



Meeting Minutes Community Redevelopment Agency

Tuesday, March 10, 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
Mr. Michael Hudak - via Zoom
Mr. Ben Preston - via Zoom
Vice Chair Bernie Parness
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. Preston, seconded by Vice Chair Parness, to approve the February 9, 2021 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

March 10, 2021

MOTION was made by Vice Mayor Parness, seconded by Mr. Preston, 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 from Bermello Ajamil regarding design options for the Sullivan Park Facility.

Kris Mory, Director of Economic Development, said based on the Board's comments from the last meeting, James Bowers, Bermello Ajamil, will provide a brief presentation of additional design options for the proposed Sullivan Park facility.

Schematic Options - Mr. Bowers outlined three (3) systematic options for Sullivan Park Phase II: Charlotte Burrie Civic Center, existing Sullivan Park architecture and a hybrid option of Option 1 & 2, previously requested by the Board.

Option 1 - Mr. Bowers displayed photographs of the original design for Option 1, which consisted of designs related to the Charlotte Burrie Civic Center. The Board spoke in opposition to the uncovered trellis, width of the staircase and transparency on the façade from the glass windows; however, the Board spoke in favor of the horizontality and verticality of the design, as well as the wood veneers and white bands that connected all façades.

Continuing, Mr. Bowers displayed various photographs of the updated Civic Center design. He explained that the terrace area is covered, and the staircase has been narrowed and shifted to the north to allow for an ADA accessible sidewalk. He said the view from Hillsboro Boulevard did not change much; however, an aluminum panel was incorporated into the design to eliminate the glass windows, reduce heat exposure and allow for the Sullivan Park sign. Furthermore, the vertical columns, colors, horizontality, the bands and wood tones remain the same.

Option 2 - Mr. Bowers said Option 2 was previously provided to the Board and consisted of designs related to the existing Sullivan Park architecture. Thereafter, various photographs of the existing architecture at Sullivan Park were displayed. The Board spoke in opposition of the dark colors and hardie board; notwithstanding, the Board spoke in favor of the roofline.

Option 3 (Hybrid) - Mr. Bowers said the wood paneling has been incorporated into the hybrid option, and there are horizontal lines that go from façade to façade, as well as increased brightness of the hardie board. Thereafter, various photographs of the hybrid option were displayed. He explained that the roof was extended to the westside of the façade to accentuate the horizontality with the white color of the stucco. Additionally, the Deerfield Beach logo has been incorporated to the southeast façade. On the westside above the wood paneling and grey wall, there are vertical reveals right below the roofline to make the corner standout. The staircase has also been narrowed and the light wood paneling in Option 1 has been incorporated into all surfaces; the horizontal white bands have also been included to separate the warmth of the wood and hardie board materials.

Chair Ganz opened the public hearing.

Lisa Gilmartin, 1627 Riverview Road, Deerfield Beach, asked if the walkway on the corner of Riverview Road and Hillsboro Boulevard can be expanded and if there's consideration for pedestrian protection on the eastern corner from weather and traffic. Lastly, she said the building seems very overdone, whereas, the residents were under the impression that it was going to blend in with the area and be more subdued.

Chair Ganz closed the public hearing.

Option 3A - Mr. Bowers said staff expressed security and safety concerns; therefore, the staircase in Option 3A is on the northside of the façade and is enclosed and the doors are secured.

Mr. Drosky spoke in opposition to the removal of the staircase on the eastside. He spoke in favor of the Deerfield Beach logo on the southeast side of the façade in the hybrid option but spoke in opposition to the single column on the terrace area. He suggested adding the columns from the terrace area in Option 1 to the hybrid option, as it is more open and will mesh well with the city logo. Furthermore, he spoke in support of the Sullivan Park sign and agreed that it will help eliminate heat exposure; however, he suggested removing the green underneath the window, to the left.

Mr. Hudak spoke in favor of the roofline in the hybrid option.

GENERAL ITEMS – CONTINUED

In response to Mr. Hudak's question, Mr. Bowers replied that the usable square footage is the same in all design options.

Mr. Hudak said the glass windows have been addressed on a portion of Option 1, but additional shading material would be needed for an event which would increase expenses. Further, he is in favor of either option but spoke in support of Option 3. Lastly, Mr. Hudak agreed with Mr. Drosky to keep the staircase on the eastside.

Mr. Preston spoke in favor of Option 1.

Vice Chair Parness spoke in favor of Option 2 but disagreed with the dark wood color on the bottom floor facing Hillsboro Boulevard; therefore, he suggested incorporating the bottom floor in Option 1 into design Option 2.

Chair Ganz reopened the public hearing.

