. If the special district meets **all five** requirements for a zero fee, sign and date the "Zero Annual Fee Certification Section" on the form.
3. To finish, prepare and return the form, along with a check and other forms if applicable:
 - a. Keep the lower portion of the form (bottom two inches) for your records.
 - b. Discard the "Zero Annual Fee Certification Section" if not applying for the zero fee.
 - c. Do not cut along the dotted line – it is for our use only.
 - d. If payment was made online, write "PAID ONLINE" on the top portion of the form (above the Zero Annual Fee Certification Section) and email or mail the form to the address below.
 - d. If payment was not made online attach a check to the form - to ensure the payment is properly credited to the correct special district - and mail them to the address below.
 - e. If qualifying for a zero fee, email or mail the form to the address below.
 - f. If the form indicates the Department needs the special district's boundary map and / or creation document, email or mail to the address below.
 - g. Mail the form and payment in time to be post-marked by **December 3, 2013** to avoid the \$25 late fee, **which we will strictly enforce to be fair to all special districts.**

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

Department of Economic Opportunity
Office of Financial Management
107 E. Madison Street, MSC 120
Tallahassee, FL 32399-4124
Jack.Gaskins@DEO.MyFlorida.com
Problems? Questions? Call Jack Gaskins directly at 850-717-8430

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

ANNUAL FEE: \$175.00 LATE FEE: \$0.00 RECEIVED: \$0.00 FEE DUE, POSTMARKED BY 12/03/2013: \$175.00

District's Name, Registered Agent & Office*:

Deerfield Beach Community Redevelopment Agency
Ms. Kristin Mory
150 Northeast 2nd Avenue
Deerfield Beach, FL 33441

Telephone: (954) 480-4317
Fax: (954) 480-4268
Status*: Dependent
Creation Document: On File
Map: On File
Last Update: 11/14/2012

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

County(ies): Broward
Local Governing Authority*: City of Deerfield Beach
Function(s)*: Community Redevelopment
Date Established: 11/16/1999
Creation Documents*: City Ordinance 1999/027; Resolutions 2002/003, 2003/010, 2003/025, and 2004/114
Statutory Authority*: Chapter 163, Part III, Florida Statutes
Board Selection*: Same as Local Governing Authority
Authority to Issue Bonds*: Yes
Revenue Source*: Tax Increment Financing

***Explanations**

Registered Agent: The person designated by the special district to accept due process on behalf of the special district
Status: Independent or Dependent - see Section 189.403, F.S.
Local Governing Authority: The governing body of a unit of local general-purpose government
Functions: The function/purpose of the special district
Creation Documents: Ordinance, Resolution, Statute, Special Act, Court Decree, Interlocal Agreement, etc.
Statutory Authority: The Florida Statute governing the function of the special district
Board Selection: Appointed, Appointed/Elected, Elected, Governor Appoints, Local Governing Authority Appoints, Same as Local Governing Authority, Similar to Local Governing Authority, Other
Authority to Issue Bonds: Yes or No
Revenue Sources: Ad Valorem, Agreement, Assessments, Bond Issuer Fees, Co., Donations, Fed, Fees, Other, Investments, Grants, Municipality, Non-Ad Valorem, Priv. Enterprise, Sales Surtax, Sales/Leases, State, TIF, Tolls, None

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

Registered Agent's Signature: _____ Date: _____

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

1. This special district is not a component unit of a general purpose local government as defined in the Governmental Accounting Standards Board's Statement No. 14, issued in June 1991 effective after December 15, 1992, as amended.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000.00 or less in annual revenues to the Department of Financial Services on its Annual Financial Report for Fiscal Year 2011/2012 (special districts created after that fiscal year must attach a current income statement verifying \$3,000.00 or less in revenues for the current fiscal year).
4. This certification will be returned to the Department at the address above postmarked by 12/03/2013 and,
5. This special district understands that if the Department determines any of these items to be inaccurate, this special district must pay the appropriate fee when invoiced. The Department will verify these statements within 30 days of receiving this form.

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

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

Registered Agent's Signature: _____ Date: _____

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

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT.

