Deerfield Beach
Florida

Meeting Minutes
Community Redevelopment Agency

Tuesday, February 9, 2021 | **7:00 PM** | **Commission Chambers**

CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Chair Bill Ganz at 7:00 p.m., in the City Commission Chambers, 150 NE 2nd Avenue, Deerfield Beach, Florida.

Present: 5 - Mr. Todd Drosky - via Zoom
Mr. Michael Hudak
Mr. Ben Preston
Vice Chair Bernie Parness - via Zoom
Chair Bill Ganz

Also Present: 3 - City Manager David Santucci
City Attorney Anthony Soroka
Assistant City Clerk Heather Montemayor

PLEDGE OF ALLEGIANCE

There was a moment of silence, followed by the Pledge of Allegiance.

APPROVAL OF MINUTES

Community Redevelopment Agency Meeting Minutes

MOTION was made by Mr. Hudak, seconded by Mr. Preston, to approve the November 9, 2020 minutes as submitted. Voice Vote:

Yeas: 5 - Mr. Drosky, Mr. Hudak, Mr. Preston, Vice Chair Parness and Chair Ganz

Nays: 0

APPROVAL OF COMMUNITY REDEVELOPMENT AGENCY AGENDA

February 9, 2021

MOTION was made by Mr. Hudak, seconded by Vice Mayor Parness, to approve the agenda as submitted. Voice Vote:

Yeas: 5 - Mr. Drosky, Mr. Hudak, Mr. Preston, Vice Chair Parness and Chair Ganz

Nays: 0

GENERAL ITEMS

1. Presentation regarding the architectural design of the Sullivan Park Facility.

Kris Mory, Director of Economic Development, said James Bowers, Bermello Ajamil, will provide a brief presentation of various architectural styles for the proposed Sullivan Park facility.

Site Location - Mr. Bowers displayed various photographs of the site location, approximately 17,633 square feet. Due to the size of the area, the Board has an opportunity to have a covered area and grand entrance on the eastside of the property. Thereafter, he displayed photographs of the three (3) systematic options for Sullivan Park Phase II.

Option 1 - Mr. Bowers said Option 1 consists of designs related to the Charlotte Burrie Civic Center. Thereafter, he displayed various photographs of the Civic Center. This design is very modern classical, with a vertical element that accentuates the larger volume of the building. It also features wood tones, wood veneers and specialty lighting that brings out the roof line at night. Lastly, Mr. Bowers said this design also incorporates the art in public places component.

Option 2 - Mr. Bowers said Option 2 consists of designs related to the existing Sullivan Park architecture. Thereafter, he displayed photographs of the existing architecture at Sullivan Park, which consists of a covered area near the restrooms that has a smooth, clean, sparkle finish, walls that have a Hardie Board design and a trellis that covers the seating area at the splash pad. Further, the contrast of the white and wooden veneers in Option 1 has been incorporated into Option 2 to provide a contemporary look. The white band is indicated on the underside of the stairs, close to the ground, and through all elevations to incorporate each level and make them inclusive. The wooden veneers are also incorporated throughout the elevations. Additionally, a wooden veneer trellis has been added to the main entrance of the facility.

Continuing, Mr. Bowers displayed the two (2) options of the proposed facility. Option 1 was a replica of the Charlotte Burrie Civic Center with the Deerfield Beach Logo added to the northside of the building and a triple staircase added to the main entrance. Option 2 is the correlation between the architecture of the Civic Center and the existing architecture of Sullivan Park. Moreover, Option 2 consists of a smooth, stucco finish covered area with Hardie Board walls at the main entrance of the facility. Additionally, this design also has up-lighting that will be turned on at night to brighten the entrance and to make the materials and design cohesive. Thereafter, photographs of Option 2 were displayed.

Option 3 - Mr. Bowers said Option 3 consists of designs related to modern architecture. Thereafter, he displayed various photographs of the proposed modern architectural design. He explained that the Deerfield Beach colors, as well as a fuchsia color, were incorporated into this design with vertical and horizontal open-air elements that are 16 inches on set. Further, he explained that the Deerfield Beach logo was also incorporated into this design, as well as the Got Art? Logo, which serves as an advertising opportunity.

Mr. Hudak said all the options are favorable; however, he is concerned with the possibility of birds nesting in Options 1 and 3. Therefore, he spoke in favor of Option 2 because of the covered area and low maintenance of the building.

Vice Chair Parness spoke in favor of Option 2 but suggested adding more colors so that the facility stands out.

