



Regular City Commission Meeting Agenda

150 NE 2nd Avenue | Deerfield Beach, FL, 33441 | 954-480-4200

Mayor Todd Drosky

Vice Mayor Ben Preston

District 1 Commissioner Michael Hudak

District 3 Commissioner Daniel Shanetzky

District 4 Commissioner Tom Plaut

Tuesday

March 25, 2025

7:00 PM

CALL TO ORDER & ROLL CALL

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

APPROVAL OF CITY COMMISSION MINUTES

Regular City Commission Meeting Minutes

Attachment: March 4, 2025

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Planning & Zoning Board Meeting Minutes

Attachment: October 17, 2024

Code Compliance Meeting Minutes

Attachment: January 31, 2025

Education Advisory Board Meeting Minutes

Attachment: February 5, 2025

African American Heritage Board Meeting Minutes

Attachment: February 6, 2025

Hillsboro Inlet District Meeting Minutes

Attachment: February 24, 2025

Community Appearance Board Meeting Minutes

Attachment: February 12, 2025, February 26, 2025

INSTALLATION CEREMONY

1. Presentation by City Manager and comments by outgoing Mayor and Commissioners
2. Oath of Office administered by the City Clerk for incoming Mayor and Commissioners
3. Induction of 2025 Vice Mayor - Commissioner Ben Preston
4. Announcement of Vice Mayor for 2026 - 2028

Sponsor: Office of the City Clerk

APPROVAL OF THE AGENDA

March 25, 2025

ZOOM INFORMATION

Join Zoom Meeting by clicking the below link:

<https://deerfield-beach.zoom.us/j/84400021282?pwd=y4OnaMa4Su1l9xRnatdezChCWzeyqx.1>

Join Zoom Meeting via telephone by dialing:

Call-in Number: (301) 715-8592

Meeting ID: 844 0002 1282#

Participant ID: #

Passcode: 269819#

For complete instructions on joining and/or participating during Public Comment, please click

the following link or attend in person in the City Commission Chambers:

Attachment: Zoom Instructions

AWARDS & RECOGNITION

- 1. Donation to the Deerfield Beach Packer Rattlers by the Rotary Club of Deerfield Beach.**

Sponsor: Office of the City Manager

QUASI-JUDICIAL PUBLIC HEARINGS

- 2. P.H. 2025-045: Application 20-B3-113 Revision 1**

Applicant: Allen Christy represented by Miskel Backman LLP

Proposal: Seeking Major Site Plan approval to construct a warehouse facility of approximately 2,238 square feet, consisting of two buildings with associated site improvements including an outdoor storage area on a 0.283-acre site in the B-3, General Business zoning district.

Location: The property is generally described as W L BRACKNELL SUB 5-24 PB LOT 17 E 65,20 E 65,21 E 65 LESS POR K/A PAR 107 TO DOT PER CACE 03-15312-13 and located at **81 NE Eller Street.**

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 4/5 vote of the City Commission

Sponsor: Department of Planning & Development Services

Attachment: Application 20-B3-113 Revision 1

- 3. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting a 10 foot wide right-of-way dedication to the City from Allen Christy, along NE 1st Avenue, as depicted on Exhibit "A", in connection with the Eastern Dredging Development Project located at 81 NE Eller Street; providing for conflicts, implementation, and an effective date. (Consent - Agreements & Expenditure Requests)**

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Planning & Development Services

Attachment: Eastern Dredging Development Project

PUBLIC COMMENT

Persons addressing the Commission shall state his/her name and address and may speak for three (3) minutes unless extended for one (1) additional minute by the Mayor. All remarks made by the public at a Commission meeting on an agenda item shall be addressed to the Commission as a body and limited to the subject matter before the Commission at that particular time. No comments shall be made related to the personal life or personal qualities of any person and no language which would offend persons of ordinary sensibilities shall be permitted. The public shall be given an opportunity to speak on any substantive agenda item, subject to the aforementioned restrictions, prior to a vote on the matter by the City Commission. The Commission shall determine the appropriate time, prior to the vote, for the public to speak. For consent agenda items, the public shall be given an opportunity to speak prior to the approval of the consent agenda. The Commission may, by majority vote, determine that public input on an agenda item be tabled to a future meeting so long as the vote on the agenda item take place at the future meeting and that the public input take place prior to the Commission making any decision.

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

- 4. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting the certified election results of the Municipal Election held on March 11, 2025, as provided by the Broward County Supervisor of Elections; providing for an effective date.**

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Office of the City Clerk

Attachment: Municipal Election Results

- 5. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a Facility Use Agreement with KP Aquatics International, LLC d/b/a Performance Aquatics to conduct a competitive swim team program at the Peggy Noland Aquatics Complex; proving for execution, implementation, and an effective date.**

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Parks & Recreation

Attachment: Performance Aquatics

ADDENDUM

- 6. ORDINANCE 2025/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, VACATING AND ABANDONING A PORTION OF A FIFTEEN-FOOT WIDE ALLEY RIGHT-OF-WAY LOCATED IN THE VICINITY OF 1400 & 1498 SW 3RD STREET, DEERFIELD BEACH; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE. (*Departmental Business*)**

Suggested Action: Commission to vote on Ordinance and set public hearing for April 1, 2025

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Planning & Development Services

Attachment: Application No. 24-A-202

COMMENTS BY ADMINISTRATION & LEGAL

COMMENTS BY MAYOR & CITY COMMISSION

ADJOURNMENT

FUTURE CITY COMMISSION MEETINGS

Regular City Commission Meeting - Tuesday, April 1, 2025

Any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meetings or hearings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and the evidence upon which the appeal is made. The above

notice is required by State Law (F.S. 286.0105). Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence of a certified court reporter at the hearing.



Meeting Minutes City Commission

Tuesday, March 4, 2025

7:00 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Mayor Bill Ganz at 7:00 p.m., in the City Commission Chambers, City Hall, Deerfield Beach.

Present:

Commissioner Michael Hudak
Commissioner Bernie Parness
Commissioner Ben Preston
Vice Mayor Todd Drosky
Mayor Bill Ganz

Also Present:

City Manager Rodney Brimlow
City Attorney Anthony Soroka
City Clerk Heather Montemayor

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

APPROVAL OF CITY COMMISSION MINUTES

Regular City Commission Meeting Minutes - February 18, 2025

MOTION was made by Commissioner Parness, seconded by Commissioner Preston to approve the meeting minutes as submitted. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky, and Mayor Ganz
Nays: 0

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Non-Uniformed Employees Retirement Fund Meeting Minutes - November 4, 2024
Code Compliance Meeting Minutes - November 22, 2024
Community Redevelopment Agency Meeting Minutes - December 10, 2024
Hillsboro Inlet District Meeting Minutes - January 13, 2025
Community Appearance Board Meeting Minutes - January 22, 2025

MOTION was made by Commissioner Parness, seconded by Commissioner Hudak, to acknowledge the board minutes. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky, and Mayor Ganz
Nays: 0

APPROVAL OF CITY COMMISSION AGENDA

March 4, 2025

MOTION was made by Commissioner Preston, seconded by Commissioner Parness, to approve the agenda as submitted. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky, and Mayor Ganz

Nays: 0

AWARDS & RECOGNITION

1. Introduction of Major Christopher De Giovanni by Sheriff Gregory Tony and Colonel Holmes, Director of BSO Department of Law Enforcement.

Captain Hofstein introduced Undersheriff Nichole Anderson, Major De Giovanni, and Captain Jamie Smith, Executive Officer.

Thereafter, Undersheriff Anderson provided a brief overview of Major De Giovanni's background and credentials.

Major De Giovanni said it is an honor to serve this community.

2. Announcement of the renaming of the Deerfield Beach Aquatic Center to the Peggy Noland Aquatics Complex.

Mayor Ganz provided a brief overview of the work former mayor Peggy Noland put into the Aquatic Center. Thereafter, he stated that on February 19, 2025, the Broward County School Board unanimously approved the renaming of the facility to the Peggy Noland Aquatics Complex.

Former mayor Noland thanked her family, friends, and the City Commission for their support.

Commissioner Preston congratulated former mayor Noland. Thereafter, he provided a brief overview of the drowning statistics, and thanked her for her efforts throughout the years.

3. Certificate of Appreciation presented to the American Red Cross.

Mayor Ganz presented a certificate of appreciation to the American Red Cross for their efforts.

4. Proclamation presented to the Procurement & Contract Administration Division in recognition of Procurement Month.

Mayor Ganz presented staff with a proclamation in recognition of Procurement Month.

PUBLIC COMMENT

Bjorn Anderson, 1551 SE 12th Street, Deerfield Beach, posed various questions to Vice Mayor Drosky.

Katy Freitag, 418 SE 2nd Street, Deerfield Beach, commended the Broward County School Board for renaming the Aquatics Complex. Thereafter, she commented on former mayor Noland's stance on development, and stated that the current and future elected officials should have the same vision.

Daniel Shanetzky, 34 Keswick B, Deerfield Beach, thanked the Mayor and Commissioners for all their efforts during their final term. Thereafter, he briefly outlined their accomplishments.

Philip Bradley, 4330 NW 12th Avenue, Deerfield Beach, commented on the time he's spent at the Aquatics Center.

PUBLIC COMMENT - CONTINUED

Thomas Noland, 406 SE 8th Avenue, Deerfield Beach, and Union President Steve Bertuccio, donated a check to the Deerfield Beach Packer Rattlers on behalf of the Local 4321 Broward County Professional Firefighters Union.

Bernard Adams, 180 SW 5th Court, Deerfield Beach, thanked the firefighter's union.

Keith Kilpatrick, 291 SE 1st Terrace, Deerfield Beach, on behalf of Gateway Community Outreach, thanked the City Commission for their efforts. Thereafter, he provided a brief overview of their services.

Avis Swenson, 810 SE 7th Street, Deerfield Beach, thanked the Mayor and Commissioners for their efforts during their terms. Although she does not always agree with what is being done, Deerfield Beach is a wonderful place to live, and this commission has always put the City first.

Dean Kallan, 3250 SW 2nd Court, Deerfield Beach, thanked the Mayor for his efforts in serving the community. Further, he said the City works for the residents; therefore, he encouraged the Elected Officials to ensure that city employees are adhering to their directives.

Peggy Ross, 103 NE 19th Avenue, Deerfield Beach, thanked the City Commission for their efforts.

Joe Hines, 559 NW 47th Terrace, Deerfield Beach, commented on the City's budget, as well as the firefighter's pension fund.

Gwyndolen Clarke-Reed, 1430 SW 61st Way, Deerfield Beach, thanked the School Board for renaming the Aquatics Complex, as it is well deserved. Thereafter, she thanked the outgoing elected officials for their service. Lastly, she asked when the public address system will be installed at the Tigner Center.

Gloria Battle, 1240 SW 6th Way, Deerfield Beach, thanked former mayor Peggy Noland for her efforts. Thereafter, she thanked Mayor Ganz, Vice Mayor Drosky, and Commissioner Parness for their service.

Thereafter, Mayor Ganz and Rodney Brimlow, City Manager, answered questions/comments/concerns posed by the public.

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

5. Resolution 2025/021 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, amending the 2024/2025 schedule of Regular City Commission meetings; providing for implementation and an effective date.
6. Resolution 2025/022 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an amendment to Contract #JA125-06-2025 with the Areawide Council on Aging of Broward County, Inc., for the Older Americans Act Program to reallocate \$40,054.82 of existing funds to the Adult Day Care Program; authorizing execution of the Amendment; providing for implementation and an effective date. (*Funds from Account #100-000-640-0000-000-33169-331698 - Senior Citizen Fed Grant*)
7. Resolution 2025/023 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and authorizing execution of an agreement with CDW Government, LLC, to provide Microsoft Office O365 Licenses and related services for a three-year period in an annual amount of \$111,877.97, utilizing the terms of Sourcwell RFP #121923 and contract; providing for implementation and an effective date. (*Funds from Account #100-100-160-1600-000-51600-503004 - General Fund/Software Maintenance*)
8. Resolution 2025/024 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by the House of God Church for a Women's Conference to be held at the Johnny L. Tigner Community Center on April 26, 2025 from 10:00 am to 4:00 pm; approving ticket sales for the event; and providing for an effective date.

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS - CONTINUED

Mayor Ganz opened the public hearing on items 5 - 8; however, there were none to speak and the public hearing was closed.

There were no comments from the Commission.

MOTION was made by Commissioner Hudak, seconded by Commissioner Parness, to approve Items 5 - 8 in concert. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky, and Mayor Ganz
Nays: 0

DEPARTMENTAL BUSINESS

- 9. Resolution 2025/025 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the rankings and funding allocations to charitable and public purpose organizations for the Community Participation Grant Program in a total amount not to exceed \$150,000.00; providing for implementation and an effective date. (Funds from Account #100-500-640-5400-000-55400-508099 - General Fund/Community Participation Grants)**

The Resolution was read by title only.

Jonathan Salas, Director of Community Services, provided a brief overview of the item. Further, he said the grant process was aligned with the City's strategic plan, whereby, the applications were scored based on environment, lifestyle quality, and customer care and engagement.

There was no discussion amongst the Commission.

Mayor Ganz opened the public hearing.

Gwyndolen Clarke-Reed, 1430 SW 61st Way, Deerfield Beach, asked if city funding will ever be increased.

Mayor Ganz closed the public hearing. Thereafter, he stated that the funding can be increased based on the Commission's directives.

Rodney Brimlow, City Manager, stated that there was a \$25,000 increase from last year; nonetheless, an additional increase can be discussed during budget season.

MOTION was made by Commissioner Parness, seconded by Commissioner Preston, to approve Item 9, adopted Resolution 2025/025. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky, and Mayor Ganz
Nays: 0

- 10. Resolution 2025/026 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and authorizing a six-month Code Enforcement Lien Amnesty Program, as set forth in the attached Exhibit "A"; providing for conflicts, severability, implementation and an effective date.**

The Resolution was read by title only.

Roy Davis, Code Compliance Manager, highlighted a PowerPoint presentation that was given at the December 17, 2024 Regular City Commission Meeting. Further, he said if approved, the program will run from March 4, 2025 through September 3, 2025, whereby, residents will be notified via mailers and door hangars. Mr. Davis stated that the application will be available online and in person at the Code Compliance Office. Upon acceptance of the application, the City will provide a final lien payoff amount, which must be satisfied within 90 days; once satisfied, the City will provide a lease of lien to the owner.

DEPARTMENTAL BUSINESS - CONTINUED

Commissioner Parness spoke in opposition to the program, as people should be held accountable.

In response to Commissioner Parness' comment, Mr. Davis stated that this program is only for properties that are in compliance.

Commissioner Hudak spoke in support of the program, as it will help those individuals who have gotten their properties into compliance.

Rodney Brimlow, City Manager, stated that there are properties that are in compliance, whereby, the incentive is to remain in compliance.

Commissioner Preston spoke in support of the program, as it will benefit the City and allow people to have some measure of closure.

Mayor Ganz stated that this program allows those who are in compliance the opportunity to have a clean slate. Further, the City cannot foreclose on a homesteaded property, so this program allows for a different solution. Thereafter, he expressed concerns with code enforcement, as it is either too lenient or too severe. Mayor Ganz said approving this item is difficult, for him, as it's frustrating that individuals allow their properties to deteriorate; nonetheless, the program will allow the City to take problematic properties and move forward with them, so he will support it.

Commissioner Preston said educating the community is extremely important when it comes to code enforcement, whereby, people spend money to rectify an issue, but cannot get into compliance because it was not done correctly, i.e. installing new grass without a watering system.

Mr. Davis said code compliance is working on community contact, whereby, inspectors are meeting with residents and business owners to provide clarification on expectations.

In response to Mayor Ganz's question, Mr. Davis replied that per State Statutes, the City is required to prove service, which is done through certified mail or posting the violation on the property. Further, during the hearing process, the magistrate makes a ruling, which is considered a finding of fact and documented accordingly.

Mayor Ganz opened the public hearing.

Felicia Poitier, 233 SW 1st Terrace, Deerfield Beach, spoke in support of the program, as it will help so many people. Thereafter, she commented on various code compliance issues she's encountered over the years.

Gloria Battle, 1240 SW 6th Way, Deerfield Beach, said she understands the value of an amnesty program, and agreed that certain entities should be granted amnesty; however, enforcement must be cleared up prior to the implementation of this program.

Claire Riccardi, Deerfield Beach, commended code compliance for a job well done. Thereafter, she spoke in support of the program.

Avis Swenson, 810 SE 7th Street, Deerfield Beach, spoke in support of the program, but agreed with educating the community, as some individuals do not have the funds to get their property into compliance. Thereafter, she suggested getting non-profits involved to help where they can.

Joe Cummings, 267 Oakridge P, Deerfield Beach, said many people allow work to be completed without permits, so he does not believe that those individuals should be considered for this type program.

John Slattery, 1455 SE 5th Place, Deerfield Beach, asked how this will affect the budget. Thereafter, he commented on the permitting process.

DEPARTMENTAL BUSINESS - CONTINUED

Katy Freitag, 418 SE 2nd Street, Deerfield Beach, asked how will this affect the City's overall financial outlook. Further, although she supports the program, she agreed that not everyone should be given amnesty.

Gwyndolen Clarke-Reed, 1430 SW 61st Way, Deerfield Beach, asked for clarification on the Target Area Trust Fund, as it was established to bring certain type properties into compliance. Further, she asked if payment plans can be established.

Mayor Ganz closed the public hearing.

Commissioner Parness continued to express concerns with the program, as people who do work without permits should be held accountable; therefore, he suggested that the program be amended to regulate what offenses should be part of the amnesty program, and what offenses should not.

Vice Mayor Drosky said the purpose of the program is to encourage compliance, not to make money, whereby, it has no bearings on our budget. Thereafter, he spoke in support of the program.

Commissioner Hudak said although he is in support of the program, he understands Commissioner Parness' concerns, whereby, a fire occurred in one of the units at the Ocean Club two years ago, and some residents are still displaced.

In response to Mayor Ganz's question, Anthony Soroka, City Attorney, replied that the program is for liens on a property based on code enforcement fines.

In response to Mayor Ganz's questions, Mr. Brimlow replied that if the City mitigates the fine, it allows others who are impacted to have access to other equity for their damages. Further, he said this has no impact on our budget and there are still funds within the Target Area Trust Fund. Lastly, all cases have gone to the magistrate and been litigated.

MOTION was made by Commissioner Hudak, seconded by Commissioner Preston, to approve Item 10, adopted Resolution 2025/026. Roll Call:

Yeas: 4 - Commissioner Hudak, Commissioner Preston, Vice Mayor Drosky, and Mayor Ganz
Nays: 1 - Commissioner Parness

COMMENTS BY ADMINISTRATION & LEGAL**CITY ATTORNEY**

Legislative Session - Anthony Soroka, City Attorney, said a number of bills are being proposed, whereby, Florida House Bill 943, another amendment to the Live Local Act, provides for more preemption of local authority, expands the scope of the type of properties, etc.

CITY MANAGER - None.

CITY COMMISSION BUSINESS

11. Resolution 2025/027 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and adopting the NW Area Improvement Master Plan; providing for implementation and an effective date.

The Resolution was read by title only.

Eric Power, Director of Planning & Development Services, displayed a brief PowerPoint presentation, which highlighted the NW Area Improvement Plan. He said underutilized properties could be potential Live Local opportunities that would not be brought before the Commission, so this plan would protect the City in many ways. Further, he said connectivity was significantly researched and scrutinized, whereby, all major residential communities are segmented. Mr. Power said creating connections would encourage local

CITY COMMISSION BUSINESS - CONTINUED

residents to walk or ride their bike, as it would allow them to access the community and commercial properties. Other recommendations include the consideration of mixed-use redevelopment; reduction of building setbacks on internal streets; creation of a memorandum of understanding with FDOT; investigating where existing curb cuts could be retained, relocated, or removed; pedestrian and bicycle facility enhancements; and improvements to crosswalks and pedestrian refuge islands. If approved, staff will bring forward various recommendations, over the next few years, to make improvements in the area.

Commissioner Bernie Parness temporarily left the meeting at 8:53 p.m. to 8:57 p.m.

Mayor Ganz commented on a roadway outside of the Deerfield Beach Mall, which creates many accidents because FDOT refuses to add turn signals.

In response to Mayor Ganz's comment, Mr. Power stated that staff has discussed another entry into Quiet Waters Park, which would be bicycle and pedestrian only.

Mayor Ganz briefly commented on the creation of Pioneer Grove. Further, he said the City isn't going to develop the property; however, the City can add enhancements and opportunities to encourage proper development.

Mr. Power agreed, whereby, the infrastructure improvements and development opportunities can be created by the City. Additionally, the City can also provide redevelopment opportunities and incentives, and utilize the plan as a tool with FDOT and South Florida Water Management.

Vice Mayor Drosky said this plan is a proactive approach to enhancing the connectivity of the area, whereby, the current situation does not allow for easy access to all four corners. Further, there is no immediate project for this area, but reiterated that the City is being proactive and helping to prevent unwanted development. Thereafter, he thanked Mr. Power and his staff for their efforts.

Mr. Power agreed that this is not guaranteed, but ideas and incentives that staff would like to pursue.

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

MOTION was made by Vice Mayor Drosky, seconded by Commissioner Parness, to approve Item 11, adopted Resolution 2025/027. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky, and Mayor Ganz

Nays: 0

ADDENDUM**12. Discussion and potential action regarding County approval of Monarch Hill landfill expansion.**

Vice Mayor Drosky expressed disappointment with the County's decision to vote in favor of the expansion. Further, the County's code limits the height of landfills in Broward County to 125 feet, but previously Waste Management received a variance to increase to 225 feet, which is the cap today; however, recent approval allows them to increase the height to 325 feet as of right. In the 1960's when the dump was approved, there was nothing around it; however, over the years, the County has allowed and approved residential development to go around the dump with the cap of 225 feet; increasing it now to 325 feet is not right or fair to the current residents. Vice Mayor Drosky stated that the approval of the expansion is inconsistent with the County's Comprehensive Plan, does not take any environmental issues into account, and the buffers are not being expanded, which is even more concerning. Additionally, the Planning Council voted 18-0, twice, against the expansion. Lastly, he said the City must be proactive; therefore, he recommended that the City Commission authorize the City Attorney to begin the Chapter 164 proceedings.

ADDENDUM - CONTINUED

Anthony Soroka, City Attorney, provided a brief overview of the Chapter 164 proceedings. Further, he explained that the City of Coconut Creek intends to file a lawsuit, whereby, they initiated the Chapter 164 in early February. If this commission desires to follow suite, a resolution has been prepared, which will either authorize participation in the current process between Coconut Creek and the County, or alternatively, if Deerfield Beach cannot join that process, authorize otherwise proceeding with the Chapter 164 proceedings. In conversations with Coconut Creek's legal counsel, they would love for Deerfield Beach to participate, and the outside counsel has advised that he would represent Deerfield Beach at the same hourly rate charged to Coconut Creek. Thereafter, he provided a brief overview of the next steps, should this be approved.

Commissioner Parness commented on the events that transpired at the Broward County Commission meetings. Thereafter, he spoke in support of moving forward with the Chapter 164 proceedings.

In response to Commissioner Hudak's question, Mr. Soroka replied that he does not want to get into legal strategy, and if it is the desire of this commission to move forward, outside counsel can provide more detail; nonetheless, arguments were given at the outset of the County Commission Meeting. Further, this resolution does not authorize the filing of a lawsuit, whereby, approval of this resolution authorizes the participation in the conflict resolution procedure, which is the first step before filing a lawsuit.

Mayor Ganz said suing other governmental agencies is something that doesn't sit well with him; however, in this particular situation, he believes joining Coconut Creek would be worthwhile. Thereafter, he commented on the questions that were asked and unanswered during the Broward County Commission meetings.

Thereafter, the Resolution was read by title only.

Mayor Ganz opened the public hearing.

The following individuals spoke in support of moving forward with the Chapter 164 proceedings:

1. ***Tom Plaut, 3920 NW 4th Court, Deerfield Beach.***
2. ***Terry Scott, 180 SW 3rd Avenue, Deerfield Beach.***
3. ***Philip Bradley, 4330 NW 12th Avenue, Deerfield Beach.***
4. ***Joe Hines, 559 NW 47th Terrace, Deerfield Beach.***
5. ***John Slattery, 1455 SE 5th Place, Deerfield Beach.***
6. ***Katy Freitag, 418 SE 2nd Street, Deerfield Beach.***
7. ***Billy Lane, 11 Tilford A, Deerfield Beach.***

Mayor Ganz closed the public hearing. Further, he said getting Parkland and Coral Springs to join will be difficult, as their county commissioner voted in favor of the expansion. Thereafter, he commented on the landfills lining, as well as discussions that occurred during the County Commission meetings.

MOTION was made by Commissioner Parness, seconded by Commissioner Preston, to direct the City Attorney to begin the Chapter 164 proceedings, adopted Resolution 2025/028. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky, and Mayor Ganz
Nays: 0

COMMENTS BY MAYOR & CITY COMMISSION**COMMISSIONER HUDAK****DISTRICT 1**

City Projects - Commissioner Hudak said the lifeguard stations have been completed, and are currently being occupied by our lifeguards. Further, the undergrounding project on the S-Curve is nearing completion, whereby, city staff is awaiting county approval on the permits, which cannot be done at this time because it requires road closures, and unfortunately the road cannot be closed during spring break.

COMMENTS BY MAYOR & CITY COMMISSION - CONTINUED

March Election - Commissioner Hudak urged everyone to educate themselves prior to voting.

Washington, DC and Tallahassee - Commissioner Hudak said he will be traveling in the coming weeks to represent the City at various meetings and events.

COMMISSIONER PRESTON**DISTRICT 2**

Black Heritage Banquet - Commissioner Preston thanked the African American Heritage Board, and city staff for their efforts.

District 2 Meeting - Commissioner Preston said he will host the meeting on March 27th at the Tigner Center.

COMMISSIONER PARNES**DISTRICT 3**

Thank You - Commissioner Parnes thanked the citizens for trusting him during his tenure, as it has been an honor. Further, he will continue to be involved and fight for Deerfield Beach.

VICE MAYOR DROSKY**DISTRICT 4**

March Election - Vice Mayor Drosky urged everyone to get out and vote.

Central City Corridor Meeting - Vice Mayor Drosky briefly commented on the meeting, whereby, he believes more should have come out of it.

Commissioner Preston said although he believes other considerations need to take place, he thought the meeting was beneficial. Further, this was the first meeting, and there will be more opportunities for people to cast their opinion, so he believes it will get better and a vision will come together.

Commissioner Hudak agreed with Commissioner Preston, whereas, this was the first meeting and first step. Further, the only way the City is going to gain the community's trust is to ensure that they are included and involved, which was the point of the meeting. Although, there were some complaints, he believes as more meetings transpire, it will get better with time.

MAYOR GANZ

Recommendations - Mayor Ganz said there are designated parking areas for the beach parking pass, and suggested that they be allowed to park in any city lot, with the exception of the pier parking lot.

Rodney Brimlow, City Manager, agreed, as the current system confines residents to park in areas they may not want to patronize.

Commissioner Hudak and Commissioner Preston both agreed with the Mayor's recommendation.

Mayor Ganz also suggested that the name of the summer program be returned to represent Gwyndolen Clarke-Reed.

Washington, DC and Tallahassee - Mayor Ganz said the upcoming travel meetings and events are extremely worthwhile, whereby, the City would not have Sullivan Park without them. Thereafter, he provided a brief overview of things the City has received due to the involvement in these meetings/events.

Adams Brothers Podcast - Mayor Ganz said he will be speaking on the podcast tomorrow evening.

City Manager Salaries - Mayor Ganz said there have been conversations regarding the salary for our city manager, and he does not understand the negativity. Thereafter, he commented on the recently approved contract for the newly appointed Fort Lauderdale City Manager. Further, he urged individuals to attend meetings and educate themselves.

COMMENTS BY MAYOR & CITY COMMISSION - CONTINUED

March Election - Mayor Ganz urged everyone to get out and vote.

Social Media - Mayor Ganz briefly commented on the negative comments being made.

ADJOURNMENT

There was no additional business to discuss.

MOTION was made by Commissioner Parness, seconded by Commissioner Preston, to adjourn the meeting at 10:09 p.m. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky, and Mayor Ganz

Nays: 0

CITY OF DEERFIELD BEACH

BILL GANZ, MAYOR

Heather Montemayor, CMC, City Clerk

**PLANNING AND ZONING BOARD
CITY OF DEERFIELD BEACH, FLORIDA
October 17, 2024
MEETING MINUTES**

A regular meeting of the Planning and Zoning Board of the City of Deerfield Beach, a municipal corporation of Florida, was called to order on the above date at 7:00 p.m. in the City Commission Chambers by Chair Plaut.

ROLL CALL

Present: Thomas Plaut, Chair
Brian Bennett, Vice Chair
Michelle Balaun
Bridget Beckford
Kanthiah Easwara Chandran, Alternate
Daniel Shanetzky, Alternate

Also Present: Eric Power, Director of Planning & Development Services
Daniel Mantell, Planning & Zoning Manager
Anthony Soroka, City Attorney
Samantha Charlemont, Assistant City Clerk

Absent: Joe Chancy, Alternate
David Kurlander, Alternate
William Lane

PLEDGE OF ALLEGIANCE

SEATING OF ALTERNATES

None.

APPROVAL OF MINUTES

Ms. Beckford made a motion, seconded by Ms. Balaun to approve the August 1, 2024 minutes as submitted. The motion CARRIED by unanimous vote.

NEW BUSINESS

P.H. 2024-109: APPLICATION 24-R-200

Applicant: **CRD Federal, LLC represented by Greenspoon Marder**

Proposal: Rezoning application seeking approval to rezone the subject parcels from B-3, General Business and RM-10, Residence Multi-Family property to PDD, Planned Development District.

Location: The properties are generally described as portions of Lots 4, 8 and 9, block 3 of "DEERFIELD BEACH ESTATES SECTION A" to the plat thereof, as recorded in plat book 39, page 14, of the public records of Broward County, Florida and a portion of the southwest ¼ of the southeast ¼ of the southeast ¼ of section 31, township 47 south, range 43 east, Broward County, Florida, and located at **201-299 N Federal Highway and 226-228 NE 9th Avenue.**

SUMMARY BACKGROUND/EXPLANATION

The Applicant is requesting approval to rezone the subject parcels from B-2 (Highway Business) and RM-10 (Residence Multi-Family) property to PDD (Planned Development District) under the Deerfield Beach Land Development Code. Pursuant to Section 98-68.-PDD, planned development district of the Land Development Code, the rezoning request includes a statement of need, conceptual master plan, as well as proposed property development requirements for which the site development plan shall be in compliance.

On April 6, 2021, the City Commission approved the 2nd reading of Land Use Plan Amendment Application No. #64A approving the change in land use on the subject parcels from Commercial to Residential Irregular - 48.6.

On June 6, 2023 rezoning application 21-R-195 was heard by the City Commission and denied. Since then, the applicant has resubmitted the rezoning application. As the application was denied, a new application and application number (24-R-200) was provided. The applicant has also amended the existing plat application and site plan application, which were not heard by the City Commission, and therefore do not have new application numbers. The applicant has removed 40 residential units from the originally submitted plan.

The applicant has also submitted a Plat Application No. 20-P-229 and a Site Plan Application No. 21-PDD-02, seeking approval for the proposed development of the subject properties and is pending separate review and approval. The Applicant intends to develop the subject properties to 237 multi-family dwelling units with an attached parking garage and associated on and off-site improvements.

Applicants for rezoning to PDD district must demonstrate, through a statement of need, that there are unique property characteristics that impede the development of the properties under strict application of the Code, development is apparent and will enhance economic development strategies of the City.

The Applicant is required by Code to enter in to a Development Agreement with the City, which must be approved by City Commission as part of the rezoning. Although the Development Agreement is not within the purview of the Planning and Zoning Board, the following information from the agreement is related to the approval of the rezoning application:

Applicant agrees to the following:

- Open space improvements - development of 3 public nodes and artwork;
- Improvements to Federal Highway, Eller Drive, and NE 4th Street;
- Survey and Engineered Plans for Eller Drive for future City improvements;
- Sidewalk construction;
- Undergrounding of power lines (East and West) of property;
- Pet waste stations;
- Traffic calming;
- Voluntary contribution to the Fire Impact Fee Fund; and
- Dedication of Right-of-Way on NE 9th Avenue.

A traffic impact analysis was submitted for the proposed development and all findings were approved by the City's traffic consultant. A more detailed explanation is found in the Site Plan Application Staff Report for application 21-PDD-02.

The applicant has made requests to deviate from the Land Development Code through the PDD zoning, which is permitted with the approval of the rezoning application. Changes to this are:

- Increase density to 48.6 units per acre;
- Decrease front setback (East) to 10 feet;
- Decrease rear setback (West) to 13 feet;
- Increase maximum lot coverage to 55%;
- Decrease minimum landscape area to 26%;
- Reduce required parking spaces to 9 x 18; and
- Increase in the number of allowable building signs and monument signs.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the sites.

P.H. 2024-110: APPLICATION 21-PDD-02

Applicant: **CRD Federal, LLC represented by Greenspoon Marder**

Proposal: Major Site Plan application seeking approval for 237 multi-family dwelling units (apartments) with an attached parking garage and associated site improvements.

Location: The properties are generally described as portions of Lots 4, 8 and 9, block 3 of “DEERFIELD BEACH ESTATES SECTION A” to the plat thereof, as recorded in plat book 39, page 14, of the public records of Broward County, Florida and a portion of the southwest ¼ of the southeast ¼ of the southeast ¼ of section 31, township 47 south, range 43 east, Broward County, Florida, and located at **201-299 N Federal Highway and 226-228 NE 9th Avenue.**

SUMMARY BACKGROUND/EXPLANATION

The Applicant is requesting approval of a major site plan application for the construction of 237 multi-family dwelling units with an attached garage and associated site improvements. The applicant is proposing both on and off-site improvements. On site improvements include the removal and undergrounding of two above ground power lines, sidewalk construction and repair, three public nodes with artwork and residential amenities such as a pool, dog park, fitness center and courtyards. Offsite improvements include improvements to Eller Street and NE 4th Street, traffic calming, creation of a left turn lane on Federal Highway, as well as survey and engineered plans for Eller drive for future City improvements

On April 6, 2021, the City Commission approved the 2nd reading of Land Use Plan Amendment Application No. #64A approving the change in land use on the subject parcels from Commercial to Irregular Residential - 48.6

The Applicant has also submitted a Plat Application No. 20-P-229 and a Rezoning Application No. 24-R-200. These requests are reviewed concurrently with the site plan application. Approval of the site plan application is subject to approval of the rezoning application. As part of the rezoning request, the applicant is required to submit a statement of need and proposed property development requirements listing the required dimensional regulations and parking requirements that would regulate the property should the City Commission approve the rezoning. The site plan demonstrates compliance with the proposed property development requirements as detailed in the PDD report attached to the rezoning application.

A traffic impact analysis was submitted for the proposed development and all findings were approved by the City’s traffic consultant.

The Community Appearance Board approved the application unanimously on October 23, 2019.

On June 6, 2023 rezoning application 21-R-195 was heard by the City Commission and denied. Since then, the applicant has resubmitted the rezoning application, and amended the existing plat application

and site plan application. As the application was denied, a new application and application number (24-R-200) was provided. The applicant has removed 40 residential units from the originally submitted plan. These units were removed from the middle section of the proposed 5th floor of the apartment complex. The north and south side of the apartment complex are still five stories tall and the maximum height is still 54'-6" as measured to the top of the parapet. This is the original height that was proposed on the original site plan. However, with the reduction of the forty units, the middle section of the apartment complex now has a height of 45 feet as measured to the top of the parapet. With the removal of these units, there were minor changes to the elevations and required parking spaces. Since the last submittal, the applicant has revised certain aspects of the floor plans, such as locations of stairwells, garage entrance gate and minor changes to residential apartment layouts. None of these revisions conflict with the rezoning application or the original intent of the first submittal.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the sites.

The applicant has made requests to deviate from the Land Development Code through the PDD zoning, which is permitted with the approval of the rezoning application. Changes to this are:

- Increase density to 48.6 units per acre;
- Decrease front setback (East) to 10 feet;
- Decrease rear setback (West) to 13 feet;
- Increase maximum lot coverage to 55%;
- Decrease minimum landscape area to 26%;
- Reduce required parking spaces to 9 x 18; and
- Increase in the number of allowable building signs and monument signs.

A traffic impact analysis was submitted for the proposed development and all findings were approved by the City's traffic consultant.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the sites.

Items 1 & 2 were discussed simultaneously, but voted on separately.

Dennis Mele, representing the applicant, displayed renderings of the proposed project, which includes the rezoning of parcels from B-2 (Highway Business) and RM-10 (Residence Multi-Family) to PDD (Planned Development District). Thereafter, he provided a brief history of the project, whereby, the applications being presented are the same ones that were denied in 2022. In 2023 the Florida Legislature adopted the Live Local Act, which allows developers to develop taller and denser buildings if a percentage is dedicated to affordable housing. Under the Live Local Act, projects would only require administrative governmental approval without a public hearing, which he does not agree with; nonetheless, it is an option, so the applicant did submit a Live Local Act application, so a comparison could be done.

Continuing, Mr. Mele outlined the difference between the Live Local Act Plan and the proposed application, whereby, there is 40 less units and the building height is ten feet lower. Thereafter, he briefly outlined the differences and similarities of the previously submitted plan of 277 units and the new proposal of 237 units. Furthermore, the density is 48.6 units per acre, which is less than the Live Local Act. Mr. Mele stated that the applicant does not want to move forward with the Live Local Plan Act, as their preference is to move forward with the application being presented this evening; nonetheless, the Live Local Act application was submitted, should this proposal be denied. Thereafter, he outlined the public benefits, as well as the various public meetings. In 2022, there were concerns with the traffic

analysis being conducted during COVID; therefore, the applicant conducted another traffic analysis and the results were lower than anticipated. Lastly, he provided a brief breakdown of how the data was collected for the traffic study.

Chair Plaut opened the public hearing.

Joseph Cummings, 267 Oakridge P, Deerfield Beach, recommended that the City work with the developer on a proposal to change the property to a 55 and older community, as it would have less of an impact on our roads and schools. Lastly, he said the term affordable housing can be very misleading and recommended that the City create Transfer of Development Rights (TDR) Receiving Area.

The following individuals spoke in opposition to the application:

1. **Charles Cheleden, 109 SE 13th St, Deerfield Beach.**
2. **Daniel Herz, 330 SE 19th Avenue, Deerfield Beach.**
3. **Stephan Bolowich, 899 NE 4th Street, Deerfield Beach.**
4. **Sean Cronin, 869 NE 4th Street, Deerfield Beach.**
5. **Tonto Goldberg, 203 NE 8th Terrace, Deerfield Beach.**
6. **Lettie Cronin, 869 NE 4th Street, Deerfield Beach.**
7. **Robert DiChristopher, 517 NE 6 Ave, Deerfield Beach.**
8. **April Bolowich, 899 NE 4th Street, Deerfield Beach.**
9. **Geoffrey West, 514 NE 8th Ave, Deerfield Beach.**
10. **Emma Sampson, 495 N Deerfield Avenue, Deerfield Beach.**
11. **Kent Stern, 889 NE 5th Street, Deerfield Beach.**
12. **Katherine Freitag, 418 SE 2nd Street, Deerfield Beach.**
13. **Roger Freitag, 418 SE 2nd Street, Deerfield Beach.**
14. **Cristina DiChristopher, 517 NE 6 Ave, Deerfield Beach.**

Ms. Beckford made a motion, seconded by Ms. Balaun to close the public hearing. The motion CARRIED by unanimous vote.

Thereafter, Chair Plaut entertained questions/comments/concerns posed by the public. Further, he said the agenda packet for tonight's meeting could be found on the City's website. Additionally, the packet is e-mailed to the Board members. Further, the candidate information for the 2025 municipal election can also be found on the City's website.

In response to Ms. Beckford's question, Eric Power, Director of Planning and Development Services, provided a brief overview of the PDD. Furthermore, it is the applicant's responsibility to justify that projects meet the requirements outlined in the City's codes.

Mr. Mele addressed questions/comments/concerns posed by the public.

Further, the most recent traffic analysis was completed on October 12, 2022. Thereafter, he provided a brief overview of how a traffic analysis is conducted. The applicant hired a traffic engineer and the City had their own consultant that reviewed and approved the study. Thereafter, he outlined the criteria for a PDD, which this project meets, and briefly commented on when the Live Local Act was enacted. Mr. Mele said the left turn lane was suggested by the community, and has been approved. Additionally, the surrounding neighbors expressed concerns about the dogs, so the applicant has established a dog park on the property for its residents. The applicant reduced the number of units from 277 to 237, the project has been deemed compatible by multiple agencies, traffic near the school will not be impacted by this project, and the development meets all code requirements for parking. Thereafter, he displayed the traffic analysis and briefly outlined the traffic patterns for B-2 and PDD.

Vice Chair Bennett said he has listened to both sides and only one other concept was proposed, which was from Mr. Cummings. The Live Local Act is an option for this project, which is why the developer decided to submit an alternative application. Although the public is opposed to this project, he does not see any reason to deny the application, as all necessary approval processes were followed.

Anthony Soroka, City Attorney, reminded the Board that the decision is being based on the rezoning and plat application that is being presented tonight and not on the Live Local Act application. Although, the City does not agree with the density chosen by the developer for the Live Local Act Project, if all requirements are met, they can move forward with it.

In response to Chair Plaut's question, Mr. Soroka replied that if a developer is able to prove that a law was violated in their suit against a city, the liability would fall on the City.

Vice Chair Bennett stated that the applicant has met the requirements, and as a board member, he must do what is right to protect the City from potential liabilities.

Chair Plaut reminded the public that this Board does not make the final decision and urged them to reach out to the City Commission. Thereafter, he provided a brief overview of the duties and responsibilities of this board, and stated that they have denied applications that were still approved at the City Commission level.

Mr. Shanetzky said he can relate to the communities' concerns regarding the project's incompatibility, density, and traffic congestion; therefore, he cannot support this project. Thereafter, he made a motion to deny the application and requested that the applicant bring forth another application; however, there was no second.

In response to Chair Plaut's question, Mr. Soroka replied that if there is no second then the motion fails and someone else can make a motion. Thereafter, he stated that this is an advisory board, so the recommendation would either be for approval, denial, or approval with conditions.

Chair Plaut stated that due to a lack of a second, Mr. Shantezky's motion failed.

In response to Ms. Balaun's question, Mr. Soroka replied that the Board has three options, recommend approval as submitted, denial, or approval with certain conditions as the Board sees fit.

Vice Chair Bennett made a motion, seconded by Ms. Beckford to approve Application 24-R-200 as submitted. Voice Vote: Yeas: Ms. Balaun, Ms. Beckford, Vice Chair Bennett, and Chair Plaut. Nays: Mr. Shanetzky.

Vice Chair Bennett made a motion, seconded by Ms. Beckford to approve Application 21-PDD-02 as submitted. The motion CARRIED by unanimous vote.

P.H. 2024-111: APPLICATION 24-R-201

Applicant: City of Deerfield Beach

Proposal: Seeking Rezoning application approval to amend the City of Deerfield Beach Zoning Map on one parcel totaling 1.36 gross acres from S, Open Space to RM-15, Residence Multifamily.

Location: The properties are generally described as 1-48-42 N 177.70 OF S3/4 OF E1/2 OF E1/2 OF W1/2 OF SE1/4, and located at **555 SW 3rd Avenue**.

