



**Deerfield Beach Community Redevelopment Agency Meeting Minutes  
Tuesday, December 18, 2007  
6:00 PM**

The meeting was called to order by Chair Capellini at 6:08 p.m. on the above date in the City Commission Chambers, City Hall.

Roll Call:

PRESENT:

Mr. Steve Gonot – tardy  
Ms. Pam Militello  
Ms. Sylvia Poitier  
Vice Chair Martin Popelsky  
Chair R. Capellini, P.E.

ALSO PRESENT:

Michael Mahaney, City Manager  
Andrew Maurodis, CRA Attorney  
Samantha Gillyard, Deputy City Clerk

**APPROVAL OF THE AGENDA**

December 18, 2007

**MOTION** was made by Ms. Militello and seconded by Ms. Poitier to approve the agenda as submitted.

Voice Vote: YEAS: Ms. Militello, Ms. Poitier, Vice Chair Popelsky, Chair Capellini.

**GENERAL ITEMS**

**Item 1**

**TAPE 1, COUNT 0177**

**Presentation and Adoption of Final Cove Charrette Master Plan**

Gerald Ferguson, Director of Planning and Growth Management, stated that the Iler Planning Group is here to provide a final presentation of the Cove Charrette Master Plan.

Henry Iler, Iler Planning Group, stated that there was a 4 day charrette for visioning, 150 individuals identified common elements, opportunities and constraints, and developed alternative design scenarios.

Mr. Iler stated that Phase I was phased to allow short term improvements; however, Phase II would allow for the parking garage. He provided a brief synopsis of their plans for the Cove, to include landscape improvements, an identity feature at the main entrance, landscape improvements, redesign of the parking area to provide 528 spaces, which is an additional 10 – 20 spaces than current, pedestrian connections, pedestrian walkway below the Hillsboro Bridge and under the bridge.

Mr. Iler stated that Phase II is similar, but one of the features is the paseo (a pass thru) which will allow a connection to the shopping center on US 1 (Federal Hwy), as well as the parking garage. There is a green buffer along the south side to protect residential uses. With the parking garage, the total alternative spaces could be 928. He explained the movement of the walkway to Sullivan Park.

Continuing, Mr. Iler stated that in Phase I, the Parking Lot Redesign will enhance the look and safety, will add additional landscaping, an additional 18 spaces employee parking, drainage improvements, street lighting plan, street markings, native plants and zeroscaping landscape techniques. Additionally, Mr. Iler stated that the main change in Phase 2 is the five story parking garage and the paseo.

From an architectural view, Mr. Iler suggested implementing a “Key West” theme, with decorative towers to interrupt the existing long, flat façade; key focal elements at the site’s entrance and installation of decorative pavers. He stated that Phase II would provide an option of additional height; however, no height changes are recommended for Phase I.

Connectivity & Buffering: Mr. Iler briefly discussed the green way to Sullivan Park and the green connection to the neighborhood. In Phase II, the paseo through the west side of the center is available.

Visibility / Identity: Mr. Iler stated that the entrance will indicate to visitors that the entrance to the Cove is upcoming, by updating the main entrance and the monument at the Northwest corner of the plaza. He recommended that the entrance feature mimic the Key West style.

Existing Cove Estimate: Mr. Iler stated that at the last meeting, the Board questioned the number of trips and traffic impact generated by each phase. Mr. Iler provided an estimation of the trips made through the Cove at approximately 9,600 average daily; at peak hour, it is approximately 900 trips. Additionally, with Phase I improvements, it would increase the average daily trips to the Cove. He stated that traffic concurrency is not an issue on Hillsboro Boulevard and traffic should work well. Unfortunately, traffic impact estimation could not be provided for Phase II, since it is unclear whether the

Board will proceed with this phase. If the center fills up, there will be approximately 30% more traffic in the afternoon and evening.

Amendments to the CRA Master Plan: Mr. Iler stated that updates to the CRA Master Plan include an update of the Capital Improvement Program, to include signage and landscape improvements, connection between the Cove and Sullivan Park, also reference to the projects in the Charrette report, standards for façade grants/loans to allow business owners to update their property; urban design concepts change, as well as the Phase II paseo connection, update and amend the capital program to include the parking lot redesign, and the garage at a longer term.

Land Development Regulation Changes: Mr. Iler stated that land development changes will be presented to the Board in approximately 30 days. They will provide an overlay zoning district for the Cove to make needed changes for the Master Plan. The changes will allow overlay language to reflect the requirement for the view corridor along the waterfront. He also explained the conditional use approval for the restaurant and clarified Code language with regard to height sign restrictions in the B-1 district.

Funding Sources: Mr. Iler stated that the redesign of the parking lot is approximately \$2.5 million (short term), which could be funded from the current CRA Budget. The parking garage will cost approximately \$7.5 - \$10 million (long term), which could be funded through a bond revenue source, or façade grants or loan programs.

Next Steps: Mr. Iler stated that the final step of the scope is to provide zoning code revisions to implement in the overlay district; these revisions will be presented on January 8, 2008. Thereafter, he entertained questions by the CRA Board.

Ms. Militello asked if it is necessary to include Phase II now, or wait until a later date.

Mr. Iler replied whatever the desire of the Board.

Vice Chair Popelsky asked where the funds would come from.

Ms. Militello replied that funds would come from a parking revenue bond, however, she's not sure if it would be feasible. She suggested beginning with Phase I and see how it works out.

Vice Chair Popelsky stated that he is unsure what will happen with the Landry building at this time.

Ms. Militello stated that the building will be demolished. She stated that she is not sure what their intentions are at this point.