DEO-SDIP-001 Effective 10/01/2011

DETACH AND KEEP THIS PORTION FOR YOUR RECORDS.

| | | | | |
|--|-------------------------------|---------------------------|---------------------------|----------------------------|
| Deerfield Beach Community Redevelopment Agency | ANNUAL FEE \$175.00 | LATE FEE \$0.00 | RECEIVED \$0.00 | FEE DUE \$175.00 |
|--|-------------------------------|---------------------------|---------------------------|----------------------------|

REQUESTED ACTION:

Resolution to approve MBR Construction proposal for modifications to SE 12th Avenue for an amount not to exceed \$76,169.82.

SUMMARY EXPLANATION/BACKGROUND:

At the May 14th 2013 CRA Board meeting, the Board approved a scope of services for the design of SE 12th Avenue median improvements between Hillsboro Boulevard and SE 2nd Street. The redesign of this area is intended to improve the overall safety of the intersection, reduce commercial traffic traveling through the Cove Gardens neighborhood, slow traffic speeds, improve drainage and further beautify one of the major entrances to the Cove residential neighborhood.

A preferred design was approved by staff with the input of surrounding residential and commercial neighbors. Major features of the project include a realignment of the median between the alleyway and SE 12th Avenue, allowing a northbound left turn at the Hillsboro Square exit that provides vehicles with direct access to Hillsboro Boulevard, creating a 3 way stop, raising the intersection into a "traffic table" to emphasize the intersection and slow traffic, installing additional drainage structures to cure intermittent flooding and adding additional landscaping along SE 12th Avenue in front of 7-Eleven and in the center median. The design will greatly improve traffic safety, drainage and beautification of the area. The design has been permitted by Broward County and ready to proceed.

Staff requested a proposal from MBR Construction Inc. to undertake the work as part of the current Cove Gardens contract. The proposal has been reviewed and approved by the CRA Capital Projects Manager, the consulting engineering firm of Chen Moore Associates and the City Engineer. The change order includes a credit for improvements to this area previously approved and contained in Change Order #1. The Board is asked to approve the attached MBR Construction proposal for modifications to SE 12th Avenue as part of the Cove Gardens Neighborhood Improvements project for an amount not to exceed \$76,169.82.

Adequate funds are available in CRA Budget line item 190-8000-552-63-04 (Infrastructure and Capital Improvements) for this expense.

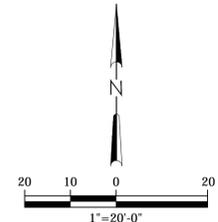
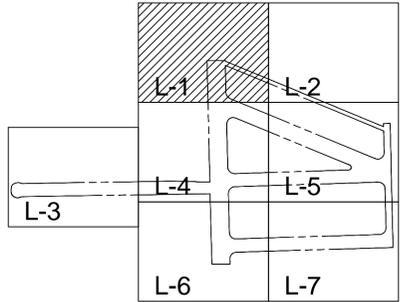
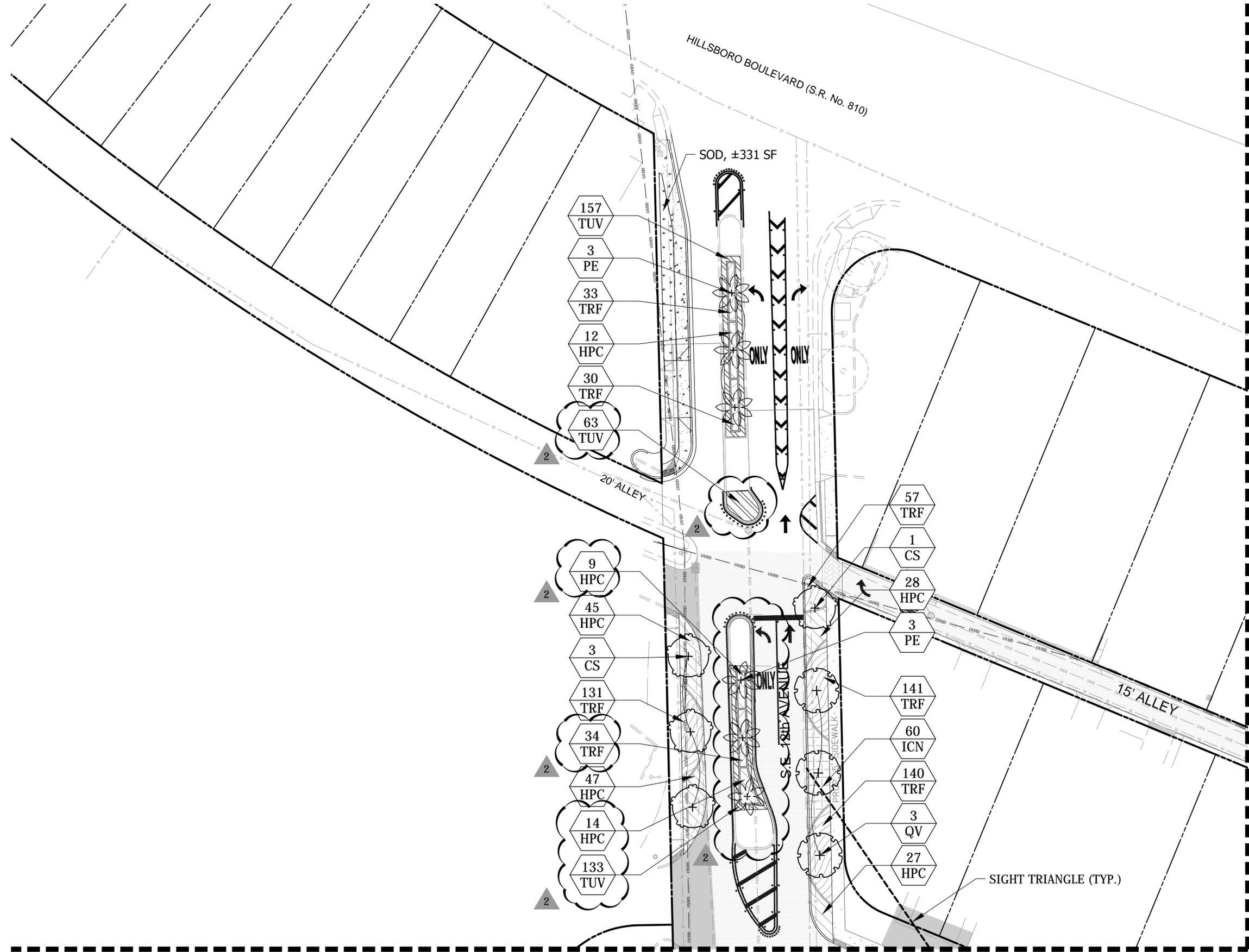
If approved a notice to proceed will immediately be issued so the work can be done without a full remobilization of construction crews and be completed within the same schedule as Cove Gardens (January 2014).