SUMMARY BACKGROUND/EXPLANATION

The City of Deerfield Beach is the owner of this property and has identified this approximately 1.36-acre parcel as an area of opportunity for affordable housing development. The property is adjacent to, but not part of the Tivoli Sand Pine Preserve. This property was dedicated to the City in 1974 and has been maintained as open space since that time. In order for the City to be able to make this property available under the property disposition process, both the future land use and zoning maps must be amended. The land use map designated the site as Conservation, with the zoning as Open Space.

The City first had to amend the Land Use (LUPA #66A), via application to Broward County. This required City Commission approval to allow for staff to process a Land Use Amendment Application to Broward County. The Planning & Zoning Board recommended approval of the application submittal on December 6, 2022, which was then approved by the City Commission on January 10, 2023 (Reso. 2023/012). The application was deemed complete by the Broward County Planning Council after review by several Broward County agencies, including traffic, surface water management, historical resources, and the School Board. The City Commission was then required to pass an affirmative motion on the proposed amendment, at a public hearing, in order to be heard by the Broward County Commission. The land use amendment (LUPA #66A) was heard by the Planning & Zoning Board on May 2, 2024 and heard and approved by the City Commission on May 21, 2024. The Broward County Commission approved the land use amendment on September 5, 2024 (Ord. 2024-24). The application now requires final adoption of the LUPA #66A by the City Commission, which is a companion case to this rezoning application.

Upon the completion of the Land Use and Zoning amendments, the City will be able to offer this property as a developable property for affordable housing. The developer of the property, upon development permitting, will be required to provide evidence to Broward County for platting concurrency and pay regional park impact fees.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

Eric Power, Director of Planning and Development Services, provided a brief history of the project. The property will be rezoned from S, Open Space/Conservation to RM-15, Residence Multi-family, and will be available to purchase and used as affordable housing. Thereafter, the renderings were displayed.

In response to Ms. Beckford's question, Mr. Power replied that the zoning of the larger piece is RM-16.

Chair Plaut opened the public hearing.

Joseph Cummings, 267 Oakridge P, Deerfield Beach, spoke in support of the project.

Vice Chair Bennett made a motion, seconded by Ms. Balaun to close the public hearing. The motion CARRIED by unanimous vote.

Mr. Shanetzky spoke in support of the project.

Vice Chair Bennett made a motion, seconded by Ms. Balaun to approve Application 24-R-201 as submitted. The motion CARRIED by unanimous vote.

P.H. 2024-112: APPLICATION 24-CIE-15

Applicant: **City of Deerfield Beach**

Proposal: Annual update to the Capital Improvement Element (CIE) of the City of Deerfield Beach's Comprehensive Plan revising the Five-Year Schedule of Capital Improvements and associated tables in order to update the CIE in accordance with Section 163.3177 Florida Statutes.

SUMMARY BACKGROUND/EXPLANATION

Attached is the annual update of the five-year schedule of Capital Improvements for the next five years (FY 2025 – FY 2029) for the City's Capital Improvement Element of the Comprehensive Plan. Florida State Statutes require that each municipality update their Capital Improvement Element to reflect changes made to the Capital Improvement Plan which was adopted by the City Commission on September 23, 2024. This document shows planned capital improvement projects for the next five years, whether they are funded or not.

No new information is provided in this document. All data collected is from the adopted Capital Improvement Plan. Approving this item, does not change the City Budget or Capital Improvement Plan. Each year, this document is updated to reflect the differences between last year's five-year plan and the current five-year plan. These changes are shown in Table 10.2 – Five Year Schedule for Capital Improvements for FY 2025-2029 and Table 10.4 – Five Year Schedule of Capital Improvements Summary by Functional Category 2025-2029. Additional changes in this section are to numerical updates to each fund's revenue source.

Upon approval, the CIE will be sent to the Florida Department of Economic Opportunity for review.

Eric Power, Director of Planning and Development Services, provided a brief overview of City's Capital Improvement Element of the Comprehensive Plan.

In response to Chair Plaut's question, Mr. Power replied that the City is required to have a five-year plan, whereby, the budget is approved annually and the numbers listed for years 2026 through 2029 are estimates, so they could change based on the projects at the time.

Mr. Chandran asked if there will be future plans to address current recycling and solid waste issues, state and federal funding, and software programs.

Mr. Power replied that Sustainable Management just approved their Sustainability Road map, which will address the recycling and solid waste issues. He explained that there is always opportunity for grant funding, which will be recognized in the annual plan. Furthermore, Mr. Power stated that software programs are not capital projects, so they are not included in the plan; however, it is included in the annual fiscal year budget.

Chair Plaut opened the public hearing, however, there were none to speak.

Vice Chair Bennett made a motion, seconded by Ms. Balaun to close the public hearing. The motion CARRIED by unanimous vote.

Ms. Beckford made a motion, seconded by Vice Chair Bennett to approve Application 24-CIE-15 as submitted. The motion CARRIED by unanimous vote.

CHAIRMAN'S REPORT

Monarch Hill Expansion Meeting - Chair Plaut said the meeting will be held on November 12, 2024 at 10:00 am in the Broward County Governmental Center. The City will be providing transportation.

STAFF REPORT

Next Meeting - Eric Power, Director of Planning & Development Services, said there will not be a meeting in November, so the next meeting will be December 5, 2024.

MEMBERS' REPORTS

None.

ADJOURNMENT

Vice Chair Bennett made a motion, seconded by Ms. Balaun to adjourn the meeting at 9:00 p.m. The motion CARRIED by unanimous vote.

Thomas Plaut, Chair
Planning and Zoning Board

CODE COMPLIANCE OF DEERFIELD BEACH

MINUTES OF A CODE COMPLIANCE HEARING

January 31, 2025

Special Magistrate Douglas Gonzales, in the City Commission Room, called the meeting to order at 9:00 AM.

PRESENT: Patesha Johnson, Senior Code Compliance Inspector
Victor Padilla, Code Compliance Inspector
Thomas Braga, Code Compliance Inspector
Katherine Delva, Code Compliance Inspector
Jean Placide, Code Compliance Inspector
Jamarr Campbell, Code Compliance Inspector
Hector Barrett, Code Compliance Inspector
Eric Villanueva, Code Compliance Inspector
Paulette Sybron, Administrative Assistant

For the record, Winlett Jordan-Banton, Special Magistrate Clerk, swore the attendees.

<u>Tab#</u>	<u>Case Nr.</u>	<u>Owner Name</u>	<u>Property Address</u>	<u>Violation</u>	<u>Disposition</u>
2	24110114	TOP FIT CLINIC ADVANCED AESTHETIC INC	827 SE 9 ST, DEERFIELD BEACH, FL 33441	Chapter 102 – SIGNS Section 102-5.(a) - Permits. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2025 \$175 PER DAY PER VIOLATION \$80 PROSECUTION COST
4	24120015	HIGHLANDS PLAZA INC & TMT PROPERTIES INC % PAUL BURREL	4801 N DIXIE HWY, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT – MAGGIE FIGUEROA FINAL ORDER ISSUED COMPLY BY 2-21-2025 \$150 PER DAY \$80 PROSECUTION COST
5	24120017	BH 825,LLC & RDR 825,LLC	825 NE 42 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-13-2025 \$250 PER DAY PER VIOLATION \$80 PROSECUTION COST

				Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 66 - TRAFFIC AND VEHICLES ARTICLE II. BSO ENFORCED-STOPPING, STANDING, PARKING; DIVISION 3. - REGULATIONS, GENERALLY · Section 66-56(1)(L). - Prohibitions relative to stopping, standing or parking in specific places.	
6	24120024	NEWCASTLE INVESTMENTS LLC	501 E SAMPLE RD, DEERFIELD BEACH, FL 33064	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT WAS PRESENT – DONALD ANDERSON FINAL ORDER ISSUED COMPLY BY 2-21-2025 \$75 PER DAY \$80 PROSECUTION COST
12	24110044	AGF DEERFIELD , LLC	2054 NE 2 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2025 \$125 PER DAY \$80 PROSECUTION COST
14	24120055	PICTURE TWO LC	3200 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT – DENNY SHUB SPLIT FINAL ORDER ISSUED

				Chapter 58 - SOLID WASTE DIVISION 4. – COMMERCIAL REFUSE COLLECTION Section 58-84.(4) – General service customer’s duties and liability. Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION; Sec. 58-82. - Mandatory service and administration.	COMPLY BY 2-17-2025 AND 2-18-2025 \$100 PER DAY FOR SECTION 58-3 & 58-84 \$200 PER DAY FOR SECTION 58-82 \$80 PROSECUTION COST
15	24120054	HIGHLANDS PLAZA INC & TMT PROPERTIES INC % PAUL BURREL	4801 N DIXIE HWY, DEERFIELD BEACH, FL 33064	Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION Section 58-83.(c)(1-4 - Refuse containers, contents and collection schedule. Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION; Sec. 58-86 Responsibility of owners or agents for keeping areas free of garbage, recyclable materials, and trash, etc.	RESPONDENT WAS PRESENT – MAGGIE FIGUEROA FINDING OF FACT ORDER ISSUED COST WAIVED
19	24120057	SEEOBIN,SOOKDEO	E HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS NOT PRESENT REPEAT FINAL ORDER AND IMPOSITION OF FINES AND CLAIM OF LIENS ISSUED

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements.	12-17-2024 TO 1-27-2025 FOR \$50 PER DAY PER VIOLATION
20	24110115	520 DEERFIELD LLC	520 SW 13 PL, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-81(E) (8) Tree Removal; A description for the reason for removal.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2025 \$200 PER DAY \$80 PROSECUTION COST
21	24110116	CAMPOS, CLODOALDO SILVERIO	298 NE 45 CT, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2025 \$175 PER DAY PER VIOLATION \$80 PROSECUTION COST

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88.(b) - Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(3) - Landscape Requirements.	
23	24110128	FIDELE, GERARD	3911 NW 3 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-81(E) (8) Tree Removal; A description for the reason for removal. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-88 (j) PARKING LOT CRITERIA	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2025 \$175 PER DAY PER VIOLATION \$80 PROSECUTION COST

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(3) - Landscape Requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80(K)(14)(b) - Landscape Requirements. FIRE PREVENTION CODE F-103.2.9.5 Hurricane Protection Devices - Shutters Up After Storms.	
24	24120013	MONROE, TRAVA TYRONE	209 SW 8 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-81(E) (8) Tree Removal; A description for the reason for removal.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2025 \$200 PER DAY \$80 PROSECUTION COST
27	24110040	DEERFIELD PROPERTY INVESTMENT LLC	3432 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2025 \$250 PER DAY \$80 PROSECUTION COST
28	24110043	BHA REAL ESTATE HOLDINGS LLC % K E ANDREWS	1441 S FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS	RESPONDENT WAS PRESENT – JOHN WILLIAMS

				Section 98-77(6) - Non-residential walls and fences.	CONTINUED TO 3-28-2025
30	24110102	EPG 2005 INVESTMENTS LLC	1460 SW 1 WAY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2025 \$250 PER DAY \$80 PROSECUTION COST
31	24090015	ROCHESTER INVESTMENTS USA LLC	750 SE 6 AVE, UNIT 233, DEERFIELD BEACH, FL 33441 233	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 1-24-2025 FOR \$225 PER DAY
34	24040072	LIDIA H JUSKIN REV TR JUSKIN, LIDIA H TRS	665 SE 21 AVE, UNIT 501, DEERFIELD BEACH, FL 33441 501	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits.	RESPONDENT WAS PRESENT – GEORGE JUSKIN EXTENDED TO 2-14-2025
35	24050093	JETLEY, AAYUSH	300 SE 11 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	COMPLIED \$80 COST DUE
37	24110117	BREDECK, BRENDA K EUGENE & B K BREDECK REV LIV TR	1000 SE 10 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS NOT PRESENT CONTINUED TO 2-28-2025

38	24110118	LEGUNN, LINDA	40 FAIRWAY DR, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT WAS PRESENT – LINDA LEGUNN FINAL ORDER ISSUED COMPLY BY 2-21-2025 \$75 PER DAY \$80 PROSECUTION COST
40	24120011	BREDECK,BRENDA K EUGENE & B K BREDECK REV LIV TR	1000 SE 10 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
41	24120014	BURGOS, JIMMY D	257 NE 44 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(a) - Parking prohibitions; enforcement. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2025 \$200 PER DAY \$80 PROSECUTION COST
43	24120026	KIM, MI HAE	297 SE 8 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74 - Display of street numbers on buildings.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2025

				Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 66 - TRAFFIC AND VEHICLES BSO ENFORCED - REGULATION Section 66-61(b). - Parking of commercial vehicles on public streets and commercially zoned property. Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. BSO ENFORCED-REGULATIONS, GENERALLY Section 66-59. (c)(1)(a)- Parking on residentially zoned lots.	\$250 PER DAY PER VIOLATION \$80 PROSECUTION COST
44	24120031	VI PLEX JR LLC VI PLEX SR LLC	300 SE 12 AVE, UNIT 1-6, DEERFIELD BEACH, FL 33441 1-6	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(a) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-13-2025 \$250 PER DAY \$80 PROSECUTION COST
45	24120035	ARON GROUP LLC	114 SE 9 ST, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE II. - NOISE CONTROL	RESPONDENT WAS PRESENT – FERNANDA MATSUGUMA

				Sec. 34-35(14) - Specific noise prohibitions.	FINAL ORDER ISSUED COMPLY BY 12-13-2024 \$75 PER DAY \$80 PROSECUTION COST
53	24110054	HENRY, CLAUDIA REID, CHRYSANTHIA	520 NE 45 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74 - Display of street numbers on buildings.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2025 \$250 PER DAY \$80 PROSECUTION COST
58	24100058	KLAVAN FAM TR KLAVAN, JOSHUA TRSTEE	50 UPMINSTER C, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND D ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
59	24110123	DD DEERCREEK LLC	340 DEER CREEK JEFFERSON DR, DEERFIELD BEACH, FL 33442	Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION; Sec. 58-86 Responsibility of owners or agents for keeping areas free of garbage, recyclable materials, and trash, etc.	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 1-10-2025 FOR \$150 PER DAY
60	24120038	HERITAGE COMMUNITIES FOUNTAINS OF POMPANO INC	4300 NW 9 AVE DEERFIELD BEACH FL 33064-1702	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION	RESPONDENT WAS PRESENT – ROBERTO BRONDO SPLIT FINES IMPOSED AS OF 1-21-2025 SEC 14: FOR \$150 PER DAY SEC 58: \$250 PER DAY PER VIOLATION

				Section 58-70.(f) - Preparation of bulky yard and vegetative wastes. Chapter 58 - SOLID WASTE Sec. 58-68 (j) Excess waste; Residential Collection - Collection scheduling and placement.	
61	24110026	DE MORAIS, LENI R	3920 NW 3 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-81(L)(1)(a-g) - Tree preservation.	RESPONDENT WAS PRESENT – LENI DE MORAIS EXTENDED TO 3-21-2025
62	24100062	ST LUKE THE BLESSED SURGEON RUSSIAN ORTHODOX CHURCH INC	1416 SE 2 TER, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS NOT PRESENT CONTINUED TO 2-28-2025
63	25010057	MEDINA, FABIO FREITAS MEDINA, RAQUEL PEGORETTI	3833 NW 7 PL, DEERFIELD BEACH, FL 33442	Chapter 66 - TRAFFIC AND VEHICLES	RESPONDENT WAS NOT PRESENT

				Section 66-117.(b) - Parking prohibitions; enforcement. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONSARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	CONTINUED TO 2-28-2025
66	24110123	DD DEERCREEK LLC	340 DEER CREEK JEFFERSON DR, DEERFIELD BEACH, FL 33442	Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION; Sec. 58-86 Responsibility of owners or agents for keeping areas free of garbage, recyclable materials, and trash, etc.	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 1-21-2025 FOR \$250 PER DAY
68	24100051	I LEE REI LLC	1278 SE 7 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT – DOUG NEWHOUSE FINES IMPOSED AS OF 1-24-2024 FOR \$500 PER DAY PER VIOLATION
69	25010033	THOMPSON,JANICE D	860 NE 51 ST, DEERFIELD BEACH, FL 33064	Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement.	RESPONDENT WAS NOT PRESENT REPEAT PENANTY FINAL ORDER ISSUED

					COMPLY BY 2-1-2025 \$75 PER DAY \$80 PROSECUTION COST
A	21050138	BUSMAN BUILDERS LLC	143 NE 7 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT
B	22040031	BUSMAN BUILDERS LLC	143 NE 7 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted.	RESPONDENT NOT PRESENT
C	23060044	DEERFIELD LAKE CONDO MGMT ASSN	777 SE 2 AVE, DEERFIELD BEACH, FL 33441	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS PRESENT – ATTORNEY RANDAL ROGER FINES MITIGATED FOR \$20,000 TO BE PAID BY 4-25-2025

D	24080065	BRIDGESTONE FINANCIAL LLC	318 SW 34 AVE, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 66 - TRAFFIC AND VEHICLES ARTICLE II. BSO ENFORCED - STOPPING, STANDING, PARKING DIVISION 1. - GENERALLY Section 66-58.(a)(31) - Parking prohibited on certain streets. Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. BSO ENFORCED - REGULATIONS, GENERALLY Section 66-59. (c)(1)(b)- Parking on residentially zoned lots.	RESPONDENT WAS PRESENT – ROLANDO PEREZ FINES MITIGATED FOR \$3,000 TO BE PAID BY 2-28-2025
E	21070602	898 DEERFIELD LLC	898 SE 2 PL, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(6) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT SETTLEMENT RECEIVED

				Chapter 94 MIN HOUSE Chapter 94 - HOUSING ; Sec. 94-5. - Responsibility of owners. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING ; Sec. 94-7. (d)- Minimum standards for maintenance of premises. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (f) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (a) (1) - Minimum standards for exterior of structures. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONSARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONSARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONSARTICLE V. -	
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				ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
F	22120068	T IRON 1 LLC/Attorney Ross Bridger	880 NE 49 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT – ATTORNEY ROSS BRIDGER FINES MITIGATED FOR THREE CASES TOTALLING \$300,000 TO BE PAID BY 3-21-2025
G	21020016	T IRON 1 LLC/Attorney Ross Bridger	880 NE 49 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74 - Display of street numbers on buildings. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	RESPONDENT WAS PRESENT – ATTORNEY ROSS BRIDGER FINES MITIGATED FOR THREE CASES TOTALLING \$300,000 TO BE PAID BY 3-21-2025

				REGULATIONSARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-81(L)(1)(a-g) - Tree preservation.	
H	23050070	T IRON 1 LLC/Attorney Ross Bridger	880 NE 49 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(2) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES	RESPONDENT WAS PRESENT – ATTORNEY ROSS BRIDGER FINES MITIGATED FOR THREE CASES TOTALLING \$300,000 TO BE PAID BY 3-21-2025

				ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements. Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. BSO ENFORCED- REGULATIONS, GENERALLY Section 66-59. (c)(1)(a)- Parking on residentially zoned lots. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (c) (2) - Minimum standards for exterior of structures. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONSARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONSARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
I	24050087	CAMPIS PEREZ,ABEL ARCIRES	280 NW 5 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONSARTICLE IV. -	RESPONDENT NOT PRESENT PAYMENT EXTENDED TO 2-21-2025

				SUPPLEMENTARY REGULATIONS Section 98-81(d)(1) - Tree preservation. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
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SPECIAL MAGISTRATE MINUTES
CITY OF DEERFIELD BEACH, FLORIDA

Douglas Gonzales, Special Magistrate

Date

Education Advisory Board (EAB)
Meeting Minutes
Wednesday, February 5, 2025
5:30pm
Hillsboro Community Center

Call to Order and Roll Call

Chair Lubin called the meeting to order at 5:33 pm.

Members Present: Chair Michael Lubin, District 1
 Dottie Plaut, Mayor
 Karen Shelly, District 3
 Brigitte Cook, District 4

Also Present: Jonathan Salas, City of Deerfield Beach
 Vennillia Wyatt, City of Deerfield Beach

Approval of Minutes

MOTION was made by Chair Lubin to approve the January 6, 2025, meeting minutes. The MOTION was carried unanimously.

Presentation

No presentation.

Board Discussion

A. Renaming of Middle School Pool

Mr. Salas advised the board that Mayor Ganz has an interest in renaming the pool at Deerfield Beach Middle School. The pool is owned by the City; however, the property where the pool is located belongs to Broward County School Board. The pool will be renamed to the "Peggy Noland Center for Aquatic Excellence."

B. School Collaboration with Non-Profits

Mr. Salas asked the Board how the Board and non-profits can assist the Schools instead of giving monetary donations.

The Board discussed how our community partners and non-profits can get more involved in the schools.

Chair Lubin opened the floor for public comment.

Denise Bogner, a City resident, stated that with the Municipal Election coming up, the board should be aware that the district they currently represent the elected official may change.

Jan Muenzenmaier, a City resident, stated that the Kiwanis Club of Deerfield Beach works with the schools, and their main focus is literacy. Ms. Muenzenmaier advised that due to the Broward County School Board's new rules and guidelines, if a parent doesn't approve them to attend an assembly, then the students are not allowed to go.

Alice Chattman, a City resident, stated that she is involved in PTA and they get funds from the community and they use the funds to do activities for the teachers and students.

C. Pioneer Day Festivities

Mr. Salas advised of the City's Pioneer Days Festivities and encouraged the Board to participate.

Chair Lubin stated the Pioneer Days Festivities will take place on February 15 & 16 and encouraged the Board to attend.

D. Martin Luther King Jr. Celebration Debriefing

Mr. Salas asked the Board if there were any opportunities for improvement.

Chair Lubin advised that the Board had a table, and they gave away a lot of high school scholarship forms.

E. Teacher of the Year/Non-Instructional Employee of the Year

Mr. Salas advised that we are still working with school principals to get their teacher of the year and non-instructional employee of the year. We are also working with non-profits to get gifts/flowers for the teachers and non-instructional employees.

F. High School Academic Scholarship Review of Application Process

Mr. Salas advised the Board that the City received 8 applications this school year. He advised the Board to review each application and fill out the scoring sheet. The scoring sheets are due on Friday, February 28.

G. Reschedule EAB Meetings for May 7, 2025, and October 1, 2025

Mr. Salas stated that there are scheduling conflicts for those meetings. Mr. Salas is proposing May 12, 2025, and October 1, 2025.

MOTION was made by Ms. Cook to move the May 7, 2025, Board meeting to May 12, 2025. The MOTION was carried unanimously.

MOTION was made by Ms. Shelly to move the October 1, 2025, board meeting to October 6, 2025. The MOTION was carried unanimously.

H. City Centennial Celebration Poster Contest

Chair Lubin advised the Board that it was brought to his attention by the City Commission and City Manager that they would like to have a poster contest. The contest will include Elementary, Middle, and High School students.

The board discussed award amounts, age limits, and drop-off locations.

Chair Lubin opened the floor for public comment.

Kim Cardone, a City resident, asked the board to consider moving the deadline up.

Denise Bogner, a City resident, stated that they should look at a recognition for the artwork.

Jan Muenzenmaier, a City resident, stated that when the City did the Splash Pad, the City put out a Public Notice to the community about the art project. The winning art project will be displayed in the Splash Pad. There was a good number of art projects submitted, and there was a mix of all ages. The artwork should be displayed at Deerfield Beach Historical Society or Centennial events.

Denise Santoro, a City resident, stated she would like to see first, second, and third place winners. She thinks it should be a celebration at the school or cafeteria so the kids can enjoy it and have fun.

MOTION was made by Ms. Shelly to modify the Centennial Celebration Poster Contest to change it to 5th grade and up, 3 winners in each school, and a certificate for each winner. The MOTION was carried unanimously.

MOTION was made to change the artwork submission deadline to March 28, 2025. The Board will review the artwork on April 2, 2025. The MOTION was carried unanimously.

Staff Updates

Mr. Salas provided the updates below.

- Deerfield Beach Middle School class came to City Hall to tour the facility. Commissioner Hudak and Commissioner Preston did a mock City Commission meeting with students.
- Caliber Awards will be on February 7, 2025, at the Lauderhill Performing Arts Center.

Board Updates

Deerfield Park Elementary – Ms. Cook didn't have any updates.

Park Ridge Elementary - VACANT

Quiet Waters Elementary - Ms. Plaut didn't have any updates.

Deerfield Beach Elementary – Chair Lubin attended the SAC Meeting. They have a Read-a-Thon event at the end of February. They are doing tutoring and have after-school tutoring as well.

Deerfield Beach Middle - Chair Lubin attended the SAC Meeting. They are on target for improvements, and they have Saturday school for Algebra, Biology, and Civics. The Special Needs Program begins on February 20, 2025.

Deerfield Beach High School – Ms. Shelly didn't have any updates.

Tedder Elementary - No updates.

Comments from the Public

Chair Lubin opened the floor for public comment.

Denise Santoro, a City resident, stated she founded America's Love Children when she realized that a lot of kids need help.

Adjournment

MOTION was made by Karen Shelly and seconded by Brigitte Cook to adjourn the meeting at 7:39 pm. The motion was CARRIED unanimously.

Minutes approved  Date 02/05/2025



**City of Deerfield Beach
African American Heritage Committee Meeting Minutes
Thursday, February 6, 2025
Johnny L. Tigner Center | 445 SW 2nd Street**

CALL TO ORDER/ROLL CALL

Ms. Mitchell called the meeting to order on the above date at 6:35 p.m.

Present: Ms. McMillon (arrived at 6:50pm)
Ms. Mitchell
Mr. Hill
Ms. Ffolkes

Absent: Chair Strowbridge

Also Present: Carolyn Marshall, Manager I of Special Events
Jessica King, Manager I of Special Events
Lauren Goas, Administrator of Special Events & Recreation
Greg Warner, Director of Parks & Recreation
Milton Collins, City Attorney's Office

Approval of January 2, 2025, Minutes

MOTION was made by Mr. Hill, seconded by Ms. Ffolkes, to approve the minutes as submitted. The motion PASSED unanimously.

INTRODUCTION AND SUNSHINE LAW REVIEW

Ms. Ffolkes was introduced to the Board. Thereafter, Milton Collins, City Attorney's Office, provided a brief overview of the Sunshine Laws, as well as the expectations for the Board members and staff.

MLK DAY RECAP

Greg Warner, Director of Parks & Recreation, thanked the Board for their efforts, as he's received numerous compliments.

Mr. Hill commended Carolyn Marshall, Manager I of Special Events, for her efforts with the parade. Further, he suggested that the Board assist with the parade organization, then be brought back to the judge's tent. Lastly, he stated that moving forward he would like the Board more involved in the event, from start to finish.

In response to a board members question, Mr. Warner replied that road closures began a little earlier than initially expected due to unforeseen circumstances.

Ms. McMillon commended staff for a job well done.

Ms. Mitchell suggested that the Board build a float for next year's event. Additionally, she asked that the Board have more input regarding the shirt design.

In response to Ms. Mitchell's comment, Ms. Marshall provided her a brief overview of the signage locations. Further, she stated that the City also posts notices about the event on social media.

Mr. Warner asked that the Board provide locations as to where they would like the signage posted.

Ms. McMillon suggested updating the parade categories, so they are congruous on paper and on the awards.

Thereafter, discussion ensued regarding moving public comments to the beginning of the meeting.

Ms. McMillon made a motion to move the public comments to the beginning of the meeting; however, there was no second, so the motion failed.

BLACK HERITAGE BANQUET

In response to Ms. Mitchell's comment, Greg Warner, Director of Parks & Recreation, and Lauren Goas, Administer of Special Event and Recreation, advised that the Board's plus ones must pay for their ticket as the fee cannot be waived.

Thereafter, discussion ensued regarding the banquet's MC.

MOTION was made by Ms. McMillon, seconded by Ms. Ffolkes, to ask Commissioner Preston to act as MC for the evening, and if he is unavailable, staff will reach out to Quick the Poet. The motion PASSED unanimously.

After a brief discussion regarding the event's invocation, it was the consensus of the Board to have staff make the decision on the invocator.

After a brief discussion regarding the decorations, Carolyn Dudley, of Creative Designs by Carolyn, provided a brief overview of the decorations. Thereafter, she stated that the color scheme will consist of teal and gold, and the theme will incorporate the City's 100-year anniversary, as well as include African patterns and other ethnic designs.

Ms. Goas said the soul food menu has been confirmed with the Double Tree; however, the side dishes are still being discussed.

Ms. McMillon suggested having the black-eyed peas plated in separate bowls, to allow more room on the plate for the other sides.

Ms. Goas stated that she will provide that suggestion to the staff at Double Tree.

Ms. McMillon suggested that the Board accept the nominees for the awards with a single nomination, and vote for the recipient of the Pioneer Award, as there were two nominations given.

After an anonymous vote that ended in a tie, Mr. Warner recommended awarding both nominees for the Pioneer Award.

MOTION was made by Ms. McMillon, seconded by Ms. Ffolkes, to accept all nominations be awarded. The motion PASSED unanimously.

In response to board members question, Ms. Goas replied that the Juneteenth Celebration will be held on Saturday, June 14th. Thereafter, she advised that the event will be discussed at the next meeting.

CLOSING FROM THE STAFF

Greg Warner, Director of Parks & Recreation, provided a brief overview of the reinstitution of the Packer Rattlers.

Carolyn Marshall, Manager I of Special Events, stated that an updated spread sheet for MLK and the Black Heritage Banquet will be provided to the Board at the next meeting. Additionally, she asked that they also bring recommendations for Juneteenth.

CLOSING FROM THE BOARD

In response to Ms. McMillon's question, staff replied that they are unsure if the Packer Rattler's need volunteers; nonetheless, they encouraged her to reach out to the new Executive Board.

COMMENTS FROM THE PUBLIC

None.

COMMENTS FROM THE ATTORNEY

Attorney Collins informed the board that he will go over the paperwork again when all board members are present.

NEXT MEETING

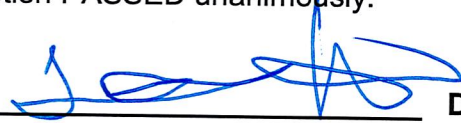
March 13, 2025.

ADJOURNMENT

Ms. Mitchell said the next meeting will be held on Thursday, March 13, 2025 at the Johnny L. Tigner Center at 6:30 p.m.

MOTION was made by Ms. McMillon, seconded by Ms. Ffolkes, to adjourn the meeting at 8:07 p.m. The motion PASSED unanimously.

Minutes Approved



Date

9/13/2025

HILLSBORO INLET DISTRICT
Minutes of Regular Monthly Meeting, Monday, February 24, 2025
Fletcher Hall, 2200 NE 38th Street, City of Lighthouse Point

MEMBERS PRESENT:

Chair Denise Bryan
Vice Chair Laurence Gore
Commissioner Scott Loesel
Commissioner Tyler Chappell
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Tom Campbell

OTHERS PRESENT:

David N. Tolces, General Counsel, Weiss Serota
Helfman Cole & Bierman, P.L.
Captain Woodworth R. Draughon III
District Accountant Robert Andrews
Christopher Creed, P.E., D.C.E, Foth Environment and
Infrastructure, LLC (Via Zoom)
Zak Bedell, Foth Environment and Infrastructure, LLC (Via
Zoom)
Ben Gross, Foth Environment and Infrastructure, LLC
Anna Maria Studley, Risk Strategies/Gehring Group (Via
Zoom)
Kimberly Longo, District Secretary (Via Zoom)

QUORUM PRESENT: The Secretary called the roll and established a quorum for the regular meeting. The meeting was called to order by Chair Bryan at 6:30 P.M.

APPROVAL OF MINUTES: A Motion to approve the February 24, 2025, Regular Meeting Minutes was made by Vice Chair Gore and seconded by Commissioner Loesel.

Chair Denise Bryan	Yes
Vice Chair Laurence Gore	Yes
Commissioner Scott Loesel	Yes
Commissioner Tyler Chappell	Yes
Commissioner Robert O'Neill	Yes
Commissioner Max Turner	Yes
Commissioner Tom Campbell	Yes

The Motion to approve the Regular Meeting Minutes was approved unanimously. (7-0)

APPROVAL OF OUTSTANDING BILLS: A Motion was made by Commissioner Loesel and seconded by Commissioner Chappell for approval of all outstanding bills in the amount of \$118,516.37. The bills were reviewed and discussed in detail.

Chair Denise Bryan	Yes
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Vice Chair Laurence Gore	Yes
Commissioner Scott Loesel	Yes
Commissioner Tyler Chappell	Yes
Commissioner Robert O'Neill	Yes
Commissioner Max Turner	Yes
Commissioner Tom Campbell	Yes

The Motion to approve the outstanding bills in the amount of \$118,516.37 was approved unanimously. (7-0)

APPROVAL OF CURRENT MONTH'S EXPENSES: Motion was made by Vice Chair Gore and seconded by Commissioner Campbell to approve current month's expenses of approximately \$50,000.00.

Chair Denise Bryan	Yes
Vice Chair Laurence Gore	Yes
Commissioner Scott Loesel	Yes
Commissioner Tyler Chappell	Yes
Commissioner Robert O'Neill	Yes
Commissioner Max Turner	Yes
Commissioner Tom Campbell	Yes

The Motion to approve the current month's expenses of approximately \$50,000.00 was approved unanimously. (7-0)

AMENDMENT TO AGENDA: Chair Bryan inquired if the Board could amend the agenda to discuss and approve the Sand Bypass Report as 8.A. A Motion to amend the agenda for the discussion and approval of the Sand Bypass Report as 8.A, was made by Commissioner Chappell and was seconded by Commissioner Loesel.

Chair Denise Bryan	Yes
Vice Chair Laurence Gore	Yes
Commissioner Scott Loesel	Yes
Commissioner Tyler Chappell	Yes
Commissioner Randy Strauss	Yes
Commissioner Robert O'Neill	Yes
Commissioner Max Turner	Yes

The Motion to amend the agenda for the discussion and approval of the Sand Bypass Report as 8.A. was approved unanimously. (7-0)

INLET STATUS REPORT: Captain Draughton advised the Board that he will provide the soundings to attorney Tolces and it will be forwarded to the Commissioners. He advised there was 16.5 hours of dredging time, resulting in about 27,225 yd³ of sand bypassed to Pompano Beach.

Captain Draughton advised the Board that the crew performed general maintenance. Captain Draughton also advised that the crew also performed the following:

1. Completed painting on the house;
2. Currently working on repairing the hydraulic leak on C9 engine;
3. Replenishing the Coast Guard Beach; and
4. Using the crane to remove the heat exchanger (The crane needed a control module. The control module came within one week and now repairing the crane to get it up and running.

Captain Draughon discussed attending the upcoming World Dredging and Workboats Conferences coming up in May and June in Tennessee and Seattle. He stated that he would attend and take another employee along with him and Assistant Cuevas will stay back.

Commissioner Campbell stated that there is lots of sand and it is impressive and that the crew is doing a lot of work moving the sand and still more to be bypassed.

PUBLIC COMMENTS: None.

OLD BUSINESS

UPDATE REGARDING DEP AND USACOE PERMIT APPLICATIONS: Zak Bedell, Foth Environment and Infrastructure, LLC (Via Zoom) advised the Board that the District's application is still being processed by the FDEP due to the submerged lands easement issues.

Chris Creed advised that there have been a couple of meetings with USACOE regarding the application. The application could be processed as a five year extension or a ten year extension. The only difference in the extensions is that the ten year extension will require a public notice along with going through a formal consultation regarding queen conch. In light of the permit from FDEP, a permit modification would be necessary. It may make sense to do the five year extension. The Board discussed the five year and ten year extensions.

Motion was made by Commissioner Campbell and seconded by Vice Chair Gore to approve a five year USACOE extension.

Chair Denise Bryan	Yes
Vice Chair Laurence Gore	Yes
Commissioner Scott Loesel	Yes
Commissioner Tyler Chappell	Yes
Commissioner Randy Strauss	Yes
Commissioner Robert O'Neill	Yes
Commissioner Max Turner	Yes

The Motion to approve a five year USACOE extension was approved unanimously. (7-0)

SAND BYPASS PERMIT: Ben Gross, Foth Environment and Infrastructure, LLC, discussed with Board the 2024 Annual Bypassing Report. Mr. Gross advised the Board that the District had bypassed 3,809,509 yd³ since 1991. Mr. Gross stated that the District's average of bypassed sand since 1991 is 112,000 yd³. The District bypassed a total of 199,800 yd³ during the 2024 calendar year. A motion was made by Commissioner Campbell to approve the filing of the 2024 Sand Bypassing Report and seconded by Commissioner Loesel.

Chair Denise Bryan	Yes
Vice Chair Laurence Gore	Yes
Commissioner Scott Loesel	Yes
Commissioner Tyler Chappell	Yes
Commissioner Randy Strauss	Yes
Commissioner Robert O'Neill	Yes
Commissioner Max Turner	Yes

The Motion to approve the filing of the 2024 Sand Bypassing Report was approved unanimously. (7-0)

INSURANCE BENEFIT BROKER INFORMATION – ANNA MARIA STUDLEY, RISK STRATEGIES/GEHRING GROUP: Anna Maria Studley of Risk Strategies/Gehring Group provided a power point presentation related to Risk Strategies/Gehring Group's background and services they provide. Chair Bryan inquired about the District's grandfather status with their company. Ms. Studley advised that throughout the years most grandfather plans have gone by the wayside. District Accountant Andrews advised that they will be comparing health insurance providers/brokers and will bring back analyses next month.

UPDATE REGARDING STATE OF FLORIDA LOCAL GOVERNMENT FUNDING REQUEST: District Attorney Tolces provided the Board with an update regarding the State of Florida Local Government Funding Request. He advised that they are waiting for legislation to start to see how much the District will receive.

UPDATE REGARDING HILLSBORO POINT LITIGATION: Attorney Alicia Gonzalez provided the Board with an update. She advised that the District has not filed a Motion to Intervene and will stand down for the time being. The owner of property located at 2308 Bay Drive filed a quiet title action claiming they are entitled to the property. A Motion to Consolidate was filed so that one Judge can decide the whole issue. The State of Florida filed a Motion To Dismiss the original suit filed by Hillsboro Point. He advised that the District is waiting to see what happens with the consolidated caess.. There is no action the District needs to take a this time with respect to the litigation.

Ms. Gonzalez advised the Board that Chair Bryan, David Tolces, Chris Creed, Robert Andrews, Captain Draughon and attorney Gonzalez met with Mr. Stearn on January 23, 2025. The purpose of the meeting was to understand what the issues were with respect to the pipe and the dock. Mr. Stearn wanted another meeting on the beach with Captain Draughon and attorney Gonzalez but did not want to pay for attorney Gonzalez's time. The Board discussed the Public Records request from Mr. Stearn. Chair Bryan offered Mr. Stearn to come to a District meeting and speak to the Board in public.

NEW BUSINESS

RESOLUTION 2025-01 – APPROVING DISTRICT GOALS AND OBJECTIVES 2024-2025 FISCAL YEAR:

Resolution No. 2025-01 was read into the record by General Counsel, David Tolces as follows:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HILLSBORO INLET DISTRICT, FLORIDA, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, APPROVING AND ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING AN ANNUAL REPORTING REQUIREMENT OF THE RESULTS OF THE PRIOR FISCAL YEAR (OCTOBER 1 TO SEPTEMBER 30) TO BE PUBLISHED ON THE DISTRICT'S WEBSITE OR AS REQUIRED BY STATE LAW; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Campbell and seconded by Commissioner Loesel to approve Resolution No. 2025-01 (Approving District Goals and Objectives 2024-2025 Fiscal Year).

Chair Denise Bryan	Yes
Vice Chair Laurence Gore	Yes
Commissioner Scott Loesel	Yes
Commissioner Tyler Chappell	Yes
Commissioner Randy Strauss	Yes
Commissioner Robert O'Neill	Yes
Commissioner Max Turner	Yes

The Motion to approve Resolution No. 2025-01 (Approving District Goals and Objectives 2024-2025 Fiscal Year) was approved unanimously. (7-0)

GENERAL COUNSEL COMMENTS: Attorney Tolces discussed the cost for the Jupiter Inlet dredging/sand bypassing is in the amount of about \$3,500,000.

COMMISSIONER COMMENTS: None.

ADJOURNMENT: Motion was made by Commissioner Loesel to adjourn the meeting and seconded by Commissioner Chappell. The meeting was adjourned at 7:52 PM by Chair Bryan.

Respectfully submitted,

Kimberly Longo, District Secretary

**COMMUNITY APPEARANCE BOARD
MEETING MINUTES
CITY OF DEERFIELD BEACH, FLORIDA
February 12, 2025**

A regular meeting of the Community Appearance Board of the City of Deerfield Beach, a municipal corporation of Florida, was called to order on the above date at 7:00 p.m. in the City Commission Chambers, Deerfield Beach, by Chair Belton.

Roll Call:

Present: Jack Hugentugler
Jason Leet
Joseph Cummings, Vice Chair
Harry Belton, Chair

Also Present: Chris Suneson, Assistant Director of Planning and Development Services
Emily Cortez, Planner I
Anthony Soroka, City Attorney
Samantha Charlemont, Assistant City Clerk

Absent: Tinka Ellington
Janelle Richards, Alternate

APPROVAL OF MINUTES OF PREVIOUS MEETING

Vice Chair Cummings made a motion, seconded by Mr. Hugentugler to approve the January 22, 2025 meeting minutes as submitted. The motion CARRIED by unanimous vote.

NEW & DEFERRED ITEMS

**#7180 San Brianna at Crystal Lakes
4114 Crystal Lake Drive
Re-Roof**

Chris Suneson, Assistant Director of Planning and Development Services, displayed plans and images submitted by the applicant.

Fred Burgos, representing the applicant, explained that the proposed changes include removing the Terra Cotta tile roof to nine buildings and installing a Terra Cotta standing seam metal roof.

Vice Chair Cummings made a motion, seconded by Mr. Leet to approve Item #7180 as submitted. The motion CARRIED by unanimous vote.

**#7181 817 SE 9ST LLC
817 SE 9ST
Re-Stucco/Re-Paint**

Chris Suneson, Assistant Director of Planning and Development Services, displayed plans and images submitted by the applicant.

Emily Cortez, Planner I, stated that the applicant will not be present.

After a brief discussion, the Board agreed to move forward without the applicant.

In response to Vice Chair Cummings' question, Ms. Cortez replied that the property is adjacent to Eagles Barbershop.

Thereafter, there was a brief discussion regarding the paint selection, Leap Frog, which was approved in 2018, stucco, and the location of the property.

Vice Chair Cummings made a motion, seconded by Mr. Hugentugler to approve Item #7181 as submitted. The motion CARRIED by unanimous vote.

**#7182 Island Point Condominium Association Inc.
665 SE 21st Ave
Paint Change**

Chris Suneson, Assistant Director of Planning and Development Services, displayed plans and images submitted by the applicant.

Robert Fonda, representing the applicant, explained that the proposed changes include an exterior repaint of the building common areas, which was selected by the Homeowners Association.

In response to Vice Chair Cummings' question, Emily Cortez, Planner I, replied that the property is located in the Cove Overlay District and the colors adhere to the Code.

Vice Chair Cummings made a motion, seconded by Mr. Leet to approve Item #7182 as submitted. The motion CARRIED by unanimous vote.

**#7179 Century Village Guardhouse
3501 West Drive
Minor Site Plan**

Chris Suneson, Assistant Director of Planning and Development Services, displayed plans and images submitted by the applicant.

Denis Barreto, representing the applicant, explained that the proposed changes include demolishing the old guardhouse and constructing a new guardhouse.

In response to Chair Belton's question, Mr. Barreto replied that the guardhouse will be color Dorian Gray and have a metal roof.

In response to Vice Chair Cummings' question, Mr. Suneson replied that this application is the final step in issuing a Development Order.

In response to board members questions, Mr. Barreto replied that the landscape will have a water feature and the guard house is being moved back to create room for more stacking.

Vice Chair Cummings made a motion, seconded by Mr. Hugentugler to approve Item #7179 as submitted. The motion CARRIED by unanimous vote.