Mr. Gonot arrived at 6:23 PM.

In response to Vice Chair Popelsky's question, Mr. Ferguson replied that there has not been an indication of their future intent; nevertheless, the building will have to be demolished for other reasons.

Vice Chair Popelsky asked if Mr. Ferguson had any knowledge that the owner wished to sell the building for \$3 million.

Mr. Ferguson replied he has not had any communication of such.

Ms. Militello stated that it is important to move forward with the improvements; however, she is hesitant about moving forward with Phase II, but would like to begin with Phase I.

Mr. Ferguson stated that he misspoke and that demolition has begun.

Chair Capellini asked what the current zoning is.

Mr. Ferguson replied B-1 and the current restrictions are 45 feet.

In response to Chair Capellini's question, Ms. Militello stated that if B-1 zoning is not changed for Phase II, then it remains 45 feet. She suggested leaving the height restrictions until Phase I is complete. Moreover, she said the cost of the parking garage is prohibitive and the CRA would not be able to fund it.

Chair Capellini stated that at the west end of the Cove on 15<sup>th</sup> Avenue, there is a business that is willing to relocate and asked if it can be considered a part of the Cove or offsite parking.

Discussion pursued amongst the Board concerning various ideas to allow pedestrian access to the Cove and businesses that could be included in the plan.

Vice Chair Popelsky asked what is the advantage of placing the walk way to Sullivan Park.

Mr. Ferguson replied that the path is currently there, it is not new.

In response to Vice Chair Popelsky's question, Ms. Militello replied that additional access would be provided.

Chair Capellini stated that he would have preferred to review the plans. He stated that promises were made to residents in the Cove not to overcrowd them with traffic. He asked what would be done to deter driving through the neighborhood.

Ms. Militello stated that it is strictly a pedestrian crossing.

Mr. Gonot apologized for his tardiness. He stated that at this present time there is no CRA Director and asked how this project will be handled.

Michael Mahaney, City Manager, stated that interviews are currently underway and that the Economic Development Manager and Community Development Manager positions have been separated since they were unable to locate a candidate with both CRA and Community Development experience.

Mr. Gonot stated that the positions are being commingled between City responsibility and CRA funded responsibilities. He stated that it appears that the City Manager does not wish to hire a CRA consultant.

Mr. Mahaney stated that it is not his desire to hire a CRA consultant, but would like to see what candidates he receives now that the two (2) positions have been separated.

In response to Vice Chair Popelsky's question, Mr. Mahaney replied that two (2) rounds of interviews have been held and he was unable to find a worthy candidate, now both positions have been readvertised.

Vice Chair Popelsky asked if Mr. Dean Payne, Construction Project Manager, would be a candidate for this position.

Mr. Mahaney stated that he would prefer to discuss that at a later date.

In response to Ms. Militello's question, Mr. Gonot replied that he does not want to stop progress, but would prefer to hire a CRA consultant to oversee the project and allow for accountability. He stated that he does not want an employee who works for both CRA and Community Development to oversee the project.

Mr. Mahaney expressed opposition of hiring a consultant, because he is responsible for supervising both the CRA Director and Community Development Manager. He said that he would like the opportunity to pursue a candidate through the interviewing process.

Vice Chair Popelsky asked if Mr. Mahaney was comfortable with handling the project and accountability.

Mr. Mahaney replied yes.

Ms. Militello asked if it is prudent to move forward with Phase I without filling the CRA position.

Mr. Mahaney stated that he is not sure how hiring for this position will delay the project. He provided an example as to how projects have not been complete even when a CRA Director was onboard.

Ms. Militello stated that she is not inferring that Mr. Mahaney is the hold up, but wanted to confirm that the project could move forward.

Commissioner Poitier returned to the dais at 6:34 PM; however, she did not leave the Commission Chambers.

Ms. Poitier stated that it is clear that Mr. Gonot is interested in hiring a consultant, and Mr. Mahaney is interested in pursuing a full-time employee. She further stated that an individual with someone with extensive CRA experience is hard to find. She stated that the City of Hollywood has had three (3) CRA Executive Directors since their CRA was implemented; untold dollars were spent, no hotel, and various lawsuits. She suggested pursuing the best person for the job.

Additionally, Ms. Poitier stated that the CRA Director mixed with Economic Development Manager was a created position.

Vice Chair Popelsky stated that there was not enough work for CRA and the job was combined with economic development. He stated that the only project dealing with CRA is the Cove Shopping Center.

Mr. Gonot stated that there was an agreement with the FDOT to have the streetscape completed within 5 years and it is about to expire. He stated that there is a long history of a lack of progress.

In response to Mr. Mahaney's comment, Mr. Ferguson stated that major delay was FPL with under ground wiring, etc. who held the City up for approximately 3 years.

Chair Capellini asked if the Board would like to move forward with the plan.

Vice Chair Popelsky replied that he has no qualms with the plan, but asked if it could be discussed at a later date how it would be administered.

Mr. Gonot stated that he would like to see progress.

Ms. Militello stated that she would like the City Manager to continue in pursuit of a CRA Director. She stated that if the City Manager is unable to locate a worthy individual, then the Board will have to discuss the hiring of a consultant.

**MOTION** was made by Ms. Militello and seconded by Ms. Poitier to move forward with the plan.

Voice Vote: YEAS: Mr. Gonot, Ms. Militello, Ms. Poitier, Vice Chair Popelsky, and Chair Capellini. NAYS: None.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 6:37 PM.

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ALBERT R. CAPELLINI, P.E., CRA CHAIR

ATTEST:

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ADA GRAHAM-JOHNSON, CMC, CITY CLERK