



**Deerfield Beach Community Redevelopment Agency
Meeting Minutes**

Tuesday, September 10, 2013, 6:30 P.M.
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Robb at 6:31 p.m. on the above date in the City Commission Chambers, City Hall.

Roll Call:

Present: Mr. Bill Ganz
Mr. Ben Preston
Mr. Richard Rosenzweig
Vice Chair Joseph Miller
Chair Jean M. Robb

Also Present: Burgess Hanson, City Manager
Andrew Maurodis, City Attorney
Samantha Gillyard, CMC, Acting City Clerk

Absent: None

APPROVAL OF MINUTES

DIGITAL TIME STAMP: 6:29:23

August 27, 2013

MOTION was made by Mr. Preston and seconded by Vice Chair Miller to approve the August 27, 2013 minutes as submitted.

Voice Vote: YEAS: Mr. Ganz, Mr. Preston, Mr. Rosenzweig, Vice Chair Miller and Chair Robb. NAYS: None.

APPROVAL OF THE AGENDA

DIGITAL TIME STAMP: 6:29:35

September 10, 2013

MOTION was made by Vice Chair Miller and seconded by Mr. Rosenzweig to approve the September 10, 2013 agenda as submitted.

Voice Vote: YEAS: Mr. Ganz, Mr. Preston, Mr. Rosenzweig, Vice Chair Miller and Chair Robb. NAYS: None.

GENERAL ITEMS

Item 1

DIGITAL TIME STAMP: 6:29:47

REQUEST TO APPROVE AND PUBLISH FY 2014 CRA MEETING SCHEDULE*

Chair Robb recommended eliminating the December 10, 2013 and July 8, 2014 meetings.

MOTION was made by Mr. Preston and seconded by Vice Chair Miller to approve Item 1 as amended, eliminating the December 10, 2013 meeting and July 8, 2014 meeting.

Roll call: YEAS: Mr. Ganz, Mr. Preston, Mr. Rosenzweig, Vice Chair Miller and Chair Robb. NAYS: None.

Item 2

DIGITAL TIME STAMP: 6:30:43

CRA Resolution 2013/016 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency approving the award of Work Order FL05-022912-FTC to FH Paschen LLC for Deerfield Beach Bait Shop Relocation in the amount of \$65,064.61.

The Resolution was read by title only.

Kris Mory, Interim CRA Director, outlined Item 2. She said that this project requires closing out the pier entrance building permit, which was previously discussed in June. The project involves removing the existing bait shack from its foundation; as well as demolition, and a full site plan for the new bait shack. The project went out for competitive bid and received two (2) bids, which were higher than anticipated; thus, the contractors itemized their bids to explain the cost. Although certain things were removed, such as water, sewer, and utilities; which are not necessary at this time for the relocation; the bids were still higher than expected. Thus, Staff decided to use a job order contracting method, which comparison was \$4,200.59 less. The low bid is presented tonight.

Andrew Maurodis, City Attorney, asked if the ITB would be rejected.

Ms. Mory replied that the City's Purchasing Agent would handle that administratively.

Vice Chair Miller said that the edifice is not a bait shack.

Ms. Mory said that it is called the temporary bait shack, but once moved, it will become the new beach concession stand.

MOTION was made by Vice Chair Miller and seconded by Mr. Preston to approve Item 2, adopted CRA Resolution 2013/016.

GENERAL ITEMS - CONTINUED

Roll call: YEAS: Mr. Ganz, Mr. Preston, Mr. Rosenzweig, Vice Chair Miller and Chair Robb. NAYS: None.

ITEM 3**DIGITAL TIME STAMP: 6:33:26****REQUEST TO APPROVE A PREFERRED SULLIVAN PARK MASTER PLAN OPTION**

Kris Mory, Interim CRA Director, provided a brief history of the Sullivan Park Master Plan; whereby, Bermello and Ajamil provided two (2) master plan options to the Board on August 27th as well as a public input session on August 29th.