DEERFIELD BEACH
COMMUNITY REDEVELOPMENT AGENCY

Agenda Item 2
Tuesday, October 8, 2013

ATTACHMENTS:

SE 12th Avenue Improvements Plan
MBR Construction Proposal for SE 12th Avenue Modifications
Resolution



PLANT LEGEND

| TREES | COMMON NAME / BOTANICAL NAME |
|-----------------|--|
| | Green Buttonwood / <i>Conocarpus erectus</i> |
| | Silver Buttonwood / <i>Conocarpus erectus sericeus</i> |
| | Wax Myrtle / <i>Myrica cerifera</i> |
| | Southern Live Oak / <i>Quercus virginiana</i> |
| FLOWERING TREES | COMMON NAME / BOTANICAL NAME |
| | Glaucous Cassia / <i>Cassia surattensis</i> |
| | Crape Myrtle / <i>Lagerstroemia indica</i> |
| PALM TREES | COMMON NAME / BOTANICAL NAME |
| | Alexander Palm / <i>Ptychosperma elegans</i> |
| | Cabbage Palmetto / <i>Sabal palmetto</i> |
| SHRUBS | COMMON NAME / BOTANICAL NAME |
| | Red Ixora / <i>Ixora coccinea</i> 'Nora Grant' |
| SHRUB AREAS | COMMON NAME / BOTANICAL NAME |
| | Dwarf Fire Bush / <i>Hamelia patens</i> 'Compacta' |
| | Red Ixora / <i>Ixora coccinea</i> 'Nora Grant' |
| | Florida Gamagrass / <i>Tripsacum floridanum</i> |
| GROUND COVERS | COMMON NAME / BOTANICAL NAME |
| | Shore Juniper / <i>Juniperus conferta</i> |
| | Society Garlic / <i>Tulbaghia violacea</i> |
| SOD/SEED | COMMON NAME / BOTANICAL NAME |
| | Bahia Grass / <i>Paspalum notatum</i> |