Mr. Drosky said Option 1 is too big with the triple staircase and looks more like a convention center than a community center. Option 3 does not fit with the area, nor the community; therefore, he spoke in favor of Option 2.

Mr. Preston spoke in favor of Option 1, as it provides a professional look and the triple staircase will accommodate the growing population.

Chair Ganz opened the public hearing.

Tom Koch, 1631 Riverview Road, Deerfield Beach, said he is the President of Hillsboro Landings I and asked that the Board be considerate of the 64 units located behind the building. He also asked that there be cohesiveness with Sullivan Park, the Cove and the neighborhood.

GENERAL ITEMS - CONTINUED

Chair Ganz closed the public hearing.

Chair Ganz said the wooden veneers in Option 1 is more of an accent, as opposed to being a primary part of the design; therefore, he supports the wooden veneers but not as the primary component of the design. He spoke in favor of the up lights, as he agreed that they will make the facility stand out at night. Option 3 is not a viable option and he will not support it. Chair Ganz said the colors in Option 2 blend with Sullivan Park but suggested adding more wooden veneers; therefore, he suggested a hybrid of Options 1 and 2.

Mr. Hudak agreed with a hybrid of Options 1 and 2 but spoke in support of the covered roofline in Option 2, as the trellis does not make sense with the birds and Florida weather.

Chair Ganz agreed with the roof being more favorable in Option 2.

Mr. Drosky suggested eliminating Option 3 and directing staff to come up with a hybrid of Options 1 and 2 for consideration.

The Board directed staff to bring forward a hybrid option of Options 1 and 2 at a future meeting.

2. Update regarding the S-Curve Utility Undergrounding and Streetscape Improvements Project.

Project Location - Kris Mory, Director of Economic Development, provided a brief PowerPoint presentation. Thereafter, she displayed a photograph of the project location.

Scope of Services - Ms. Mory said the S-Curve Utility Undergrounding and Streetscape Improvements Project consists of the undergrounding of overhead utilities; streetscape improvements for aesthetics and pedestrian safety; and installing turtle-friendly LED street and bollard lighting. The goal of this project is to improve vehicular and pedestrian experience through the commercial corridor.

Project Partners - Ms. Mory outlined the project partners: Florida Power & Light, Comcast and AT&T. She advised that all three (3) partners have provided their preliminary cost estimates, which will be presented at a future meeting. Once the project is completed, staff will hire a general contractor to perform the streetscape improvements.

Easements Needed - Ms. Mory said staff is dealing with the easements to determine placement above ground or below ground. Thereafter, photographs were displayed of the easement areas. There are eight (8) locations and properties that staff must negotiate the easements: Wings - two (2); Whales Rib - one (1); Flanigan's - one (1); and JB's/KCP property line - four (4).

Continuing, Ms. Mory said during the plan review, the City's engineering staff requested that the intersection be redesigned with a roadway speed table to further slow traffic. Additionally, engineering requested that the CRA enter into a lease contract with FP&L to assist with the light poles, which will be a $280,000 savings. Ms. Mory explained that due to FP&L and design, the construction start date has been pushed back to July.

3. Presentation regarding the Main Beach Parking Lot seating.

Last Action - Kris Mory, Director of Economic Development, provided a brief PowerPoint presentation. She reminded the Board that at the last meeting a decision on the artist was made, but the seating was not finalized.

Design Area - Ms. Mory displayed photographs of the proposed area, which is the center of the main beach parking lot, where the Show Mobile is usually placed.

Design Options - Ms. Mory displayed various photographs of amphitheater style seating. During events, the Show Mobile is currently located in the main beach parking lot and the audience sits/stands on the street or berm and looks west toward it.

GENERAL ITEMS - CONTINUED

Proposal - Ms. Mory said the addition of seating in the main beach parking lot will allow for an elevation change between the main beach parking lot and street, and then the Show Mobile would be placed in the street. Lastly, Ms. Mory requested direction before the project goes any further with the railing installation.

In response to Mr. Hudak's question, Ms. Mory replied that the VIP tents can be placed in the same location as previously done in the past.

Mr. Preston spoke in support of adding seating to the main beach parking lot, as it would enhance the area.

Chair Ganz spoke in support of seating, as it makes more sense to have people facing the ocean; however, he expressed concerns with skateboarders and people camping out, and asked that staff be cognizant of that when creating the design. Thereafter, he opened the public hearing; however, there was none to speak and the public hearing was closed.

