



City of Margate

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Margate, FL 33063
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Meeting Minutes City Commission Workshop

Mayor Anthony N. Caggiano

Vice Mayor Tommy Ruzzano

Commissioners:

Antonio V. Arserio, Arlene R. Schwartz, Joanne Simone

City Manager Samuel A. May

**Interim City Attorney Weiss, Serota, Helfman, Cole & Bierman,
P.L.**

City Clerk Joseph J. Kavanagh

Tuesday, May 7, 2019

1:30 PM Calypso Cove Aquatic Facility 6200 Royal Palm Blvd.

CALL TO ORDER

Present: 5 - Commissioner Joanne Simone, Commissioner Antonio V. Arserio, Commissioner Arlene R. Schwartz, Vice Mayor Tommy Ruzzano and Mayor Anthony N. Caggiano

In Attendance:

City Manager Samuel A. May

Interim City Attorney Chris Saunders

City Clerk Joseph J. Kavanagh

1) PRESENTATION(S)

A. ID 2019-227 SITE VISIT TO CALYPSO COVE AQUATIC FACILITY TO DISCUSS LAZY RIVER PROJECT.

MAYOR ANTHONY N. CAGGIANO explained that the purpose of this Workshop was the possibility of adding a Lazy River to Calypso Cove subject to sufficient funds allowable.

VICE MAYOR TOMMY RUZZANO thanked everyone for attending and indicated that this project was a top priority by the City Commission. He advised that they were allocated \$3,500,000 for this site and that they were planning on installing the Lazy River by the playground and illustrated this on a map. He said that if they want this project to succeed, the issue was parking. He referenced a red line from the map which could be the property line. He sought advice from engineers who advised him that if they were going to install a Lazy River, they recommended staying back at least 20 feet due to the receding seawalls. He said if there was a problem later on, they would need to install a seawall to shore up the Lazy River. He advised that the City of Margate owned the canal and questioned how far they could go out.

PARKS AND RECREATION DIRECTOR MICHAEL JONES explained that the canal was zoned R-1 which was categorized as a Single Family Home or residential and that it was an approved project in terms of use. He informed the Commission that he spoke with the Senior Planner who said that the setback for this district was 30 feet off this property line which was also the adjacent property owners line and that there was 100 feet difference from property line to property line which would enable 70 feet of legal buildable space.

VICE MAYOR RUZZANO referenced the East border of the red line and advised that if

they were able to extend it 30 feet and put in the seawall prior to building the Lazy River, they could put the Lazy River going linear and not remove the playgrounds. He referenced 415 feet and said that they would gain approximately 12,000 square feet. He said that he was provided with estimates for the seawall and said that they would have to do the best one which would accommodate this type of project. He detailed the cost for a previous project for the CRA on East River Drive. He said it could cost \$200,000 - \$250,000 to build the wall but they would be gaining extra space to have a secure wall and install the Lazy River. He identified that they had miles of canal which would be a good benefit and suggested the implementation of a dock and paddleboats.

PARKS AND RECREATION DIRECTOR JONES enlarged a photograph and referenced the size of 15,000 square feet which could be gained. He said that property to property line was approximately 100 feet.

Discussion ensued on the size of the canal and where they could start the property line using the map.

COMMISSIONER ANTONIO V. ARSERIO questioned whether they would gain any parking spots as he envisioned that it would be a major attraction. He also asked what the long term goal of this facility was and questioned if longer hours could be applied.

Discussion ensued on parking and the operating hours of Calypso Cove.

PARKS AND RECREATION DIRECTOR JONES explained that Calypso Cove was located inside of Royal Palm Park and that if they wanted to expand into the public amenities of Royal Palm Park, they would have to identify what portion would be open daily. He reminded that they would still have to staff the park if they were expecting a full crowd which would include the Winter months. He advised that it would be the Commission's direction on the design of the Park. He indicated that they could create an entrance and have the splash pad open and charge Commissioner Arserio's suggestion of \$1.00 entry fee. He indicated that the water from South Florida Water Management District (SFWMD) was probably designed to collect all the neighboring water and all the subdivisions fed into it. He said that anything that they were removing would have to be accounted for elsewhere and advised that they would have to obtain a permit. He said that their water tables were a lot higher than other locations and that the volume was not that bad as one would originally have thought based on current elevation. He stated that a permit would be required.