Mr. Suneson explained that the building permits will have to be submitted prior to the construction of the guard house.

**#7178 Eastern Dredging
81 NE Eller Street
Major Site Plan**

Chris Suneson, Assistant Director of Planning and Development Services, displayed plans and images submitted by the applicant.

Dwayne Dickerson, representing the applicant, explained that the proposed changes include a new office, warehouse buildings, outdoor storage, and landscaping.

In response to Mr. Hugentugler's questions, Mr. Dickerson replied that there will not be any dredging done. Further, the bays will be used to store their equipment; however, two will be leased out.

In response to Vice Chair Cummings' question, Mr. Dickerson replied that the section on the north will have fencing and landscaping to shield outdoor storage with a concrete privacy wall on the west side.

Chair Belton spoke in opposition to the "Pink" Crape Myrtle and recommended the Natchez or Muskogee Crape Myrtle, as they perform better in South Florida. Furthermore, the Dahoon Holly does not perform well long term; therefore, he recommended replacing with the Crape Myrtle.

Vice Chair Cummings made a motion, seconded by Mr. Hugentugler to approve Item #7178 with stipulation to replace the Dahoon Holly with Crape Myrtle. The motion CARRIED by unanimous vote.

Comments by Deerfield Beach City Attorney

Legislative Updates - Anthony Soroka, City Attorney, provided a brief overview of the proposed bills. Thereafter, he commented on a bill that would permit accessory dwellings in residential neighborhoods, which may address the affordable housing crisis and multi-generational living situation.

Comments by Deerfield Beach Planning and Development Services Department

Next Meeting - Chris Suneson, Assistant Director of Planning and Development Services, said the next meeting will be held on February 26, 2025.

Events/Updates - Mr. Suneson provided a brief overview of the NW Area Project public input meeting, which was well attended. Further, Pioneer Days will take place on Saturday, February 15th and Sunday, February 16th. The Broward Commuter Rail North will host a virtual meeting on Wednesday, February 26th. The Broward Metropolitan Planning Organization will host a meeting on Thursday, February 27th at 6:00 p.m., at the Hillsboro Technology Center to discuss the SW 10th Street project. There will be a Central City Corridor input meeting on Monday, March 3rd at the Johnny L. Tigner Community Center. Lastly, the City of Deerfield Municipal Election will be held on Tuesday, March 11th.

Thereafter, there was a brief discussion regarding the water taxi and how it can be expanded in the City.

In response to Mr. Leet's question, Mr. Suneson replied that the bridge will be closed for Pioneer Days.

Vice Chair Cummings made a motion, seconded by Mr. Hugentugler to adjourn the meeting at 7:34 p.m. The motion CARRIED by unanimous vote.

Harry Belton, Chair
Community Appearance Board

**COMMUNITY APPEARANCE BOARD
MEETING MINUTES
CITY OF DEERFIELD BEACH, FLORIDA
February 26, 2025**

A regular meeting of the Community Appearance Board of the City of Deerfield Beach, a municipal corporation of Florida, was called to order on the above date at 7:00 p.m. in the City Commission Chambers, Deerfield Beach, by Chair Belton.

Roll Call:

Present: Jack Hugentugler
Jason Leet
Janelle Richards, Alternate
Joseph Cummings, Vice Chair
Harry Belton, Chair

Also Present: Chris Suneson, Assistant Director of Planning and Development Services
Daniel Mantell, Planning and Zoning Manager
Anthony Soroka, City Attorney
Samantha Charlemont, Assistant City Clerk

Absent: Tinka Ellington

APPROVAL OF MINUTES OF PREVIOUS MEETING

Vice Chair Cummings made a motion, seconded by Mr. Hugentugler to approve the February 12, 2025 meeting minutes as submitted. The motion CARRIED by unanimous vote.

NEW & DEFERRED ITEMS

**#7183 Sprouts Farmers Market
3701 W Hillsboro Blvd
Sign Variance**

Daniel Mantell, Planning and Zoning Manager, displayed plans and images submitted by the applicant.

Leo Figueroa, representing the applicant, explained that the proposed changes include adding a main identification sign and modifying two existing monument signs.

In response to Mr. Hugentugler's question, Mr. Figueroa replied that there will not be a sign on the side. Thereafter, he reiterated the proposed changes.

In response to Chair Belton's question, Mr. Mantell replied that the Board is approving the sign package and reviewing the aesthetics of the proposed sign. The application will go before the Commission for their consideration and approval on March 25th.

In response to Mr. Hugentugler's question, Mr. Figueroa replied that the letter size for the Sprouts sign is about 48 inches.

Thereafter, there was a brief discussion regarding nearby businesses signage, sign requirements, and variance requests.

Vice Chair Cummings made a motion, seconded by Ms. Richards to approve Item #7183 as submitted. The motion CARRIED by unanimous vote.

Comments by Deerfield Beach City Attorney

Legislative Updates - Anthony Soroka, City Attorney, provided a brief overview of the proposed bills. Thereafter, he commented on a bill that would permit accessory dwellings in residential neighborhoods, whereby, the City would adopt an Ordinance outlining the requirements and approval process to allow the building of these type structures.

Live Local Act - Mr. Soroka provided a brief overview of the proposed changes to the Live Local Act. Thereafter, he commented on a previously passed provision that allows developers to only go through the administrative approval process as long as the project has 40% of units dedicated to affordable housing.

Comments by Deerfield Beach Planning and Development Services Department

NW Area Plan Presentation - Chris Suneson, Assistant Director of Planning and Development Services, provided a brief overview of the NW Area Plan Project. The public input meeting held on February 10th had positive feedback. Thereafter, he explained how the project came about.

In response to Vice Chair Cummings' question, Mr. Suneson replied that the City has not asked FAU for further recommendations outside of the initial presentation.

Vice Chair Cummings commented on the intersection at Powerline Road and Hillsboro Blvd and suggested Transferable Development Rights (TDRs) in the area.

Mr. Suneson stated that the City is not currently looking into TDRs; however, density regulations allowing mixed use development is being investigated.

Thereafter, a brief discussion ensued regarding traffic calming, reducing speed limits, Context Sensitive Design (CSD), and working with the Florida Department of Transportation (FDOT) to make roadways safer.

Events/Updates - Mr. Suneson said the Broward Metropolitan Planning Organization (MPO) will host a meeting on Thursday, February 27th at 6:00 p.m., at the Hillsboro Technology Center to discuss the SW 10th Street project. There will be a Central City Corridor input meeting on Monday, March 3rd at the Johnny L. Tigner Community Center. Lastly, the City of Deerfield Municipal Election will be held on Tuesday, March 11th.

Next Meeting - Daniel Mantell, Planning and Zoning Manager, said the next meeting will be held on March 11th, should staff receive items.

Monarch Hill Landfill Expansion Meeting - Vice Chair Cummings commended staff on a job well done.

Vice Chair Cummings made a motion, seconded by Mr. Hugentugler to adjourn the meeting at 7:42 p.m. The motion CARRIED by unanimous vote.

Harry Belton, Chair
Community Appearance Board



Regular City Commission Meeting - March 25, 2025

DEERFIELD BEACH - YOU ARE HEREBY NOTIFIED that the **Regular City Commission** meeting will be held on **Tuesday, March 25, 2025, at 7:00 PM in the City Commission Chambers located at the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, Florida.** A quorum of the City Commission will be physically present at the meeting and the City will be utilizing communications media technology with most City staff participating through video conferencing.

The March 25, 2025, Regular City Commission meeting will proceed utilizing communications media technology; **however, the City Commission Chambers located at the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, will be open to the public as an additional method** for speakers wishing to speak on items. A copy of the agenda for the March 25, 2025 meeting will be available at <http://www.deerfield-beach.com/1554/Meetings-Agendas>.

Attending and Viewing the City Commission Meeting:

This meeting will be broadcast live for members of the public. There are several options available to the public to attend/view the meeting:

- 1. In Person Attendance.** Attend in person in the City Commission Chambers.
- 2. Zoom**
 - a. Via Zoom Online** - Access to the meeting will begin at 6:45 PM on March 25, 2025.
 - i. Use the following link below to access the meeting via Zoom:
<https://deerfield-beach.zoom.us/j/84400021282?pwd=y4OnaMa4Su1l9xRnatdezChCWzeyqx.1>
 - ii. The video camera display feature is disabled for public use.
 - b. Via Zoom Telephone** - Join the meeting via telephone (audio only) using the Call-in number below, followed by the Meeting ID when prompted. No computer or access code is required.

Call-in Number: (301) 715-8592, Meeting ID: 844 0002 1282#, Participant ID: #, Passcode: 269819#

For more information on using Zoom, please visit Zoom Support at the following link:
<https://support.zoom.us/hc/en-us>.

3. YouTube

The meeting will also be available to the public via YouTube for audio and video access; however, public participation, i.e. comments are not possible. The link to watch the meeting via YouTube will be active no later than 6:45 PM on March 25, 2025, and can be found by clicking the camera icon in the Media column at <http://www.deerfield-beach.com/1554/Meetings-Agendas>.

Providing Public Comment:

Public participation is strongly encouraged. Your comments will be limited to three minutes per person. To participate, please choose the option best for you and remember to include your name and address for the record.

1. **In person** - Public comment may be given in the Commission Chambers during the applicable public comment portion of the meeting.
2. **Live Zoom Video Participation** - If attending via Zoom online, at the appropriate public comment period, click “raise hand” which is located at the bottom of the screen under the “reactions” tab, and your audio will be unmuted when you are recognized.
3. **Live Zoom Telephone Participation** - If attending via Zoom by telephone, at the appropriate public comment period, press *9 to “raise your hand” and your audio will be unmuted when you are recognized.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK NO LATER THAN 3 DAYS PRIOR TO THE MEETING AT (954) 480-4213 FOR ASSISTANCE.

Should you have any questions, please feel free to contact the City Clerk’s Office at 954.480.4213. For additional information on the agenda items for the Commission meeting, please visit www.dfb.city.



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-99

Agenda Date: 3/25/2025

Status: QUASI-JUDICIAL PUBLIC
HEARINGS

In Control: City Commission

Title

P.H. 2025-045: Application 20-B3-113 Revision 1

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 4/5 vote of the City Commission

Background/History

The applicant is seeking approval for a major site plan on a 0.283-acre site to construct two warehouse buildings. The proposal consists of a +/- 942 square foot building with warehouse and office space for the applicant's business, Eastern Dredging, Inc. The second building, +/-1,296 square feet, will consist of three warehouse bays. The applicant is also proposing a +/- 2,876 square foot outdoor storage area in the northern section of the property with associated parking, drainage, and landscaping improvements.

The two warehouse buildings are proposed to be 18 feet high, and the maximum height allowed in the B-3 district is 50 feet. The architecture meets the minimum building design standards outlined in the City's Land Development Code Section 78-7(b).

The site plan requires a Conditional Use to allow for an outside storage area that will be used to store vehicles and hose equipment needed for business operations. The applicant has filed Case #2619, which is a companion case to this application.

Per Section 98-19(5) of the Code, the City is requiring a 10' right-of-way dedication along NE 1st Ave. to increase the right-of-way width along the roadway. Rather than being rectangular, like most properties within this district, this property is trapezoidal, with only a small portion of the property fronting NE Eller St. This is due to the large portion of the property that was obtained by the Florida Department of Transportation (FDOT) to construct the Dixie Highway Flyover. The portion of the property that was taken by FDOT now contains a supporting column for the flyover. The property was reduced by approximately 1/4 in size with this taking and created an oddly shaped lot. Those special conditions require the applicant to request two landscape variances:

1. Variance from section 98-80 (e)(2) to allow a 0-foot landscape buffer along NE 1st Avenue in lieu of the required 10 feet.
2. Variance from section 98-80 (e)(2) to waive the requirement for trees and hedges in the landscape buffer along NE 1st Avenue.

Variance Application Case #2604 is a companion case to this application.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On February 12, 2025, the item was heard and approved by the Community Appearance Board. On March 6, 2025, the Planning and Zoning Board voted unanimously to recommend approval of the Site Plan Application.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A MAJOR SITE PLAN FROM ALLEN KRISTY TO CONSTRUCT A 2,238 SQUARE FOOT WAREHOUSE FACILITY CONSISTING OF TWO BUILDINGS WITH AN OUTDOOR STORAGE AREA AND ASSOCIATED SITE IMPROVEMENTS ON THE PROPERTY GENERALLY LOCATED AT 81 NE ELLER STREET (APPLICATION NO. 20-B3-113 REV. 1); APPROVING A CONDITIONAL USE FOR THE PROPOSED OUTDOOR STORAGE AREA WITHIN THE B-3 ZONING DISTRICT (CASE NO. 2619); APPROVING TWO VARIANCES FROM LAND DEVELOPMENT CODE SECTION 98-80(E)(2) TO PERMIT NO LANDSCAPE BUFFER ALONG NE 1ST AVENUE IN LIEU OF THE 10 FEET BUFFER REQUIRED BY CODE AND TO WAIVE THE REQUIREMENT FOR TREES AND HEDGES IN THE OTHERWISE REQUIRED LANDSCAPE BUFFER (CASE NO. 2604); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 20-B3-113 (the “Site Plan Application”) has been submitted to the City by Allen Kristy (the “Applicant”) seeking site plan approval to construct a 2,238 square foot warehouse facility consisting of two buildings, with an approximately 2,876 square foot outdoor storage area and associated site improvements on the approximately .283 acre property generally located at 81 NE Eller Street, Deerfield Beach, Florida (the “Development”); and

WHEREAS, the Development site is approximately .283 acres of land legally described as W L BRACKNELL SUB 5-24 PB LOT 17 E 65,20 E 65,21 E 65 LESS POR K/A PAR 107 TO DOT PER CACE 03-15312-13, as more particularly described in the file, and generally located at 81 NE Eller Street, Deerfield Beach, Florida (collectively, the “Property”); and

WHEREAS, the proposed Development consists of an approximately 942 square foot building with warehouse and office space for the Applicant’s business, Eastern Dredging, Inc., and an approximately 1,296 square foot building with three warehouse bays, along with an approximately 2,876 square foot outdoor storage area in the northern section of the Property with associated parking, drainage, and landscaping improvements; and

WHEREAS, the Applicant has submitted a conditional use application, Case No. 2619, (the “Conditional Use Application”) to allow for the approximately 2,876 square foot outdoor storage area in the northern section of the Property that will be used to store vehicles and hose equipment needed for business operations; and

WHEREAS, pursuant to Section 98-55(c)(3) of the Deerfield Beach Land Development Code (the “Code”), outdoor storage is allowable as a Conditional Use within the B-3 Zoning District, subject to compliance with the conditional use requirements set forth in Section 98-85 of the Code; and

WHEREAS, the Applicant has also submitted a variance application (the “Variance Application”) for two variances from Code Section 98-80(e)(2) to permit no landscape buffer along NE 1st Avenue in lieu of the 10 foot buffer required by the Code and to waive the requirement for trees and hedges in the otherwise required landscape buffer (Case No. 2604)(collectively, the “Variances”); and

WHEREAS, the Site Plan Application was previously reviewed by City staff, and on February 12, 2025, the Community Appearance Board approved the Site Plan Application; and

WHEREAS, on March 6, 2025, the Planning and Zoning Board voted unanimously to recommend approval of the Site Plan Application, subject to the conditions of approval in the staff report; and

WHEREAS, the City Commission has determined that the Applicant has demonstrated compliance with the requirements of Section 98-85 of the Deerfield Beach Land Development Code for the granting of a conditional use; and

WHEREAS, the City Commission has reviewed and received testimony on the Variance Application and determined that a hardship as well as the other requisites to a variance have been demonstrated by the Applicant as required by Section 98-116(f)(2) of the Land Development Code of the City of Deerfield Beach; and

WHEREAS, based upon the evidence in the record and presented at the hearing before the City Commission, the City Commission finds that, with the exception of the 10 foot landscape buffer requirement and requirement to for trees and hedges in the landscape buffer for which the Applicant has requested Variances, all applicable Land Development Code requirements have been met, the Site Plan Application is consistent with the City’s Comprehensive Plan and approval of the Site Plan Application and Conditional Use Application is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part hereof.

Section 2. The Variance Application for two Variances from Code Section 98-80(e)(2) to permit no landscape buffer along NE 1st Avenue in lieu of the 10 foot buffer required by the Code, and to waive the requirement for trees and hedges in the otherwise required landscape buffer, is hereby approved.

Section 3. The Conditional Use Application seeking approval for the outdoor storage in the northern portion of the Property in the B-3 Zoning District is hereby approved, subject to all requirements set forth in the Development Review Comments, as amended, and dated February 25, 2025, all of which conditions are incorporated herein by this reference as conditions of approval and shall be satisfied by the Applicant.

Section 4. The Site Plan Application is hereby approved, subject to the conditions set forth in the Site Plan Application and the DRC report, as amended and dated February 25, 2025, all of which conditions are incorporated herein by this reference as conditions of approval and shall be satisfied by the Applicant.

Section 5. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 6. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 7. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2025.

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, DENYING A MAJOR SITE PLAN FROM ALLEN KRISTY TO CONSTRUCT A 2,238 SQUARE FOOT WAREHOUSE FACILITY CONSISTING OF TWO BUILDINGS WITH AN OUTDOOR STORAGE AREA AND ASSOCIATED SITE IMPROVEMENTS ON THE PROPERTY GENERALLY LOCATED AT 81 NE ELLER STREET (APPLICATION NO. 20-B3-113 REV. 1); DENYING A CONDITIONAL USE FOR THE PROPOSED OUTDOOR STORAGE AREA WITHIN THE B-3 ZONING DISTRICT (CASE NO. 2619); DENYING TWO VARIANCES FROM LAND DEVELOPMENT CODE SECTION 98-80(E)(2) TO PERMIT NO LANDSCAPE BUFFER ALONG NE 1ST AVENUE IN LIEU OF THE 10 FEET BUFFER REQUIRED BY CODE AND TO WAIVE THE REQUIREMENT FOR TREES AND HEDGES IN THE OTHERWISE REQUIRED LANDSCAPE BUFFER (CASE NO. 2604); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 20-B3-113 (the “Site Plan Application”) has been submitted to the City by Allen Kristy (the “Applicant”) seeking site plan approval to construct a 2,238 square foot warehouse facility consisting of two buildings, with an approximately 2,876 square foot outdoor storage area and associated site improvements on the approximately .283 acre property generally located at 81 NE Eller Street, Deerfield Beach, Florida (the “Development”); and

WHEREAS, the Development site is approximately .283 acres of land legally described as W L BRACKNELL SUB 5-24 PB LOT 17 E 65,20 E 65,21 E 65 LESS POR K/A PAR 107 TO DOT PER CACE 03-15312-13, as more particularly described in the file, and generally located at 81 NE Eller Street, Deerfield Beach, Florida (collectively, the “Property”); and

WHEREAS, the Applicant has submitted a conditional use application, Case No. 2619, (the “Conditional Use Application”) to allow for the approximately 2,876 square foot outdoor storage area in the northern section of the Property that will be used to store vehicles and hose equipment needed for business operations; and

WHEREAS, the Applicant has also submitted a variance application (the “Variance Application”) for two variances from Code Section 98-80(e)(2) to permit no landscape buffer along NE 1st Avenue in lieu of the 10 foot buffer required by the Code and to waive the requirement for trees and hedges in the otherwise required landscape buffer (Case No. 2604)(collectively, the “Variances”); and

WHEREAS, after reviewing the Variance Application and the testimony on the Variance Application, the City Commission has determined that the Applicant has not satisfied the requirements set forth in Section 98-116(f)(2) of the Land Development Code of the City of Deerfield Beach for variances.

WHEREAS, based upon the evidence in the record and presented at the hearing before the City Commission, the City Commission finds that the Site Plan Application for the Property fails to satisfy the requirements of Section 98-80(e)(2) of the City of Deerfield Beach Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The Variance Application is hereby denied based upon the failure to meet the requirements of Section 98-116(f)(2) of the City’s Land Development Code.

Section 3. The Site Plan Application and Conditional Use Application are hereby denied based upon the failure to meet the requirements of Section 98-80(e)(2) of the City of Deerfield Beach Land Development Code.

Section 4. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 5. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2025.

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK



PUBLIC HEARING NOTICE

March 10, 2025

Dear Property Owner:

This is to notify you that the CITY COMMISSION of the City of Deerfield Beach, a municipal corporation of Florida, shall hear an application for:

P.H. 2025-045: APPLICATION 20-B3-113 Rev. 1

Applicant: **Allen Christy represented by Miskel Backman LLP**

Proposal: Seeking Major Site Plan approval to construct a warehouse facility of approximately 2,238 square feet, consisting of two buildings with associated site improvements including an outdoor storage area on a 0.283-acre site in the B-3, General Business zoning district.

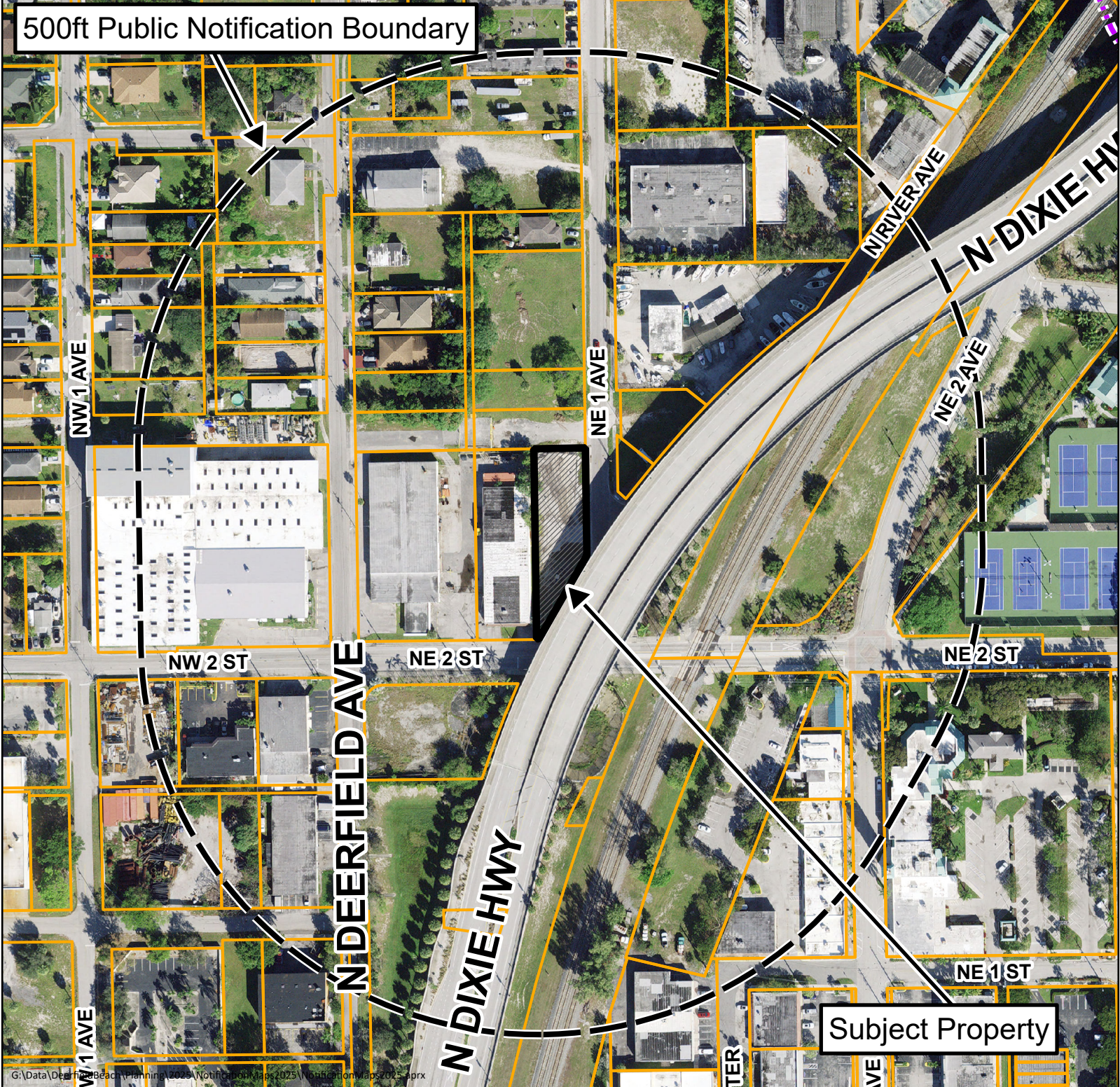
Location: The property is generally described as W L BRACKNELL SUB 5-24 PB LOT 17 E 65,20 E 65,21 E 65 LESS POR K/A PAR 107 TO DOT PER CACE 03-15312-13 and located at **81 NE Eller Street**.

A public hearing will be held on **TUESDAY, MARCH 25, 2025 at 7:00 p.m.** in the City Commission Chambers, City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida, and/or utilizing communications media technology with some elected officials and City staff participating through video conferencing via Zoom (virtual meeting). All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/agendas on March 14, 2025 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 250-4124.

At said meeting interested persons may appear and be heard with respect to the public hearing. Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this hearing would 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. The above notice is required by State Law (FS 286.0105). **Any person desiring a verbatim transcript shall have the responsibility, at his own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed to appeal any decision of the City Commission.

Any person requiring auxiliary aids and services at this hearing may contact the City Clerk's Office at (954) 480-4213 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

Heather Montemayor, CMC, City Clerk



Public Hearing Notice Map

Major Site Plan Application #20-B3-113 Rev.1

Conditional Use Application #2619

Variance Application #2604

81 NE Eller St

For additional information
call the Planning Department at 954-480-4206
or visit www.deerfield-beach/boardagendas



Deerfield Beach
Florida



PUBLIC NOTICE

APPLICATION 20-B3-113 Rev 1

February 18, 2025

Dear Property Owner:

This is to notify you that the **PLANNING AND ZONING BOARD** of the City of Deerfield Beach, a municipal corporation of Florida, shall hear an application for:

Allen Christy Represented by Miskel Backman LLP

Seeking Major Site Plan approval to construct a warehouse facility of approximately 2,238 square feet, consisting of two buildings with associated site improvements including an outdoor storage area on a 0.283-acre site in the B-3, General Business zoning district. The property is generally described as Generally described as W L BRACKNELL SUB 5-24 PB LOT 17 E 65,20 E 65,21 E 65 LESS POR K/A PAR 107 TO DOT PER CACE 03-15312-13, more particularly described in the file, and located at **81 NE Eller Street**.

A public hearing will be held on **THURSDAY, March 6, 2025, at 7:00 P.M.** in the **City Hall Commission Chambers, located at 150 NE 2nd Avenue, Deerfield Beach, FL 33441**. All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/boardagendas or you may contact the Planning Office during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 480-4206.

Any person wishing to appeal any decision made by the Planning and Zoning Board with respect to any of the above, 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 based. The above notice is required by State Law (FS 286.0105.) **Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed in order to appeal any decision of the Board. If anyone requires auxiliary aids for communication, please call (954) 480-4206.

Eric M. Power
Director of Planning & Development Services



Development Review Committee Summary Report Development Plan Application Review

General Information

Application No.	20-B3-113 Rev. 1										
Project Name:	Eastern Dredging										
Applicant:	Allen Christy										
Agent:	Miskel Backman LLP										
Requested Action/Description:	Seeking Major Site Plan approval to construct a warehouse facility of approximately 2,238 square feet, consisting of two buildings with associated site improvements including an outdoor storage area on a 0.283-acre site in the B-3, General Business zoning district.										
Location:	81 NE Eller Street.										
Legal Description:	Generally described as W L BRACKNELL SUB 5-24 PB LOT 17 E 65,20 E 65,21 E 65 LESS POR K/A PAR 107 TO DOT PER CACE 03-15312-13										
Size:	0.399 acres (gross) / 0.283 acres (net)										
Existing Zoning:	B-3, General Business										
Existing Land Use:	Commercial 2										
Future Land Use Plan Designation:	Commercial 2										
Surrounding Land Use and Zoning:											
	<table><thead><tr><th><u>Existing Land Use</u></th><th><u>Zoning</u></th></tr></thead><tbody><tr><td>North: Residential Low (5 DU/AC)</td><td>B-3, General Business</td></tr><tr><td>East: Medium-High Mixed Use-Residential</td><td>LAC, Local Activity Center</td></tr><tr><td>South: Commercial</td><td>B-1, Community Business</td></tr><tr><td>West: Commercial 2</td><td>B-3, General Business</td></tr></tbody></table>	<u>Existing Land Use</u>	<u>Zoning</u>	North: Residential Low (5 DU/AC)	B-3, General Business	East: Medium-High Mixed Use-Residential	LAC, Local Activity Center	South: Commercial	B-1, Community Business	West: Commercial 2	B-3, General Business
<u>Existing Land Use</u>	<u>Zoning</u>										
North: Residential Low (5 DU/AC)	B-3, General Business										
East: Medium-High Mixed Use-Residential	LAC, Local Activity Center										
South: Commercial	B-1, Community Business										
West: Commercial 2	B-3, General Business										
Applicable Regulations:	Deerfield Beach Land Development Code										
Plat Restrictions:	This plat is restricted to 0.81 acres of Warehouse use with an office which is secondary and ancillary to the										

Department Comments & Requirements

warehouse. Commercial/Retail uses are not permitted without the approval of the Board of County Commissioners which shall review and address these uses for increased impacts.

REQUEST:

The Applicant, Allen Christy, is seeking Major Site Plan approval to construct a warehouse facility of approximately 2,238 square feet, consisting of two buildings with associated site improvements including an outdoor storage area on a 0.283-acre site in the B-3, General Business zoning district. The applicant is also proposing a +/- 2,876 square foot outdoor storage area in the northern section of the Property located at 81 NE Eller Street.

BACKGROUND:

The applicant is seeking approval for a major site plan on a 0.283-acre site to construct two warehouse buildings. The proposal consists of a +/- 942 square foot building with warehouse and office space for the Applicant's business, Eastern Dredging, Inc. The second building, +/-1,296 square feet, will consist of three warehouse bays. The applicant is also proposing a +/- 2,876 square foot outdoor storage area in the northern section of the property with associated parking, drainage, and landscaping improvements.

The two warehouse buildings are proposed to be 18 feet high, and the maximum height allowed in the B-3 district is 50 feet. The architecture meets the minimum building design standards outlined in the City's Land Development Code Section 78-7(b) as well as Pioneer Grove Architectural District standards.

The site plan requires a Conditional Use to allow for an outside storage area that will be used to store vehicles and hose equipment needed for business operations. The Applicant has filed Case #2619 which is a companion case to this application.

Per Section 98-19(5) of the Code, the City is requiring a 10' right-of-way dedication along NE 1st Ave. to increase the right-of-way width along the roadway. Rather than being rectangular, like most properties within this district, this property is trapezoidal, with only a small portion of the Property fronting NE Eller St. This is due to the large portion of the Property that was obtained by the Florida Department of Transportation (FDOT) to construct the Dixie Highway Flyover. The portion of the Property that was taken by FDOT now contains a supporting column for the Flyover. The Property was reduced by approximately one-quarter in size with the taking and created an oddly shaped lot. Those special conditions require the applicant to request two (2) landscape variances:

- A. Variance from section 98-80 (e)(2) to allow a 0-foot landscape buffer along NE 1st Avenue in lieu of the required 10 feet.
- B. Variance from section 98-80 (e)(2) to waive the requirement for trees and hedges in the landscape buffer along NE 1st Avenue.

Variance Application Case #2604 is a companion case to this application.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On February 12, 2025, the item was heard and approved by the Community Appearance Board.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The application has been reviewed by the Development Review Committee (Planning & Zoning, Landscape, Environmental Services, Sanitation, Traffic). Staff comments have been addressed and the application is considered to be in compliance with the Land Development Code. Staff DRC comments are attached to this report.

PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan. Per Section 98-9, no permit or approval for the development of land shall be approved which does not comply with the goals, objectives, and policies (GOPs) of the Deerfield Beach Comprehensive Plan. The Future Land Use (FLU) Map designation identifies the site as Commercial. The proposed warehouse building and accessory office space are allowed in this land use designation. The applicant has submitted a conditional use application for the proposed outdoor storage area as a companion to this application.
2. Land Development Requirements: Pursuant to the City of Deerfield Beach official zoning map, the property is currently located within the B-3 General Business zoning district. The proposed development complies with all the zoning requirements for the B-3 General Business zoning district, and the proposed use of a warehouse with ancillary office space is a permitted use within that zoning district. The applicant has submitted a conditional use application for the proposed outdoor storage area as a companion to this application.
3. Finding of compatibility of a proposed development with adjacent and neighboring (500 feet) uses and zoning: Per Section 98-17(15), there must be a finding of compatibility as defined in the Land Development Regulations, between adjacent and neighboring uses (500-feet) and the proposed development. By definition, compatibility is to be measured based on the following compatibility characteristics of the proposed development in relationship to the immediate surrounding area:

(a) Permitted uses, structures, and activities allowed within the zoning category;

The proposed use is permitted within the B-3 Business, General zoning district, and the structure is designed to meet all required setbacks and bulk General Business requirements in that zoning district.

(b) Building location, dimensions, height, and floor area;

The buildings are proposed to be located 26.9 feet from the front property line, 23.3 & 0.3 from the East and West side property lines respectively, and 88.1 feet from the rear property lines. The proposed building and improvements of the site exceed all setback requirements. The proposed building is 18 feet high and has a lot coverage of 20.70% and a floor area ratio of 0.50. All bulk requirements for this zoning district are met.

Development standards require a minimum of 15% of landscaping. The development proposes 17.67% landscaping.

(c) Location and extent of parking, access drives and service areas;

The proposed development meets the parking requirements for a warehouse building with accessory office space with 6.8 required parking spaces, and 7

parking spaces provided within the site. The number of parking spaces for the shopping center meets the amount required by Code.

(d) Traffic generation, hours of operation, noise levels, and outdoor lighting;

The proposed development plan is expected to generate 14 daily vehicle trips and did not cross the required 500 trip threshold for a traffic impact analysis. The site is in a location where noise will be minimal, and the site is not close to any uses that will be impacted by noise. The proposed outdoor lighting meets the code requirements for lighting.

(e) Alteration of light and air;

The proposed 18-foot-high warehouse buildings and open storage area exceed the setback requirements for the B-3 General Commercial zoning district and thus provide more light and air, than what would be allowed by the zoning regulations.

(f) Setbacks and buffers – Fences, walls, landscaping, and open space treatment. To be compatible, design treatments must reflect consideration of adjoining and surrounding development and land use;

The proposed development exceeds setback requirements. The applicant has submitted a variance application to allow a 0-foot landscape buffer along NE 1st Avenue in lieu of the required 10 feet and waive the requirement for trees and hedges in the landscape buffer along NE 1st. The applicant proposes significant landscape along the perimeter of the property.

(g) Conditions, uses or activities which pose a significant risk to the safety or security to those under 18 years of age using schools, churches, parks, playgrounds or other facilities which cater to those under 18 years of age;

The applicant is not proposing any use or activity that would pose a significant risk to the safety or security of those less than 18 years of age in the 500-foot vicinity.

(h) Outside activities associated with the proposed use which could interfere with the peace and/or tranquility of residences or pose a significant risk to the safety or security of children in public or private schools, daycare facilities, churches, parks, playgrounds, and other places that cater to children under the age of 18 or places which regularly provide facilities for such children to gather; and

There are no residences or places where children under the age of 18 gather, in the vicinity of the proposed warehouse buildings. The buildings are considerably setback from the front property line and are surrounded by similar commercial uses. No schools, daycare facilities, or parks surround the property.

(i) Conditions, uses, or activities which could pose a significant risk to the safety or security of single-family residences within 500 feet of the lot upon which the use will occur.

The proposed warehouse buildings are comprised of a +/- 942 square foot building with warehouse and office space; a second building, +/-1,296 square feet, consisting of three warehouse bays, and a +/- 2,876 square foot outdoor storage area in the northern section of the property do not pose a significant safety or security risk. The subject property is located within 500 feet of commercial projects and would not pose a significant safety or security risk.

SUMMARY & REQUIREMENTS

Staff's review of application 20-B3-113 Rev. 1 has found that the proposed project is consistent with the goals, objectives, and policies of the Future Land Use Element of the Deerfield Beach Comprehensive Plan, and the proposed use is permitted per the Land Development Code.

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Eastern Dredging	Application No.:	20-B3-113 Rev.1
Reviewer Name:	Rafaela Thermidor	Project Address:	81 NE Eller St.
Department/Division:	Planning		
Position:	Planner II		
Date of Review:	01/10/25		
Submittal No.:	4		

A. APPLICATION / GENERAL COMMENTS:

1.	The Project coordinator, Rafaela Thermidor, shall be the primary point of contact between the applicant and the City during the DRC process. The applicant shall not contact a City consultant without first contacting the project coordinator. Furthermore, the applicant must notify or copy via email any conversation or contact the applicant has with a separate division or department of the city.
1a.	Comment acknowledged.
2.	Per Sec. 98-35 All applications proceeding to the City Commission shall comply with requirements for public notice, including payment of all required public notification fees, submittal of all documents and labels for notice to property owners, on-site signage, and newspaper publishing. Applicants are only permitted to begin the public notification process upon the determination by Planning & Zoning staff that the item has been scheduled for an upcoming public hearing. The Public Notice Checklist can be accessed at http://www.deerfield-beach.com/DocumentCenter/View/12586/Public-Notice-Checklist
2a.	Comment acknowledged.
3.	For items being heard by the City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application to comply with Title III of the Americans with Disabilities Act. The fee will be payable by the Applicant once the City receives the invoice
3a.	Comment acknowledged.
4.	The initial site plan application fee includes the first review plus two resubmittals. Per Section 98-13(b)(4) and as provided in the City's fee schedule (Resolution 2018/194), any resubmittal after the 3rd site plan review requires a fee of 30% of the initial application fee to be submitted for each submittal thereafter, which will be \$643.43
4a.	Comment acknowledged.
4b.	An additional \$643.43 will be required at the time of resubmittal.
4c.	Comment addressed 1/10/2025.
5.	Per Section 98-13(b)(4) Provide the following filing fee(s) as provided in the

Development Plan Application Comments

	City's fee schedule (Resolution 2018/194): Conditional Use application - \$1000.									
5a.	Comment addressed.									
6.	Per the requirements of Chapter 98-17.1 the applicant is required to pay impact fees for Public Safety. Payment of these fees are due at the time of Building permit submittal. Please note that if the project changes in size or intensity, the below calculations may also change. An impact fee calculation sheet will be given to the applicant when the project is complete. <table><tr><td>1.</td><td>Fire Rescue</td><td>\$ <u>747.55</u></td></tr><tr><td>2.</td><td>Police</td><td>\$ <u>1505.12</u></td></tr><tr><td colspan="2">TOTAL</td><td>\$ <u>2252.67</u></td></tr></table>	1.	Fire Rescue	\$ <u>747.55</u>	2.	Police	\$ <u>1505.12</u>	TOTAL		\$ <u>2252.67</u>
1.	Fire Rescue	\$ <u>747.55</u>								
2.	Police	\$ <u>1505.12</u>								
TOTAL		\$ <u>2252.67</u>								
6a.	Comment acknowledged.									
7.	Community Appearance Board approval is required prior to approval of site plan. Staff will notify the applicant once application submittal is to be scheduled as item on an agenda. The applicant shall provide both existing and proposed elevations to determine building facades will complement each other. Once staff has advised the item is ready to be scheduled for CAB, submit five (5) sets of revised plans in 11" x 17" with Community Appearance Board application, which include colored building elevations and complete site plan sets									
7a.	Comment acknowledged.									
8.	Written narrative indicates that the applicant will comply with the requirements of the conditional use, and that the storage area is subordinate to the principal use. No evidence has been given that the use is subordinate. Indicate how the space will be used other than parking for the truck and flatbed, which takes up a small part of the storage area. This will need to be further explained in the Conditional Use permit application.									
8a.	Comment partially addressed. Include in the narrative that the outdoor storage area is a conditional use, which is included in the application and also includes a right-of-way dedication that will include a request for variances, as a result.									
8b.	Comment addressed.									
9.	Per Section 102-6 Master sign plan is required for multi-tenant buildings and complexes. This property will require a master sign plan.									
9a.	Comment pending. The applicant indicated they will submit a Master Sign Plan during the permit application.									
9b.	Comment acknowledged the applicant will submit an application for a master sign plan at a later date.									
10.	For clarity change plan verbiage from blue ink to black ink. Other than colored elevations for CAB, plans shall be in black and white.									
10a.	Comment addressed.									
11.	Prior to resubmittal, contact Bonnie Jacobson and Ruthie Jusino at bjacobson@deerfield-beach.com and rjusion@deerfield-beach.com to schedule a Development Review Committee meeting									
11a.	Comment addressed. DRC meeting held 1/31/24.									
12.	Contact Broward County Resilient Environment Department, Urban Planning Division, Development and Environmental Review, 954-357-6666, Option 2, DERPLans@broward.org for the issuance of the Transportation Concurrency									

Development Plan Application Comments

	Certificate and Environmental Certificate, if needed.
12a.	Comment acknowledged.
13.	Per Section 98-13(8)(j) The attached document titled Conceptual Engineering Plan are advisory comments and shall be addressed upon submittal of the engineering permit. Applicant must not resubmit conceptual engineering plan sets or address these comments during the DRC process.
13a.	Comment acknowledged.
14.	Per Section 98-14(j), Expiration or extension of site plan approval. A site plan approval shall expire 18 months following the date of approval unless a building permit for a principal building as required by the Florida Building Code, has been issued to the applicant and kept in force so that work is proceeding towards a completion of the site and project in a commercially reasonable time.
14a.	Comment acknowledged.
15.	All resubmittals shall be provided with a written narrative responding to all comments.
15a.	Comment addressed.
16.	Be advised that based on the corrections requested, additional DRC comments may be forthcoming following resubmittal.
16a.	Comment acknowledged.
	New Comments 9/19/24
17.	Remove the Conditional Use analysis sheet from the plan set and include it with Conditional Use application.
17a.	Comment addressed 1/10/25.

B.

SURVEY:	
1.	Survey does not show any utility easements or encumbrances on-site. Opinion of Title indicates that the exceptions are "rights or claims of parties in possession not shown by public records." Indicate if there are rights specifically for the following: - Shipping container on west side of property - Street light on east side of property
1a.	Comment partially addressed. Street light will become part of City Right-of-way dedication. Status of shipping container not addressed. Indicate that shipping container will be removed.
1a.	Comment addressed.
2.	Provide electronic copy of survey.
2a.	Comment addressed.
3.	Provide exact measurements of gross and net acreage, not "more or less". Gross acreage includes one-half of the right-of-way abutting the subject property.
3a.	Comment pending. Surveyor working on update for actual gross and net numbers.
3b.	Comment addressed.

