

COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING November 14, 2018

MINUTES

Present:

Arlene Schwartz
Lesa Peerman
Joanne Simone
Anthony Caggiano, Vice Chair
Tommy Ruzzano, Chair

Also Present:

Samuel A. May, Executive Director
Ian Singer, Goren, Cherof, Doody & Ezrol, P.A.
Robert Massarelli, Assistant Executive Director
Diana Scarpetta, CRA Project Specialist
John Francis, Coconut Creek Kiwanis Club
Eddie DeCristofaro, Margate Community Emergency
Response Team

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:02 p.m., on Wednesday, November 14, 2018, by Chair Tommy Ruzzano. A moment of silence was held followed by the Pledge of Allegiance. Roll call was taken.

1. PUBLIC DISCUSSION

No one came forward to speak during Public Discussion.

2A. DISCUSSION AND POSSIBLE ACTION: APPROVING A TEMPORARY USE AGREEMENT WITH THE MARGATE-COCONUT CREEK KIWANIS CLUB FOR THE SALE OF CHRISTMAS TREES AND RELATED ITEMS

After Ian Singer, Board Attorney, read the item title, Mrs. Peerman made the following motion, seconded by Mr. Caggiano:

MOTION: SO MOVE TO APPROVE

Ms. Schwartz asked why the particular location for the tree sale was selected. Sam May, Executive Director, explained that per the Developer Agreement, only Phase Two properties could be used for events. He said the property located at 911 North State Road 7 was Phase Three and the attorney denied use of it for trees sales. Mr. May said the Kiwanis were in agreement with using the property at 1423 North State Road 7 as it had used it in past years for tree sales by another vendor.

There was a brief discussion about access to the property. Mr. May said the driveway off State Road 7 would be utilized instead of the driveway on Seton Drive.

John Francis, 2990 NW 2nd Avenue, representing the Coconut Creek Kiwanis Club as president, and Hart-T-Tree Farms, commented on the ease of the access to the property.

ROLL CALL: Ms. Schwartz, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes The motion passed 5-0.

2B. DISCUSSION AND POSSIBLE ACTION: APPROVING A TEMPORARY USE AGREEMENT WITH THE HART-T-TREE FARMS FOR THE SALE OF CHRISTMAS TREES AND RELATED ITEMS

After Ian Singer, Board Attorney, read the item title, Mrs. Peerman made the following motion, seconded by Mr. Caggiano:

MOTION: SO MOVE TO APPROVE

Mrs. Peerman asked for clarification on the number of days being requested. John Francis, Coconut Creek Kiwanis Club, explained that Hart-T-Tree would be covering the last five days of the event because the Kiwanis was limited to 30 days.

Sam May, Executive Director, explained the City Code limited outdoor events to 30 days. He said the Code would be reviewed for changes so as to avoid the situation from reoccurring in the future for holiday sales. He noted that the situation resulted from Thanksgiving being early this year.

ROLL CALL: Ms. Schwartz, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes The motion passed 5-0.

3. EXECUTIVE DIRECTOR'S REPORT

Sam May, Executive Director, provided the following updates:

- **Atlantic Boulevard Wall Project.** Mr. May said stone samples would be provided by the next meeting. He said he was looking for consensus on the removal of the small strip of landscaping between the wall and the sidewalk. It would be replaced with either decorative concrete or stone. He said the sidewalk would essentially be widened by removal of a two-foot wide strip and relocation of the palm trees. The Board members gave general consent. Ms. Schwartz suggested moving the bus bench back at N.W. 77th and Atlantic Boulevard to improve traffic visibility.

Discussion ensued about using either decorative or stamped concrete. Mr. May said color could be added into the concrete to coordinate with the wall. In the interest of moving the project forward, Chair Ruzzano suggested matching the concrete to the sidewalk which Mr. May said would be easier to do but that there would be some color differentiation. Chair Ruzzano said the focus was the wall. The Board members agreed with using plain concrete.