| | | | | | | | | | | | | | | | | | | | |
|--|---|---------------------|------|----------|---|--|--|---|--|--|---|---------|---------------------|---|---------|-------------------|---|--|--|
| <p>CITY OF DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY</p> <p>500 W. CYPRESS CREEK RD. SUITE 410 DEERFIELD BEACH, FL 33439 TEL: 561.730.0707 E: 0004583 LC20000425</p> <p>CHEN-MOORE & ASSOCIATES</p> <p>CRISTOBAL BETANCOURT, RLA LANDSCAPE ARCHITECT FL REG. NO. 668941</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">NO.</td> <td style="width: 10%;">DATE</td> <td style="width: 80%;">REVISION</td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>8/28/13</td> <td>PER REVISED MEDIANS</td> </tr> <tr> <td>2</td> <td>8/15/11</td> <td>PER CITY COMMENTS</td> </tr> <tr> <td>1</td> <td></td> <td></td> </tr> </table> | NO. | DATE | REVISION | 5 | | | 4 | | | 3 | 8/28/13 | PER REVISED MEDIANS | 2 | 8/15/11 | PER CITY COMMENTS | 1 | | |
| NO. | DATE | REVISION | | | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | |
| 3 | 8/28/13 | PER REVISED MEDIANS | | | | | | | | | | | | | | | | | |
| 2 | 8/15/11 | PER CITY COMMENTS | | | | | | | | | | | | | | | | | |
| 1 | | | | | | | | | | | | | | | | | | | |
| <p>COVE GARDENS IMPROVEMENTS LANDSCAPE PLAN</p> | | | | | | | | | | | | | | | | | | | |
| <p>Date: 03/14/12 Sheet: 42 of 60 Drawing: L-1</p> | | | | | | | | | | | | | | | | | | | |



October 3, 2013

City of Deerfield Beach
Re: Cove Gardens Neighborhood Improvements
Change Order Request #4

Hiep,

Modifications to scope at SE 12th Avenue:

| | | |
|----|--|-------------|
| A. | Drainage | |
| | 1. Remobilize | \$ 1,000.00 |
| | 2. Furnish and Install Drainage Flume- 1 @ \$375..... | \$ 375.00 |
| | 3. Furnish and Install Drainage Pipe 15" HDPE- 100lf @ \$46..... | \$ 4,600.00 |
| | 4. Furnish and Install Type C-4 Structure- 2 @ \$3,392.50..... | \$ 6,785.00 |
| | 5. Furnish and Install Type C-5 Structure- 1 @ \$5,000..... | \$ 5,000.00 |
| | 6. Replace Existing Grate with Manhole Top- 1 @ \$1,800..... | \$ 1,800.00 |
| | 7. Tie Proposed Drainage to Existing Drainage Pipe- 1 @ \$862.50.... | \$ 862.50 |
| | Drainage Total | \$20,422.50 |
| B. | Roadway | |
| | 1. Item 13- 928 sy @ \$10.44..... | \$ 9,688.32 |
| | 2. Item 14- 163 sy @ \$6.04..... | \$ 984.52 |
| | 3. Item 17- 30 sy @ \$26.45..... | \$ 793.50 |
| | 4. Item 18- Credit 203 sy @ \$4.03..... | \$ 818.09 |
| | 5. Item 19- 420 sy @ \$6.38..... | \$ 2,679.60 |
| | 6. Item 20- 1,020sy @ \$6.15..... | \$ 6,273.00 |
| | 7. Item 21- 1,175sy @ \$8.05..... | \$ 9,458.75 |
| | 8. Item 22- 1,175sy @ \$1.15..... | \$ 1,351.25 |
| | 9. Item 23- 1,020sy @ \$.62..... | \$ 632.40 |