Development Plan Application Comments

C. SITE PLAN:	
1.	There is a shipping container which encroaches on to the site, that appears to be attached to or belonging to the western neighbor. This will need be removed to effectuate the proposed site plan. See comment 1 on survey.
1a.	Comment not addressed. Site plan shows removal of shipping container, indicate that it will be removed. See comment 1. under Table B Survey.
1b.	Comment addressed.
2.	Compact space 1 is required to be 18' long. Per Schedule C.
2a.	Comment addressed.
3.	Provide accurate calculation of outdoor storage area. If the purpose of the outdoor storage area is to park the pickup truck and flatbed truck, that parking area cannot be removed from the outdoor storage area. Corrected outdoor storage area is 2149 sq. ft.
3a.	Comment addressed.
4.	Provide a corrected site data table. Per Section 98-13(8)(c)(16) The site data table is missing the following information: • Minimum building setback to all property lines (existing, required and proposed) • Total number of parking spaces (existing, required, and proposed), including standard, compact, and ADA accessible spaces.
4a.	Comment addressed.
5.	Double door to Storage area #1 when opened block handicapped access, as shown.
5a.	Comment addressed.
6.	Rename storage spaces, "warehouse," for consistency with permitted uses allowed in B-3, per section 98-55(b).
6a.	Comment addressed.
New Comments 3/25/24	
7.	Per Section 98-88(j)(1) all off-street parking and loading areas are required to be paved with a hard surface. Site plan indicated that other than the parking areas for the two trucks, the surface will not be paved. The landscape plan indicates that the area will be turf block. Show consistent plans. Area has to be a hard surface. Turf block is not considered landscape area per section 98-80(b) but is considered to be a hard surface for parking purposes.
New Comments 9/20/24	
8.	Add North arrow and scale to site plan sheet A 1.0.
8a.	Comment addressed 1/10/2025.
9.	Correct lot coverage percentages on site data table. Per Section 98-3, "Lot coverage means the area of the lot expressed as a percentage covered by the ground floor of all principal and accessory uses and structures including all areas covered by the roof of such uses and structures". The maximum lot coverage percentage is 65% for the B-3 zoning district, per Section 98-61.
9a.	Comment addressed 1/10/25.
10.	The square footage indicated for the outdoor storage area is larger than what is measured by the dimensions shown. Clarify calculation.
10a.	Comment not addressed 1/10/25. The site plan indicated an outdoor area of

Development Plan Application Comments

	53.5'x54, for a 2,884-sf outdoor storage area. The site data table indicates 2,876-sf. Please update the site plan sheet to reflect the accurate number.
10b.	Comment addressed 2/12/2025.
11.	Remove all roof drains, sewer service, infiltration trench, and water service to building line work from the site plan.
11a.	Comment addressed 1/10/25.

D. ELEVATIONS & FLOOR PLANS:

1.	Only one sign is shown and is specific. For development review plans, show the locations of wall signs in dotted-line areas that meet the requirements of sign regulations in Section 102. Only include individual signs if a sign variance is to be requested.
1a.	Comment not addressed. Show dotted line area for wall signs that comply with Chapter 102, for future tenants.
1b.	Comment addressed.
2.	Remove window and door information from floor plan sheet. This information is not required for site plan approval.
2a.	Comment addressed.
3.	Provide layout of specific uses within the outdoor storage area.
3a.	Comment addressed.
4.	Remove perspective drawings from Elevation sheet.
4a.	Comment addressed.
5.	Per Section 78-7(b.)1. Architectural façade treatment needs to apply to all elevations. Extend architectural treatment to west façade.
5a.	Comment not addressed. West elevation still does not have enough façade treatment. Provide additional treatment to top via widening the trim cap and/or extending the trim from the fence wall across the building wall and providing more interest through using lighter color (Honied white) at the top part of the façade,
5b.	Comment partially addressed. A lighter color is provided but not on the top part of the façade.
5c.	Comment addressed 1/10/25.
6.	Per Section 78-6(d)3.e)1. This property is located within the Pioneer Grove Architectural District and shall adhere to the Pioneer Grove Design standards. Per the Pioneer Grove Architectural Design Theme, facades should refrain from using stucco as the primary material, but if it is used, scoring and other features not typical of Pioneer Grove are prohibited. Add stone veneer to the bottom of fence walls on east and west elevations and trim cap on top.
6a.	Comment not addressed.
6b.	Comment addressed.
New Comments 3/25/24	
7.	Glazing on the south end of the eastern façade is noted as "E6 Door Slabs". Correct as necessary.
New Comments 9/20/24	
8.	Per Sections 78-7(h)4. and 98-71(f) the mechanical equipment shall be screened from view. The rooftop AC unit and brackets are visible from the front façade. Provide screening.
8a.	Comment addressed 1/10/25.

Development Plan Application Comments

E.	PHOTOMETRIC PLAN:	
1.	Provide additional light for handicapped parking space and adjacent parking space. Per Section 98-88(j)(5) the intensity of illumination shall provide an average of one foot-candle and be well distributed on the pavement.	
1a.	Comment addressed.	
2.	As proposed, there is significant light spillage at the southern property line. There shall be no light spillage over 1.0 lumens at the property line.	
2a.	Comment addressed.	

F.	ADDITIONAL COMMENTS:	
1.	Prior to the issuance of a building permit, the applicant must receive a Certificate of Concurrency. Letter from the Planning and Development Services Department. This letter will serve as the Development Permit as required under Section 98-18 of the Land Development Code of the City of Deerfield Beach for approval of the site plan.	
1a.	Comment acknowledged.	
2.	A Building permit will not be issued until the applicant has also received approval of an Engineering permit for the Environmental Services Department	
2a.	Comment acknowledged.	
3.	As with all developments in Deerfield Beach, before a building permit can be issued, this development must receive approval from the Broward County Resilient Environment Department, Urban Planning Division, Development and Environmental Review, 954-357-6666, Option 2, DERPLans@broward.org	
3a.	Comment acknowledged.	
4.	Per Section 98-14(f) An application for development plan shall be deemed to have been abandoned becoming null and void after six months of inactivity. If an application has no activity within this time frame, then a new application for development plan along with all applicable fees shall be submitted should the applicant wish to proceed with the project.	
4a.	Comment acknowledged.	



DEVELOPMENT REVIEW COMMITTEE

Project Name:	EASTERN DREDGING	Application No.:	20-B3-113 REV1
Reviewer Name:	CAPTAIN MIKE HEFFERON		
Department / Division:	BSO FIRE PREVENTION		
Position:	CAPTAIN		
Date of Review:	09/10/2024		
Submittal No.:	3		

A. APPLICATION / GENERAL COMMENTS:

	A complete set of permitted plans must be submitted for review and approval prior to all construction. All permitted plans must document on plans that a certificate of occupancy shall not be issued until the AHJ determines that the building is in compliance with section 118 (TWO WAY RADIO ENHANCEMENT SYSTEM) with Broward County Local Amendments to the Florida Fire Prevention Code 7TH Ed., NFPA 1-Fire Code, Florida Edition 2018, NFPA 101-Life Safety Code, Florida Edition 2018.
1.	
2.	ADDRESSED

B. SITE PLAN:

	PROVIDE FIRE HYDRANTS ON WATER SEWER PLAN AND HYDRANTS SHALL NOT EXCEED 350 LINEAR SEPERATION FOR COMMERCIAL PROPERTIES (AS THE FIRE APPARATUS DRIVES)
1.	
	ADDRESSED
	BUILDING ACCESSIBILITY FROM FIRE DEPARTMENT ACCESS ROADS (150FT FOR UNSPRINKLERED BUILDINGS, 450 FT FOR SPRINKLERED BUILDINGS)
2.	
	ADDRESSED
	DEMONSTRATE TURNING RADIUS OF 38FT INSIDE AND 50 FT OUTSIDE RADIUS WITH A CLEAR SWEEP OF 12 FT OF THE DRIVE AISLE FOR ALL FIRE DEPT ACCESS ROADS.
3.	
	ADDRESSED

Development Plan Application Comments

4.	A SINGLE EXTERIOR DOOR PROVIDING ACCESS TO THE INTERIOR OF ANY BUILDING MUST BE LOCATED WITHIN 50 FT OF A FIRE DEPARTMENT ACCESS ROAD
	ADDRESSED
5.	PROVIDE A (CLICK 2 ENTER) DEVICE FOR ANY ELECTRIC GATES
	ADDRESSED
6.	DEAD END ACCESS ROADS IN EXCESS OF 150FT SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE APPARATUS (HAMMERHEAD, T-TURN)
	ADDRESSED

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Eastern Dredging	Application No.:	20-B3-113
Reviewer Name:	Harold Hoyte	Project Address:	81 NE Eller St
Department / Division:	Landscape		
Position:	Urban Forester		
Date of Review:	9/24/24		
Submittal No.:	3		

A. LANDSCAPING PLAN:

1.	Per Section 98-80 (e)(14) add foundation planting to the plan.
1.a	Comment not Addressed. Alternately, green wall are acceptable options.
1.b	Comment addressed.
2.	Per Section 98-80 (e)(2)c. show 6 trees on right-of-way buffer and hedge 2 feet tall. Cardboard Palm is not a suitable hedge.
2.a	Comment Not Addressed. Palms are to be specified in Clear Trunk. Coontie is not a suitable as a hedge.
2.b	Comment addressed.
3.	Per Section 98-80 (e)(2)e. show 10 -foot wide buffer adjacent to Right -Of -Way.
3.a	Comment Addressed.
4.	Per Section 98-80 (e)(2)b. show 5 -foot wide buffer adjacent to Right -Of -Way.
4.a	Comment Addressed.
5.	Per Section 98-80 (i) show sight triangles.
5.a	Comment Not Addressed. Shrubs are to mature to less than 18 inches if planted in the sight triangle. Replace Coontie with a more suitable species.
5.b	Comment not addressed. Only 1 tree/ palm allowed in site triangle, Remove Sabal palm.
5.c	Comment addressed 4/1/24.
6.	Per Section 98-80 (e) (1). 300 shrubs and groundcover are required, 235 are provided. Add 65 shrubs.
6.a	Comment Not Addressed. Add 65 shrubs or groundcover to North.
6.b	Comment Not Addressed. Add 65 shrubs or groundcover to North.
6.c	Comment addressed 4/1/24
7.	Per Section 98-80 (e)(2)e. show a continuous hedge along property lines.
7.a	Comment Not Addressed.
7.b	Comment addressed.
8.	Show actual size of spread of the existing trees and palms and for those on adjacent properties. Add existing mango trees on the west which may be impacted.
8.a	Comment Not Addressed.

Development Plan Application Comments

8.b	Comment addressed.
9.	Add locations for existing trees numbered 8, 9 and 10 to the plan.
9.a	Comment Not Addressed.
9.b	Comment addressed.
10.	Add 17 flowering shrubs/ groundcover to the plan.
10.a	Comment Addressed.
11.	Per Section 98-80 (k)(9), add 6 native trees to the plan and plant list.
11.a	Comment not addressed. Calophyllum is not native tree; change species or add more tree to the landscape plan.
11.b	Comment not addressed. Calophyllum is not native tree; change species or add more trees to the landscape plan.
11.c	Comment addressed 4/1/24.
12.	Per Section 98-80 (e)(14)e. add 8 trees or palms at 14 feet height or graywood respectively to relate to height of building.
12.a	Comment Addressed.
13.	Per Section 98-80 (k)(9), add 1 more variety of shrub or groundcover species.
13.a	Comment Addressed.
14.	Show palms on plan in plant list
14.a	Comment Addressed.
15.	Six (6) "CAL" are shown on plan, only 5 shown on plant list, revise plan or plant list
15.a	Comment Addressed.
16.	Show existing and proposed utilities on landscape plan. Include existing light pole.
16.a	Comment Not Addressed. Tree is in offset, move tree to meet code. Add existing and proposed utility lines to the landscape plan.
16.b	Comment not addressed. Trees are in offset, move trees to meet code. Add existing and proposed utility lines to the landscape plan.
16.c	Comment addressed 4/1/24.
	<u>New Comment: Sub 2</u>
17.	Label areas receiving sod.
17.a	"PNG" is not shown in plant list.
17.b	Comment addressed 4/1/24.
18.	Per Section 98-80 (e)(8) Add 2 terminal island trees.
18.a	Comment addressed.
	<u>New Comments: 2/4/22 Sub 3</u>
19.	Coordinate A1.0 and LA.1- Update base and landscape/ pervious area amount.
19.a	Comment addressed 4/1/24.
20.	Plant quantities on plan do not match those in the plant list. Revise plan or plant list.
20.a	Comment addressed 4/1/24.
	<u>New Comments: 4/1/24 Sub 4</u>
21.	Remove the "SAB" label along the front of the property, no palm there anymore.
21.a	Comment addressed 9/24/24.
22.	Darken the property line, it is difficult to read on the plans.

Development Plan Application Comments

22.a	Comment addressed 9/24/24.
23.	Request a variance due to 10-foot ROW taking. Section 98-80 (2) (a) and (c), trees and shrubs in the ROW; and 98-61, percentage of landscape area.
23.a	Comment not addressed 9/24/24. Provided the exact square footage and percentage of the landscape area before and after the 10-foot taking. The turf block does not count toward the landscape area.
23.b	Comment addressed 1.14.25.



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Eastern Dredging Major Site Plan	Application No.:	20-B3-113 Rev. 1
Reviewer Name:	Alfonso Orellana		
Department / Division:	Environmental Services		
Position:	Plans Reviewer		
Date of Review:	01-16-2025		
Submittal No.:	4		

A. CONCEPTUAL ENGINEERING PLAN:

1.	Please, provide a calculation for water use based on Broward County GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE.
1.a	COMMENT NOT ADDRESSED
1.b	COMMENT ADDRESSED
2.	Per Sec. 98-13. (j)(ii) - Requirements for development review—Development plan submittal, provide “Preliminary flood routing and water quality calculations supporting the surface water management elements,”
2.a	COMMENT ADDRESSED
3.	Provide an ADA Pedestrian Accessible Route from the public sidewalk on NE 1 st . Avenue to the building designated point of entry.
3.a	COMMENT ADDRESSED

ENVIRONMENTAL SERVICES DEPARTMENT

4.	New comment: The proposed design indicated a proposed finished floor elevation 2.9 Ft. below the 16.5 Ft NAVD minimum elevation for new and substantially improved non-residential buildings in the area in accordance with Broward County 2060, 100 Year map. The applicant indicates flood proofing to elevation 16.5 NAVD. Please, note the flood proofing require a Freeboard above the established flood elevation in accordance to FEMA / NFIP and ASCE-24 regulations. Below is a link to FEM / NFIP Technical Bulletin 3 / January 2021. https://www.fema.gov/sites/default/files/documents/fema_technical-bulletin-3_1-2021.pdf Applicant's engineer needs to demonstrate compliance as necessary.
4.a	COMMENT ADDRESSED
5	NEW COMMENT: Per City of Deerfield Beach Ordinance Section 98-19(5) of the Land Development Code, please, provide the required 10' Right-Of-Way dedication along NE 1st. Ave. For this purpose, provide a FL registered surveyors Sketch and Legal description for this dedication along with the dedication form available from the City of Deerfield Beach upon request.
5.a	Comment partially addressed. Pending two signed and sealed Sketch and Legal and signed dedication form, original documents.
5.b	Comment addressed.
6.	New comment: Submitted Civil Plans do not match Broward County Stormwater General License record documents. The plans submitted at this time include a trench drain across the entrance drive at an elevation that results in short-circuiting the required 25 Year- 3 Day Storm runoff volume retention at the corresponding max. stage elevation. To achieve the stormwater retention, according to the flood routing calculations Stage vs. Storage table, the minimum site perimeter grade elevation should be 13.70 NAVD. Please, revise as needed and modify the existing Broward County General License.
6.a	Comment addressed.

B. ADVISORY COMMENTS:

1.	Please note that comments provided are based on the Conceptual Engineering Plans provided and as such is a preliminary review and additional comments may be provided and/or required upon review of any revised plans submitted at time of Engineering Permit application.
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ENVIRONMENTAL SERVICES DEPARTMENT

2.	Provide copies of all permits from agencies having jurisdiction at the time of Engineering Permit Application, including, but not limited to Broward County EPGMD
3.	All work in public right-of-way shall be done in strict compliance with the rules and regulations of the City of Deerfield Beach Code of Ordinances, Manual on Uniform Traffic Control Devices, the Occupational Safety and Health Administration, the Americans with Disabilities Act, AASTHTO "Green Book", Broward County and FDOT.
4.	DAMAGE BY CONTRACTOR A. The Contractor shall protect from damage by construction operations, all public streets sidewalks, landscape, irrigation, signage, striping, pavements, including all base courses and surface courses, that abuts the work area. B. Any sidewalk, base course or surface course beyond those limits, damaged as a result of the Contractor's operation, shall be restored in accordance with prevailing applicable professional standards, to the satisfaction of the City of Deerfield Beach, and to the satisfaction of any other governing authority having jurisdiction over the work area. C. Any damage to adjacent lanes of pavement will require the Contractor to resurface the entire lane width for a length, as approved by the City of Deerfield Beach. When the damage amounts to 25 percent or more in any one block (approximately 600 feet), the Contractor shall resurface the entire width of the lanes in which the damage occurred for the entire block. D. The Contractor is hereby notified that wherever the line for repaving for trenches extends one foot into the edge of the existing paving, he shall repave to this edge only. Full lane paving will not be required. Damage to the pavement beyond this line by the Contractor will require that he repave the full width.

ENVIRONMENTAL SERVICES DEPARTMENT

5.	Construction documents submitted at the time of Engineering Permit Application must include, not limited to, the following pages as applicable to the type of construction: a. Demolition Plan b. Stormwater Pollution Prevention Plan/ E&SC Plan c. Paving, Grading and Drainage Plans and Details d. Water and Sewer Plans and City of Deerfield Beach Standard Details e. Pavement Markings and Signing plan in accordance with the MUTCD latest edition, Broward County Traffic Engineering Division or FDOT Standards as applicable Pursuant to Sec 98-17(4)c of the City's Land Development Code, the applicant must submit design calculations, sealed and signed by a professional engineer registered in the State of Florida, showing that the stormwater management system can handle runoff from a 3-day, 25-year storm event with a maximum discharge to the Hillsboro Canal, if allowed, of 35 CSM. If water and sewer demands will increase as a result of the proposed improvements, please, provide calculations for utility capacity evaluation. Please be advised that this project is required to receive sign-off by the Engineering Department for water connection fees per City of Deerfield Beach Code of Ordinances Sec. 70-132 and for sewer connection fees per City of Deerfield Beach Code of Ordinances Sec. 70-75 prior to issuance of a Certificate of Occupancy. Sidewalk Ramp Detail to match FDOT Index 522-002 and driveway connection shall be in accordance with FDOT Index 515 Handicap parking stall shall be in accordance with F.A.C. 553.5041 Provide copy of permits from all applicable agencies having jurisdiction (AHJ) including an approved Broward County Surface Water Management License and SFWMD Environmental Resources Permit.
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Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Eastern Dredging Major Site Plan	Application No.:	20-B3-113 Rev. 1
Reviewer Name:	Alfonso Orellana		
Department / Division:	Environmental Services		
Position:	Plans Reviewer		
Date of Review:	01-15-2025		
Submittal No.:	3		

A. APPLICATION / GENERAL COMMENTS:

1.	Per Sec. 98-13. (j)(ii) - Requirements for development review—Development plan submittal, provide “Preliminary flood routing and water quality calculations supporting the surface water management elements...”
1.a	COMMENT ADDRESSED
2.	Provide an ADA Pedestrian Accessible Route from the public sidewalk on NE 1 st . Avenue to the building designated point of entry.
2.a	COMMENT ADDRESSED
3.	NEW COMMENT: Per City of Deerfield Beach Ordinance Section 98-19(5) of the Land Development Code, please, provide the required 10' Right-Of-Way dedication along NE 1 st . Ave. For this purpose, provide a FL registered surveyors Sketch and Legal description for this dedication along with the dedication form available from the City of Deerfield Beach upon request.
3.a	Comment partially addressed. Pending two signed and sealed Sketch and Legal and signed dedication form, original documents.
3.b	COMMENT ADDRESSED



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Eastern Dredging, Major Site Plane	Application No:	20-B3-113 Rev-1
Reviewer Name:	Cesar E. Osegueda		
Department / Division:	Sustainable Management		
Position:	Code Compliance Spec.		
Date of Review:	03/21/2024		
Submittal No:	2		

A. RECYCLING & SOLID WASTE DIVISION:

1.	The above Site Plan Application, located at 81 NE Eller Street, Deerfield Beach FL 33441, has been reviewed by the Sustainable Management Dept. (Recycling and Solid Waste Division) and was found to be Acceptable as it relates to collection services and location of Recycling/Solid Waste Receptacles.
	The site will be served by a Front Loader Truck type. The dumpsters will need to have wheels and a capacity of no more than 4 cubic yards. In case the access and space for the garbage truck will be not safe enough, the maintenance staff of the site must roller out the dumpsters to NE 1st Avenue on the days of service and must roller them into the building when serviced.



DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

- | | |
|---|---|
| ☒ New Site Plan / Site Plan Modification (See Attachment A) | ☐ Plat or Plat Note Amendment (See Attachment F) |
| ☐ Community Appearance Board (See Attachment B) | ☒ Conditional Use (See Attachment G) |
| ☐ Variance (See Attachment C) | ☐ Vacation & Abandonment (See Attachment H) |
| ☐ Technical Deviation (See Attachment D) | ☐ ROW Variance (See Attachment I) |
| ☐ Rezoning (See Attachment E) | ☐ Sign Variance (See Attachment J) |

Project Name: Eastern Dredging

Property Owner: Allen Christy

Applicant (if different from Owner): _____

Agent (if different from Owner/Applicant) Vinicio R Fernandez, AIA

Address of Property: 81 NE Eller Street, Deerfield Beach, FL 33441

Legal Description of Property (lot, block, tract, subdivision) _____

L BRACKNELL SUB 5-24 PB LOT 17 E 65.20 E 65.21 E 65 LESS POR K/A PAR 107 TO DOT PERCACE 03-15312-13

Description of Project: _____

New Development (Y/N):	<u>Yes</u>	Modification to Existing Development (Y/N):	<u>No</u>
Zoning District:	<u>B-3 General Business</u>	Future Land Use Category:	<u>Commercial 2</u>
Existing Use:	<u>Vacant</u>	Proposed Use:	<u>B-3 General Business</u>
Lot Area (acres):	<u>.283</u>	Number of Dwelling Units (proposed):	<u>0</u>
Sq. Ft. of Structure (existing):	<u>0</u>	Sq. Ft. of Structure (proposed):	<u>1,820</u>

Agent Signature: _____

Name Printed: Vinicio R Fernandez, AIA

Address: 501 SW 11th PL, 411-B, Boca Raton, FL 33432

Telephone: 561-212-1365

Email: archivin@bellsouth.net

Owner Signature: _____

Name Printed: Allen Christy

Address: 3199 NE 2nd Avenue, Boca Raton, FL 33431

Telephone: 561-213-4572

Email: easterndredging@yahoo.com

Subject Authorization Letter
To: [Allen Christy <easterndredging@yahoo.com>]
From Vinicio Fernandez <archivin@bellsouth.net>
Date Mon, Oct 23, 2023 at 12:50 PM
October 23, 2023

City of Deerfield Beach
401 SW Fourth Street
Deerfield Beach, FL 33441

To Whom it may concern,
I Allen Christy grant Vinicio R Fernandez authorization to represent me on the following project:

Eastern Dredging
81 NE Eller Street,
Deerfield Beach, FL 33441

A handwritten signature in dark ink, appearing to read 'Allen Christy', written over a horizontal line.

Signature of Allen Christy
3199 NE 2nd Avenue
Boca Raton, FL 33431



August 30, 2024

EASTERN DREDGING PROJECT NARRATIVE

This proposal consists of a parcel totaling a net area of 10,813 square feet (Sq. Ft.) of a total gross area of 12,318 Sq. Ft. after the 10.0 feet right-of-way (ROW) dedications. The parcel is located west of the Dixie highway overpass at the corner of N.E. Second Street, also known as Eller Street, and N.E. First Avenue, Deerfield Beach, Florida. The property has been designed consistent with Pioneer Grove Design standards. The architecture reflects the building traditions of the area and with the intent of Pioneer Grove Design standards.

Project consist of two buildings totaling a floor of 2,238 Sq. Ft. and broken down as follows: One building of 942 Sq. Ft. designated for the exclusive use of Eastern Dredging, Inc. this building includes 500 Sq. Ft. of Office and 394 Sq. Ft. of warehouse space, and 48 Sq. Ft. of common toilet room that will used by both buildings. The other building totaling 1,296 Sq. Ft. of warehouse space will be divided into three individual bays, Eastern Dredging will use one bay consisting of 466 Sq. Ft. and will lease the other two, 830 Sq. Ft., to local small businesses. Eastern Dredging plans to use 1,360 Sq. Ft. of the total building floor area for their exclusive use. Refer to sheet A1.1 for area breakdown.

Eastern Dredging is requesting approval of a 2,875 Sq. Ft. Outside Storage Yard and acknowledges that the Outside Storage is an accessory to the primary business use; and intends to comply with all the provisions of code requirements; and will be consistent with the goal, objectives, and policies of the City's comprehensive plan. This yard will be used solely by Eastern Dredging to store one dump truck, one flatbed trailer and dredging hoses.

The Outside Storage Yard will be enclosed with an 8' high chain link vinyl fence with green and with landscaping on the East and the South of the property, that will completely screen dump truck, flatbed trailer and hoses used in their dredging business. The West side of the site will have an 8' high reinforced masonry wall adjacent to MWI Industries properties.

Eastern Dredging is requesting approval of a variance for no setback or screening along NE 1st Ave and other requirements stated in Application for variance due to the City's 10 feet ROW dedication request.

All traffic enters and exits NE 1st Avenue. Eastern Dredging will use parking spaces 1, 2 near first building and 6 & 7 within Outdoor Storage Yard for the truck and flatbed trailer. Two remaining spaces will be reserved, one each for the two tenant spaces. Eastern Dredging has a total of two employees with hour of operation between 8am and 5pm, Tuesday through Friday. They specialize and their work is limited to residential dockside and boatlift dredging.

Respectfully submitted,

Vinicio R. Fernandez, AIA
Florida Registration number AR15170

VINICIO R FERNANDEZ, INC.
501 SW 11th PLACE, 411-B, BOCA RATON, FLORIDA 33432-7148
VOICE 561.362.9939 archivin@bellsouth.net



**Eastern Dredging
81 NE Eller Street
Conditional Use Request**

Allen Christy ("Applicant") is the owner of the +/- 0.28 acre property located at 81 NE Eller Street (folio: 474331030130), which is generally located on the northwest corner of NE Eller Street and NE First Avenue ("Property"), in the City of Deerfield Beach ("City"). The Property has a zoning designation of B-3, (Business General), and a future land use designation of Commercial 2. The Property is currently vacant.

The Applicant is proposing to develop the Property with two warehouse buildings. The first building will contain a +/- 942 square foot building with warehouse and office space for the Applicant's business, Eastern Dredging, Inc. The second building, containing +/-1,296 square feet, will consist of three warehouse bays. Two of the bays, (shown as Warehouse Bays 2 & 3 on the site plan), will be leased for other businesses. Warehouse Bay 4 will be occupied by the Applicant for Eastern Dredging, Inc.

Additionally, the Applicant is proposing a +/- 2,876 square foot outdoor storage area in the northern section of the Property. The outdoor storage area will be used to store vehicles and hose equipment needed for the operations of Eastern Dredging, Inc. The outdoor storage area will not be utilized by tenants leasing Warehouse Bays 2 & 3.

While office and warehouse uses are permitted by right in the B-3 zoning district, outside storage is permitted with conditional use approval. Pursuant to Section 98-85 of the City's Land Development Code ("Code"), applicants must demonstrate compliance with the following criteria for a conditional use approval:

1. That the use is a permitted conditional use as set forth in article III hereof.

Section 98-55(c)(3), lists outdoor storage as a permitted conditional use in the B-3 zoning district with the following conditions:

- a. The outside storage is subordinate to the principal use located on the same property;
- b. The outside storage area does not abut a residential district;
- c. The storage area is in a rear or side yard and screened according to the requirements of this Code;
- d. The height of the material stored does not exceed the height of the screening.

2. That the use complies with all specific development requirements as set forth for that use in the district in which it is located.

As previously stated, outdoor storage is permitted as a conditional use in the B-3 with the four conditions listed in **Bold** text below. Response demonstrating compliance with each condition is provided in *Italics* below each item.

a. The outside storage is subordinate to the principal use located on the same property;

The outside storage area is subordinate to the principal use located on the property. Applicant is relocating the business operations and headquarters for Eastern Dredging, Inc. to this location. The warehouse storage area in building one and Bay 4 of building 2 will be used by the business to store equipment needed for the business operations, such as pumps and various machinery and tools. The outside storage area is needed to store the large vehicles and large equipment needed for the business operations that will not fit inside the warehouse bay, such as hoses, a dump truck, and a trailer to pull the hoses to each site. These large vehicles and hoses are an essential component of the business operations. Without the hoses and vehicles, Applicant is not able to operate a dredging business. As such, the outside storage of the equipment is vital to allowing the principal office/warehouse to operate on the Property.

b. The outside storage area does not abut a residential district;

The outside storage area is located in the northern section of the Property. As shown in the Adjacent Zoning Exhibit Map provided with this submittal, the adjacent properties to the north and west of the property (directly adjacent to the outside storage area) are also zoned B-3, and therefore the outside storage area does not abut a residential district.

c. The storage area is in a rear or side yard and screened according to the requirements of this Code;

As shown on the site plan provided with this submittal, the front yard of the Property is the south property line, along NE Eller St., the rear property line is the north property line, and the side yard property line is the west property line. The outside storage area has been placed in the rear and side yard property lines along the northern and western property lines. As such, the outside storage is in compliance with this criterion.

d. The height of the material stored does not exceed the height of the screening.

The outside storage area will be screened with an 8' CMU privacy wall along the west property line and an 8' chain link vinyl fence with green privacy screening along the north, east, and south boundaries of the storage area. Additionally, landscaping with shrubs and 12' Gumbo Limbo trees, 16' Dahone Holly trees, and 16' Sabel Palms will be provided in the 10' landscape buffer along the east property line (NE 1st St.), and within the newly dedicated 10' right-of-way dedication area. Please refer to the landscape plan (Sheet LA-1) for more details.

3. That the use is so designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected as far as tangible effect, including but not limited to, noise, air pollution, traffic problems, or overcrowding.

The outside storage will not cause harm to the public health, safety, or welfare. The outside storage area will be located in the rear of the Property, with direct access NE Eller St. All stored items will be completely screened from the roadway by an 8' fence and landscaping with shrubs and trees that are 12'-16' in height. The fencing and landscaping will create a physical separation that will protect the public, health, safety and welfare while also meeting City Code requirements. Noise pollution will be limited to early morning and late afternoon hours as Eastern Dredging, Inc. is off-site for most of the day and during working hours. Loading and unloading of hoses and equipment onto and off the dredging truck will occur within the restricted hours set forth in the City Code and will not have a negative impact on the adjacent properties which contain similar heavy commercial/light industrial uses. The outside storage area is not interfering with the site parking and driveway and no activity will ever occur off-site.

- 4. That the use will not cause injury to the value of other property in the neighborhood where it is to be located here such injury results from the noise, traffic, or other tangible effects which will occur as a result of the intended use.**

The buildings have been designed to the aesthetic requirements of the Pioneer Grove Design Standards and it will be a benefit to this community with a beautifully designed landscape area screening the outside storage area. Furthermore, the outside storage use will cause any traffic issues. As shown in the trip generation analysis provided with the application, the project is anticipated to generate a low demand of 14 vehicle trips per day.

The outside storage use is similar to, and compatible with the surrounding businesses. Specifically, the adjacent lots to the north and west of the Property are owned by MWI Pump Company, with similar operations as Eastern Dredging, Inc. Additionally, the outside storage use will not negatively the future development of the adjacent vacant lots as they are also zoned B-3 and are permitted to have similar heavy commercial/light industrial uses.

- 5. That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.**

The outside storage area is a low intensity commercial use located within the B-3 district. The Property is bounded by adjoining properties that are also located within the B-3 district. The outside storage area is 2,876 square feet with a minimum of 12' high dense landscaping. This is compatible in scale and massing of the adjacent properties that are also located within the B-3 zoning district. The outside storage area has been designed to meet the aesthetic guidelines and character of the neighborhood through landscape design that includes flowering, shade, and palm trees. The buildings have been designed to be a similar scale of the adjacent neighborhood, with a height of 18'. This is accomplished by integrating the office and warehouse uses horizontally in two buildings rather than vertically in a single building. Additionally, the surrounding businesses are similar heavy commercial/light industrial uses, which include warehouse, repair and outside storage of boats.

- 6. That the use will have a density and intensity of development as compatible with the neighborhood in which it is located.**

The outside storage will be used to store one dump truck, dredging hoses and one flatbed truck used solely by Eastern Dredging, Inc. The outside storage is similar in nature to the adjacent properties to the north and northeast being used for boat repair and outside storage of boats, and less intensive than the adjacent manufacturing businesses to the west.

- 7. That adequate landscaping and screening is provided to screen the development or use from neighboring residential areas to provide an opaque buffer for said residential areas. The applicant may be required to take additional measures for landscaping or screening purposes which measures are in excess of the requirements for a permitted use.**

Landscaping for the outside storage area has been designed to ensure the storage area is completely screened from public view. A combination of flowering, shade, and palm trees will create a dense planting screen between 12'-16' in height, exceeding City Code requirements when fully mature. Please refer to the landscape plan on Sheet LA-1.

- 8. That the use will not increase traffic on an adjoining street so as to lower its level of service below the adopted level of service or create a traffic nuisance to adjoining properties utilizing the same streets.**

Employees will arrive at work in the morning and take the equipment and vehicles stored in the outside storage area off the property to work at various job sites. Employees will return the equipment back to the storage area late in the afternoon, where it will be stored overnight. As the work is done off-site, the vehicle traffic generated by the business on the adjacent roadways will be low, with an estimated 14 trips per day calculated for the project (please refer the traffic statement provided by Hayley Engineering, Inc. for more details).

- 9. That adequate off-street parking, stacking and loading is provided, that ingress and egress are so designed as to cause minimum interference with traffic on abutting streets and that the use has adequate frontage on a public or approved private street.**

Two parking spaces have been provided within the outside storage area; one for the dump truck and one for the flatbed trailer owned by Eastern Dredging, Inc. No stacking of vehicles onto NE 1st Ave. will occur as the parking 7 parking spaces provided on the Property will be dispersed throughout the site and the required 50' turning radius has been provided at the entrance, allowing ingress and egress onto and existing the Property without interference. All loading and unloading of hoses will occur within the outside storage area and will not interfere with the office and warehouse operations or adjacent streets.

- 10. That the use conforms with all applicable regulations governing the district where it is located.**

The project meets all Code requirements other than the 10' landscape and plantings along NE 1st Ave. This is due to the right-of-way dedication required by the City to increase the right-of-way width along NE 1st Ave. Due to this dedication, Applicant is requesting a variance to provide a 0'

landscape buffer and no plantings along NE 1st Ave. Please refer to the variance application for more details.

The side data tables below demonstrate Code compliance with the required and provide FAR, lot coverage, pervious area, building height, and setbacks.

SITE DEVELOPMENT DATA			
	SQ. FT.	% / ACRES	
GROSS SITE AREA	12,246	0.28	
RIGHT OF WAY DEDICATION	1,433	0.03	
NET SITE AREA	10,813	0.25	
MINIMUM NET LOT AREA REQUIRED	6,000	0.14	
NET SITE AREA PROVIDED	10,813	0.25	ACRES
FAR ALLOWED	8,650	80%	
FAR PROVIDED	2,238	21%	
MAXIMUM LOT COVERAGE PERMITTED	70	65%	
MAXIMUM LOT COVERAGE PROVIDED	2,238	21%	
TOTAL HARD SURFACES PROVIDED	9,191	85%	

BUILDING HEIGHT & SETBACK DATA		
	REQUIRED/ALLOWED	PROVIDED
BUILDING HEIGHT - ABOVE FINISH FLOOR	50'	18'
MINIMUM BUILDING SETBACK (FEET)	REQ./MIN.	PROVIDED
FRONT - SOUTH	25	26.9
REAR - NORTH	10	88.1
INTERIOR SIDE - WEST	0	0.3
STREET SIDE - EAST	15	23.3



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

**81 NE Eller Street
Variance Request**

Allen Christy ("Applicant") is the owner of the +/- 0.28 acre property located at 81 NE Eller Street (folio: 474331030130), which is generally located on the northwest corner of NE Eller Street and NE First Avenue ("Property"), in the City of Deerfield Beach ("City"). The Property has a zoning designation of B-3, (Business General), and a future land use designation of Commercial 2. The Property is currently vacant.

The Applicant is proposing to develop the Property with two warehouse buildings. The first building will contain a +/- 942 square foot building with warehouse and office space for the Applicant's business, Eastern Dredging, Inc. The second building, containing +/-1,296 square feet, will consist of three warehouse bays. Two of the bays, (shown as Warehouse Bays 2 & 3 on the site plan), will be leased for other businesses. Warehouse Bay 4 will be occupied by the Applicant for Eastern Dredging, Inc. Additionally, the Applicant is proposing a +/- 2,876 square foot outdoor storage area in the northern section of the Property. The outdoor storage area will be used to store vehicles and hose equipment needed for the operations of Eastern Dredging, Inc. The outdoor storage area will not be utilized by tenants leasing Warehouse Bays 2 & 3.

In order to develop the Property, Applicant is requesting the following landscape variances: 1.) a variance from Section 98-80(e)(2)a to allow a 0' landscape buffer along the NE 1st Ave. rather than 10' as required by Code; 2.) a variance from Section 98-80(e)(2)c to provide no trees and hedges in the required landscape buffer along NE 1st Ave.

Pursuant to the City Code Section 98-116(f)(2), Applicant may request a variance from the City's Land Development Regulations if the following criteria are met:

- a. That special conditions and circumstances exist which are peculiar to the land, structure or buildings involved and which are not applicable to other lands, structures or buildings in the same zoning district;**

The Property has a peculiar and unique shape that is not applicable to other lands within the same district. Rather than being rectangular, like most properties within this district, this property is trapezoidal in shape, with only a small portion of the Property fronting NE Eller St. This is due to the large portion of the Property that was obtained by the Florida Department of Transportation (FDOT) through eminent domain to construct the Dixie Highway Flyover. The portion of the Property that was taken by FDOT now contains a supporting column for the Flyover. The Property was reduced by approximately ¼ in size with this taking and created an oddly shaped lot that is difficult to develop with a use that is permitted in the B-3 zoning district and designed to meet all dimensional Code requirement.

Additionally, in accordance with Section 98-19(5) of the Code, the City is requiring a 10' right-of-way dedication along NE 1st Ave. to increase the right-of-way width along the roadway. Consequently, Applicant is required to work within the confines of the new Property boundaries while creating a practical site for the Applicant's business operation. The proposed plans have been designed to meet all Code requirements other than the required 10' landscape buffer and plantings within the buffer along NE 1st Ave. Due to the restraints of the oddly shaped lot and the 10' right-of-way taking along NE 1st Ave., Applicant does not have sufficient room on the Property to provide the required 10' landscape buffer; thus necessitating the variance requests. If the 10' landscape buffer was provided, the drive-aisles and turning radius for ingress and egress would be reduced by 10', removing the ability to provide sufficient site circulation throughout the Property.

b. That the special conditions and circumstances do not result from the actions of the applicant;

As stated above, the special conditions and circumstances that require this variance request do not result from the actions of the applicant. The Property, once rectangularly shaped, is now trapezoidal shaped and much smaller in size due to the FDOT property taking for the Dixie Highway Flyover. Additionally, the required 10' right-of-way dedication along NE 1st Ave. further inhibits development ability for the Applicant. Even within the restraints of the oddly shaped lot, Applicant was able to design a plan that meets all Code requirements. If not for the 10' right-of-way dedication required by the City, the Applicant would be able to meet all Code requirements and provide the required 10' landscape buffer and plantings along NE 1st Ave. As such, the need for the variance is caused by actions of the City requiring the 10' right-of-way dedication along NE 1st Ave., and not as a result of any actions caused by the Applicant.

c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings or structures in the same zoning district;

No special privilege will be conferred on the Applicant by granting this variance request. The Property is unique in that it is the only property in this area with a B-3 zoning designation that is oddly shaped due to an FDOT property taking, and that it is undeveloped. The surrounding properties within this district are rectangular in shape and are developed. Being previously developed, these properties will not be required to dedicate 10' of land for right-of-way purposes. The loss of land through the FDOT taking and right-of-way dedication, has necessitated the variance requests to allow the Applicant to enjoy the same development rights of the surrounding properties within the same district.

d. That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Code and would work unnecessary and undue hardship on the applicant;

As stated above, the existing layout of the Property is not conducive to development, would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district,

and would cause unnecessary and undue hardship on the applicant. Requiring strict interpretation of the Code would result in a site design that does not meet Code requirements regarding site circulation and parking while also providing buildings large enough for the office and warehouse uses. This condition is unique to the Property as it is the only property within the B-3 district that has lost land area to an FDOT property taking and a required right-of-way dedication. As such, Applicant is required to request a variance for the 10' landscape buffer and required plantings to be able to enjoy rights commonly enjoyed by the property owners of the surrounding parcels within the same district.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;**

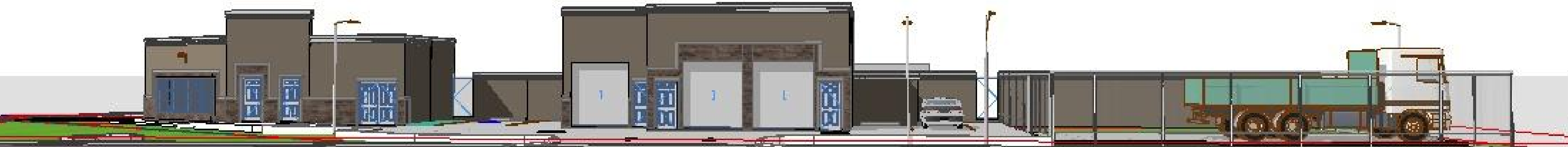
The variance requested is the minimum variance required to allow for the development of the Property for use by the Applicant. Without a variance, Applicant cannot set forth a feasible site plan that will allow for a business to operate on the Property. The granting of these requests will allow for the Applicant to make use of the Property while also dedicating the 10' right-of-way to the City. By granting the landscape variances, Applicant will be able to utilize a vacant and blighted property and to establish a suitable business in the community.

- f. That the grant of the variance will be in harmony with the general intent and purpose of this Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

Granting the variance will be in harmony with the general intent and purpose of the Code and will not be injurious to the surrounding area or detrimental to the public welfare. The project has been developed to meet all Code requirements. If not for the right-of-way dedication, Applicant could provide the required 10' landscape buffer and plantings along NE 1st Ave., thus meeting all Code requirements. Although the strip of land 10' width along NE 1st Ave. will be dedicated for right-of-way purposes, Applicant is providing landscaping with shrubs and trees beyond the Code requirement for a 10' landscape buffer in this dedication area; thereby providing a 10' landscape buffer adjacent to the Property rather than within the property boundaries. As such, Applicant is meeting the intent of the Code by providing a 10' landscape buffer with trees to screen the outside storage area. Additionally, Applicant is providing a project with buildings that are in harmony with the architectural design standards set forth in the Pioneer Grove Design Guidelines.

Granting the variance will allow the development of vacant land for a project that is compatible with the surrounding uses and properties located within the same district. In turn, this will improve the neighborhood with a new development and bring additional property tax revenues to the City.

EASTERN DREDGING, INC.
NEW OFFICE, WAREHOUSE AND OUTSIDE STORAGE
81 NE ELLER STREET DEERFIELD BEACH FL 33441



2
A0.0
NE 1st Avenue Perspective
SCALE: 1:30

IMAGE DOES NOT SHOW LANDSCAPING THAT WILL COMPLETELY SCREEN ALL EQUIPMENT IN STORAGE AREA BEHIND ENCLOSURE FENCE.

CIRCLE INDICATES 300' RADIUS FROM THE APPROXIMATE CENTER OF PROPERTY.