Nancy Rinderman, 1631 Riverview Road, Deerfield Beach, spoke in favor of either of the options, but stated that the staircase near the bridge is used as a urinal and expressed concerns with the same being done to this staircase. Further, she expressed concerns with the lighting and asked if there will be dimmers.

Chair Ganz replied that staff would have the ability to adjust the lights.

Leonard Arabia, 2051 SE 3rd Street, Deerfield Beach, asked if a cost analysis has been performed on each design.

Ms. Mory replied that a cost analysis has not been performed. The Board is simply selecting an architectural style and preference. Once selected, staff will move forward with the preliminary design phase and when the design is at 50%, staff will bring the first cost estimate to the Board from the construction cost analysis.

In response to Chair Ganz's question, Ms. Mory replied that a minimum and maximum budget can be discussed, but regardless of the cost, the project cannot be budgeted into one (1) fiscal year, whereas, tax increment revenue from two (2) years will be needed to accomplish this project.

Lisa Gilmartin, 1627 Riverview Road, Deerfield Beach, said she was under the impression that money had been allocated for this project, and would not impact the residents' taxes.

Chair Ganz replied that it is CRA money that will be used over two (2) fiscal years.

Ms. Gilmartin said the buildings are more of a California style and do not fit into the area. She asked if staff has thought about matching it to the Kirk Cottrell Pavilion.

Chair Ganz said the intent is to have it match the existing Sullivan Park facility.

Ms. Gilmartin expressed concerns with the process moving so fast without the public being more involved; therefore, she suggested tabling the item, so additional input can be provided by the community. She also asked for clarification on the windows on the eastside of the façade, if additional landscaping would be installed and if the footprint would increase.

Chair Ganz replied that the footprint will not and that the landscaping will be discussed later.

In response to Ms. Gilmartin's question, the glass windows on the eastside of the façade will have some type of shading structure and will be utilized as office space for city staff.

Chair Ganz closed the public hearing.

In response to Mr. Hudak's question, Mr. Bowers replied that the windows on the eastside will have landscaping underneath and around it, but an additional shade structure could be implemented.

GENERAL ITEMS - CONTINUED

Motion was made by Mr. Hudak to approve the hybrid option suggested by Mr. Drosky.

Chair Ganz stated that based on the Board's feedback, additional modifications need to be done; therefore, he recommended tabling the item to address the modifications. Further, he advised that although a full cost estimate cannot be provided, if a design cost is dramatically different, it should be mentioned.

Ms. Mory stated that at the last meeting, Mr. Bowers did provide a breakdown of construction costs based on the proposed square footage, which can be brought back as well.

Mr. Preston suggested informing the community about this project so their input can be provided at the next meeting.

Chair Ganz agreed, but stated that the design has been presented at two (2) meetings; nevertheless, additional public feedback would be helpful.

Mr. Hudak withdrew his motion.

It was the consensus of the Board to table the item until May 11, 2021.

ADMINISTRATION COMMENTS**CRA DIRECTOR**

Community Policing Program - Kris Mory, Director of Economic Development, said authorization has been provided to allow for additional deputies in the CRA area. She thanked Lieutenant Adam Hofstein for properly staffing the CRA area with the additional deputies.

CITY MANAGER

None.

CITY ATTORNEY

None.

BOARD COMMENTS**MR. HUDAK**

None.

MR. PRESTON

None.

MR. DROSKY

None.

VICE CHAIR PARNES

None.

BOARD COMMENTS - CONTINUED**CHAIR GANZ**

None.

PUBLIC COMMENT

Leonard Arabia, 2051 SE 3rd Street, Deerfield Beach, said he spoke to city staff regarding the broken/malfunctioning stanchions on SE 2nd Street to the Embassy Suite and asked if they will be replaced or fixed.

Kris Mory, Director of Economic Development, replied that due to procurement issues it has been delayed; nevertheless, an item will be brought forward at the next meeting to discuss the design replacement for the turtle friendly bollards from the Kirk Cottrell Pavilion to SW 10th Street, whereby, CRA will only pay for the bollards within the CRA area.

Chair Ganz stated that the CRA is limited on where they can provide funding. He advised that staff has had issues with the stanchions, as they were unique to one (1) single source that is no longer in business; therefore, whatever is installed must be turtle friendly.

Lisa Gilmartin, 1627 Riverview Road, Deerfield Beach, asked if kayaking can be brought back to Deerfield Island Park; whereas, the kayak stand at the bridge is extremely costly.

Ms. Mory replied that Deerfield Island Park is a county park, and the kayak stand underneath the bridge is a private entity; however, city staff is working on a procurement process to offer rentals or watersports at Sullivan Park.

ADJOURNMENT

MOTION was made by Vice Chair Parness, seconded by Mr. Drosky, to adjourn the meeting at 7:54 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