Discussion pursued with contracts pertaining to the SFWMD.

COMMISSIONER JOANNE SIMONE said that the description of the Lazy River was different than what she had anticipated and that she thought it went around the whole facility.

PARKS AND RECREATION DIRECTOR JONES explained that the Lazy River would be a loop with center landscaping and bends. He said that for the Lazy River to go around the entire facility would require redeveloping the entire property which would involve too much of an undertaking. He referenced The Pelican Grand in Fort Lauderdale having a Lazy River which was probably the closest with a compact size if they wanted to view it.

Discussion ensued on other Lazy Rivers in Boca Raton, CB Smith and The Pelican Grand.

DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES (DEES)

KENNETH GRIFFIN requested an illustration of the extent of the Lazy River.

PARKS AND RECREATION DIRECTOR JONES sketched a diagram of where the Lazy River could be placed. He identified lifeguard stands needing design and that his main focus was on public safety and efficiency of staffing. He identified that the City's Lazy River could be twice the size of the one situated at the Pelican Grand.

Discussion ensued on the aesthetic design of the Lazy River and the review and size of The Pelican Grand.

PARKS AND RECREATION DIRECTOR JONES highlighted where the pump house was located at Calypso Cove and referenced extending utilities.

Discussion ensued on the aesthetic design and size of the Lazy River.

COMMISSIONER ARSERIO stated that he was more a fan of the more aesthetic look.

PARKS AND RECREATION DIRECTOR JONES recommended the aesthetic look which would stand out and create a more destination & resort style feel.

MAYOR CAGGIANO agreed and said that they should spend the dollars to do it right subject to their being funds in the budget.

PUBLIC WORKS DIRECTOR, MARK COLLINS said that they could go to dine at The Pelican Grand and have access to their Lazy River. He also agreed that the tropical look was unique to other Lazy Rivers.

Discussion ensued on the comparison of Lazy Rivers at CB Smith, Hilton Orlando Bonnet Creek and Omni Hotel Champions Gate and backfilling the canal and landscaping at Calypso Cove.

DEES SENIOR ENGINEER ALBERTO TORRES forewarned that they would need to know what they could and could not do to the land and referenced environmental precautions, rain storms and flooding.

CITY MANAGER SAMUEL A. MAY referenced the loss of storage if they installed a seawall or filled it and questioned whether they could gain the storage back if they put it somewhere else.

DEES SENIOR ENGINEER TORRES said yes but they would need to know where the land was going to be used or what their requirements were but advised on conducting a research.

DIRECTOR OF BUILDING RICHARD R. NIXON made reference on a map by advising that one way of solving that was to gain the volume that they were losing and to make what was left deeper.

Discussion ensued on the volume of the water and the shared use agreement with the School Board.

The meeting moved to the outside at 2:21 p.m. where the discussion ensued on the Lazy River's preferred location, parking, the use of equipment and storage area, SFWMD, landscaping and making it aesthetically appealing, advising the neighbors that could be affected by any planned works and the budget of this project.

The meeting moved back inside at 2:38 p.m.

MAYOR CAGGIANO explained that they have reviewed this project and questioned the next steps.

COMMISSIONER ARLENE R. SCHWARTZ recommended a discussion with the SFWMD.

DEES DIRECTOR GRIFFIN suggested that they needed a concept to meet with the permitting agencies which would allow them to advise the City on the challenges that they may face.

VICE MAYOR RUZZANO said that he had a discussion with the SFWMD who advised that it was Margate's property.

PURCHASING MANAGER SPENCER SHAMBRAY explained that two aspects would need to be considered for them to accomplish the Lazy River. He said that one would be the retainage of extra land and the other would be the construction of the Lazy River. He advised that they would need to determine whether it would be two separate designs or projects. He said that they invited Mr. Nanayakkara who was their structural engineer.

VICE MAYOR RUZZANO questioned whether Mr. Nanayakkara was proposing a concrete wall.

LAKDAS/YOHALEM ENGINEERING LAKDAS NANAYAKKARA discussed the construction of the wall and confirmed that it would support a 10 story building.

Discussion ensued including the use of steel.

DEES DIRECTOR GRIFFIN suggested to the Purchasing Manager that instead of using two different designs, if they could request Mr. Nanayakkara to develop a concept for the seawall and for the Lazy River and have them integrated.