Randy Hollingworth, Director of Planning and Landscape Architecture, Bermello and Ajamil, 2601 S. Bayshore, Miami, FL, said that the public input session was very successful. Thereafter he briefly reiterated the concepts presented to the Board and the public and apprise the Board on the public's comments.

Master Plan Concept 1 - Mr. Hollingworth outlined the plan for Concept 1, which includes all the components desired for the park. He further stated that although it may not occur right away, the elements can be incorporated later without modifying the park; i.e. moving sidewalks.

Concept 1 - Mr. Hollingworth outlined the features of Concept 1: which are to expand the existing parking lot eastward, increase the parking area to 66 spaces, large open spaces on the south side of the park, on the northwest corner, two (2) playgrounds, incorporation of a marina and finger piers (vertical piers that project out into the water and allow perpendicular parking to the shoreline). Also proposed is a large interactive water feature, picnic shelter and restrooms, waterfront promenade along the entire waterfront of the park, connections from the parking lot out to the edge of the park and back into the parking lot; providing a full circulation system; as well as, maintenance of several large trees on the site. He referenced the concept detail program provides a better outline for the features mentioned.

Master Plan Concept 2 - Mr. Hollingworth outlined features of Concept 2: which expands the parking with a small drop off to the north of the main parking lot for more convenient access to the waterfront, a large open space, in center, for multi use activities, no restrooms since there is not an interactive water feature, but suggested replacing existing restrooms with new ones. On the south side of the park, there are two (2) playgrounds; a staircase leading up from the park, to Hillsboro Boulevard which is in both concepts (connecting from lower level to the bridge). Both concepts provide an improved pedestrian access under the bridge to the Cove Shopping Center. Continuing, Mr. Hollingworth highlighted the concept detail program. However, both concepts, there will be a monument element to showcase the waterfront's history at the end.

GENERAL ITEMS - CONTINUED

Community Comments - Mr. Hollingworth said that they received positive comments as well as suggestions for modifications. Several people expressed either having a buffer device or security between the park and residential area for ground floor residents to the west; therefore, they are considering proposing a wall type device or fence along the area. Mr. Hollingworth expressed one example was a berm with a wall on top; however, it takes up too much space. He said that something that would secure the park area along the boundary was the idea that it would be incorporated into the plan. The marina was also discussed which refers to Concept 1. He said that Concept 1 was well received much more than Concept 2.

Community Comments - Marina - Mr. Hollingworth said that the marina was a bit of an issue because of the concern over accessibility for parking; especially for people bringing supplies to the dock or other activities. Therefore, suggested providing a walkway between parking and the marina with the possibility of either renting or using a cart device to move supplies to the marina area. There is also a concern for people who use flat sail devices and paddleboat boards; whereby, the finger piers may not facilitate those like regular motor boats; therefore, they thought about increasing the amount of floating docks and placing an extended floating dock around the east end of the bulkhead; which would be separate from the marina. Additionally, there is no guarantee that it can be done, but it would provide a great area for various activities. In closing, Mr. Hollingworth stated that access to the floating docks would be from a walkway on the south side and a ramp for ADA accessibility; they would try to get permitting for floating docks.

Playgrounds - Mr. Hollingworth said that the playgrounds were not a major issue as two (2) playgrounds have always been in the plans, to accommodate different age groups. He explained that there was a suggestion for one (1) playground, but typically, the structures are designed differently for different age groups based on the ages; therefore, the playgrounds can be kept in the same area. They also suggested not having a solid shelter, but at least a sail structure which would be characteristic of a waterfront location.

Parking - Mr. Hollingworth said that the size of the parking area was a large concern; because of existing items, parking, restrooms and shuffle board courts (which would be removed). The idea was to increase parking in a well landscaped way and to bring cars further into the park which is important for visibility; this allows police to circulate around the park. Mr. Hollingworth said that there are 66 spaces shown, however, the entire bay on the south side, could be covered with grass pave, which would look like a lawn, and close it off except for special events or high peak periods which reduces the parking by 19 spaces. However, this would not be used for permanent parking; as oil from cars can destroy the grass. He explained that the grass pave would be on FDOT right-of-way which is not guaranteed at this time, but if not, there is still adequate parking. Currently all the parking has been kept on Riverview Road.