| | |
|--|--------------------|
| 10. Item 24- 600lf @ \$12.98..... | \$ 7,788.00 |
| 11. Item 25- 70sy @ \$26.45..... | \$ 1,851.50 |
| 12. Item 27- 75sy @ \$57.24..... | <u>\$ 4,293.00</u> |
| Roadway Total | \$46,611.93 |
| C. Pavement Markings | |
| 1. Item 31- 1,000lf @ \$1.04..... | \$ 1,040.00 |
| 2. Item 32- 75lf @ \$4.60..... | \$ 345.00 |
| 3. Item 33- 160lf @ \$3.11..... | \$ 497.60 |
| 4. Item 34- 9 @ \$75.90..... | \$ 683.10 |
| 5. Item 35- 5 @ \$143.75..... | \$ 718.75 |
| 6. Item 36- 110 @ \$6.90..... | \$ 759.00 |
| 7. Item 37- 14 @ \$350.75..... | <u>\$ 4,910.50</u> |
| Pavement Markings Total | \$ 8,953.95 |
| D. Landscape | |
| 1. Item 46- Credit 34 @ \$9.94..... | (\$ 337.96) |
| 2. Item 48- Credit 57 @ \$9.94..... | (\$ 566.58) |
| 3. Item 50- Credit 87 @ \$4.35..... | (\$ 378.45) |
| 4. Item 51- 331 sy @ \$3.42..... | <u>\$ 1,132.02</u> |
| Landscape Total | (\$ 150.97) |
| E. We are adding this item to our bid which represents work required to be performed but not paid for under current unit prices in our contract. | |
| Examples of this are as follows: | |
| 1. Curb Removal- 669lf @ \$8..... | \$5,352.00 |
| 2. Raised 3" Asphalt at Intersection of 12 th and Alley- 118sy @ \$29.35.. | \$3,463.30 |
| 3. Remove, Store, and Replace Pavers- 75sy @ \$31.05..... | \$2,328.75 |



4. Earthwork required for lime rock removal and replacement , regarding, and equipment work required to work in high traffic and tight spaces where square footage is small for amount of work needed to complete- 834 sy @ \$11.63..... \$9,699.42

| | |
|------------------------------|----------------------|
| TOTAL ADDS- | \$ 97,963.87 |
| TOTAL CREDITS- | (\$ 1,282.99) |
| CO1 CREDIT- | <u>(\$20,511.06)</u> |
| TOTAL CHANGE ORDER #4 | \$ 76,169.82 |

Per conversation with Hiep, General Conditions and MOT were discussed and are addressed below:

* General Conditions- We have allocated 6 months to the completion of this project. Any additional work at SE 12th Avenue that extends our schedule past our 6 month completion date will result in General Conditions at \$2,850 per week.

* MOT- MBR will be documenting the MOT cost associated with the additional work at SE 12th Avenue. Once the work is completed, MBR will submit those MOT invoices to the City for reimbursement. MBR will also be documenting the use of traffic flagmen needed in maintaining traffic in that area, and will be requiring reimbursement of that cost as well at \$125 a day.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael R. Boss", is written over a light blue horizontal line.

Michael R. Boss
MBR Construction, Inc.

RESOLUTION NO. 2013/

A RESOLUTION OF THE DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY REGARDING CHANGE ORDER #4 SUBMITTED BY MBR CONSTRUCTION FOR MODIFICATIONS TO SE 12TH AVENUE STREETScape IMPROVEMENTS FOR AN AMOUNT NOT TO EXCEED \$76,169.82 AS PART OF THEIR CONTRACT FOR THE COVE GARDENS PROJECT

WHEREAS, the CRA has approved the Cove Gardens improvement project (the Project); and

WHEREAS, when the CRA Board wishes to undertake additional improvements as part of the Cove Gardens neighborhood improvements project in the area of SE 12th Avenue and therefore was not included within the original scope of services; and

WHEREAS, MBR Construction has submitted a scope of services for the above referenced work; and

WHEREAS, CRA staff recommends approval of the proposal submitted by MBR Construction;

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 Change Order Request #4 submitted by MBR Construction in the amount of \$76, 169.82. The Chair is authorized to execute the appropriate documents.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2013.

JEAN M. ROBB, CHAIR

ATTEST:

ADA GRAHAM JOHNSON, MMC, CITY CLERK

DEERFIELD/CRA/Chen Moore 15th Avenue

REQUESTED ACTION:

None.

SUMMARY EXPLANATION/BACKGROUND:

At the October 1, 2013 City Commission meeting, the City Commission requested that the CRA examine the feasibility of acquiring properties located at 10 NE 20th Avenue and 50 NE 20th Avenue. Both properties contain small, one story discount hotels.

The CRA Attorney will make a presentation to the CRA Board regarding property acquisition strategies available to the CRA and lead the Board in a discussion on the topic.

There is no budget impact of this item.