EXISTING FIRE HYDRANT
81 NE 2ND (ELLER) STREET
DEERFIELD BEACH, FL 33441

EXISTING FIRE HYDRANT
+/- 180' FROM SITE CENTER

SURVEYOR
BASELINE LAND SURVEY, LLC
1400 NW 1st COURT
Boca Raton, FL 33432
561.417.0700

DESIGN TEAM:

ARCHITECTURE
VINICIO R FERNANDEZ, AIA
501 SW 11th Place, 411-B
Boca Raton, Florida 33432
561.362.9939

CIVIL
HALEY ENGINEERING, INC.
1680 SE 4th Street
Deerfield Beach, FL 33441
954.260.6194

LANDSCAPE ARCHITECTURE
MAUREEN SMITH, L.A.
968 Dogwood Drive
Delray Beach, FL 33483
561.271.8933

LEGEND:

THIS ROUND REFERENCE LINE INDICATES 300'-0" RADIUS FROM APPROX. CENTER OF PROPERTY

PROPOSED LOT

CITY ZONING DISTRICT

B-3 BUSINESS GENERAL

ADJACENT ZONING DISTRICT (300'-0" RADIUS)

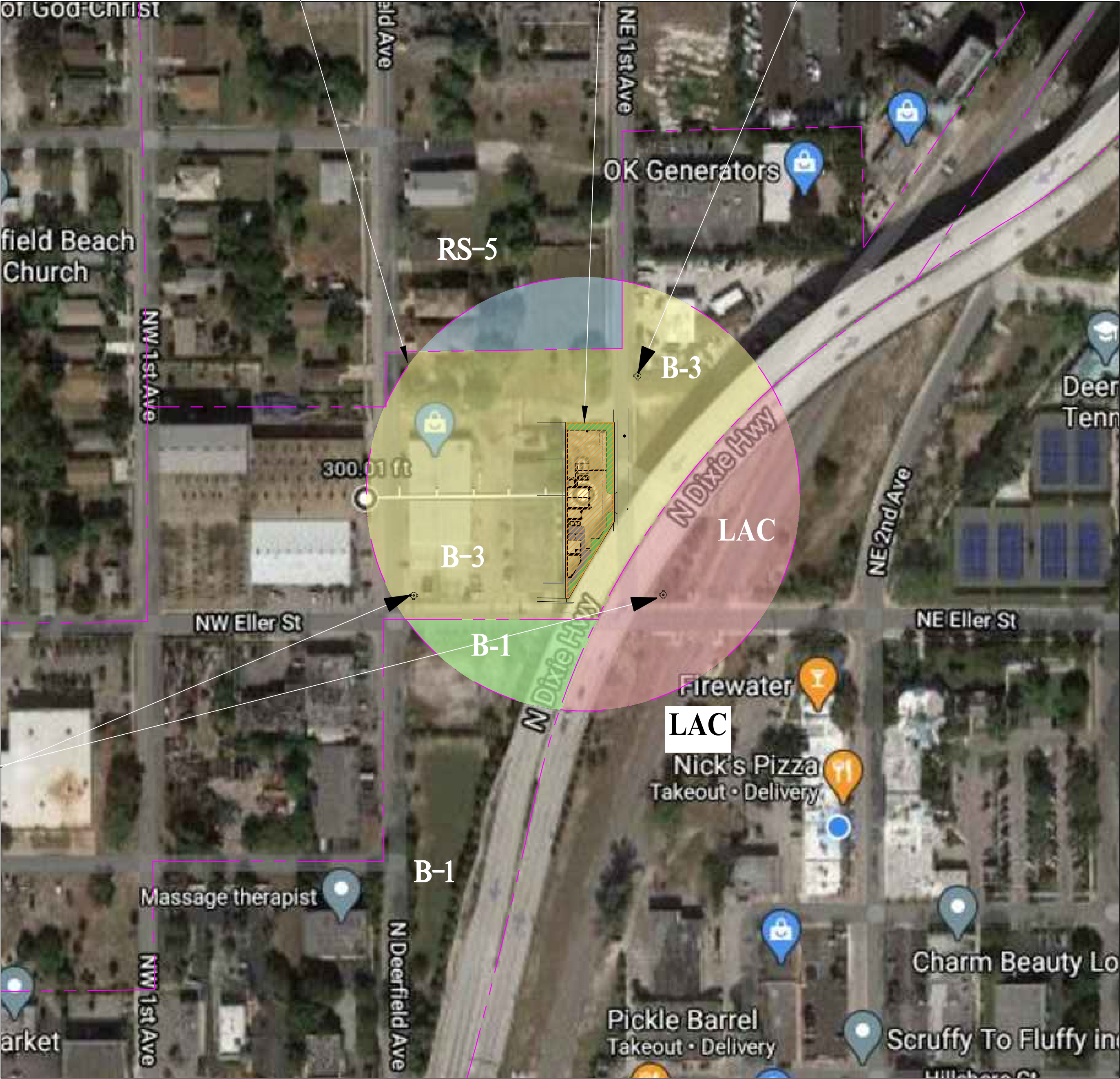
B-3 BUSINESS GENERAL

LAC LOCAL ACTIVITY CENTER

B-1 BUSINESS COMMUNITY

RS-5 RESIDENTIAL MULTI-FAMILY

ZONING LIMIT



1
A0.0
LOCATION & SURROUNDING ZONING DISTRICTS MAP

SHEET INDEX

ID	Name
A0.0	COVER SHEET
	BOUNDARY & TOPOGRAPHIC SURVEY
A1.0	SITE PLAN
A1.1	SITE AREA & ADA PARKING DETAILS
A1.2	DUMPSTER ENCLOSURE PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	FLOOR PLAN
A3.1	DOOR & WINDOW FLOOD BARRIER DETAILS
SL-1	SITE LIGHTING PLAN
LA-1	LANDSCAPE PLANTING PLAN
LA-2	LANDSCAPE IRRIGATION PLAN

C1	WATER, SEWER, PAVING & DRAINAGE PLAN
C2	BEST MANAGEMENT PRACTICES DETAILS
C3	PAVING & DRAINAGE DETAILS
C4	CONSTRUCTION DETAILS
C5	SPECIFICATIONS AND GENERAL NOTES

SCOPE OF WORK:

TWO NEW CBS COMMERCIAL BUILDINGS:

- ONE BUILDING FOR OWNER'S OFFICE AND STORAGE.
- ONE WAREHOUSE BUILDING
- OUTSIDE STORAGE AND PARKING IN STORAGE YARD ARE SUBORDINATE TO PRIMARY BUSINESS USE.

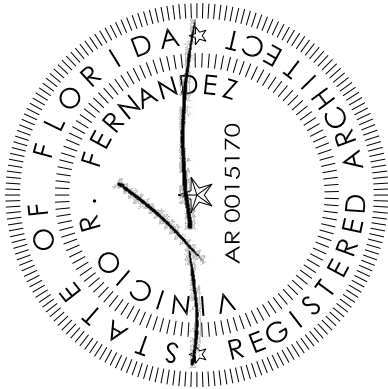
LEGAL DESCRIPTION: provided by ACCURATE LAND SURVEYORS, INC.
The East 65 feet of Lots 17, 20 and 21, W. L. Bracknell Subdivision, according to the map or plat thereof as recorded in Plat Book 5, Page 24, Public Records of Palm Beach County, Florida.

Less and except therefrom:
A portion of the East 65.00 feet of Lot 21, W.L. BRACKNELL SUBDIVISION, according to the plat thereof, as. recorded in Plat Book 5, Page 24 of the Public Records of Palm Beach County, Florida
(now Broward County, Florida) and lying in the Southwest 1/4 of Section 31, Township 47 South, Range 43 East, Broward County, Florida, being more particularly described as follows:
BEGIN at the Southeast Corner of said Lot 21; thence South 89°23'45" West along the South line of said Lot 21, a distance of 65.00 feet to a point on the West line of the East 65.00 feet of said Lot 21; thence North 00°47'36" West along said West line, a distance of 6.00 feet; thence North 89°23'45" East, a distance of 3.04 feet to the beginning of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 1,205.55 feet and a chord bearing of North 29°50'54" East, through a central angle of 05°46'50", an arc distance of 121.63 feet to a point on the East line of said Lot 21 and the end of said curve; thence South 00°47'36" East along said East line, a distance of 110.80 feet to the POINT OF BEGINNING.

Said premises being located in Broward County, Florida.

- PROPERTY ADDRESS:**
81 NE ELLER STREET
DEERFIELD BEACH, FL 33441
PROPERTY ID:
4743 3103 0130
<https://web.bcpa.net/BcpaClient/EstimateStatus.aspx?number=474331030130>
- LEGAL DESCRIPTION** REFER TO SURVEY AND THIS SHEET FOR FULL DESCRIPTION
FROM PROPERTY APPRAISER WEBSITE:
W L BRACKNELL SUB 5-24 PB LOT 17 E 65.20 E 65.21 E 65 LESS POR K/A PAR 107 TO DOT PER CAGE 03-15312-13.
REFER TO SURVEY FOR COMPLETE DESCRIPTION.
- CODES 8TH EDITION - 2023 FOR:**
a FBC - FLORIDA BUILDING CODE
b FFC - FLORIDA FIRE CODE
c FAC - FLORIDA BUILDING CODE - ACCESSIBILITY
d FMC - FLORIDA BUILDING CODE - MECHANICAL
e FPC - FLORIDA BUILDING CODE - PLUMBING
f FFGC - FLORIDA BUILDING CODE - FUEL GAS
g FECC - FLORIDA BUILDING CODE - ENERGY CONSERVATION
h NFPA 1 - FLORIDA FIRE PREVENTION CODE - 2023 EDITION
i NFPA 70 - NATIONAL ELECTRICAL CODE - 2018 EDITION
j NFPA 101 - LIFE SAFETY CODE - 2018 EDITION
k OTHER CODES AND STANDARDS THAT MAY APPLY TO THIS PROJECT AND ARE NOT LISTED HERE AND MY REQUIRED BY AHJ.

ALL BUILDING CONSTRUCTION DESCRIBED ON THESE PLANS SHALL COMPLY WITH ALL AHJ, STATE CODES, CURRENT BROWARD COUNTY AND CITY OF DEERFIELD BEACH ORDINANCES INCLUDING ANY APPENDICES AND OR AMENDMENTS.



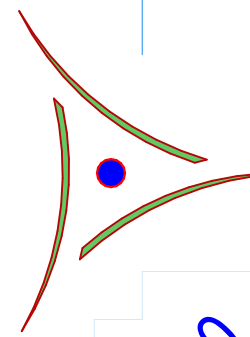
2024.12.20
DATE

SITE PLAN APPROVAL
REVISIONS

00
NUMBER

Vinicio R. Fernandez, Inc.
501 SW 11th Place, Suite 411-B, Boca Raton, Florida 33432
voice 561.212.1365 archwin@bellsouth.net

Vinicio R. Fernandez, AIA
ARCHITECT
EASTERN DREDGING, INC. NEW OFFICE, WAREHOUSE AND OUTSIDE STORAGE 81 NE ELLER STREET DEERFIELD BEACH FL 33441



COVER SHEET

A0.0

Users\viniciomendez\BEM Dropbox\Vinicio Fernandez\2-COMM 202\2-EASTERN DREDGING\28.dgn
© 1996-2024 VINICIO R. FERNANDEZ, INC. NO PART OF THESE PLANS OR DESIGNS MAY BE COPIED OR REPRODUCED IN ANY FORM WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF VINICIO R. FERNANDEZ, ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. VINICIO R. FERNANDEZ, ARCHITECT ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE DRAWINGS, PLANS AND SPECIFICATIONS THEREOF. THE CONTRACTOR SHALL COMPLY WITH ALL FIELD CONDITIONS ON BEFORE CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DAMAGE BY CONTRACTOR NOTES:
A. THE CONTRACTOR SHALL PROTECT FROM DAMAGE BY CONSTRUCTION OPERATIONS, ALL PUBLIC STREETS, SIDEWALKS, LANDSCAPE, IRRIGATION, SIGNAGE, STRIPING, PAVEMENTS, INCLUDING ALL BASE COURSES AND SURFACE COURSES, THAT ADJUTS THE WORK AREA.
B. ANY SIDEWALK, BASE COURSE OR SURFACE COURSE BEYOND THOSE LIMITS, DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION, SHALL BE RESTORED IN ACCORDANCE WITH PREVAILING APPLICABLE PROFESSIONAL STANDARDS, TO THE SATISFACTION OF THE CITY OF DEERFIELD BEACH, AND TO THE SATISFACTION OF ANY OTHER GOVERNING AUTHORITY HAVING JURISDICTION OVER THE WORK AREA.
C. ANY DAMAGE TO ADJACENT LANES OF PAVEMENT WILL REQUIRE THE CONTRACTOR TO RESURFACE THE ENTIRE LANE WIDTH FOR A LENGTH, AS APPROVED BY THE CITY OF DEERFIELD BEACH, WHEN THE DAMAGE AMOUNTS TO 25 PERCENT OR MORE IN ANY ONE BLOCK (APPROXIMATELY 600 FEET). THE CONTRACTOR SHALL RESURFACE THE ENTIRE WIDTH OF THE LANES IN WHICH THE DAMAGE OCCURRED FOR THE ENTIRE BLOCK.
D. THE CONTRACTOR IS HEREBY NOTIFIED THAT WHEREVER THE LINE FOR REPAIRING FOR TRENCHES EXTENDS ONE FOOT INTO THE EDGE OF THE EXISTING PAVING, HE SHALL REPAVE TO THIS EDGE ONLY. FULL LANE PAVING WILL NOT BE REQUIRED. DAMAGE TO THE PAVEMENT BEYOND THIS LINE BY THE CONTRACTOR WILL REQUIRE THAT HE REPAVE THE FULL WIDTH.

FOR WATER, SEWER, PAVING & DRAINAGE REFER TO CIVIL ENGINEERING PLAN BY JOHN J. HALEY, P.E.

LEGEND

- PROPOSED LANDSCAPE AREA
- PROPOSED ASPHALT PARKING
- CONCRETE AREA
- OUTSIDE STORAGE TURF BLOCK
- BUILDING AREA
- DRIVEWAY, OUTSIDE STORAGE AND REST OF PARKING AREA
- TRAFFIC FLOW DIRECTION

THIS SITE PLAN IS BASED ON BOUNDARY SURVEY BY:
BASELINE LAND SURVEYORS, INC.
1400 NORTHWEST 1ST COURT
POMPANO BEACH, FL 33432 (561)-0700

SITE PLAN

SCALE: 1" = 10'

SECURITY NOTES:

- LANDSCAPE SHALL NOT CONFLICT WITH LIGHTING TO INCLUDE LONG-TERM TREE CANOPY GROWTH.
- LANDSCAPE SHOULD NOT OBSTRUCT VIEW FROM DOORS, WINDOWS OR WALKWAYS.
- TIMER CLOCK OR PHOTOCELL LIGHTING FOR NIGHTTIME USE.
- CONSTRUCTION SITE SECURITY AND MANAGEMENT PLAN.
- ALL ROADWAY AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.

ZONING INFORMATION

CURRENT LAND USE
PROPOSED LAND USE
EXISTING & PROPOSED ZONING DISTRICT
FUTURE LAND USE

VACANT LAND
COMMERCIAL BUSINESS
B-3 GENERAL BUSINESS
COMMERCIAL 2

PROPERTY OWNER: ALLEN CHRISTY
APPLICANT: ALLEN CHRISTY

SITE DEVELOPMENT DATA

	SQ. FT.	% / ACRES
GROSS SITE AREA	12,246	0.28
10.0' RIGHT OF WAY DEDICATION	1,433	0.03
NET SITE AREA	10,813	0.25
MINIMUM NET LOT AREA REQUIRED	6,000	0.14
NET SITE AREA PROVIDED	10,813	0.25 ACRES
MAXIMUM LOT COVERAGE PERMITTED	7,028	65%
MAXIMUM LOT COVERAGE PROVIDED	2,238	20.70%
TOTAL HARD SURFACES PROVIDED	9,178	84.88%
MINIMUM LANDSCAPE AREA REQUIRED	1,622	15%
LANDSCAPE AREA PROVIDED	1,635	15.12%
BUILDING HEIGHT & SETBACK DATA		
REQUIRED/ALLOWED PROVIDED		
BUILDING HEIGHT - ABOVE FINISH FLOOR	50'	18'
MINIMUM BUILDING SETBACK (FEET)		
FRONT - SOUTH	25	26.9
REAR - NORTH	10	88.1
INTERIOR SIDE - WEST	0	0.3
STREET SIDE - EAST	15	23.3
MINIMUM STORAGE YARD SETBACK (FEET)		
FRONT - SOUTH	25	177
REAR - NORTH	10	10
INTERIOR SIDE - WEST	0	0.3
STREET SIDE - EAST (VARIANCE NEEDED)	10	0

SITE PLAN NOTES:

- SHIPPING CONTAINER ON SITE SHALL BE REMOVED PRIOR TO START OF CONSTRUCTION.
- OFFICE AREA SHALL BE DRY FLOOD PROOFING: A COMBINATION OF MEASURE THAT RESULT IN A STRUCTURE, INCLUDING THE ATTENDANT UTILITIES AND EQUIPMENT, BEING WATERTIGHT WITH ALL ELEMENTS SUBSTANTIALLY IMPERMEABLE AND WITH STRUCTURAL COMPONENTS HAVING THE CAPACITY TO RESIST FLOOD LOAD.
- STORAGE AREAS SHALL BE PROVIDED WITH "FREEDOM FLOOD VENT" MODEL FFV-1909 BY SMART PRODUCT INNOVATIONS, INC. REFER TO ICC-ES EVALUATION REPORT ESR-4332 2020-2022. PROVIDE 2 VENTS FOR EACH BAY ON OPPOSING WALLS, AS SHOWN ON PLAN, BOTTOM OF ALL VENT SHALL BE AT A MAXIMUM 12" ABOVE FINISHED FLOOR.

ALSO REFER TO SHEET A3.1 - DOOR AND WINDOW FLOOD BARRIER DETAILS.

BUILDING FLOOR & SITE AREA SCHEDULE

Zone #	Zone Name	Area
101	BUILDING 1	500
102	BLDG. 1 TOILET ROOM	48
103	BUILDING 1	394
		942 SF
201	BUILDING 2	372
202	BUILDING 2	458
203	BUILDING 2	466
		1,296 SF
01	CONC. WALKWAY	601
02	DRIVEWAY & PARKING	3,577
03	8" PRIVACY WALL-SOUTH	18
04	DUMPSTER ENCLOSURE	124
05	DUMPSTER APRON	165
06	8" PRIVACY WALL-NORTH	45
07	STORAGE YARD PARKING - PAVED	966
SY1	STORAGE YARD - TURF BLOCKS	1,444
		6,940 SF
L1	LANDSCAPE - PERIMETER	550
L2	LANDSCAPE - PERIMETER	554
L3	LANDSCAPE - STORAGE YARD ISLAND	196
L4	LANDSCAPE - WEST PERIMETER	65
L5	PERVIOUS - STORAGE YARD	270
		1,635 SF
		10,813 SF

PERVIOUS AREA PRIOR AND AFTER RIGHT OF WAY DEDICATION:

AREA NAME	AREA (S.F.)
PERVIOUS AREA PRIOR TO DEDICATION	2,608
PERVIOUS AREA WITHIN DEDICATION AREA	1,243
ASPHALT AREA WITHIN DEDICATION AREA	190
TOTAL DEDICATION AREA	1,433
REMAINING PERVIOUS AREA AFTER DEDICATION	1,365
NEW PERVIOUS AREA IN OUTDOOR STORAGE AREA	270
NET PERVIOUS AFTER DEDICATION	1,635

CONDITIONAL USE NOTE:

- SECTION 98-55 (C) CONDITIONAL USES:
UPON APPLICATION AND AFTER A FAVORABLE DETERMINATION BY THE ZONING APPEALS SPECIAL MASTER OR THE CITY COMMISSION (WHERE THE CONDITIONAL USE IS PART OF THE SITE PLAN APPLICATION) THAT ALL CONDITIONS AND PROVISIONS OF A CONDITIONAL USE HAVE BEEN MET, THE USES LISTED BELOW MAY BE PERMITTED AS CONDITIONAL USES IN THIS DISTRICT. PROVIDED THAT THE PROPERTY LISTED BELOW MAY BE PERMITTED AS CONDITIONAL USES IN THIS DISTRICT. IN ADDITION TO ANY PROVISIONS LISTED HEREIN, ALL PROPOSED CONDITIONAL USES SHALL COMPLY WITH THE REQUIREMENTS OF THIS CODE, BE HEARD AND DECIDED BY THE ZONING APPEALS SPECIAL MASTER (OR THE CITY COMMISSION WHERE APPLICABLE) AS SET FORTH HEREIN, AND BE CONSISTENT WITH THE GOALS, OBJECTIVES AND POLICIES OF THE CITY'S COMPREHENSIVE PLAN.
- (3) OUTSIDE STORAGE PROVIDED:
A. THE OUTSIDE STORAGE IS SUBORDINATE TO THE PRINCIPAL USE LOCATED ON THE SAME PROPERTY; AND
B. THE OUTSIDE STORAGE AREA DOES NOT ADJUT A RESIDENTIAL DISTRICT; AND
C. THE STORAGE AREA IS IN A REAR OR SIDE YARD AND SCREENED ACCORDING TO THE REQUIREMENTS OF THIS CODE; AND
D. THE HEIGHT OF THE MATERIAL STORED DOES NOT EXCEED THE HEIGHT OF THE LANDSCAPE SCREENING.

PARKING CALCULATION

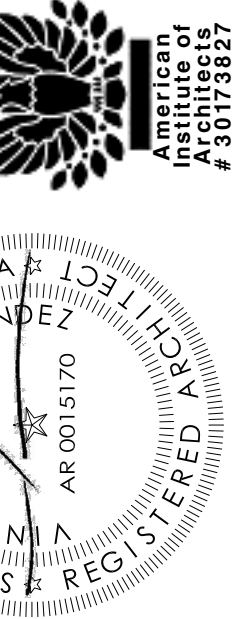
LDC SECTION	ZONE	AREA SQ. FT.	FACTOR	REQUIRED
41	OFFICE	500.00	250	2.00
67	WAREHOUSE	1,690.00	750	2.25
42	OUTDOOR STORAGE	2,876.00	5000	0.58
	TRUCK & TRAILER PARKING			2.00
	TOTAL PARKING REQUIRED			6.8
	TOTAL PARKING PROVIDED			7
BREAKDOWN OF PARKING PROVIDED				
STANDARD PARKING DIMENSION = 10' X 20'				
COMMERCIAL COMPACT PARKING DIMENSION = 9' X 18'				
ADA PARKING DIMENSION = 12' X 20'				
LOADING NOT REQUIRED (BLDG. IS LESS THAN 10,000 SQ. FT.)				
FLOOR AREA DISTRIBUTION SCHEDULE (SQ. FT.)				
TOTAL FLOOR AREA FOR LEASE - BUILDING 2 ONLY				
BLDG. 2 WAREHOUSE BAY 1		372.00		830.00
BLDG. 2 WAREHOUSE BAY 2		458.00		
TOTAL OWNER OCCUPIED FLOOR AREA				
BLDG. 1 OFFICE		500.00		
BLDG. 1 WAREHOUSE		394.00		
BLDG. 2 BAY 3 WAREHOUSE		466.00		
TOTAL BUILDING AREA BREAKDOWN				
LEASE FLOOR AREA		830.00		
OWNER OCCUPIED FLOOR AREA		1,360.00		
TOILET ROOM AREA - USED BY BOTH BUILDINGS		48.00		
GROSS BUILDING AREA BREAKDOWN				
TOTAL BUILDING 1 FLOOR AREA		942.00		2,238.00
TOTAL BUILDING 2 FLOOR AREA		1,296.00		SITE PLAN

Vinicio R. Fernandez, AIA
ARCHITECT
EASTERN DREDGING, INC. NEW OFFICE, WAREHOUSE AND OUTSIDE STORAGE

Vinicio R. Fernandez, Inc.
501 SW 11th Place, Suite 411-B, Boca Raton, Florida 33432
voice 561.212.1365 archwin@belsouth.net

2024.12.20 DATE
SITE PLAN APPROVAL
REVISIONS
NUMBER

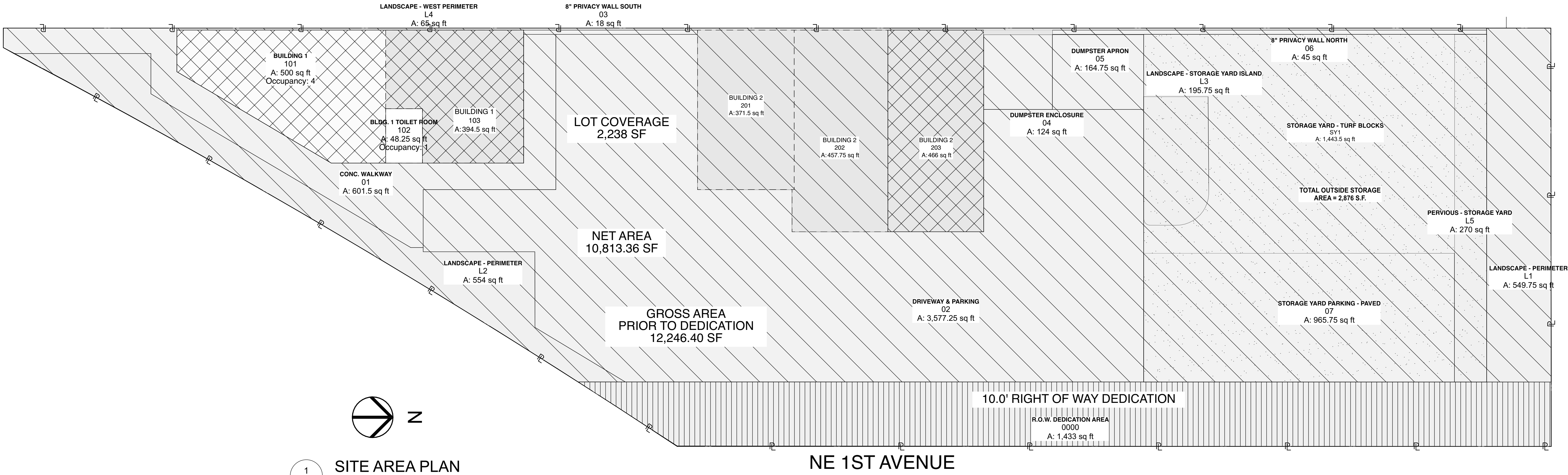
81 NE ELLER STREET DEERFIELD BEACH FL 33441



A1.0

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NE 2ND STREET



1 SITE AREA PLAN
A1.1 SCALE: 1/8" = 1'-0"

LEGEND

FLOOR AREA TO BE USED BY EASTERN DREDGING, INC.

NET SITE AREA

OUTSIDE STORAGE AREA

RIGHT OF WAY DEDICATION

FLOOR AREA DISTRIBUTION SCHEDULE (SQ. FT.)			
TOTAL FLOOR AREA FOR LEASE - BUILDING 2 ONLY			830.00
BLDG. 2 WAREHOUSE BAY 1	372.00		
BLDG. 2 WAREHOUSE BAY 2	458.00		
TOTAL OWNER OCCUPIED FLOOR AREA			1,360.00
BLDG. 1 OFFICE	500.00		
BLDG. 1 WAREHOUSE	394.00		
BLDG. 2 BAY 3 WAREHOUSE	466.00		
TOTAL BUILDING AREA BREAKDOWN			2,238.00
LEASE FLOOR AREA	830.00		
OWNER OCCUPIED FLOOR AREA	1,360.00		
TOILET ROOM AREA - USED BY BOTH BUILDINGS	48.00		
GROSS BUILDING AREA BREAKDOWN			2,238.00
TOTAL BUILDING 1 FLOOR AREA	942.00		
TOTAL BUILDING 2 FLOOR AREA	1,296.00		

BUILDING FLOOR & SITE AREA SCHEDULE			
Code	Zone #	Zone Name	Area
0.A	101	BUILDING 1	500
0.A	102	BLDG. 1 TOILET ROOM	48
0.A	103	BUILDING 1	394
			942 ft²
0.B	201	BUILDING 2	372
0.B	202	BUILDING 2	458
0.B	203	BUILDING 2	466
			1,296 ft²
1.0	01	CONC. WALKWAY	601
1.0	02	DRIVEWAY & PARKING	3,577
1.0	03	8" PRIVACY WALL SOUTH	18
1.0	04	DUMPSTER ENCLOSURE	124
1.0	05	DUMPSTER APRON	165
1.0	06	8" PRIVACY WALL NORTH	45
1.0	07	STORAGE YARD PARKING - PAVED	966
1.0	SY1	STORAGE YARD - TURF BLOCKS	1,444
			6,940 ft²
2.0	L1	LANDSCAPE - PERIMETER	550
2.0	L2	LANDSCAPE - PERIMETER	554
2.0	L3	LANDSCAPE - STORAGE YARD ISLAND	196
2.0	L4	LANDSCAPE - WEST PERIMETER	65
2.0	L5	PERVIOUS - STORAGE YARD	270
			1,635 ft²
			10,813 ft²

PARKING BY DISABLED PERMIT ONLY

Display conditions

SIGNAGE

GENERAL

Each accessible parking space must be prominently outlined with blue paint, and must be repainted as necessary, to be clearly distinguishable as a parking space designated for persons who have disabilities and must be posted with a permanent above-grade sign bearing the international symbol of accessibility, meeting the requirements of color and design approved by the Department of transportation, of 502.6 and the caption "PARKING BY DISABLED PERMIT ONLY". Such sign erected after October 1, 1996, must indicate the penalty for illegal use of the space.

CHARACTER PROPORTION

Letters and numbers on signs shall have a width-to-height ratio between 3:5 and 1:1 and a stroke width-to-height ratio between 1:5 and 1:10.

COLOR CONTRAST

Characters and symbols shall contrast with their background—either light characters on a dark background or dark characters on a light background.

RAISED OR INDENTED CHARACTERS OR SYMBOLS

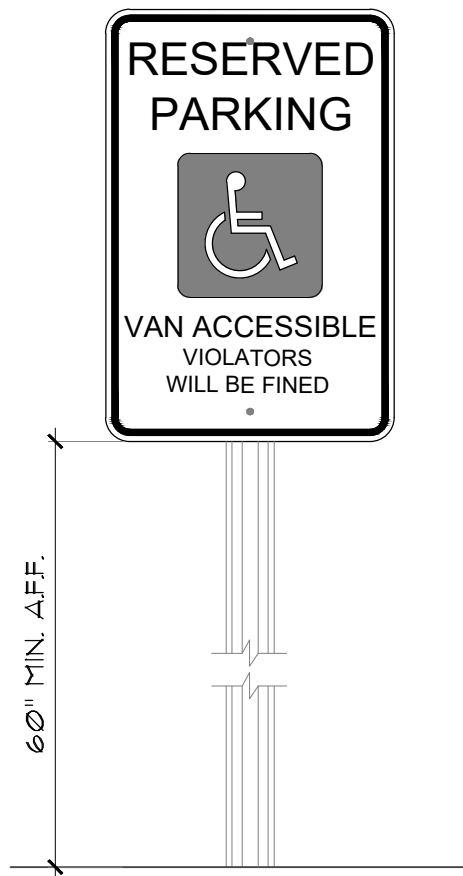
Letters and numbers on signs shall be raised or incised 1/32 in. (0.8 mm) minimum and shall be sans serif characters. Raised characters or symbols shall be at least 5/8 in. (16 mm) high, but no higher than 2 in. (50 mm). Indented characters or symbols shall have a stroke width of at least 1/4 in. (6 mm). Symbols or pictographs on signs shall be raised or indented 1/32 in. (0.8 mm), minimum.

HANDICAP PARKING LOGO

NTS

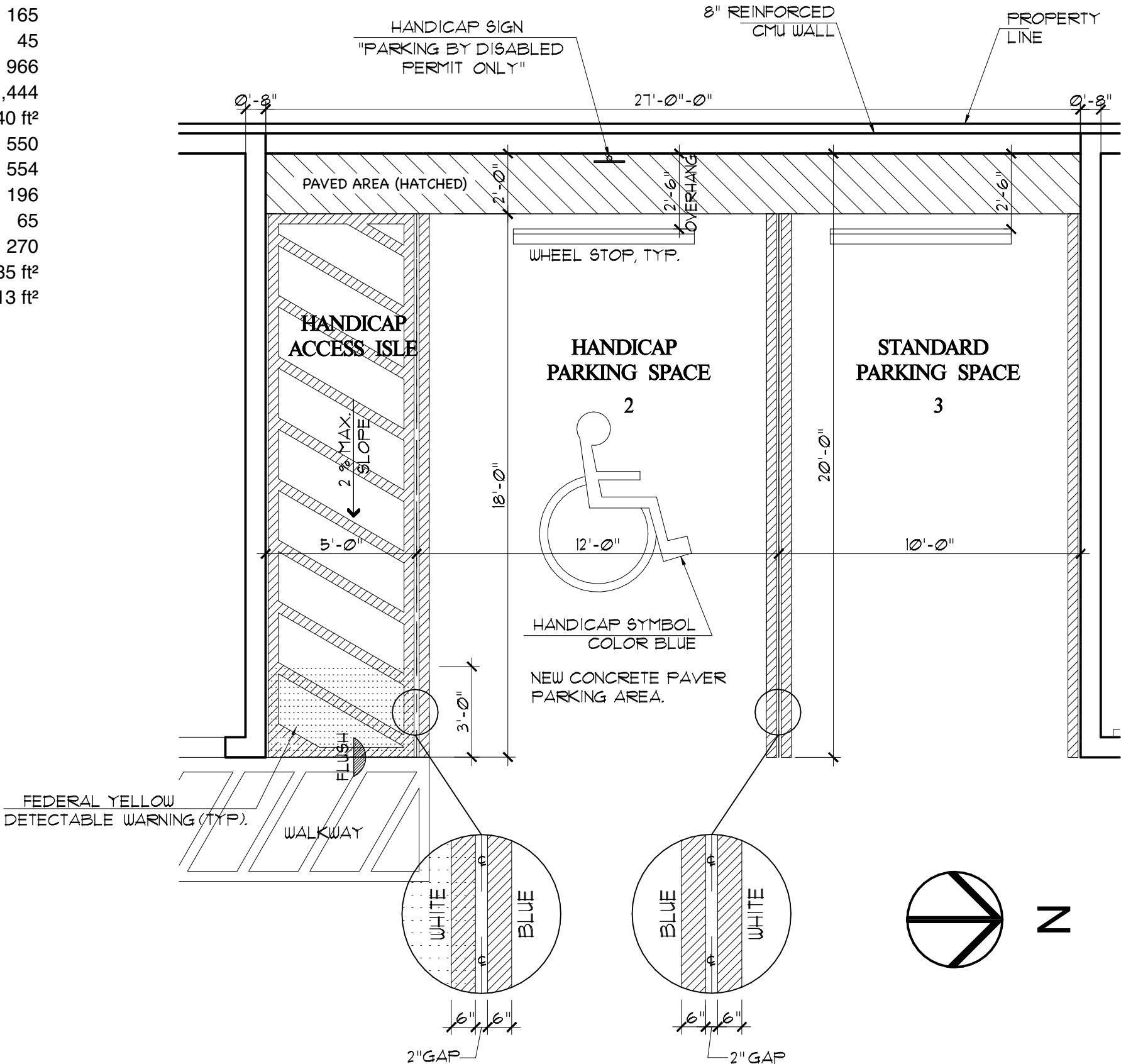
ADA STANDARD PARKING SIGN DETAILS

SCALE: 1" = 1'-0"



ACCESSIBLE SIGN

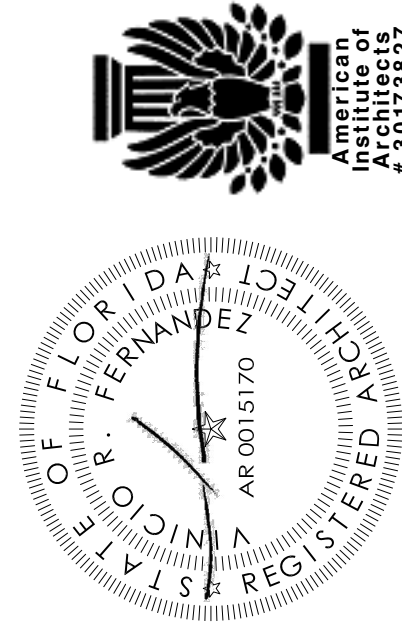
SCALE 1 1/2" = 1'-0"



ADA PARKING PLAN DETAIL

SCALE: 1/4" = 1'-0"

SITE AREA & ADA PARKING DETAILS



2024.12.20 DATE

SITE PLAN APPROVAL REVISIONS

00 NUMBER

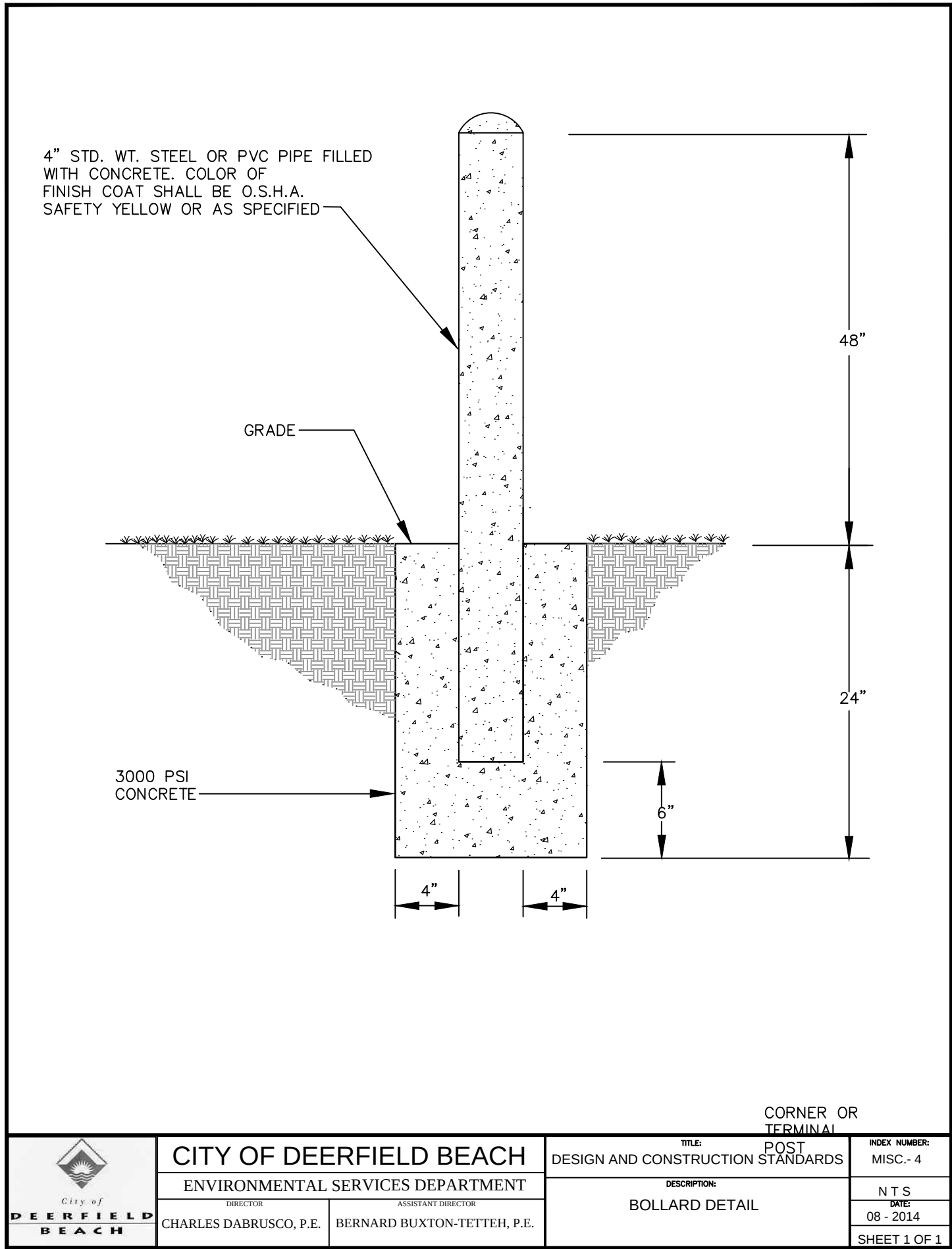
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voice 561.212.1365 archwin@belsouth.net

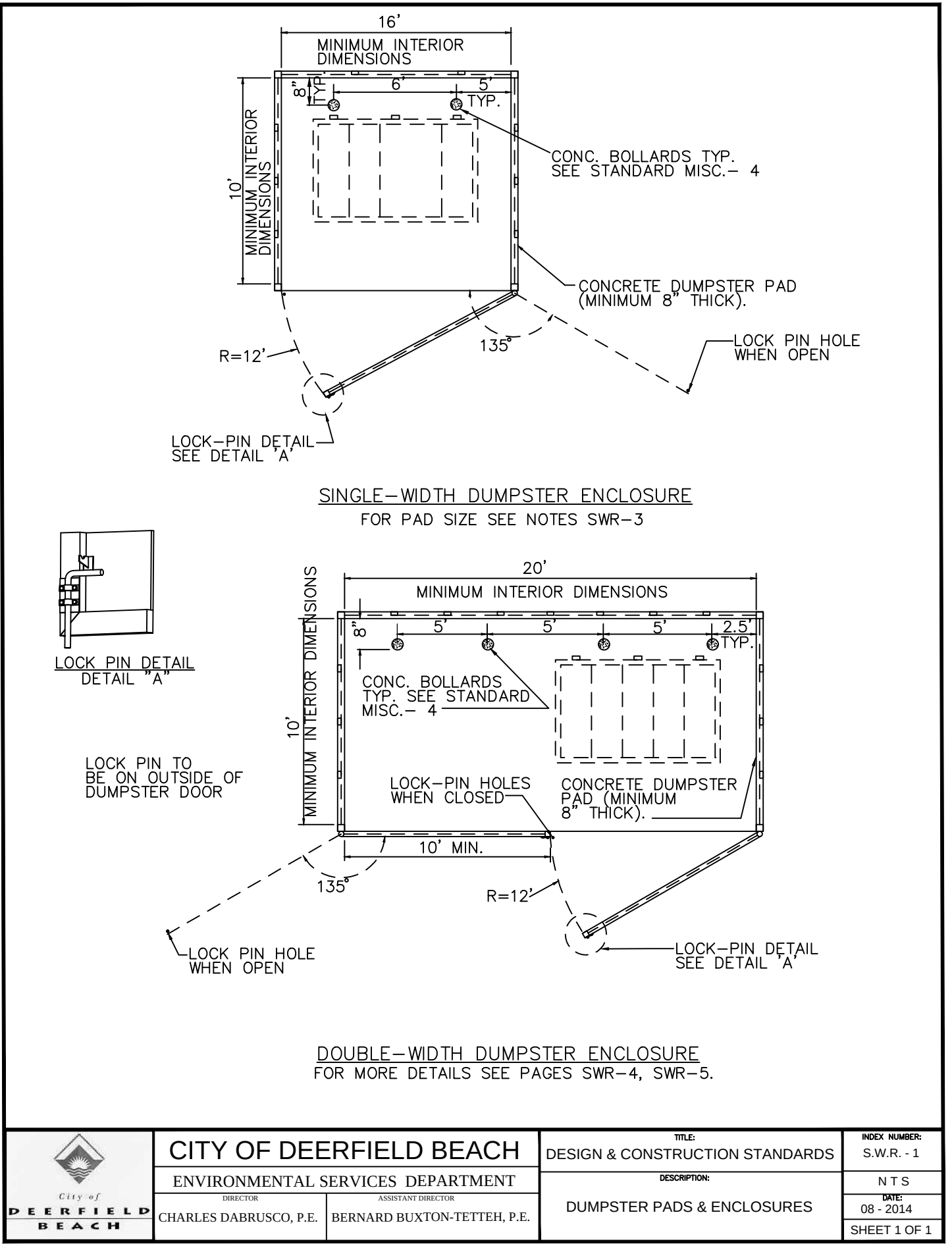
Vinicio R. Fernandez, AIA
ARCHITECT
EASTERN DREDGING, INC. NEW OFFICE, WAREHOUSE AND OUTSIDE STORAGE 81 NE ELLER STREET DEERFIELD BEACH FL 33441