Historic/Interpretive Program - Mr. Hollingworth said in regards to the historic/interpretive program, the site has a lot of history and many were excited about incorporating historical information into the interactive water feature. At the drop off,

GENERAL ITEMS - CONTINUED

you can also incorporate a series of things to illustrate the importance of the site to the City which was highly received by everyone.

Concept Plans - Mr. Hollingworth said that Concept 1 was very well received and a number of people did not like the parking extending northward to the marina, which was in Concept 2. Although easy access can be provided out to the marina and the floating docks with sidewalks; it is not necessary to have cars drive right to the edge. He said with the proposed current design, the parking lot is closer to the water's edge as parking is currently far from the water's edge.

The meeting was opened to the public.

Rita Masi, 349 NE 19th Avenue, Deerfield Beach, commented that Pompano Beach has a park with a water feature. She expressed concerns for the children with Concept 2 and having parking going out to the pier; and favored Concept 1.

Don Wheeler, President of Hillsboro Landing I Condo Association, said that Concept 1 seems to be more acceptable to the residents; however, there is a concern with the barrier between their building and the park; nonetheless, they are opposed to a blank wall as it may be susceptible to graffiti. He said that he provided a presentation to Keven Klopp, Assistant City Manager, suggesting a fence with a landscaping barrier. The second issue is with slip #1; whereby, when you pull out of the slip it is hard to make the turn and suggested pushing it back three (3) slips. Mr. Wheeler continued to discuss the use of the pier for docking and the lack of activity. He said with the parking, it is more than enough space. Additionally, the residents agreed with the steps to Hillsboro Boulevard. Lastly, Mr. Wheeler and the residents would be happy with the concept if the Board is not overaggressive with parking or dock space.

Glen Lochrie, 1316 SW 5th Court, Deerfield Beach, said that there is a lack of parks in the City and welcomed the improvements to Sullivan Park. He said that this would be a park that he and his family could walk to and use extensively during the day. He spoke in favor of Concept 1.

Nora Gordon Lerner, 1631 Riverview Road, Landings I, Deerfield Beach, agreed with Concept 1. She suggested selling brick pavers to families for \$100 and allowing them to put their family name on it to generate revenue. She also suggested selling wood panels for the playground, renting carts to bring down fishing equipment; but opposed charging for parking.

John Haley, 1680 SE 4th Street, Deerfield Beach, said Sullivan Park is a nice passive park, but believes the parking is excessive and agreed with reducing parking by 19 spaces. With existing facilities, there are approximately 14,000 square feet and the new parking lot is double which increases the impervious area for parking, which will be unsightly. Furthermore, he believes uses for the parking lot are being constructed for uses other than the park, i.e. the beach and the Cove Shopping Center parking which he disagreed with; and recommended reducing the parking lot more.

GENERAL ITEMS - CONTINUED

Caryl Berner, 3130 Cambridge F, Deerfield Beach, favored Concept 1 and asked if there will be water features for toddlers and older children.

Mr. Hollingworth said the water feature is designed with different levels of water height and accommodates everyone at the same time; generally, the water pressure is kept low.

Ms. Berner said that the water feature is nice for hot days when some children are unable to use the beach. She further recommended a fee for parking, but not as much as the beach. She also suggested a ticket system at the Cove to have it stamped so they do not have to pay when using a business. For those who walk to the beach, she recommended a reduced rate, as they do not have the advantage of parking near the beach. Finally, Ms. Berner suggested a parking pass for Sullivan Park and using the beach parking pass at the beach and park to increase participation in the program.

Nancy Rinderman, 1631 Riverview Road, Landings I, Deerfield Beach, said her running group uses Sullivan Park 3 times a week, and enjoy having the grass; therefore, she suggested more grass space and less parking lot. She expressed opposition to it becoming another beach parking area.