ATTACHMENTS:

CRA Plan Excerpts
CRA 5 Year Capital Improvements Plan (CIP)

D. Transportation and Pedestrian Improvements

Recommended transportation and pedestrian improvements include:

- Streetscape improvements on SR A1A from the east end of the “S” Curve (or NE 2nd Avenue), west to NE 20th Avenue and south to Hillsboro Boulevard. These improvements will include two lanes of vehicular traffic, a full bike lane, and landscape and walkway improvements on both sides. Street parking will occur in islands parallel to the roadway.
- Additional streetscape improvements on SR A1A south of Hillsboro Boulevard, and north of NE 2nd Street, including landscaping and sidewalks.
- ADA compliant sidewalks will be extended into the neighborhoods throughout the CRA to encourage pedestrian activity and to make the area more “walkable”.
- Streetscape improvements on Hillsboro Boulevard west to Federal Highway, including landscaped walkways.
- Parking lots and/or structures are recommended for the Cove Shopping Center and the retail area on the beach.
- A linear walk along the Intracoastal Waterway connecting the marina to the south of the Cove Restaurant to the revitalized and expanded Sullivan Park.
- Streetscape improvements from the Pier to the south end of the redevelopment Area will be maintained including landscape and hardscape improvements.
- Pedestrian connection from the Pier to the public beach at NE 3rd Street.
- Public sponsorship may be needed in the development of parking structures on the beach and in the Cove Shopping Center area.

E. Park and Recreation Facilities

Plans for these improvements include:

- Increased open space to the north of Sullivan Park, including indoor activity space, CRA offices, and park management space.

- A pocket park, entry feature with parking and pedestrian amenities along A1A to Hillsboro Boulevard.

F. Business Façade Improvements

Façade loan programs are recommended for the Beach commercial district, and the Cove shopping areas.



Figure 15: Existing commercial facade

G. Urban Design Concepts

The following are primary urban design concepts that underlie the Plan.

- The desired architectural style is “Old Florida” or “Key West”, with a “village” context.
- To create pedestrian linkages from Federal Highway to the beach. These linkages could be landscaped with separation from vehicular traffic and safety and aesthetic consideration given to crosswalks.
- In the retail districts, parking is recommended in islands alternating with landscaped areas. Walkways will be inside and then porticos are recommended between walkways and storefronts. The porticos and a part of the walkway may be used for outside vending or dining.
- On the beach, the basic design of the new walkway south of the redevelopment area could be applied to the walkway within the redevelopment area.
- Major streets should be landscaped and pedestrian crosswalks designed for aesthetic appeal and safety.

values in the area, boost tourism, and provide a stronger commercial base, while maintaining the village-like character of the area.

J. Land and Building Acquisition

Several parcels are targeted for acquisition. For example, to complete linkages between the Cove and Hillsboro Square shopping centers, land acquisition may be considered. Land acquisition along SR A1A and Hillsboro Boulevard may also be necessary to properly implement planned streetscape projects along those roadways.

Design plans for proposed CRA Area projects are being developed at this time. The CRA has documented specific building and/or land acquisition needs (See 2011 Real Estate Acquisition Strategy Plan adopted herein by reference). Attempts to acquire necessary lands and/or buildings through public/private development partnerships or private market purchases will commence in 2011. Any property acquisition must further the objectives of the Redevelopment Plan.

If all market acquisition efforts fail, then eminent domain may be used consistent with applicable State laws and regulations.

K. Conformance with Deerfield Beach Comprehensive Plan and Broward County Land Use Plan

Broward County Land Use Plan

The proposed Beach/Cove Community Redevelopment Plan is also consistent with the Broward County Land Use Plan (LUP) and Plan map. The land use pattern discussed above with reference to the City's Future Land Use Map is essentially identical to that shown for the CRA area on the County's LUP map. Thus, the proposed redevelopment land use guidelines for the Beach/Cove Area are consistent with County land use designations. The suggested addition of mixed-use flexibility in some areas of the CRA will be addressed by a future detailed study and, to the extent possible, accomplished within the current County flexibility zone and reserve unit system, if found to be feasible.

The Beach/Cove Community Redevelopment Plan also furthers several important goals, objectives and policies in the Broward County Land Use Plan as follows:

Objective 1.02.00: FLEXIBILITY AND IRREGULAR DENSITIES- Establish flexibility within the Broward County Land Use Plan in order to facilitate the arrangement of residential densities, and allow local governments and the private sector to respond to changing conditions. (See also related Policies 1.02.01 and 1.02.02).

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 |

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

10/8/2013

As per CRA Resolution 2011-011

Expenditures

| Date | Project | Expenditure Description | Amount |
|------|---------|---------------------------|--------|
| | | | |
| | | No expenditures to report | |
| | | | |
| | | | |