In reference to extending the wall, Mrs. Peerman asked when the trees would come out from the canal to N.W. 69th Terrace noting that the trees had been cut back recently. Mr. May said he would need to research it because he did not think they were on City property. She said it had been previously discussed that an abatement would be needed for those trees and those in the yacht club area. She said it was for the area from the canal to N.W. 69th Terrace.

4. BOARD MEMBER COMMENTS

Ms. Schwartz asked about the status of the color palette and stone at the Ace Plaza. Sam May, Executive Director, said he thought the colors had been agreed upon. He said the MCRA was moving forward and they were in the process of getting quotes. He said the plan was to work on the lining of the pipes in the parking lot first and the sidewalks. Ms. Schwartz said she was interested in the aesthetics and she would like to see an artist's rendition of what was being done. Chair Ruzzano said an architect he knew would be willing to do a presentation to the Board as a favor that showed various color schemes and stonework for the plaza. Mr. May asked the Chair to have him work with Nick Cucunato, Public Works. Robert Massarelli, Assistant Executive Director, said it would be added to the meeting agenda for the following week. Mr. May said he would also have samples for the wall at that meeting.

Mrs. Peerman commented that the Florida Redevelopment Conference was attempting to hold either a CRA Bootcamp or the CRA 101 class in South Florida later in the year or in the coming year.

Ms. Simone commented that she had received a call from Eddie DeCristofaro who expressed concern that he was told by MCRA staff that the property he had requested was not available for use by the Community Emergency Response Team (CERT). The MCRA staff member asked if he could use two other MCRA properties but he said he was concerned about parking. She said the situation needed to be worked out sooner than later because he already had sponsors.

Robert Massarelli, Assistant Executive Director, explained that only Phase Two properties could be used. Mr. May commented that there was almost as much property on the east side of U.S. 441 as on the west side. He said he would speak with Mr. DeCristofaro before making any further decisions.

Chair Ruzzano asked whether parking would be allowed on the east side. Mr. May said the preference would be to not have people crossing State Road 7.

Ms. Schwartz asked why it was okay with the Developers Agreement to use the property for debris after Hurricane Irma. Ian Singer, Board Attorney, said he would need to speak with Attorney Doody. Ms. Schwartz commented that she did not understand how the developer could tie the MCRA's hands when title had not been conferred. Attorney Singer asked Ms. Schwartz to send the attorney's office a request via email and they would research it.

A brief discussion ensued about why use of the property by Mr. DeCristofaro had not been stopped when the Board voted to give approval. Mrs. Peerman said that she thought there had been times in the past when the developer granted permission for use of the property and for event extensions. She asked Mr. May whether the developer had been asked about using the property. Mr. May said a review of the Developer Agreement revealed that Phase One properties were not allowed. He said in the past the petitioner has reached out to the developer with their request, and he would provide Mr. DeCrisofaro with the developer's phone number so he could contact the developer directly.

Chair Ruzzano asked who was responsible for maintenance of the property and Mr. May responded that it was the MCRA.

Mr. Caggiano stated that he agreed with Ms. Schwartz about the MCRA's inability to use the property on the east side of State Road 7.

Chair Ruzzano commented that Chick-Fil-A had been trying to get into Coconut Creek for some time and the request recently went before the city and it was tabled. He said he contacted Chick-Fil-A's attorney about Margate and the attorney said it was very nice to hear that a city would welcome them. The attorney said he would meet with Chick-Fil-A the following week and would bring it up for discussion. He said they had been looking at a site on the northeast corner of Wiles Road and U.S. 441. Mr. Ruzzano said Margate had a piece of property a mile south of it which they said would be ideal. Mr. Ruzzano said he would provide the attorney's phone number to MCRA staff for follow-up.

There being no additional business, the meeting adjourned at 7:42 p.m.

Respectfully submitted,

Transcribed by Rita Rodi, CRA Coordinator

Tommy Ruzzano, Chair