In response to Mr. Drosky's question, Ms. Mory replied that the proposal is a mix of amphitheater style seating and pedestrian level stairs.

Mr. Drosky said he agreed having that mix for everyday use but during events, he believes the focus should be on the westside, not eastside; therefore, he suggested leaving the Show Mobile on the westside in the main beach parking lot.

Mr. Hudak agreed with the seating facing east and Show Mobile facing west because of the intermissions between the shows. He also expressed concern with sun fall when the main artist takes the stage.

Vice Chair Parness had no objections to either option.

In response to Chair Ganz's question, Ms. Mory replied that there will be no issues with the placement of the Show Mobile on the eastside facing west.

MOTION was made by Mr. Hudak, seconded by Mr. Preston, to include seating facing east and Show Mobile facing west. Roll Call:

Yeas: 5 - Mr. Drosky, Mr. Hudak, Mr. Preston, Vice Chair Parness and Chair Ganz

Nays: 0

4. Presentation of the 58th Annual Greater Pompano-Lighthouse Point-Deerfield Beach Boat Parade Award.

Kris Mory, Director of Economic Development, provided the Board with the 58th Annual Greater Pompano-Lighthouse Point-Deerfield Beach Boat Parade Award for sponsoring the event. Thereafter, she provided a brief overview of the award ceremony that was attended by Mr. Drosky.

ADMINISTRATION COMMENTS

CRA DIRECTOR

None.

CITY MANAGER

None.

CITY ATTORNEY

None.

BOARD COMMENTS

MR. HUDAK

None.

MR. PRESTON

International Fishing Pier - Mr. Preston said he was at the Pier earlier and people were trying to identify the fish and it reminded him of the renderings previously approved; thereafter, he asked for an update.

Kris Mory, Director of Economic Development, said staff has concerns with the previously approved illustrations. Thereafter, the renderings were displayed. She said because of the nature of the art it is very pixilated, so it will not translate properly on the sign; nevertheless, since this artist was chosen, she did receive the $1,000 cash prize. After speaking with Mr. Preston, it was determined that the Board review the other options.

Mr. Drosky thanked Mr. Preston for bringing this to the Board's attention. Further, he said nothing against the artist, but when this was originally brought forward, he voted no, as there were other options that stood out, which were displayed.

Chair Ganz thanked the artist and stated that they should keep their prize. Further, he advised that he voted no as well. When the item was brought to the Board's attention, they were not aware that these images would cause an issue, and unfortunately, these images cannot be used.

Chair Ganz opened the public hearing; however, there was none to speak and the public hearing was closed.

MOTION was made by Mr. Preston, seconded by Mr. Hudak, to reconsider the fish pictures that will be located at the Pier. Roll Call:

Yeas: 5 - Mr. Drosky, Mr. Hudak, Mr. Preston, Vice Chair Parness and Chair Ganz

Nays: 0

Ms. Mory displayed photographs of another design option that was done by an architect, who is currently under contract for other pier improvements.

Chair Ganz commented on the colors of the fish and asked if the fish will be identifiable.

Mr. Preston said a true fisherman would be able to determine the type of fish but agreed that the color schemes may throw others off.

Mr. Hudak said although there should be some type of educational component, this project is more of an artistic enhancement to bring life to the pier. Further, he said there is an electronic board at the Kirk Cottrell Pavilion that can showcase what the fish look like.

Chair Ganz suggested adding a QR Code to the images, so people can scan their phones to view images of the species.

Chair Ganz opened the public hearing; however, there was none to speak and the public hearing was closed.

BOARD COMMENTS - CONTINUING

MOTION was made by Mr. Hudak, seconded by Mr. Preston, to add a QR Code to the pictures. Roll Call:

Yeas: 5 - Mr. Drosky, Mr. Hudak, Mr. Preston, Vice Chair Parness and Chair Ganz

Nays: 0

Chair Ganz said the addition of the QR Code opens the possibility for sponsorships and asked staff to look into it.

MR. DROSKY

None.

VICE CHAIR PARNESS

None.

CHAIR GANZ

None.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

MOTION was made by Mr. Preston, seconded by Mr. Hudak, to adjourn the meeting at 8:02 p.m. Voice Vote:

Yeas: 5 – Mr. Drosky, Mr. Hudak, Mr. Preston, Vice Chair Parness and Chair Ganz

Nays: 0

BILL GANZ, CHAIR

Samantha Gillyard, CMC, City Clerk