A1.1

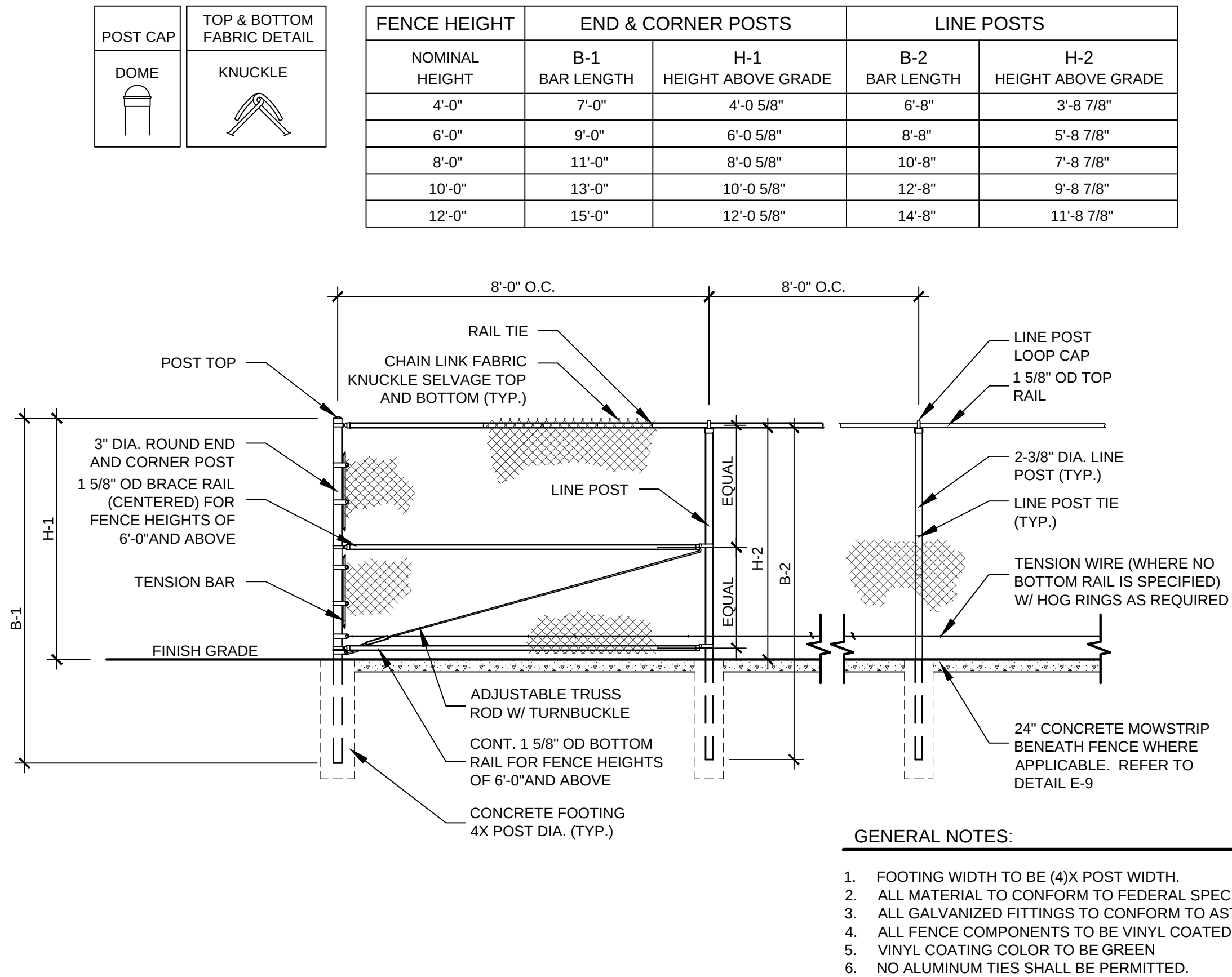
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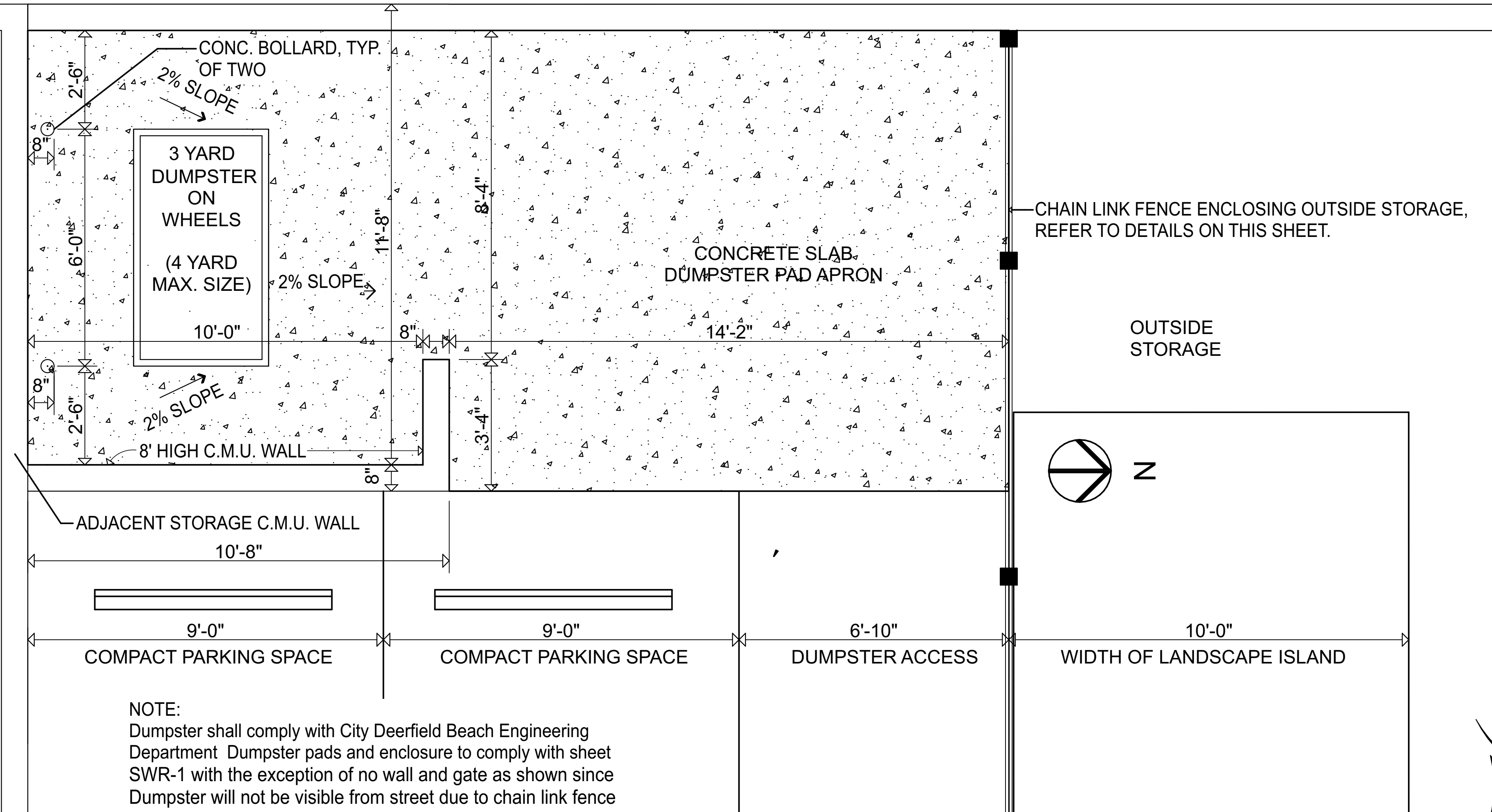
3
A1.2
MISC.4 BOLLARD DTL.
SCALE: 1' = 1'-0"



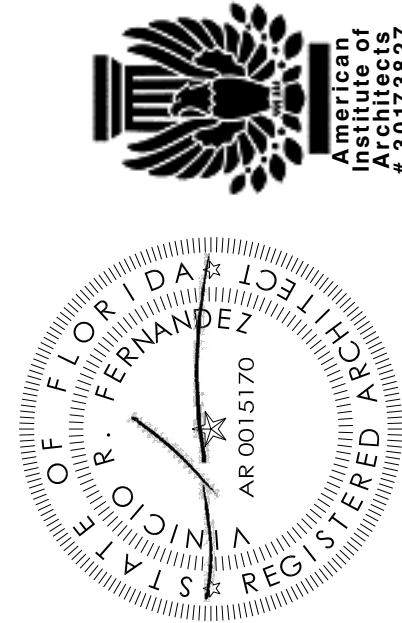
2
A1.2
SWR-1 DUMPSTER PADS AND ENCLOSURES
SCALE: 1' = 1'-0"



4
A1.2
TYPICAL CHAIN LINK GREEN VINYL FENCE DETAIL
NOT TO SCALE

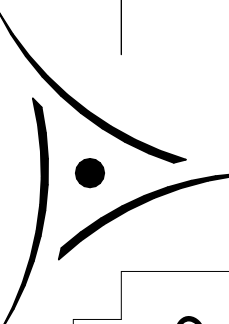


1
A1.2
DUMPSTER ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



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voice 561.212.1365 archwin@belsouth.net
Vinicio R. Fernandez, Inc.
DATE 2024.12.20
REVISIONS
NUMBER 00
SITE PLAN APPROVAL
81 NEELLER STREET DEERFIELD BEACH FL 33441

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ARCHITECT
EASTERN DREDGING, INC. NEW OFFICE, WAREHOUSE AND OUTSIDE STORAGE

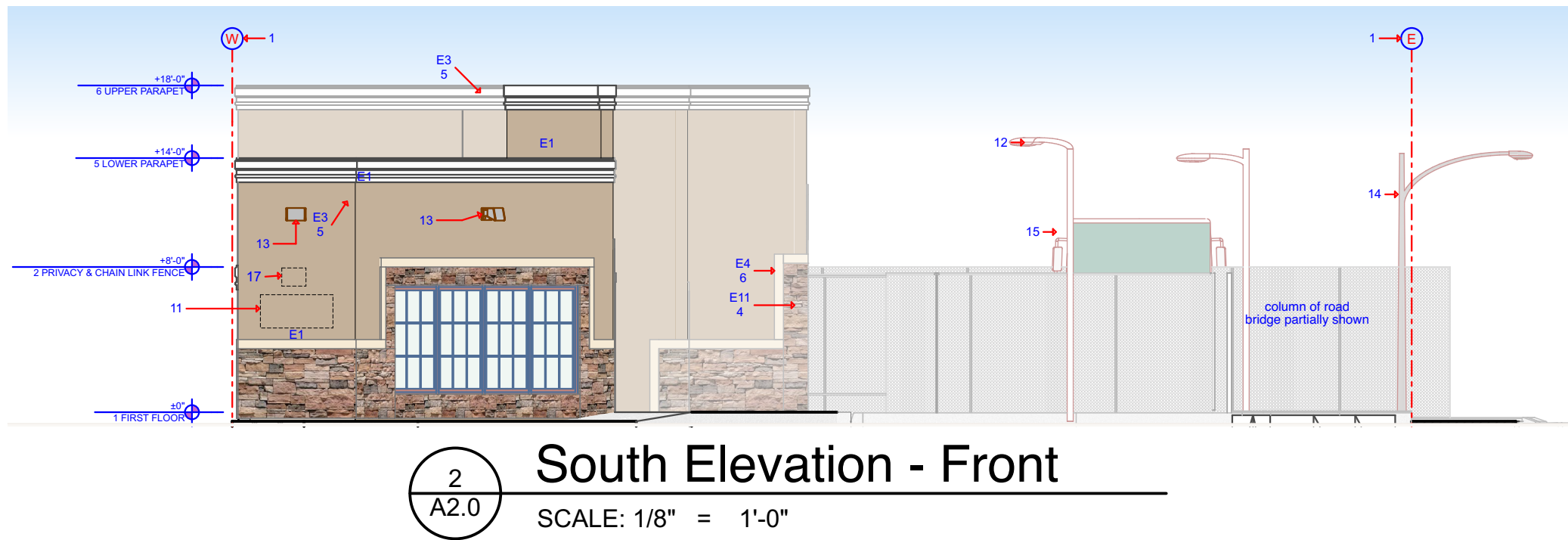
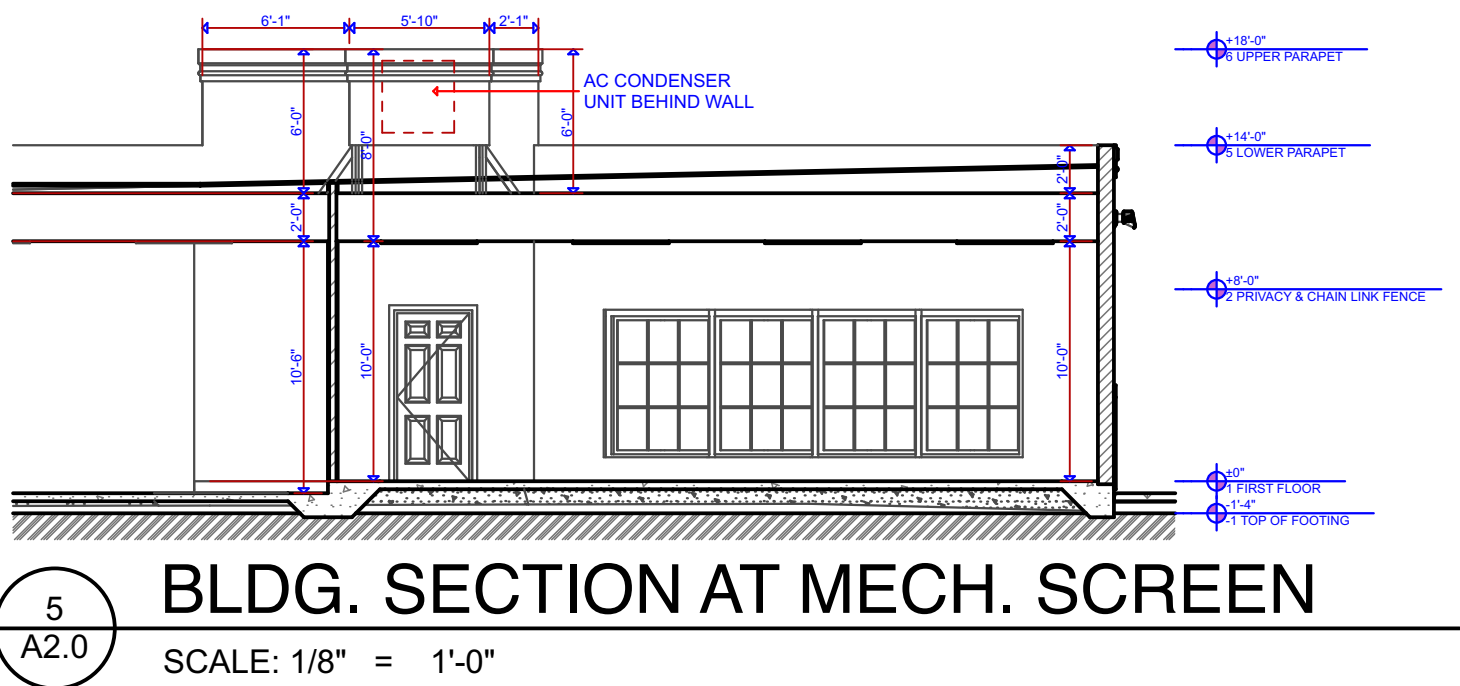
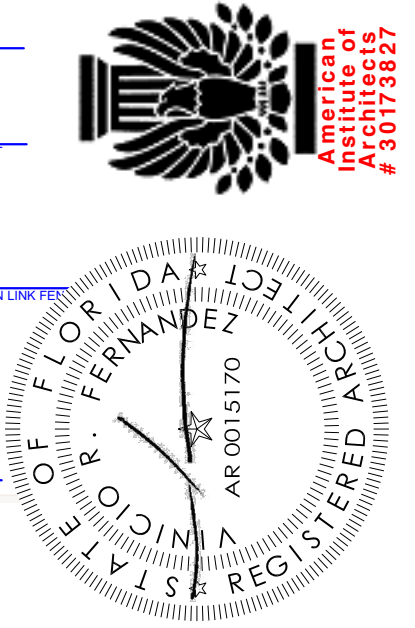
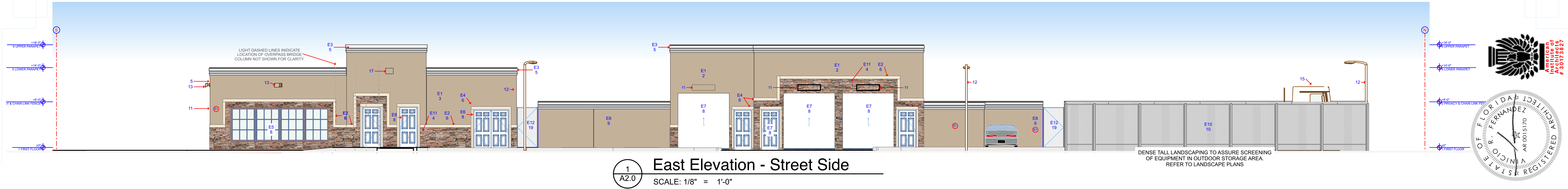


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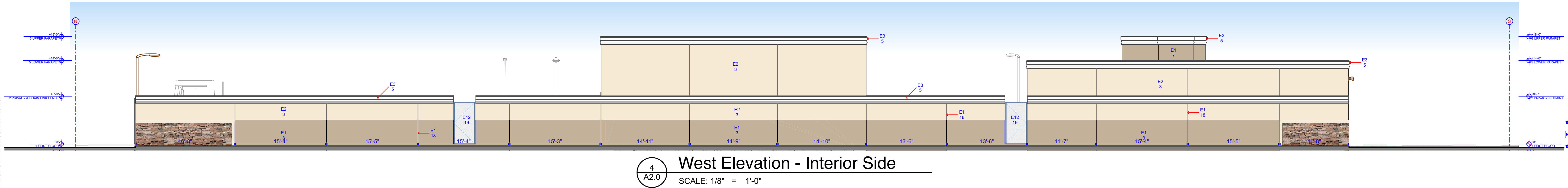
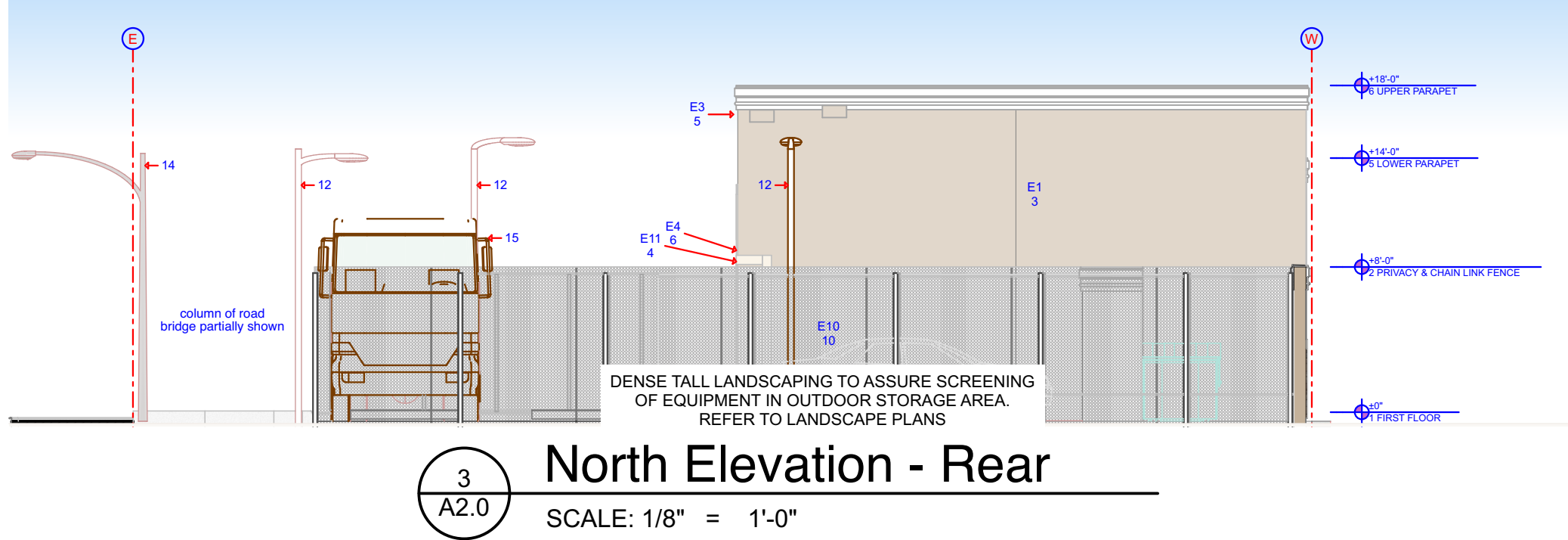
DUMPSTER ENCLOSURE PLAN

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ELEVATION NOTES LEGEND	
SYMBOL	DESCRIPTION
	E3 FINISH SCHEDULE MARK NUMBER
	5 ELEVATION KEYNOTE NUMBER



BUILDING COLOR	BUILDING COLOR	BUILDING COLOR	STONE VENEER
SW 9110 MALABAR	SW 7106 HONIED WHITE	SW 7757 HIGH REFLECTIVE WHITE	WEATHERED EDGE SUNHILL BLEND

EXTERIOR FINISH SCHEDULE					
MARK	DESCRIPTION	MANUFACTURER	#	COLOR	FINISH
E1	PAINTED LIGHTLY TEXTURED STUCCO	SHERWIN WILLIAMS	SW 9110	MALABAR	STUCCO
E2	PAINTED LIGHTLY TEXTURED STUCCO	SHERWIN WILLIAMS	SW 7106	HONIED WHITE	STUCCO
E3	EIFS MOLDING	SHERWIN WILLIAMS	SW 7757	WHITE	PAINTED
E4	DOOR STUCCO TRIM	SHERWIN WILLIAMS	SW 7106	HONIED WHITE	STUCCO
E5	WINDOWS AND DOOR FRAMES	TO BE DETERMINED		BRONZE	METAL
E6	EXTIOR FLUSH DOOR SLABS	TO BE DETERMINED		BRONZE	FIBERGLASS
E7	ROLL-UP METAL DOORS	SHERWIN WILLIAMS	SW 7106	HONIED WHITE	PAINTED
E8	8 FEET HIGH C.M.U. PRIVACY WALL	SHERWIN WILLIAMS	SW 9110	MALABAR	STUCCO
E9	DUMPSTER ENCLOSURE	SHERWIN WILLIAMS	SW 9110	MALABAR	STUCCO
E10	CHAN LINK GREEN VINYL FENCE	PER MANUFACTURER		GREEN	METAL/PVC
E11	STONE VENEER	TO BE DETERMINED		WEATHERED EDGE SUNHILL BLEND	
E12	WEATHER PROOF FLUSH EXTERIOR DOOR	PER MANUFACTURER		WHITE	FIBERGLASS

- ELEVATION KEY NOTES:
- PROPERTY LINE WITH CARDINAL POINTS INDICATED BY FIRST LETTER OF NAME.
 - HEIGHT OF HIGHEST PARAPET IS A MAXIMUM OF 18'-6" ABOVE FINISHED GRADE.
 - 8" MASONRY WALL WITH 5/8" THICK LIGHTLY TEXTURE STUCCO FINISH PRIMED AND PAINTED.
 - STONE VENEER OVER MASONRY WALL, SEE EXTERIOR FINISH SCHEDULE.
 - 2.5" THICK X VARIABLE HEIGHTS EIFS, PROFILED OR CUSTOM, WALL CAP MOLDING.
 - 1" THICK X 4" HIGH SMOOTH STUCCO TRIM.
 - MECHANICAL ROOF SCREEN: 5/8" SMOOTH STUCCO FINISH, PRIME & PAINT, REFER EXTERIOR FINISH SCHEDULE.
 - IMPACT RESISTANT STOREFRONT WINDOWS AND DOORS, OVERHEAD DOORS FOR STORAGE AREAS.
 - DUMPSTER ENCLOSED WITH 8" THICK X 8' HIGH MASONRY WALL.
 - 8'-0" HIGH, ABOVE GRADE, CHAINLINK GREEN VINYL FENCE.
 - WALL MOUNTED SIGNS OF A TYPE ALLOWED BY LDC CHAPTER 102.
 - LIGHT POLE REFER TO SITE LIGHTING PLAN AND SPECIFICATIONS.
 - WALL MOUNTED LIGHT REFER TO SITE LIGHTING PLAN AND SPECIFICATIONS.
 - EXISTING CITY STREET LIGHT.
 - VEHICLES TO BE SCREENED WITH LANDSCAPE, REFER TO LANDSCAPE PLANS.
 - 16' WIDE CHAINLINK GREEN VINYL FENCE GATE.
 - 10' HIGH BUILDING ADDRESS NUMBER, PER LDC SEC. 14-75.
 - CONTINUOUS 1/2" STUCCO REVEAL, VERTICAL FROM FOUNDATION TO WALL CAP MOLDING.
 - 42"X96" PAINTED EXTERIOR DOOR.

EXTERIOR ELEVATIONS

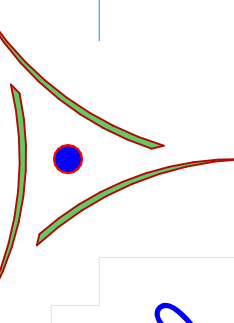
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voice 561.212.1365 archwin@belsouth.net

SITE PLAN APPROVAL
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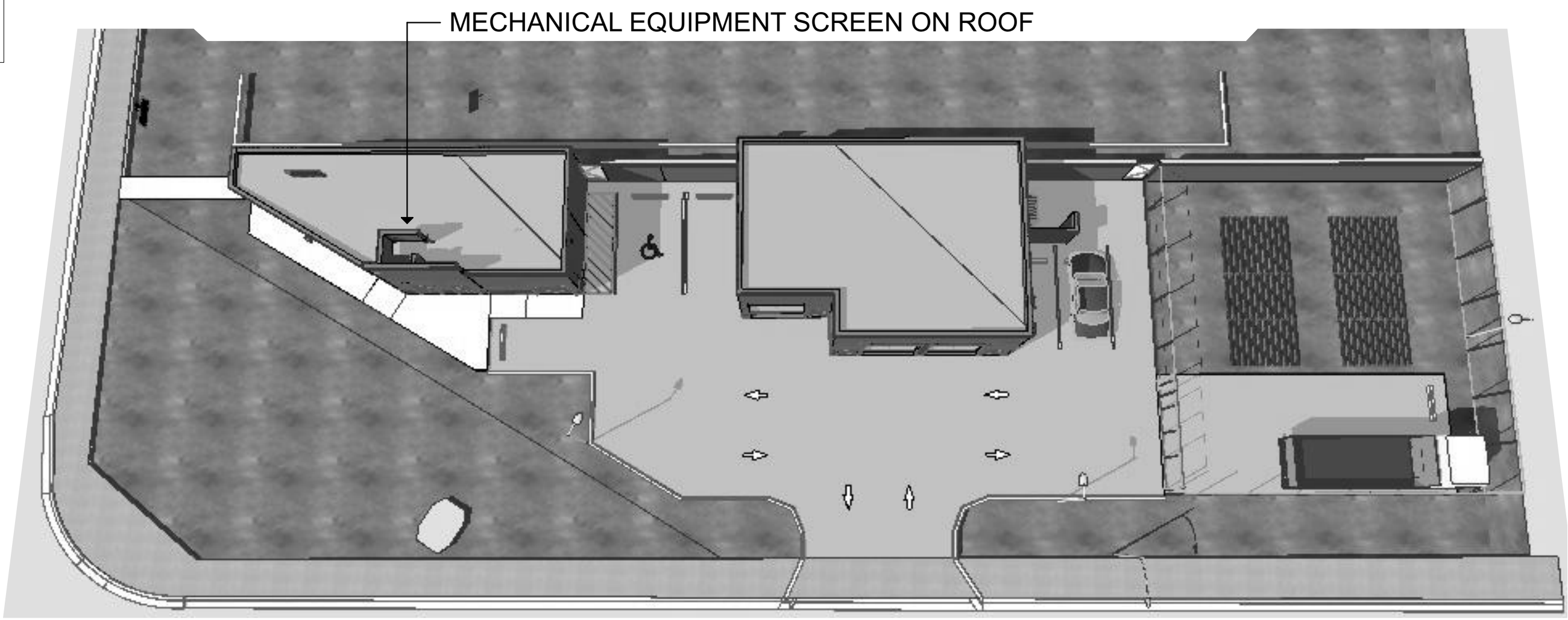
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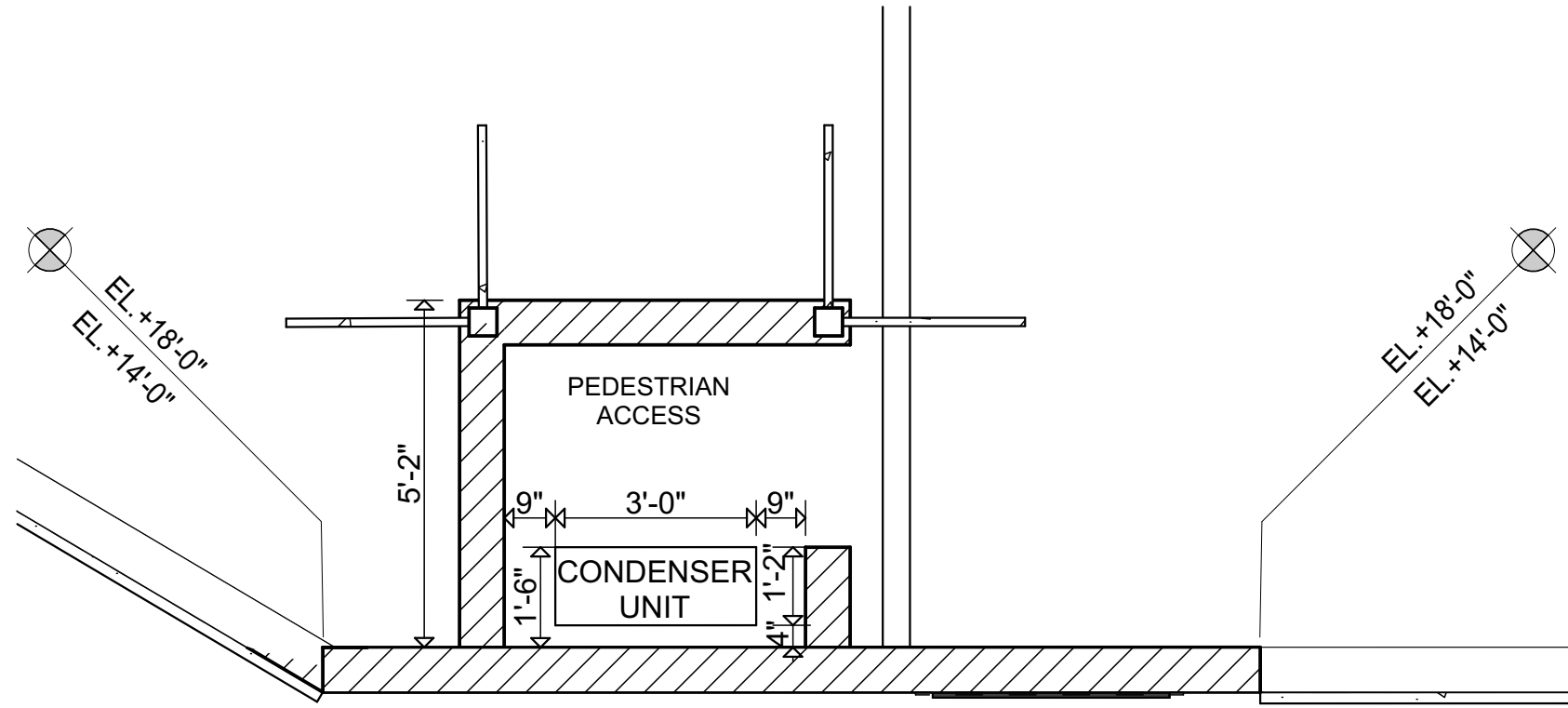
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A2.0

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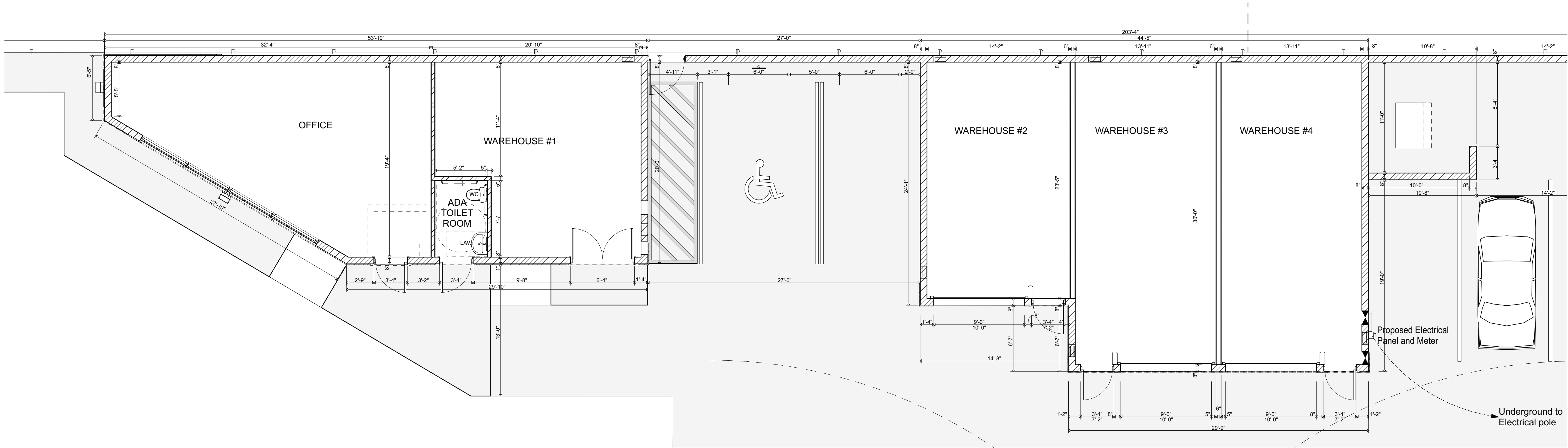
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AERIAL PERSPECTIVE
NOT TO SCALE



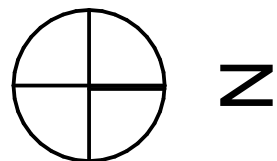
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A3.0
CONDENSER UNIT SCREEN PLAN
SCALE: 3/8" = 1'-0"



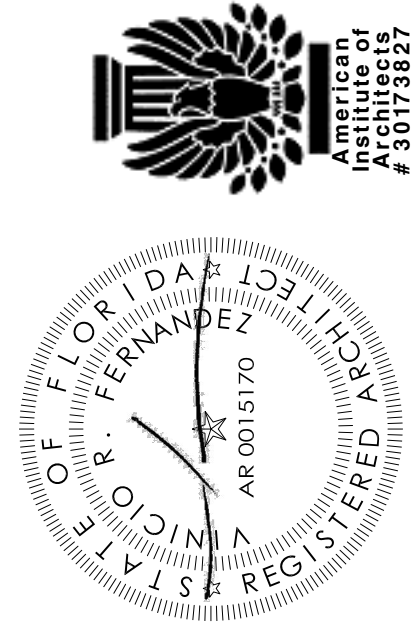
2
A3.0
Mech. Screen Viewed from Ground
SCALE: 1:137.14



1
A3.0
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING FLOOR AREA	
Zone Name	Calculated Area
ADA TOILET RM.	48
TENANT 1 OFFICE	500
TENANT 1 WAREHOUSE	394
	942 ft²
TENANT 2 WAREHOUSE	372
TENANT 3 WAREHOUSE	459
TENANT 4 WAREHOUSE	466
	1,297 ft²
LANDSCAPE - PERIMETER	1,507



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ARCHITECT

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DATE

EASTERN DREDGING, INC. NEW OFFICE, WAREHOUSE AND OUTSIDE STORAGE 81 NE ELLER STREET DEERFIELD BEACH FL 33441

FLOOR PLAN

A3.0

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NOTES:

STORAGE-HANDLING
DO NOT STORE FLOOD PANELS IN A MANNER THAT WILL COMPRESSOR DAMAGE GASKETS OR THAT WILL CAUSE DAMAGE TO THE PANELS, CHANNELS, ANGLES, OR ANCHORING HARDWARE. FLOOD RISK AMERICAS IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PANELS, GASKETS, CHANNELS, ANGLES, OR ANCHORING HARDWARE CAUSED BY STORAGE CONDITIONS.

INSTALLATION
REFER TO ALL MANUFACTURERS' INSTALLATION NOTES AND DRAWINGS. INSTALL PLUMB SQUARE, AND LEVEL INSURING CONTINUOUS AND EVEN GASKET CONTACT. DO NOT DRILL OR PENETRATE ANY SURFACE OF BARRIERS WITH OUT CONSULTING MANUFACTURER. USE ONLY FASTENERS PROVIDED BY THE MANUFACTURER (UNLESS OTHERWISE NOTED).

MAINTENANCE - INSPECTION
PERIODIC INSPECTION AND MAINTENANCE OF FLOOD BARRIER INSTALLATIONS INCLUDING SEALANT, GASKETS, ANCHORS, AND OPERATING HARDWARE IS THE RESPONSIBILITY OF THE OWNER.

STRUCTURAL REVIEW
STRUCTURAL ANALYSIS OF THE BUILDING'S CAPACITY TO WITHSTAND ALL FLOOD BARRIER SERVICE LOADS THAT ARE TRANSFERRED TO THE STRUCTURE SHALL BE PERFORMED BY THE STRUCTURE'S EOR AND IS BASED ON SERVICE LOADS AS INDICATED ON THESE PLANS. FLOOD RISK AMERICA IS NOT RESPONSIBLE TO ENSURE THE BUILDING'S ABILITY TO HANDLE THE IMPOSED LOADS AND SHALL NOT BE RESPONSIBLE FOR EXISTING / AS BUILT FIELD CONDITIONS THAT VARY FROM THESE PLANS.

PERFORMANCE
FLOOD BARRIERS ARE DESIGNED TO CONTROL SHORT TERM HYDROSTATIC , HYDRODYNAMIC AND DEBRIS IMPACT LOADS UP TO THE DESIGNED WATER HEIGHT NOTED ON THESE DRAWINGS ALONG WITH ALL LOAD REQUIREMENTS AS NOTED IN FEMA TECHNICAL BULLETIN 3-JANUARY 2021 & ASCE 24-14. ALL LOADS ARE TRANSFERRED TO THE BUILDING STRUCTURE. ALWAYS ALLOW FOR CONTROL OF ANY LEAKAGE OR CONDENSATION THAT WILL OCCUR DURING FLOODING CONDITIONS. IN APPLICATIONS WHERE THE FLOOD PANEL GASKETS CONTACT THE EXISTING BUILDING STRUCTURE, FLOORS, ETC. ALL SURFACES MUST BE SOUND, FLAT/LEVEL, AND WITHOUT BLEMISH FOR BEST PERFORMANCE.

DESIGN CRITERIA

- DESIGN LOADS:
- PANELS ARE DESIGNED TO WITHSTAND THE FOLLOWING;
- 1) HYDROSTATIC LOADS TO ELEVATION AS INDICATED ON DRAWINGS BASED ON HYDROSTATIC WATER LOAD (64 PCF).
 - 2) HYDRODYNAMIC LOADS ON VERTICAL SURFACES OF MOVING FLOODWATERS AT 5 FEET PER SECOND
 - 3) DEBRIS IMPACT LOAD OF A 1,000 lb OBJECT FOR A 1 SECOND DURATION

ANCHORAGE

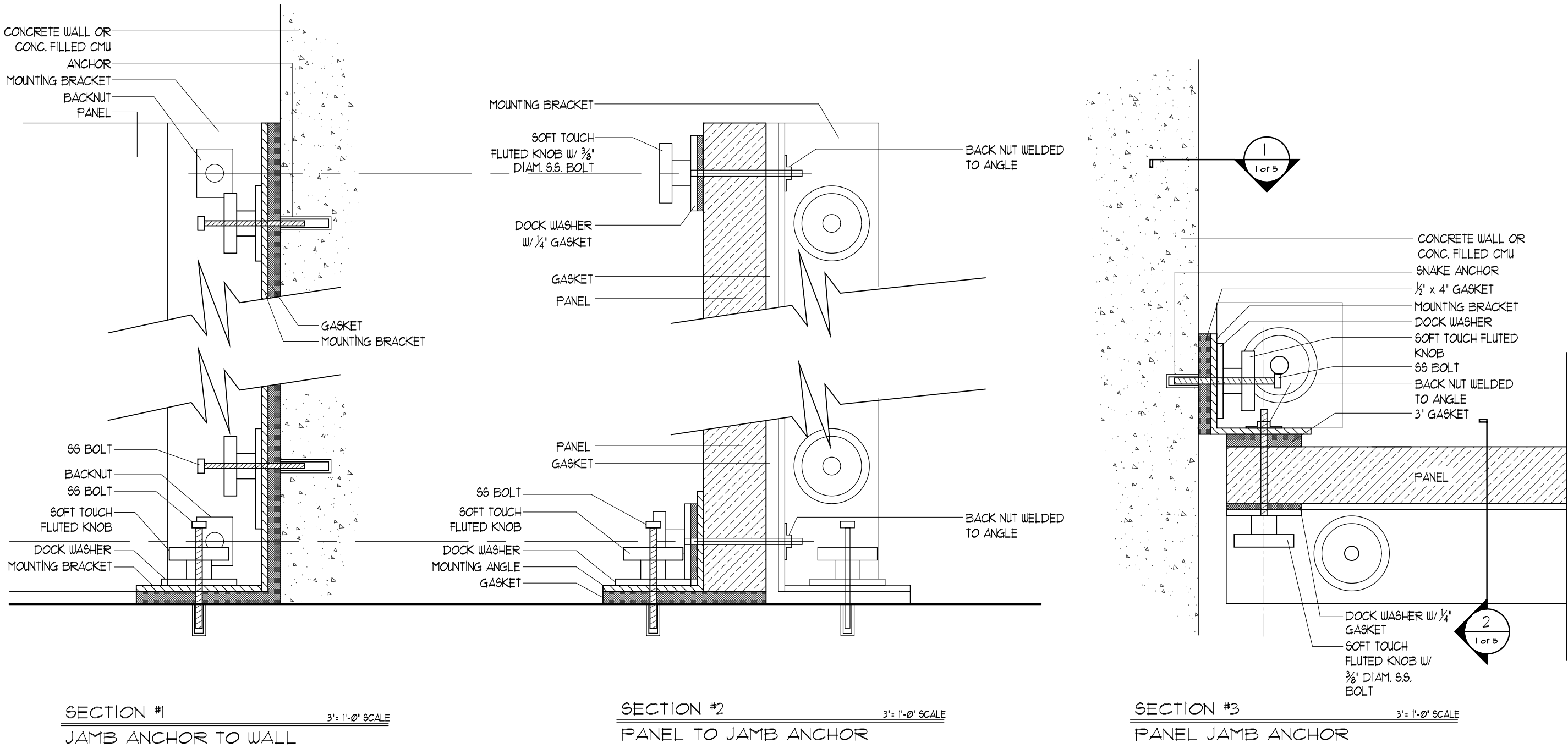
ALL ANCHOR DESIGNS ARE BASED ON ATTACHING TO STRUCTURE CALLED OUT IN THE DRAWINGS. FLOOD RISK AMERICA PANELS ARE TO BE ANCHORED INTO CEMENTITIOUS MATERIAL. ANY SUBSTRATE OTHER THAN THAT AS NOTED VOIDS THE WARRANTY OF THE PANELS AND THE ANCHORING SYSTEM. FLOOD RISK AMERICA IS NOT RESPONSIBLE FOR FASTENING OF PRODUCT INTO LESS THAN IDEAL FIELD CONDITIONS OR MOUNTING TO A STRUCTURE OTHER THAN WHAT IS DETAILED ON THE DRAWINGS.