PURCHASING MANAGER SPENCER SHAMBRAY identified that it would be a concern for the phase of this project or doing it in its entirety. He explained that the Consultant Competitive Negotiation Act (CCNA) had a threshold of \$2,000,000 and that it would exceed that amount to approximately \$3,500,000. He advised that they would need a design for the entire project which would not be phased.

PARKS AND RECREATION DIRECTOR JONES advised that they could still phase construction in that process. He said that they could still phase design and construct through a onetime CCNA project and described how this could be accomplished.

BUILDING DIRECTOR RICHARD NIXON identified the wall and backfilling could be an issue and that they would need to send a plan to the SFWMD, if they need to add water retention. He provided an example of WaWa and Culvers and said they could do it here under the new parking lot if required.

Discussion ensued on Phase I, Phase II and negotiating costs.

VICE MAYOR RUZZANO identified costs being the major problem and expressed his concern of combining the two phases. He explained that he was still awaiting confirmation whether this could be completed as one project or two. He suggested that

the wall could be constructed first and the Bond would pay for the Lazy River.

CITY MANAGER MAY indicated that it would have to come out as one project and said that CCNA could have two engineers; one for the Lazy River and the other for the seawall that could possibly work as a team.

PURCHASING MANAGER SHAMBRAY indicated that it would probably be considered as one project as it would be as a prelude to the Lazy River.

VICE MAYOR RUZZANO explained that his problem with the CCNA would cut out the smaller contractors as the larger organizations could add an additional 40 percent.

Discussion ensued on the CCNA and the possibility of separating the projects.

INTERIM CITY ATTORNEY CHRIS SAUNDERS agreed that it should be one project. He explained that the statute prohibits the breaking down of projects into individual smaller projects. His concern was that without the Lazy River, they would not be considering those projects. He also agreed that it could create problems for smaller contractors.

COMMISSIONER SCHWARTZ referenced costs and expressed her concerns going blind into a contract.

Discussion ensued on contractors, estimates and budgets and the CCNA, design and negotiating process.

PURCHASING MANAGER SHAMBRAY confirmed that they could pay one of their continuing service engineers to provide them with a cost estimate. He confirmed that if they used Mr. Nanayakkara to provide them with an estimate or do any design work upfront, that would preclude him from bidding on the project.

INTERIM CITY ATTORNEY SAUNDERS said that would result in them giving one particular engineer an unfair advantage.

Discussion ensued on contractors.

COMMISSIONER SCHWARTZ questioned what would stop people from forming a group if one specialized in constructing a Lazy River and the other who specialized in seawalls forming a group.

DEES DIRECTOR GRIFFIN explained that this would be in their Request for Quotation (RFQ) process.

INTERIM CITY ATTORNEY SAUNDERS said that he would need time to research but advised that the \$2,000,000 threshold applied to continuing service agreements. He explained that if they had an estimated construction cost of over \$2,000,000, they could not use a continuing services contract in order to do the work. He advised that if they end up with a construction cost of more than \$325,000, they would need to use a CCNA.

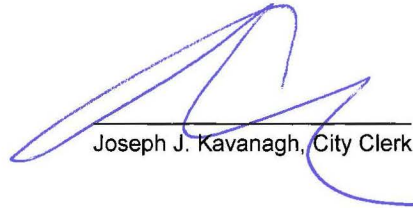
MAYOR CAGGIANO thanked everyone for attending and for providing their input. He said that he will await feedback from the City Attorney and that he would speak to the City Manager's office thereafter.

ADJOURNMENT

There being no further business, the meeting adjourned at 3:12pm.

Respectfully submitted,

Transcribed by Salene E. Edwards



Joseph J. Kavanagh, City ClerkDate: 6/20/19

PLEASE NOTE:

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, the person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the transcript.

[Appendix A – Zoning – Section 3.3] Any representation made before any City Board, any Administrative Board, or the City Commission in the application for a variance, special exception, conditional use or request for any other permit shall be deemed a condition of the granting of the permit. Should any representation be false or should said representation not be continued as represented, same shall be deemed a violation of the permit and a violation of this section.

Any person with a disability requiring auxiliary aids and services for this meeting may call the City Clerk's office at (954) 972-6454 with their request at least two business days prior to the meeting date.