Mike O'Leary, PAL's owner, spoke in favor of Concept 1. He said that the Cove Shopping Center to the south is frequently used on the weekends by beachgoers because there is no charge. He said if you built the park people from other parts of the City will use it and will have to park there; thus, if there is not enough on the north side they will park on the south side and compound that problem. Additionally, he recommended there be a charge to help with maintenance; as well as having a maximum of (2) two hours on meters to dissuade beach parking use.

Jim Mathie, 1307 SE 14th Avenue, Deerfield Beach, said that this is a great opportunity to take Sullivan Park and the Riverview Restaurant property and combine it into a very unique area whereby the Intracoastal Waterway meets the Hillsboro River. He agreed with waterway access for boats, stand up boards and kayaking. Mr. Mathie also favored Concept 1, but suggested a hybrid with Concept 2, with an access road, which would provide a buffer for the residents. Thus the priority is the water feature and historical significance, and suggested that the Board also consider public art. Finally, Mr. Mathie suggested eliminating the playgrounds as this is a waterway park and adding a pirate ship or something of that nature, which highlights water features.

Amie Kay Tanner, 111 SE 5th Avenue, Deerfield Beach Historical Society, thanked everyone for considering the historical aspect of Sullivan Park. She provided a brief history of the City regarding this property and asked that everyone hold on to the historical outlook. Thus, the Historical Society has a lot of information and is ready to share it for the project.

Marge Hilton, 1101 SE 5th Court, Deerfield Beach, said she supports Concept 1 and the water feature. She agreed with having carts for the fishermen to push their equipment

GENERAL ITEMS - CONTINUED

down to the water. Ms. Hilton also said the original bridge was where the water feature is being proposed, which should be mentioned.

Barbara Moriarty, 617 Emerald Way West, Deerfield Beach, said there has been discussion at the A1A Scenic Highway Meetings to have a water taxi come down to Deerfield; this be an excellent location.

Motion was made by Mr. Ganz and seconded by Mr. Preston to close the public hearing.

Voice Vote: YEAS: Mr. Ganz, Mr. Preston, Mr. Rosenzweig, Vice Chair Miller and Chair Robb. NAYS: None.

Vice Chair Miller said that most people in the Cove will either walk or ride bikes to the Cove and wants to make sure there are sufficient bike racks. He said the floating docks are important for kayaking and paddle boarding, but if it can't be done, then the floating docks may have to go along side the other docks.

Mr. Hollingworth said that they can try to place floating docks by the finger piers as well; however, separating them privately from motorized boats will be better. He reiterated that there is no guarantee the floating docks can be placed there; if not, they will be incorporated into the marina.

Vice Chair Miller said there appears to be almost as much parking as green space. If any parking is placed along the berm, he suggested the passive green parking so visually, there is not that much blacktop.

Mr. Hollingsworth said it would be turf grass.

Vice Chair Miller said he has received feedback from some of the condo residents and they have expressed some concern about noise and children playing. He said if there are budgetary constraints, he recommended holding off on the playgrounds since the water feature is unique to the City and will attract many to the area. He also agreed with having the green pave for large events. Lastly, he asked what alternatives are being considered for buffers.

Mr. Hollingworth replied that there is a green wall, a fence system that vines are grown on, but it does not create a buffer for sound, a visual buffer only; and depending on height you really cannot climb it, nor can you spray it with graffiti.

Vice Chair Miller said that the west docks must be examined as it may not be useful.

Mr. Hollingworth said that a setback from the property line was already done and the docks would not go to the edge of the property; nevertheless, the boating expert will review the pattern of boat movement, marginal dock versus finger piers. However, marginal docks may have to be used which would be the same as the neighboring property.

GENERAL ITEMS - CONTINUED

Vice Chair Miller agreed with having carts for use, but to determine a method for getting the carts returned to an assigned area.