DUE TO VARIABILITY TO EXISTING MOUNTING STRUCTURE FLOOD RISK AMERICA IS NOT RESPONSIBLE FOR STRUCTURAL FASTENER DESIGN THAT VARY FROM THESE DRAWINGS OR INTO LESS THAN IDEAL FIELD CONDITIONS. FLOOD RISK AMERICA PRODUCTS FASTENING SYSTEMS ARE DESIGNED BASED ON CONCRETE OR 8" GROUT-FILLED CMU MASONRY (ASTM C90) MOUNTING STRUCTURE, UNLESS OTHERWISE INDICATED ON THESE DRAWINGS. ANY ANCHORING SUBSTRATE THAT VARIES FROM THESE REQUIREMENTS SHALL BE EVALUATED BY FRA ENGINEERS AND FRA SHALL BE COMPENSATED FOR THE ENGINEERING OF ANCHORS MOUNTED INTO SAID VARIED SUBSTRATES .

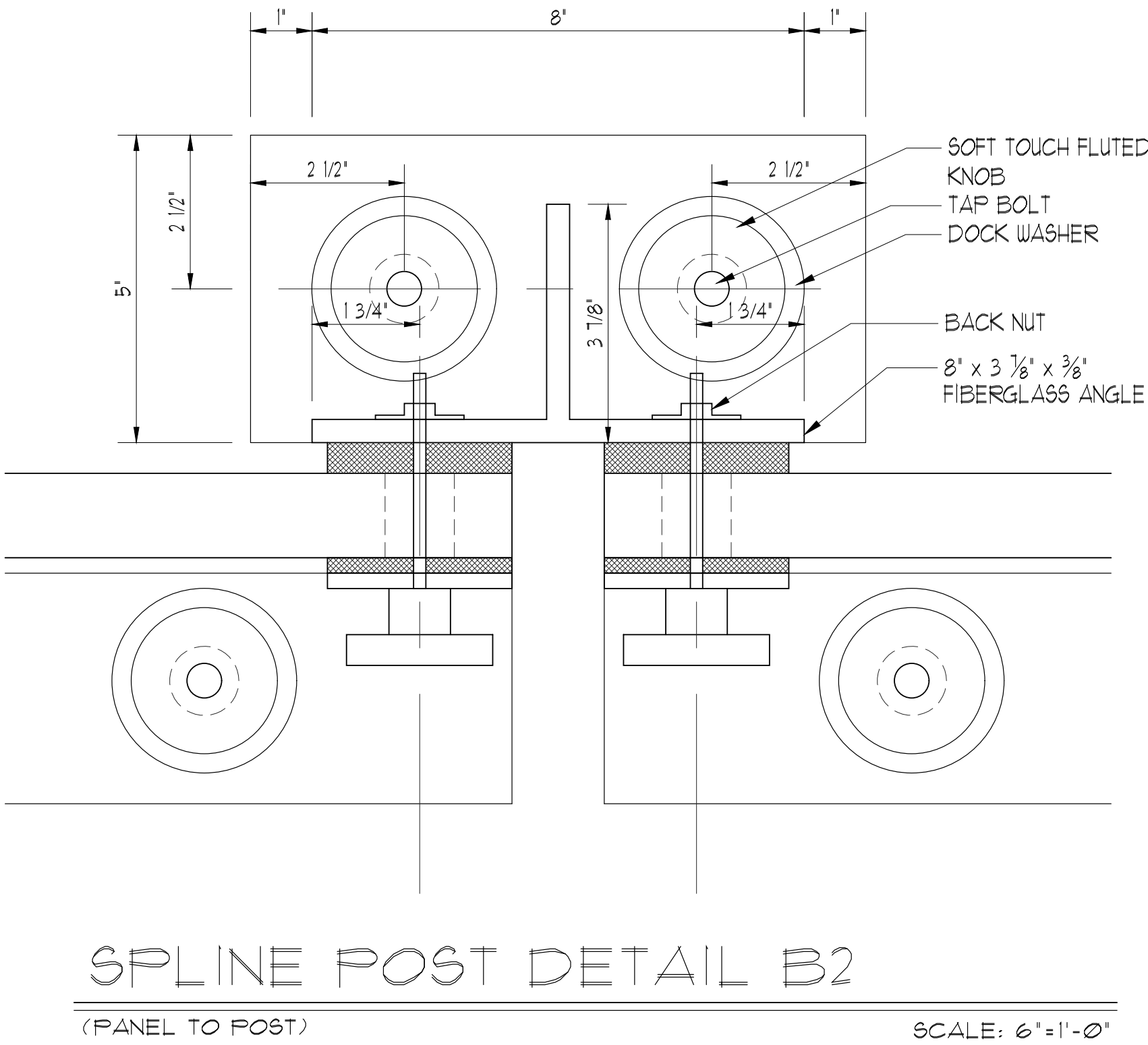
IF FIELD CONDITIONS DIFFER FROM THESE PLANS, FLOOD RISK AMERICA REQUIRES THAT MODIFICATIONS OF THE ANCHOR MOUNTING TO THE STRUCTURE BE DESIGNED AND REVIEWED BY BUILDING'S EOR, BASED ON ACTUAL FIELD CONDITIONS, PRIOR TO APPROVING THESE DRAWINGS.

REFER TO ANCHOR MANUFACTURES TECHNICAL DATA MANUAL FOR INSTALLATION LIMITATIONS AND REQUIREMENTS.

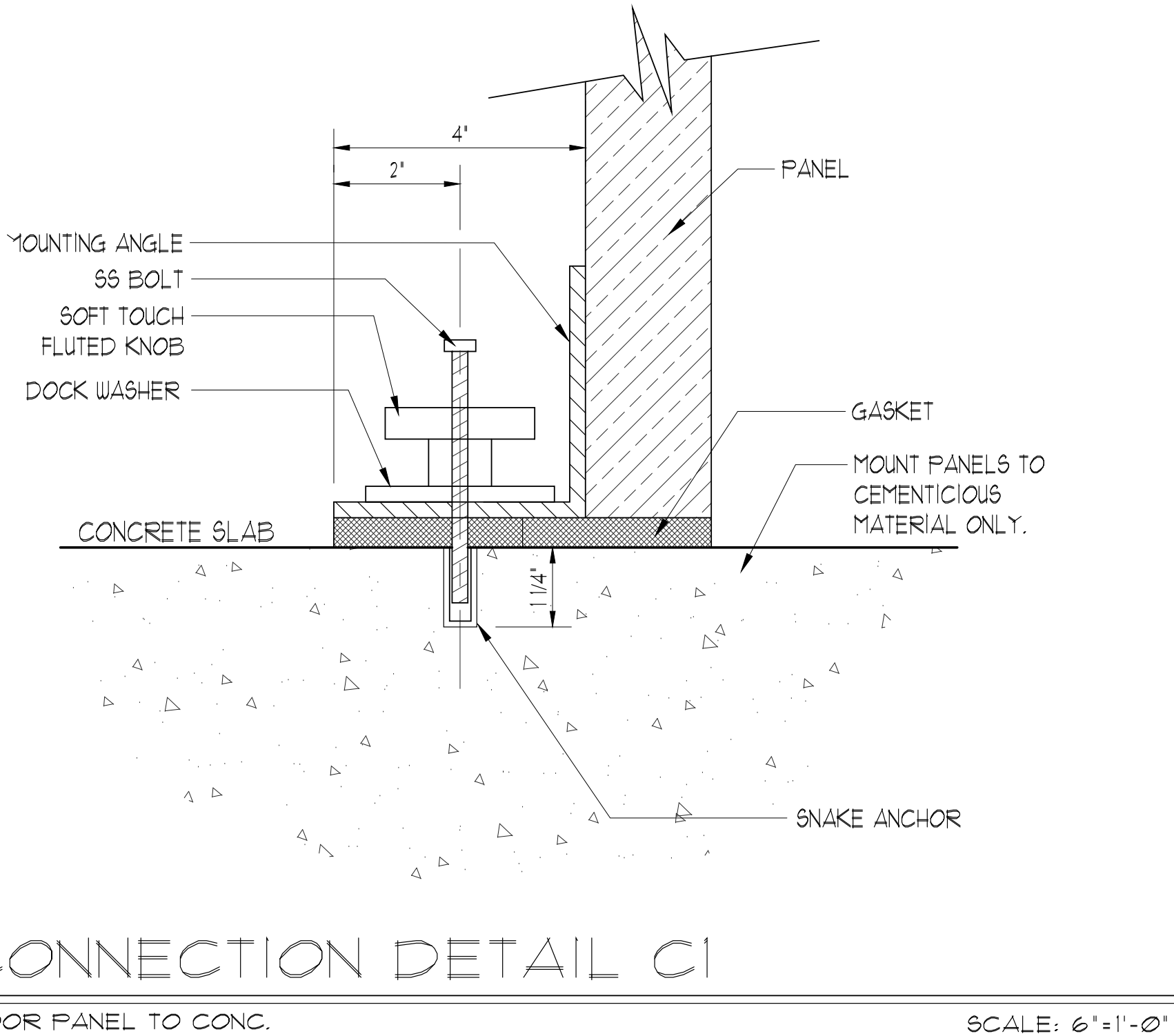
Sample FRA Panel Connection Details for Reference Only



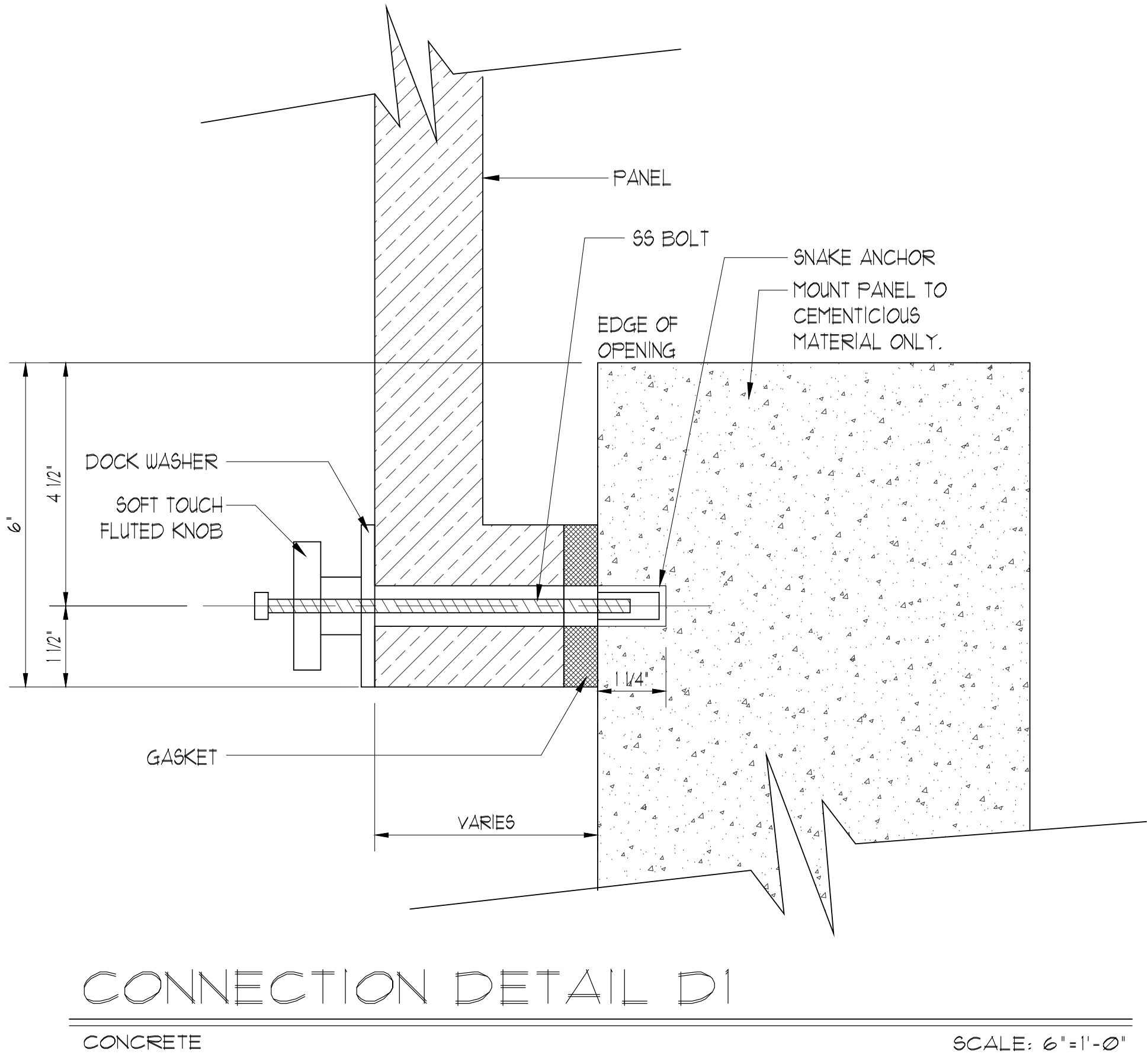
JAMB MOUNTED BRACKET DETAILS
JAMB ANCHOR TO WALL



SPLINE POST DETAIL B2
(PANEL TO POST)
SCALE: 6\"/>

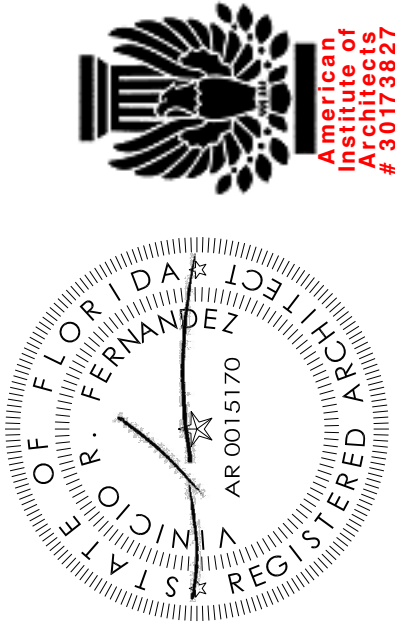


CONNECTION DETAIL C1
DOOR PANEL TO CONC.
SCALE: 6\"/>

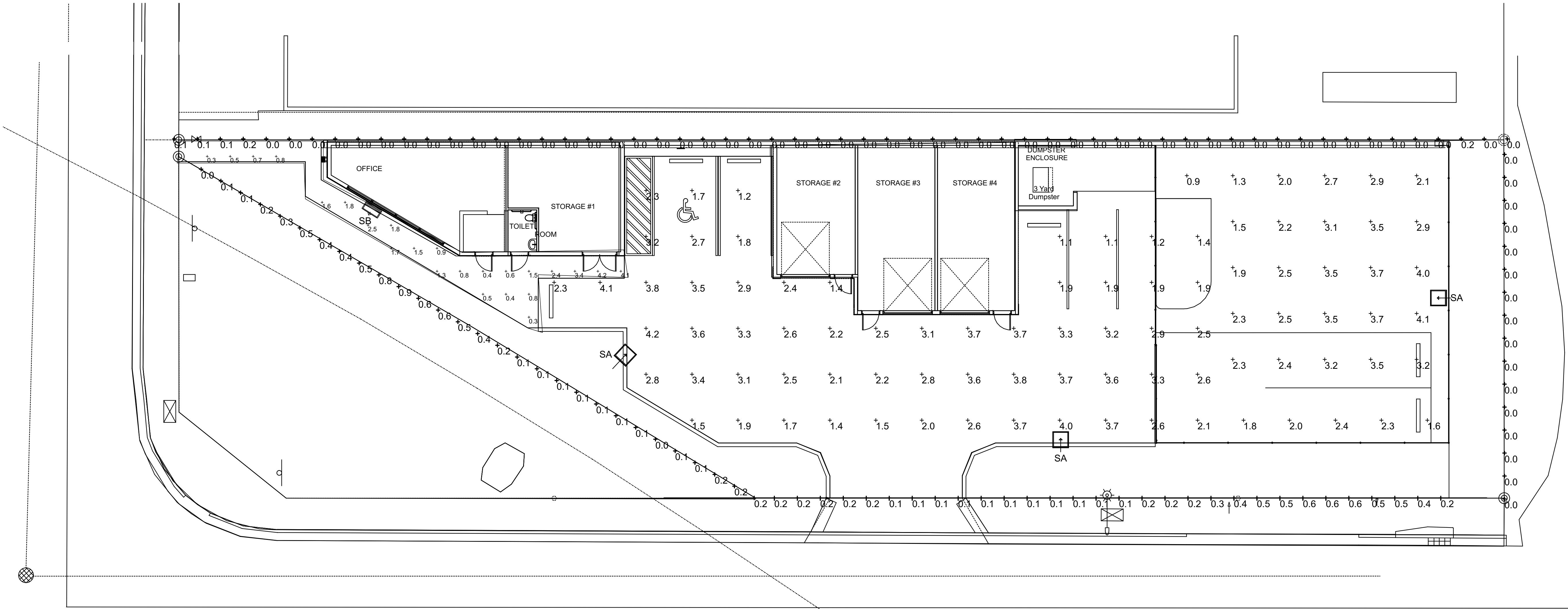


CONNECTION DETAIL D1
CONCRETE
SCALE: 6\"/>

FLOOD PLANEL DETAILS AND NOTES



Users\viniolemandez\BEM Dropbox\Vinio Fernandez\2 COMM 202\EASTERN DREDGING\28.dgn
© 1986-2024 VINICIO R. FERNANDEZ, INC. NO PART OF THESE PLANS OR DESIGNS MAY BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF VINICIO R. FERNANDEZ, ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. VINICIO R. FERNANDEZ, ARCHITECT ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE DRAWINGS/PLANS OR DESIGNS THEREOF. THE CONTRACTOR SHALL COMPLY WITH ALL FIELD CONDITIONS ON BEFORE CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
	3	SA	SINGLE	N.A.	0.900	ANTHEM AMRM-LED-18L-SIL-FT-40-70CRI-IL POLE MTD - 20' A.G.	135
	1	SB	SINGLE	N.A.	0.900	ANTHEM ADCST24W40KBZ WALL MTD	21.4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVES & PARKING	Illuminance	Fc	2.58	4.2	1.1	2.35	3.82
OUTDOOR STORAGE	Illuminance	Fc	2.75	4.1	0.9	3.06	4.56
PROPERTY LINE - FRONT	Illuminance	Fc	0.26	0.6	0.1	2.60	6.00
PROPERTY LINE - LEFT	Illuminance	Fc	0.28	0.9	0.0	N.A.	N.A.
PROPERTY LINE - REAR	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.
PROPERTY LINE - RIGHT	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
WALKWAY	Illuminance	Fc	1.45	4.2	0.3	4.83	14.00

4

SL-1

LIGHTING PLAN

SCALE: 1" = 20'



AMRM

Outdoor LED Area Light

OVERVIEW	
Lumen Package	7,000 - 48,000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight lbs(kg)	30 (13.6)



1

SL-1

TYPE SA

SCALE: 1' = 1'-0"



ADCST

CUT-OFF LED WALLPACK LUMINAIRE



FULL CUT-OFF, HEAVY-DUTY HOUSING
The ADCST is a 14" Trapezoid Wallpack with a Die Cast Aluminum Body and Impact Resistant Glass Lens
WET LOCATION, IP-65 RATED
Engineered and Constructed for Exterior Environments
EASY TO INSTALL MOUNTING
The ADCST can be Directly Mounted over an Existing 4" Outlet Box with a 4" x 4" Gasketed Wall Plate

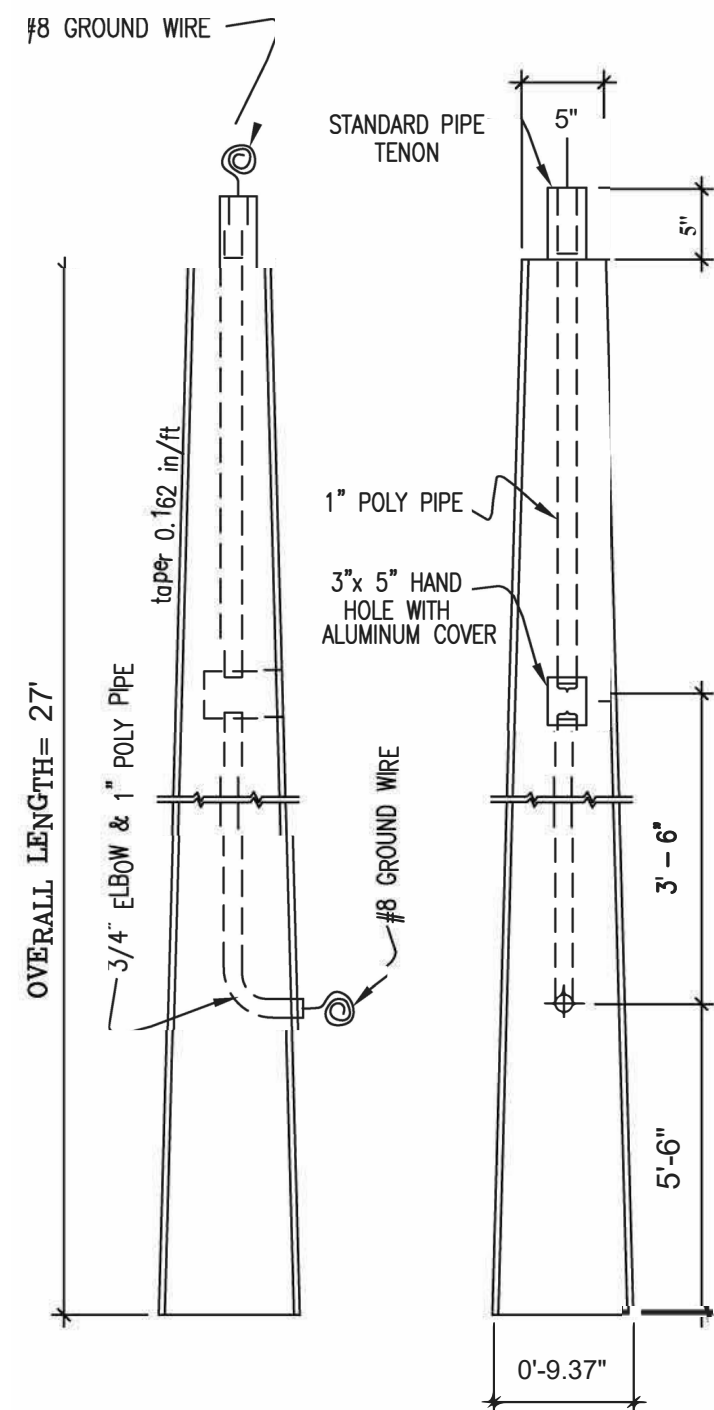


2

SL-1

TYPE SB

SCALE: 1' = 1'-0"



LENGTH OF POLE		27 FT.			
EMBEDMENT SPECIFIED		7 FT.			
HEIGHT ABOVE GROUND		20 FT.			
WEIGHT		1460 LBS.			
WIND VELOCITY (mph)	150	160	170	180	
MAXIMUM EPA* (sq. ft.)		6.0	5.3	4.7	4.2

Above embedment shown in SAND.
Other embedment depth may be required for other soil condition.

STANDARD PIPE TENON SIZE	
Nominal Diameter (in)	Outside Diameter (in)
2"	2 3/8"
2 1/2"	2 7/8"
3"	3 1/2"
3 1/2"	4"
4"	4 1/2"

27 ft. TYPE I - 0 POLE

PRECAST
SPECIALTIES
Precast Specialties, LLC.
CGC-060216

3898 Selvitx Road | Fort Pierce, FL 34981

SITE LIGHTING PLAN



Vinicio R. Fernandez, Inc.
501 SW 11th Place, Suite 411-B, Boca Raton, Florida 33432
voice 561.212.1365 archwin@belsouth.net

Vinicio R. Fernandez, AIA
ARCHITECT
EASTERN DREDGING, INC. NEW OFFICE, WAREHOUSE AND OUTSIDE STORAGE 81 NE ELLER STREET DEERFIELD BEACH FL 33441

SL-1

PROPOSED LANDSCAPE LEGEND

SHADE & FLOWERING TREE PLANT LIST

sym	qty.	botanical name	native
	3	LAGERSTROMIA, "PINK" GRAPE MYRTLE, 12'HT., 7" SPR. 2.5" CAL. 5 CT.	
	3	BURSERIA SIMARUBA, GUMBO LIMBO 16'HT., 8" SPR. CAL 3"	native
	5	DAHONE HOLLY 16'HT., 8" SPR. CAL., 6'CT.	native
	2	SABAL PALM 18'HT., 12 CT.	native
total=13			

SHRUB & GC. PLANT LIST

sym	qty.	botanical name	native
	18	JATROPHIA INTEGERRIMA JATROPHIA 4'HT., 7GAL.	
	80	FAKAHATCHEE GRASS 24"HT., 18" SPR. 3'OC.	native
	41	GREEN BUTTONWOOD 4' HT.X 3' SPR.	
	1,200	ARACHIS HYPOGAEA, "JUMBO VA" PEANUT GRASS SPRIGS, 8" OC.	
	80	DIANELLER TASMANICE, BLUEBERRY FLAX 12"HT., X 8" SPR. 18" OC. 1 GAL/SPLIT	
total=219			

DEERFIELD BEACH LANDSCAPE REQUIREMENTS

CATAGOREY	CALCULATIONS	REQ.TREES	EX.TREES SAVED	EX. PALMS SAVED	PROPOSED TREES/PALMS	SHB REQ.	SHB PR.	SUMMARY
PERVIOUS AREA	1,622 SQ.FT./1500	1 TREE	1 TREES		0 TREES	40 SHB/GC	40 SHB/GC	
STREET TREES	130 LIN.FT.	5 TREES		6-PALMS	0 TREES	0 SHRUBS	0 SHRUBS	5 TREES 8-PALMS 85 SHR.
PARKING BUFFER, 10'	205 LIN.FT./40' 205 LIN.FT./100'	5-TREES 2-TREES, SM			1-TREES 2-PALMS	70 SHR.	14 SHB.	
5' BUFFER	55 LIN.FT./40'	1-TREES			3-TREES, SM	25 SHR.	80 SHB.	
PARKING ISLANDS	2 ISLAND	2-TREE			1-TREE	0 SHR.	0 SHR.	
TOTAL		16 TREES	1 TREES	6-PALMS	3 TREES / 2 PALMS	135 SHR.	219 SHR.	
					TOTAL 6 TREES / 8 PALMS			
					TOTAL 14 TREES/PALMS			

EXISTING TREE SUMMARY

NO.	EX. TREE SPEC.	COND.	STATUS	VALUE +	REP -
NO.1	SILVER BUTTONWOOD, 8'HTX 6"SPR	GOOD	SAVE	1-TREE	
NO.2	EX. SABAL 18"OA., 12"CT	GOOD	SAVE	1-PALM	
NO.3	EX. SABAL 18"OA., 12"CT	GOOD	SAVE	1-PALM	
NO.4	EX. SABAL 18"OA., 12"CT	GOOD	SAVE	1-PALM	
NO.5	EX. SABAL 18"OA., 12"CT	GOOD	SAVE	1-PALM	
NO.6	EX. SABAL 18"OA., 12"CT	GOOD	SAVE	1-PALM	
NO.7	EX. SABAL 18"OA., 12"CT	GOOD	SAVE	1-PALM	
total				1-TREE 6-PALM	0-TREE

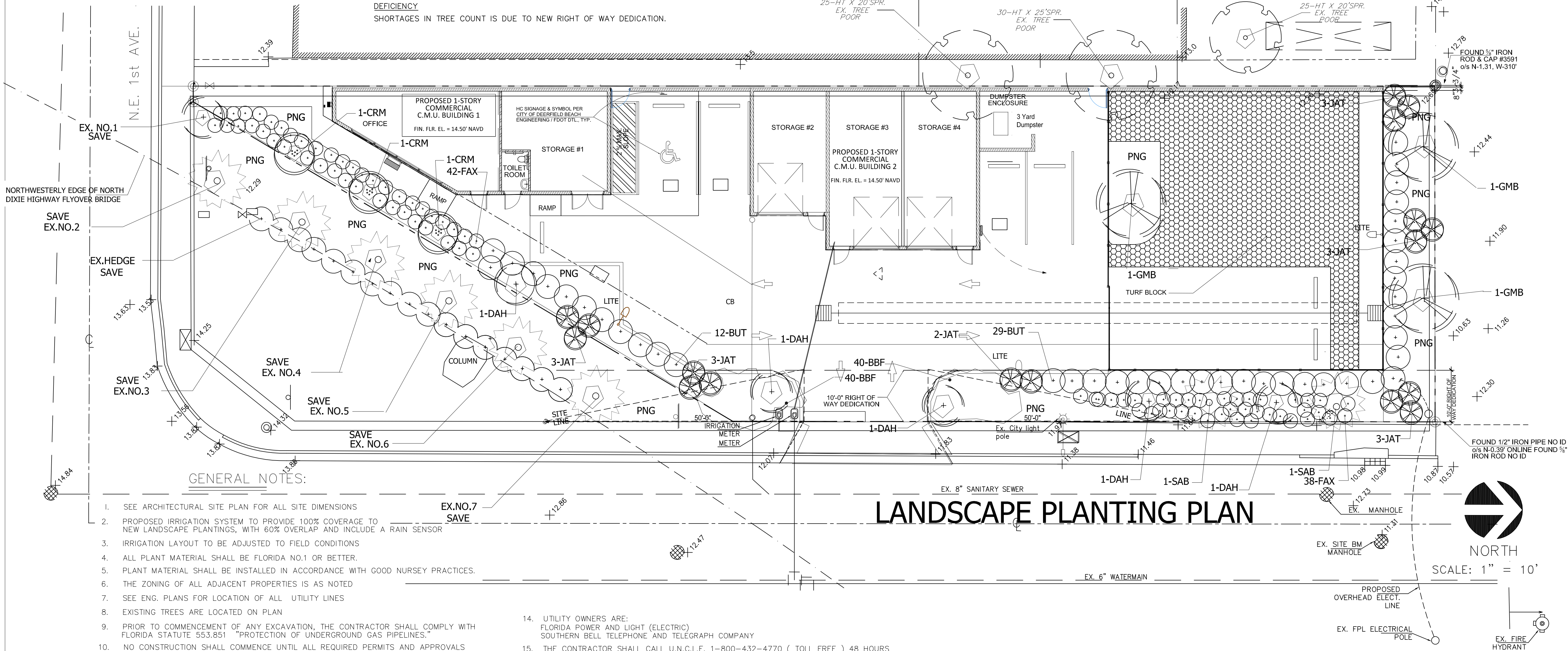
REMAINDER OF
LOT 17

DEFICIENCY

SHORTAGES IN TREE COUNT IS DUE TO NEW RIGHT OF WAY DEDICATION.

LOT 22

REMAINDER OF
LOT 20



GENERAL NOTES:

- SEE ARCHITECTURAL SITE PLAN FOR ALL SITE DIMENSIONS
- PROPOSED IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE TO NEW LANDSCAPE PLANTINGS, WITH 60% OVERLAP AND INCLUDE A RAIN SENSOR
- IRRIGATION LAYOUT TO BE ADJUSTED TO FIELD CONDITIONS
- ALL PLANT MATERIAL SHALL BE FLORIDA NO.1 OR BETTER.
- PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH GOOD NURSEY PRACTICES.
- THE ZONING OF ALL ADJACENT PROPERTIES IS AS NOTED
- SEE ENG. PLANS FOR LOCATION OF ALL UTILITY LINES
- EXISTING TREES ARE LOCATED ON PLAN
- PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 "PROTECTION OF UNDERGROUND GAS PIPELINES."
- NO CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN SECURED AND THE CONTRACTOR IS ISSUED A NOTICE TO PROCEED.
- ALL VEGETATION DEBRIS, CONCRETE OR OTHER UNSUITABLE MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR, IN AREAS PROVIDED BY HIM.
- THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.
- THE LOCATION OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR AND THE UTILITY OWNER, EXPOSING THE SUBJECT FACILITY SHOULD SUCH ACTION BE DEEMED NECESSARY. THE APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE BY THE CONTRACTOR.

- UTILITY OWNERS ARE:
FLORIDA POWER AND LIGHT (ELECTRIC)
SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY
- THE CONTRACTOR SHALL CALL U.N.C.L.E. 1-800-432-4770 (TOLL FREE) 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITY CABLES, SANITARY LINES, AND WATER LINES.
- CAUTION SHOULD BE EXERCISED WHILE WORKING IN OR AROUND OVERHEAD TRANSMISSION LINES. NEAR EXISTING GROUND MOUNTED AND OVERHEAD SIGNS TO PREVENT UNNECESSARY DAMAGE. SIGNS AND STRUCTURES SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE IF ANY ARE DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER.

- ALL PLANT MATERIAL SHALL BE INSTALLED A MINIMUM OF TEN FEET (10') FROM ANY UNDERGROUND UTILITIES AND NO LESS THAN TWENTY FEET (20') FROM OVERHEAD LINES AND UTILITIES, UNLESS APPROVED BY THE ENGINEER. IF THE INSTALLATION OF ANY PLANT MATERIAL DAMAGES ANY EXISTING UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL DAMAGE RESULTING FROM THE PLANTING OPERATION.
- WHENEVER THE PLANT MATERIAL AND UTILITIES ARE IN CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ORDER TO FIELD ADJUST THE PLACEMENT OF THE PLANT MATERIAL.

PLEASE NOTE:
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Florida registration #6667056
www.maurensmithla.com

REVISIONS
PAVEMENT, 08/23/19
BLDG COMMENTS, 01/08/20
BLDG COMMENTS, 01/08/20

MAUREN SMITH
STATE OF FLA. REG. No.6667056

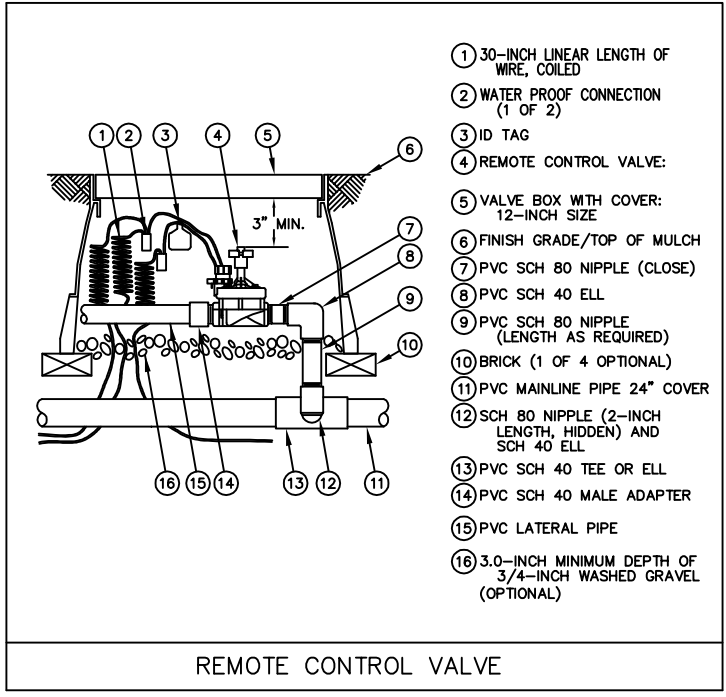
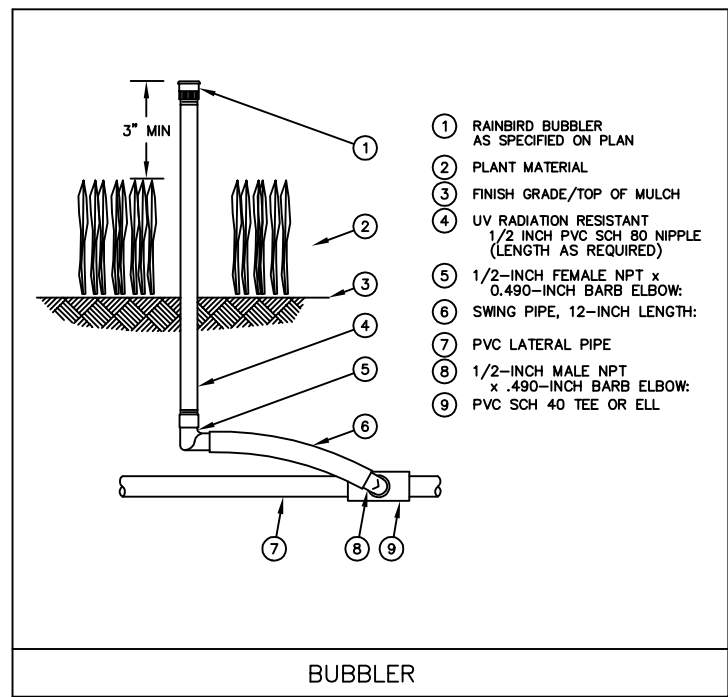
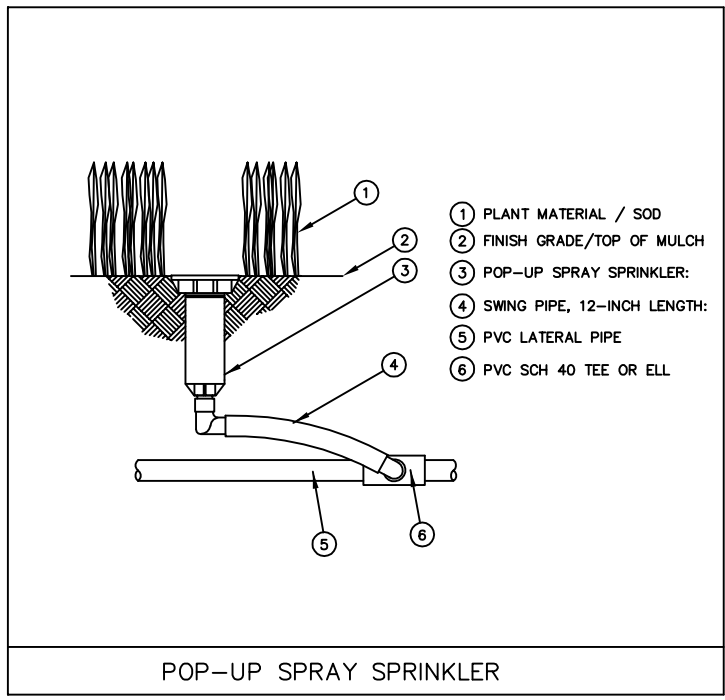
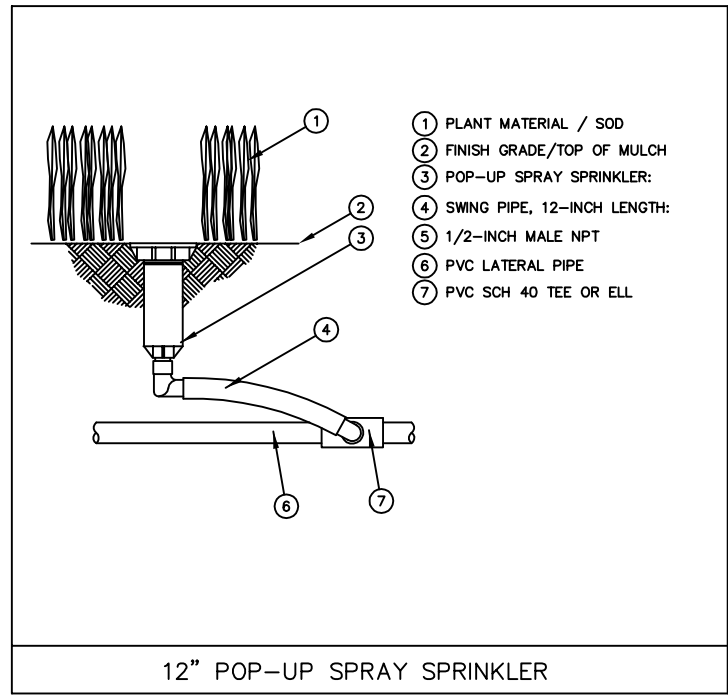
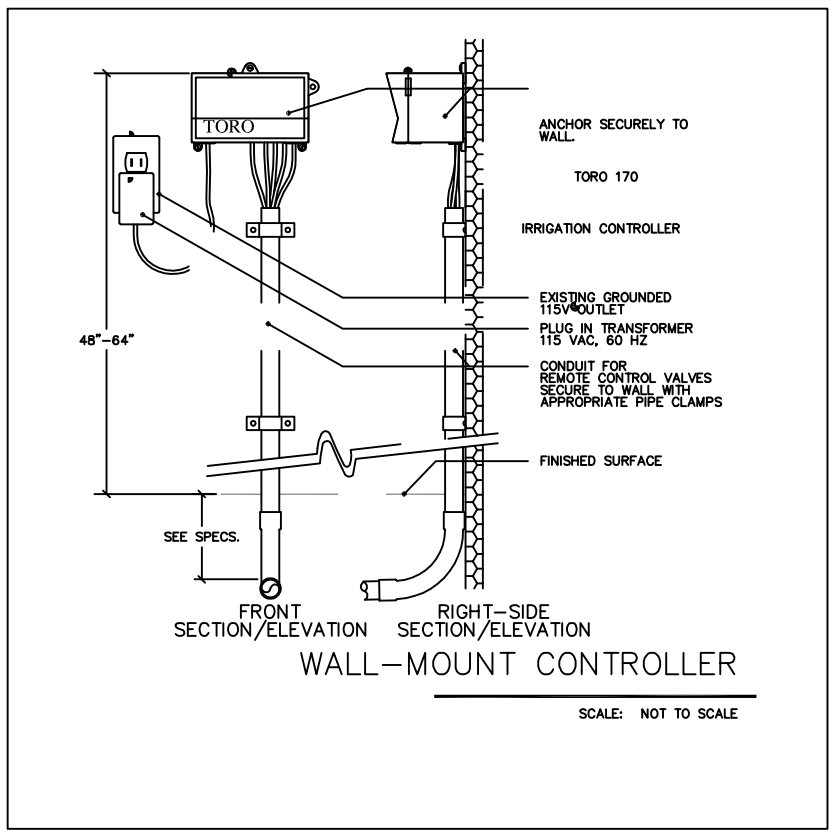
DEERFIELD BEACH DREGDING
NE. 1ST. AVE DEERFIELD BEACH, FLORIDA
PROPOSED DEVELOPMENT PLANS
VINICIO R. FERNANDEZ, ARCHITECTS

SHEET TITLE :
LANDSCAPE
PLANTING
PLAN

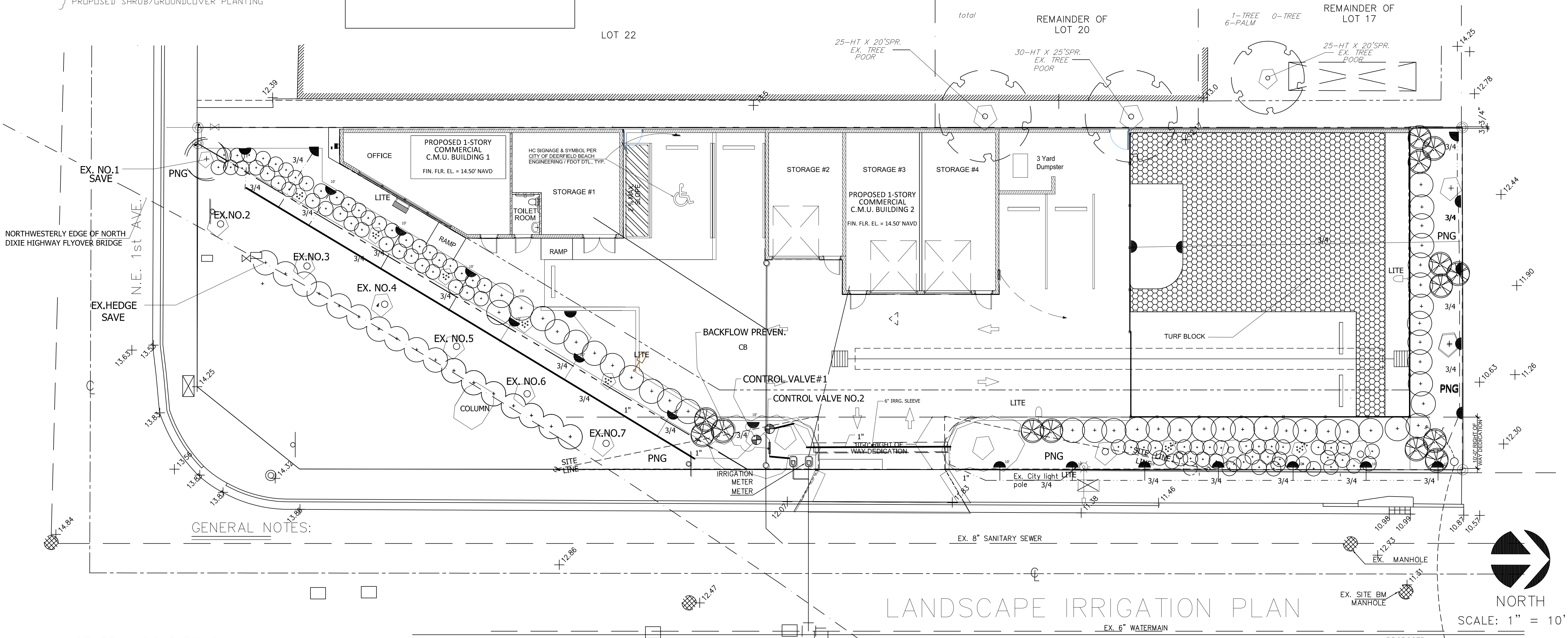
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DATE: 5.15.24
SHEET LA-1 of -2

LANDSCAPE IRRIGATION LEGEND

- TORD 252-06-08 ELECTRIC VALVE
- IRRIGATION SLEEVE UNDER PAVEMENT
- 1-1/2" IRRIGATION LINE AND PIPE SIZE
- TORD 570-15-F-PC IRRIGATION HEAD
- TORD 570-15-TQ-PC IRRIGATION HEAD
- TORD 570-15-H-PC IRRIGATION HEAD
- TORD 570-15-Q-PC IRRIGATION HEAD
- TORD 570-4-SST/ EST IRRIGATION HEAD
- TORD MIM18-4P-30GPM
- PROPOSED SHRUB/GROUNDCOVER PLANTING



I. SEE ARCHITECTURAL SITE PLAN FOR ALL SITE DIMENSIONS



GENERAL CONDITIONS:

- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIAL, AND LABOR NECESSARY FOR THE COMPLETION OF THE IRRIGATION WORK DESCRIBED HEREIN.
- IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN AND SITE CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERABLE IRRIGATION SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING HEAD LOCATION, TYPE, AND SIZE AND ALL SYSTEM COMPONENTS TO COMPLY WITH THE REQUIREMENTS OF LANDSCAPING. PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SYSTEM IN COMPLETE ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, AND LAWS.
- AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE.