Mr. Preston thanked Staff for their work toward this project. In terms of safety, he suggested that there be an entrance and exit for public safety personnel in case of an emergency and to also take into consideration the popularity of the park; as it will grow quickly, especially on holidays and weekends. He expressed concern that if parking is not provided now, people will create their own parking, which runs the risk of them blocking access for public safety personnel. He said he would rather there not be that much parking, but the Board must think ahead. He outlined various concerns with the park and the proximity to the water, i.e. drowning. He said that he likes the idea of a playground and having families coming out to enjoy the park.

Mr. Rosenzweig said he does not want to see the park overrun or misused and suggested using an affordable fee structure as you cannot allow people to spend the entire day there. Mr. Rosenzweig agreed with having playgrounds for the children, and said that security is a very important issue; therefore, he would like to make sure there are no problems while people are there interacting. Lastly, he is pleased with the park and will lend to the historical nautical scene of the City.

Mr. Ganz said he favors the playground, but from a budgetary standpoint, the Board may not be able to do all it wants based on the concept. The price tag for Concept 1 is higher than anticipated and suggested phasing in the playground as he does support it. Also, Mr. Ganz agreed with the reduction of parking as there is too much blacktop. He said the right-of-way and navigational issues will determine how the docks are laid out. If the ability exists to go on the east with floating docks, he supports it, but does not know if it will happen; because the current will determine how the docks will be laid out. Additionally, the paths should be created according to the docks lay out to make sure people can bring the carts over. He also agreed with the incorporation of the historical element, a buffer wall with possibly a nautical mural if a standard wall is used; and metered parking.

Chair Robb said she is in favor of the playgrounds since there are none in District 1. She agreed with the condo residents, that a buffer is needed to separate them from the park. Notwithstanding, Chair Robb said that she is investigating sound proofing walls and there is no reason the walls cannot be soundproofed with buffers. She asked if there are 66 parking spaces.

Mr. Hollingworth replied that there are 66 spaces in Concept 1 in the parking area, but if the south portion was grassed, there would be 19 less spaces; although they would be parking spaces, they would only be used for overflow.

Chair Robb recommended that there be metered parking. She further explained that diving boats pick up approximately 28 clients and park their cars for 5 hours at the park; which takes up spaces for 5 hours, leaving cars in a parking lot with the risk of vandalism. She said there are too many parking spaces and suggested regulating parking by making people pay. Also, after speaking with David Santucci, Purchasing

GENERAL ITEMS - CONTINUED

Manager, she was advised that Staff can initiate pay and display parking at Sullivan Park with a 2 hour limit, and suggested that these ideas be incorporated. Lastly, Chair Robb said she liked the idea of selling bricks for the park.

Mr. Hollingworth said to reduce pavement and keep the same number of cars would be utilizing perpendicular parking on Riverview. He explained that was not done because singular non parked access to the condos was important; nevertheless, an entire row of roadway can be reduced with perpendicular parking on Riverview Road as it would reduce the blacktop and increase green space.

Chair Robb asked that Mr. Hollingworth incorporate some of the suggested changes and return to the Board. Although she does not like a lot of parking lots, if you make people pay for them, there maybe a better turnover eliminating the need for more. Consequently, it does not appear the other Board members are in favor of a lot of parking.

Mr. Preston said he does not favor a lot of parking, but wants to make sure there is enough parking and there is no problem later on.

Ms. Mory said the next step is to move into the cost estimating phase of the contract with Bermello Ajamil. When Staff starts to price the items out, it will provide a better decision making tool for the Board; therefore, she asked the Board for a month to bring those items back and to provide general direction on one of the concepts.

MOTION was made by Mr. Ganz and seconded by Vice Chair Miller to approve Concept 1 for Sullivan Park with suggestions provided by the Board and public.

Roll call: YEAS: Mr. Ganz, Mr. Preston, Mr. Rosenzweig, Vice Chair Miller and Chair Robb. NAYS: None.

BOARD/ADMINISTRATION COMMENTS

No reports.

PUBLIC INPUT

There was none from the public to speak.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:33 p.m.

JEAN M. ROBB, CRA CHAIR

ATTEST:

SAMANTHA GILLYARD, CMC, ACTING CITY CLERK