SAFETY PROVISIONS:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PERSONS FROM INJURY AND TO AVOID PROPERTY DAMAGE.
- TEMPORARY SUPPORT, ADEQUATE PROTECTION, AND MAINTENANCE OF ALL UNDERGROUND AND SURFACE UTILITIES, STRUCTURES, DRAINS, SEWERS, AND OTHER OBSTRUCTIONS ENCOUNTERED IN THE PROCESS OF THE WORK SHALL BE FURNISHED BY THE CONTRACTOR SOLELY AT HIS EXPENSE.

EXISTING LANDSCAPING:

- ANY DISRUPTION, DESTRUCTION, OR DISTURBANCE OF ANY PLANT, OR ANY STRUCTURES SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER SOLELY AT THE CONTRACTOR'S EXPENSE.

PAVEMENT RESTORATION:

- ANY PAVEMENT CUT, BROKEN, OR UNDERMINED DURING INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE FULLY RESTORED AT THE CONTRACTOR'S EXPENSE.

MATERIALS:

- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ANY SYSTEM AND/OR ZONE MODIFICATIONS.
- ALL IRRIGATION HEADS SHALL BE INSTALLED ON SWING JOINTS.
- PIPES SHALL BE A MINIMUM OF 3/4" DIA. AND BE INSTALLED WITH A MIN. OF 24" OF COVER. SYSTEM PIPE SHALL BE CLASS 160 PVC. THE MAIN LINE SHALL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN.
- CONTRACTOR SHALL PROVIDE IRRIGATION SLEEVES AS NOTED. ALL SLEEVING SHALL BE SCH 40 PVC AT SIZE INDICATED ON PLAN.
- CONTROL WIRE SHALL BE UL APPROVED PE 14 GAGE IRRIGATION CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.

- ALL GLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2564.
- ALL LINES SHALL BE PRESSURE TESTED PRIOR TO ACCEPTANCE AND SHALL MAINTAIN PRESSURE OF 100 PSI FOR ONE (1) HOUR WITH NO LEAKAGE.
- THE IRRIGATION SYSTEM SHALL PROVIDE 100% CPVERAGE AND 60% OVERLAP FOR ALL LANDSCAPE AREAS ON SITE.
- THE CONTRACTOR SHALL GUARANTEE THE SYSTEM FOR NO LESS THEN ONE (1) YEAR. SITE CLEAN UP:

- THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE CLEAN OF ALL SURPLUS MATERIALS, WASTE, TOOLS, STRUCTURES, RUBBISH, EXCESSIVE EARTH, AND OTHER WASTE GENERATED BY HIM. HE SHALL FULLY AND COMPLETELY RESTORE THE SITE TO ITS ORIGINAL CONDITION.

PLEASE NOTE:
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REVISIONS

MAUREEN SMITH
STATE OF FLA. REG. No.6667056

EASTERN DREGGING, INC.
NE. 1ST. AVE. DEERFIELD BEACH, FLORIDA
PROPOSED DEVELOPMENT PLANS
VINICIO R. FERNANDEZ, ARCHITECTS

SHEET TITLE :
LANDSCAPE
IRRIGATION
PLAN

JOB No.:

DATE: JAN. 10, 22

SHEET

LA-2
of -2

CITY OF DEERFIELD BEACH NOTES:

1. All work in public right-of-way shall be done in strict compliance with the rules and regulations of the City of Deerfield Beach Code of Ordinances, Manual on Uniform Traffic Control Devices, the Occupational Safety and Health Administration, the Americans with Disabilities Act, AASTHTO 'Green Book', Broward County and FDOT.
2. The Contractor shall protect from damage by construction operations, all public streets sidewalks, landscape, irrigation, signage, striping, pavements, including all base courses and surface courses, that abuts the work area.
3. Any sidewalk, base course or surface course beyond those limits, damaged as a result of the Contractor's operation, shall be restored in accordance with prevailing applicable professional standards, to the satisfaction of the City of Deerfield Beach, and to the satisfaction of any other governing authority having jurisdiction over the work area.
4. Any damage to adjacent lanes of pavement will require the Contractor to resurface the entire lane width for a length, as approved by the City of Deerfield Beach. When the damage amounts to 25 percent or more in any one block (approximately 600 feet), the Contractor shall resurface the entire width of the lanes in which the damage occurred for the entire block.
5. The Contractor is hereby notified that whenever the line for repaving for trenches extends one foot into the edge of the existing paving, he shall repave to this edge only. Full lane paving will not be required. Damage to the pavement beyond this line by the Contractor will require that he repave the full width.
6. Construction documents submitted at the time of Engineering Permit Application must include, not limited to, the following pages as applicable to the type of construction:
 - a. Demolition Plan
 - b. Stormwater Pollution Prevention Plan/ E&SC Plan
 - c. Paving, Grading and Drainage Plans and Details
 - d. Water and Sewer Plans and City of Deerfield Beach

STANDARD DETAILS:

- a. Pavement Markings and Signing plan in accordance with the MUTCD latest edition, Broward County Traffic Engineering Division or FDOT Standards as applicable
2. Pursuant to Sec 98-17(4)c of the City's Land Development Code, the applicant must submit design calculations, sealed and signed by a professional engineer registered in the State of Florida, showing that the stormwater management system can handle runoff from a 3-day, 25-year storm event with a maximum discharge to the Hillsboro Canal, if allowed, of 35 CSM.
3. If water and sewer demands will increase as a result of the proposed improvements, please, provide calculations for utility capacity evaluation.
4. Please be advised that this project is required to receive sign-off by the Engineering Department for water connection fees per City of Deerfield Beach Code of Ordinances Sec. 70-132 and for sewer connection fees per City of Deerfield Beach Code of Ordinances Sec. 70-75 prior to issuance of a Certificate of Occupancy.
5. Sidewalk Ramp Detail to match FDOT Index 522-002 and driveway connection shall be in accordance with FDOT Index 515.
6. Handicap parking stall shall be in accordance with F.A.C. 553.5041.

WATER/WASTEWATER FLOW CALCULATIONS *

2,169 SF BUILDING * PER BROWARD COUNTY WWS

500 SF - OFFICE
1,669 SF - STORAGE

WATER:
OFFICE : 1 UNIT = 1,000 S.F. = 42 GPD
500 S.F. = 1 UNIT = 42 GPD

STORAGE: 1 UNIT = 1,000 S.F. = 33 GPD
1,669 S.F. = 2 UNITS = 2 x 33 GPD = 66 GPD
TOTAL = 108 GPD

WASTE WATER:
OFFICE : 1 UNIT = 1,000 S.F. = 34 GPD
500 S.F. = 1 UNIT = 34 GPD

STORAGE: 1 UNIT = 1,000 S.F. = 27 GPD
1,669 S.F. = 2 UNITS = 2 x 27 GPD = 54 GPD
TOTAL = 88 GPD

SAWCUT NOTES:

1. FEATHER PROPOSED ASPHALT GRADE TO EXISTING ASPHALT GRADE.
2. SAWCUT EXISTING ASPHALT AND MATCH PROPOSED ASPHALT TO EXISTING ASPHALT/ GRADE.
3. SAWCUT EXISTING CONCRETE WALKWAY. MATCH NEW WALKWAY GRADE TO EXISTING WALKWAY GRADE.
4. SAWCUT EXISTING PAVEMENT AND REMOVE PAVEMENT WHERE SHOWN.

FEMA NOTES:

FLOOD ZONE : X
BASE FLOOD ELEVATION : N/A
CONTROL PANEL NUMBER : 12011-C-0178-H
DATE: 8-18-2014
2019/2021 PRELIMINARY FEMA BASE FLOOD EL.= X

HANDICAP NOTES:

1. HANDICAP RAMPS SHALL HAVE TACTILE SURFACE PER FDOT No. 304
2. HANDICAP RAMPS SHALL NOT EXCEED 1:12 SLOPE.
3. ALL HANDICAP ACCESSIBILITY FACILITIES SHALL BE IN ACCORDANCE WITH CHAPTER 11, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
4. ALL HANDICAP RAMPS SHALL HAVE DETECTABLE WARNING SURFACES PER SECTION 11-4.29.2. DETECTABLE WARNING TEXTURES ON WALKING SURFACES SHALL CONSIST OF YELLOW TRUNCATED DOME TYPE PER DETAIL. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36 INCHES WIDE PER 11-4.29.5.
5. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NO EXCEEDING 2% IN ALL DIRECTIONS, CH.11-4.6.3
6. EACH ACCESSIBLE PARKING SPACE MUST BE PROMINENTLY OUTLINED WITH BLUE PAINT TO BE CLEARLY DISTINGUISHABLE AS A PARKING SPACE DESIGNATED FOR PERSONS WHO HAVE DISABILITIES.
7. CURB RAMPS SHALL HAVE FLARED SIDES WITH A SLOPE NOT EXCEEDING A RATIO OF 12:1 AND HAVE DETECTABLE WARNING EXTENDING THE FULL WIDTH AND DEPTH OF THE RAMP (NOT SIDE SLOPES) CH.11-4.7.7.
8. ALL WALKS CROSSING OR ADJOINING A VEHICULAR WAY SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36 INCHES WIDE AT THE POINT OF CONNECTION.
9. ALL RAMPS SHALL HAVE LEVEL LANDING AT THE TOP AND BOTTOM OF EACH RAMP. BOTTOM LANDING SHALL PROJECT A MINIMUM OF 72 INCHES. EACH RAMP SHALL COMPLY WITH CHAPTER 11, SEC 4.8.4 OF THE 2001 FLORIDA BUILDING CODE.

TOTAL AREA COVERAGES:

BUILDING AREA = 2,169 S.F. = 0.049 ACRE = 17.5%
PAVEMENT AREA = 7,719 S.F. = 0.177 ACRE = 62.3 %
PERVIOUS AREA = 2,489 S.F. = 0.057 ACRE = 20.1 %
TOTAL AREA = 12,377 S.F. = 0.284 ACRE = 100%

NOTES:

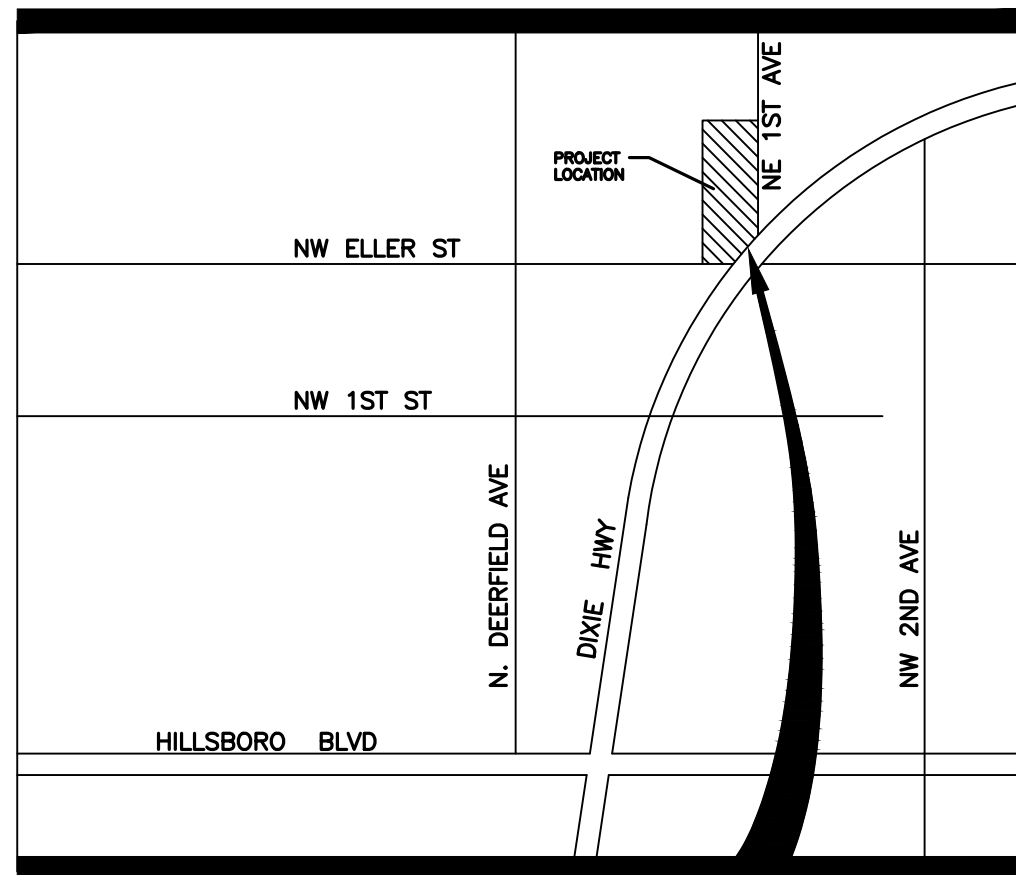
1. LOCAL DRAINAGE DISTRICT: BROWARD Co. DEPT. OF PLANNING AND ENVIRONMENTAL PROTECTION
2. BROWARD COUNTY FUTURE GROUNDWATER TABLE = 2.0 NAVD
3. 10 YEAR - 1 DAY RAINFALL = 11 INCHES
4. 25 YEAR - 1 DAY RAINFALL = 13.5 INCHES
5. 100 YEAR - 1 DAY RAINFALL = 18.5 INCHES
6. BROWARD COUNTY FUTURE CONDITIONS 100 YEAR FLOOD EL. 2060 = 16.50 NAV

CONSTRUCTION NOTES:

1. CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING WATER SERVICES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
2. CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
3. EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY ACCURATE LAND SURVEYORS, INC.
4. CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF ALL EXISTING UTILITIES WITHIN PROJECT AREA PRIOR TO CONSTRUCTION
5. ALL EXISTING DRAINAGE PIPES TO REMAIN SHALL BE CLEANED PRIOR TO C.O.
6. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF DEERFIELD BEACH ENGINEERING.
7. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
8. THE LOCATION OF EXISTING FACILITIES WERE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
10. ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD).

LEGEND:

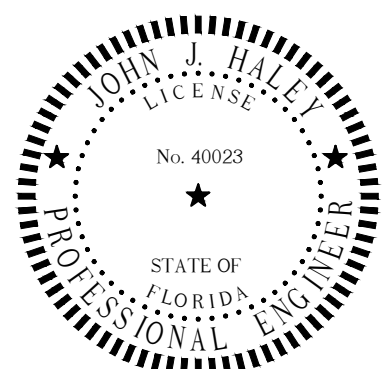
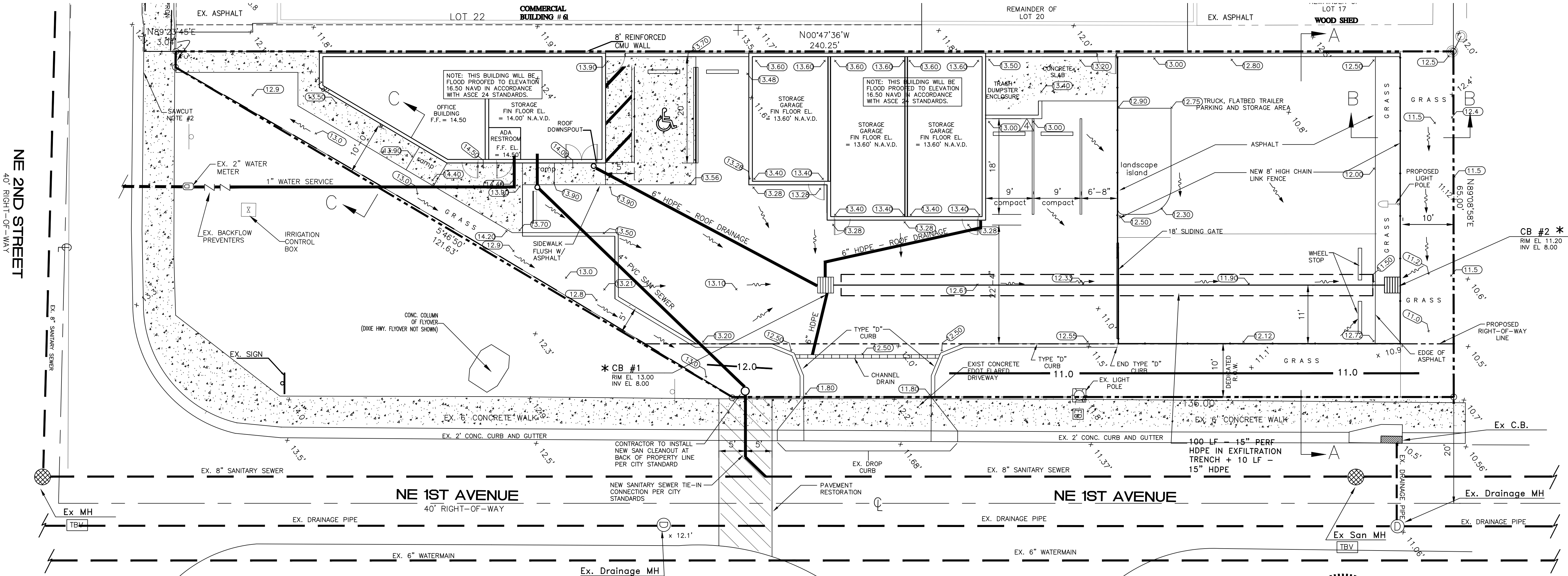
- PROPOSED ASPHALT
- PROPOSED PAVER BLOCK
- RUNOFF FLOW
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- EXISTING SANITARY CLEANOUT
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED FORCEMAIN BENDS
- STORM MANHOLE
- EXISTING
- 6" WIDE CONC. HEADER CURB
- PROPOSED
- EXISTING OVERHEAD CABLES
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING GRADES
- PROPOSED GRADES
- EXISTING TOT REMAIN
- TO BE REMOVED
- TO BE VERIFIED
- TO BE RELOCATED
- PAVEMENT RESTORATION
- PROPOSED CONCRETE SIDEWALK/SLAB
- POLLUTION RETARDANT BAFFLE



LOCATION SKETCH
N.T.S.

LEGAL DESCRIPTION:

THE EAST 65 FEET OF LOTE 17, 20 AND 21 OF W.L. BRACKNELL SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



This item has been digitally signed and sealed by John J. Haley, P.E. on date adjacent to seal
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Designed	J.J.H.	4-7-21	Rev per architect	
Drawn	E.L.H.	3-9-23	Revised per BCSWM comments	
		6-20-23	Revised per BCSWM comments	
		8-7-23	Revised per BCSWM comments	
		8-29-24	Revised per city comments	
Checked	J.J.H.	NO.	DATE	REVISION
				BY

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street - Deerfield Beach, Fla. 33441
Phone: (954) 260-6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

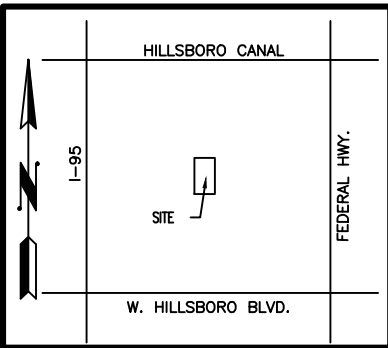
EASTERN DREDGING
81 NE 2ND STREET
DEERFIELD BEACH FL

WATER, SEWER, PAVING
AND DRAINAGE PLAN

APPROVED: _____
DATE: _____
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE
PROJECT NUMBER
1" = 10'
20-2656

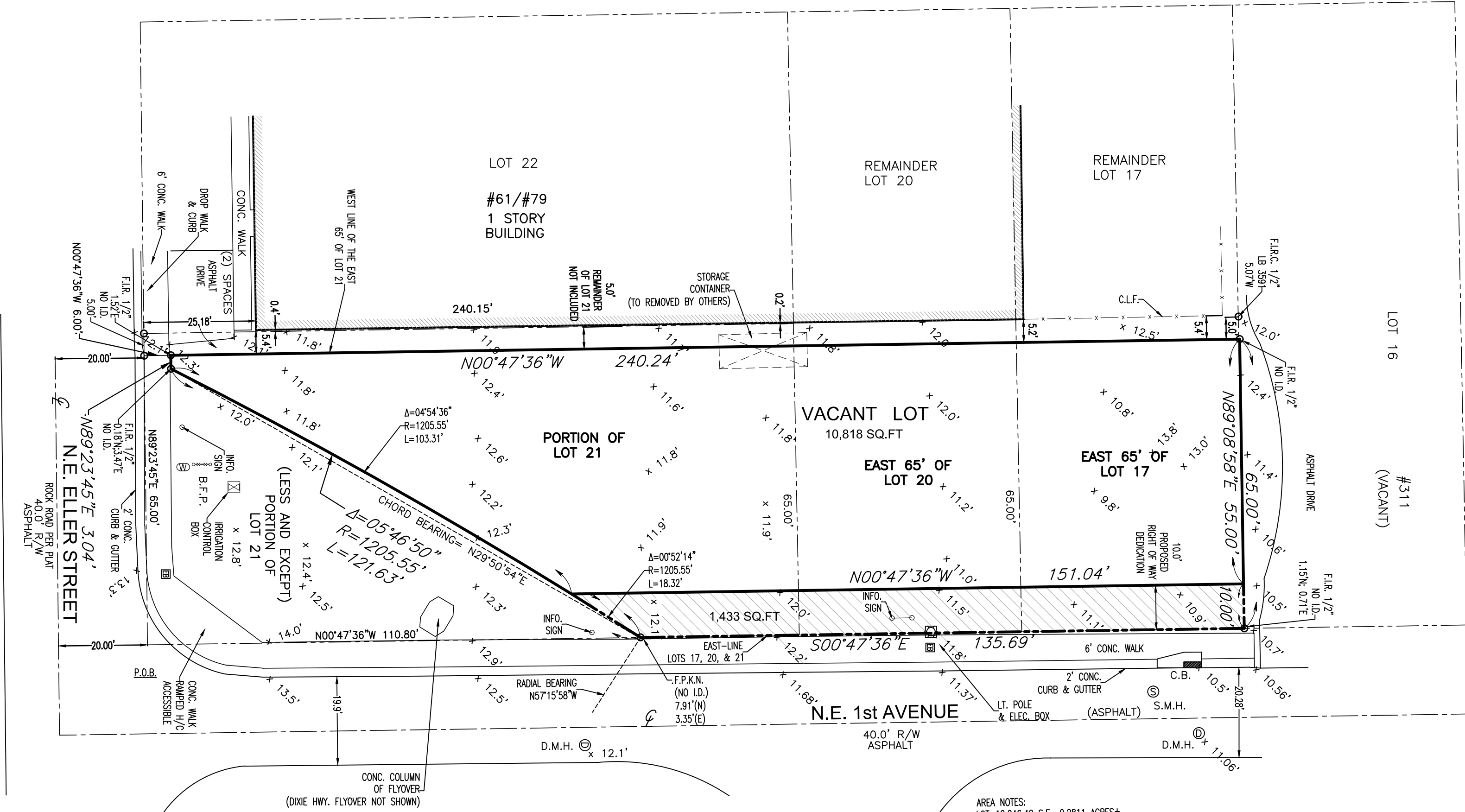
1
5



LOCATION MAP
NOT TO SCALE

SYMBOL:

- CATCH BASIN
 - WATER METER
 - ANCHOR
 - WOOD UTILITY POLE
 - WOOD LIGHT POLE
 - CONCRETE UTILITY POLE
 - CONCRETE LIGHT POLE
 - FIRE HYDRANT
 - CABLE BOX
 - ELECTRIC BOX
 - TELEPHONE BOX
 - WATER VALVE
 - IRRIGATION VALVE
 - OVERHEAD WIRE LINE (OHW)
 - CHAIN LINK FENCE (CLF)
 - WOOD FENCE (WF)
 - METAL FENCE (MF)
 - PLASTIC FENCE (PF)
 - WIRE FENCE (WF)
- LEGEND:
- A/C = AIR CONDITIONER
 - B.R.L. = BUILDING RESTRICTION LINE
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 - C = CALCULATED
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 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.G. = PAGE
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 - R/W = RIGHT OF WAY
 - U.E. = UTILITY EASEMENT
 - C.L.F. = CHAINLINK FENCE
 - ESMT. = EASEMENT
 - P.E. = POOL EQUIPMENT
 - F.H. = FIRE HYDRANT



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LESS AND EXCEPT THEREFROM:

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SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 1,433 SQUARE FEET, MORE OR LESS.

SAID PREMISES BEING LOCATED IN BROWARD COUNTY, FLORIDA.

BENCHMARK OF ORIGIN: CITY OF BOCA RATON, B.R.D. NO. 858 ELEVATION =10.096' (NAVD'88)

SURVEYOR'S NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED. THE LINEWORK SHOWN HEREON IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY BY ROBERT L. TOMPSON, PSM 3869, ACCURATE LAND SURVEYORS, INC.; 1150 E. ATLANTIC BOULEVARD, POMPAHO BEACH, FL 33060; DATED: 10-31-2023 AND GIS DATA PROVIDED BY THE BROWARD COUNTY PROPERTY APPRAISER.

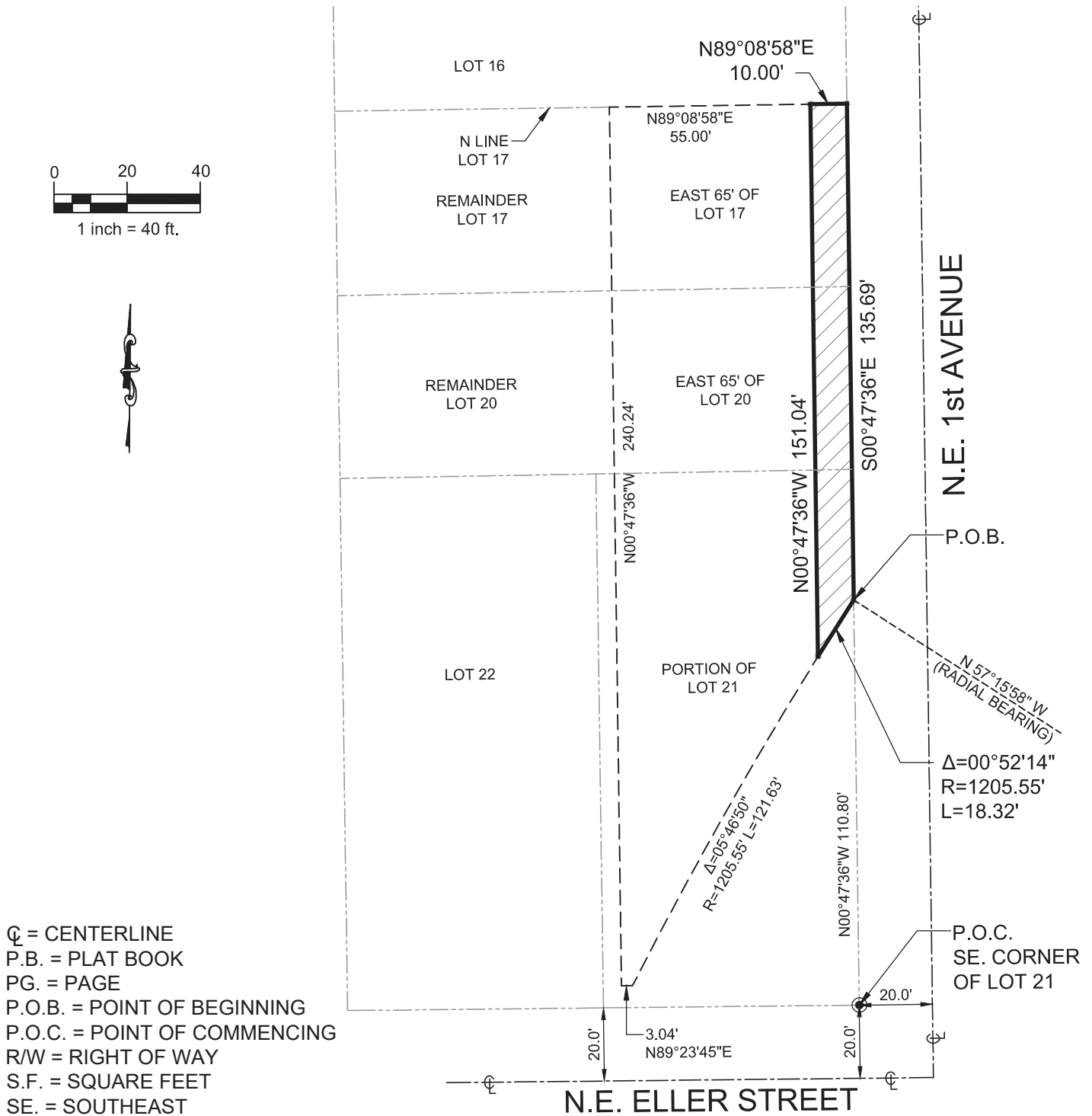
TITLE: MAP OF BOUNDARY SURVEY			SCALE: 1" = 20'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
COMMUNITY PANEL# 125101-0178-F	FLOOD ZONE: X	BASE FLOOD EL.: N/A	DRAWN BY: N.L.R.		
DATE OF FIRM: 10/05/2017			BASIS OF BEARING: W R/W LINE OF NE 1st AVENUE, SAID LINE HAVING AN ASSUMED DEED BEARING OF S00°47'36"E.	REV BDY. MOVED 08/20/24	08/20/2024 Date
				BDY. MOVED 5/30/24	
PROPERTY ADDRESS: 81 ELLER STREET, DEERFIELD BEACH, FLORIDA 33441			LINE HAVING AN ASSUMED DEED BEARING OF S00°47'36"E.	AREA, P. R/W DED. 5/2/24	JOHN E. KUJAR PSM., STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
				ELEV.'S 04/26/24	
				PARTY CHIEF: HECTOR	
				SURVEY DATE: 04/026/24	

SHEET 1 OF 1

Baseline Land Survey LLC
1400 N.W. 1st COURT
BOCA RATON, FL. 33432
Ph.(561) 417-0700

LEGAL DESCRIPTION ACCOMPANY SKETCH

10.00 FOOT WIDE RIGHT OF WAY DEDICATION



THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 2 of 2

THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Digitally signed by John E Kuhar

DN: c=US, o=BASELINE LAND SURVEY LLC,

ouQualifier=A01410D0000018715027A660005614B

cn=John E Kuhar

Date: 09/03/2024

Date: 09/03/2024 15:22:38 -04'00'

JOHN E. KUCHAR, PSM, STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 6711
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: 1" = 40'

CHECKED BY: JEK

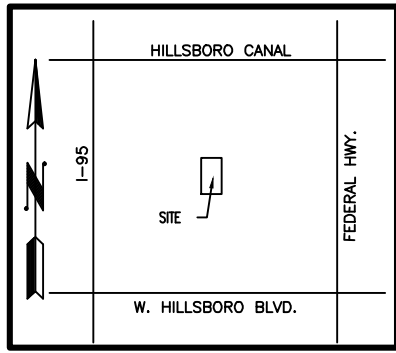
DRAWN BY: ELF

B

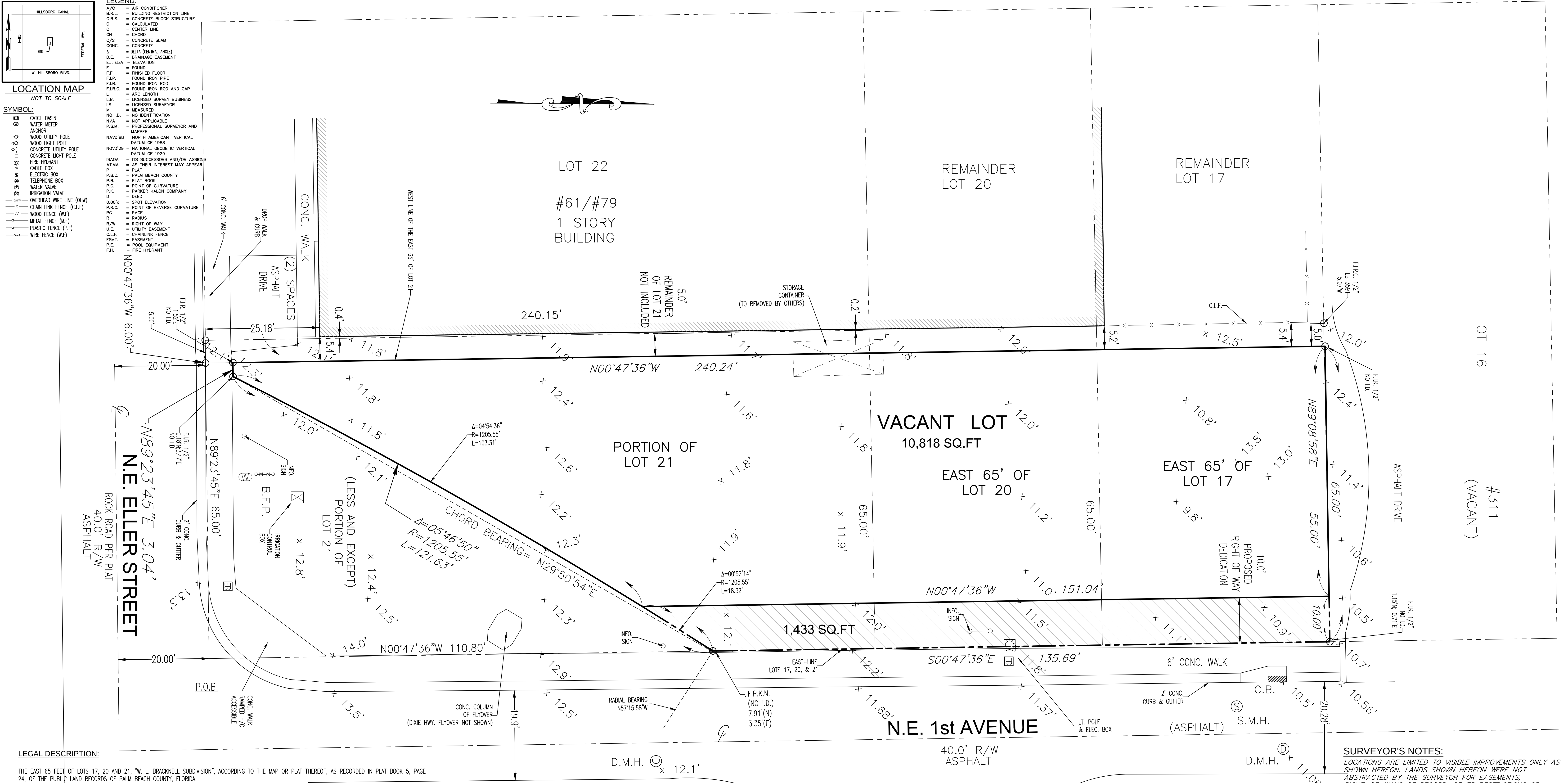
BASELINE LAND SURVEY LLC
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700

LB 8229

JOB: 24-04-042-SK.LG.D.-RWD.



- LEGEND:**
- A/C = AIR CONDITIONER
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 - C.C. = CALCULATED
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 - WATER METER
 - ANCHOR
 - WOOD UTILITY POLE
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 - OVERHEAD WIRE LINE (OHV)
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SAID PREMISES BEING LOCATED IN BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED. THE LINWORK SHOWN HEREON IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY BY ROBERT L. TOMPSON, PSM 3869, ACCURATE LAND SURVEYORS, INC., 1150 E. ATLANTIC BOULEVARD, POMPAHO BEACH, FL 33060; DATED: 10-31-2023 AND GIS DATA PROVIDED BY THE BROWARD COUNTY PROPERTY APPRAISER.

AREA NOTES:
LOT=12,246.40 S.F., 0.2811 ACRES±
R/W DEDICATION=1,433.04 S.F., 0.0329 ACRES±
LOT LESS R/W DEDICATION=10,813.36 S.F., 0.2482 ACRES±

BENCHMARK OF ORIGIN: CITY OF BOCA RATON, B.R.D. NO. 858 ELEVATION =10.096' (NAVD'88)

TITLE: MAP OF BOUNDARY SURVEY			SCALE: 1" = 10'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
COMMUNITY PANEL# 125101-0178-F	FLOOD ZONE: X	BASE FLOOD EL.: N/A	DRAWN BY: N.L.R.	REV BDY. MOVED 08/20/24	
			CHECKED BY: J.E.K.	BDY. MOVED 5/30/24	
DATE OF FIRM: 10/05/2017	BASIS OF BEARING: W R/W LINE OF NE 1st AVENUE, SAID LINE HAVING AN ASSUMED DEED BEARING OF S00°47'36"E.			AREA, P. R/W DED. 5/2/24	
PROPERTY ADDRESS: 81 ELLER STREET, DEERFIELD BEACH, FLORIDA 33441				ELEV.'S 04/26/24	
				PARTY CHIEF: HECTOR	
				SURVEY DATE: 04/026/24	
					JOHN E. KUJAR PSM., STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Baseline Land Survey LLC 1400 N.W. 1st COURT BOCA RATON, FL. 33432 Ph.(561) 417-0700	
JOB NO.: 24-04-042	LB-8229

SHEET 1 OF 1

Baseline Land Survey LLC
1400 N.W. 1st COURT
BOCA RATON, FL. 33432
Ph.(561) 417-0700

JOB NO.: 24-04-042 LB-8229



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-109

Agenda Date: 3/25/2025

Status: QUASI-JUDICIAL PUBLIC
HEARINGS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting a 10 foot wide right-of-way dedication to the City from Allen Christy, along NE 1st Avenue, as depicted on Exhibit "A", in connection with the Eastern Dredging Development Project located at 81 NE Eller Street; providing for conflicts, implementation, and an effective date. (Consent - Agreements & Expenditure Requests)

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

During the course of the review of Application 20-B3-113 Rev. 1 from Eastern Dredging, Inc. (the "Applicant"), requesting Major Site Plan approval to construct a warehouse facility of approximately 2,238 square feet, consisting of two buildings with associated site improvements, including an outdoor storage located at 81 NE Eller Street, it was discovered that a 10' right-of-way dedication was needed for NE 1st Avenue. As a condition of approving the development application through the Development Review Committee process, the City required the applicant to provide a 10' right-of-way dedication on the western half of NE 1st Avenue for future needs.

The applicant has provided the City with an attached survey and sketch and legal of the right-of-way dedication.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ACCEPTING A 10 FOOT WIDE RIGHT-OF-WAY DEDICATION TO THE CITY FROM ALLEN CHRISTY, ALONG NE 1ST AVENUE, AS DEPICTED ON EXHIBIT “A”, IN CONNECTION WITH THE EASTERN DREDGING DEVELOPMENT PROJECT LOCATED AT 81 NE ELLER STREET; PROVIDING FOR CONFLICTS, IMPLEMENTATION AND AN EFFECTIVE DATE

WHEREAS, Allen Christy (the “Applicant”) is seeking Site Plan approval to construct a warehouse facility of approximately 2,238 square feet, consisting of two buildings with associated site improvements including an outdoor storage area on a 0.283-acre site located at 81 NE Eller Street (the “Property”) in the B-3, General Business Zoning District; and

WHEREAS, in reviewing the proposed development for the Project, staff determined that a 10-foot wide right-of-way dedication along NE 1st Avenue is necessary to increase the right-of-way width along the roadway due to the configuration of the property being trapezoidal, with only a portion of the Property fronting NE Eller Street; and

WHEREAS, as part of the Development Review Committee process, the right-of-way dedication was set forth as a condition of site plan; and

WHEREAS, the Applicant has provided the City with sketches and legal descriptions for the right-of-way dedication, as described and depicted in the attached Exhibit “A”, (the “ROW Dedication”), which depicts the 10’ foot wide right-of-way dedication; and

WHEREAS, in order to ensure the dedication of the right-of way to the City, it is necessary for the City to accept the ROW Dedication, as described and depicted in the attached Exhibit “A”, which will be recorded in the Public Records of Broward County; and

WHEREAS, the City Commission finds that accepting the ROW Dedication depicted on Exhibit “A” serves a municipal purpose and is in the best interest and welfare of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby accepts the ROW Dedication, as described and depicted in the attached Exhibit “A”.

Section 3. The appropriate City officials are hereby authorized and directed to record the necessary documents and to take all actions necessary to effectuate the purpose and intent of this Resolution.

Section 4. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

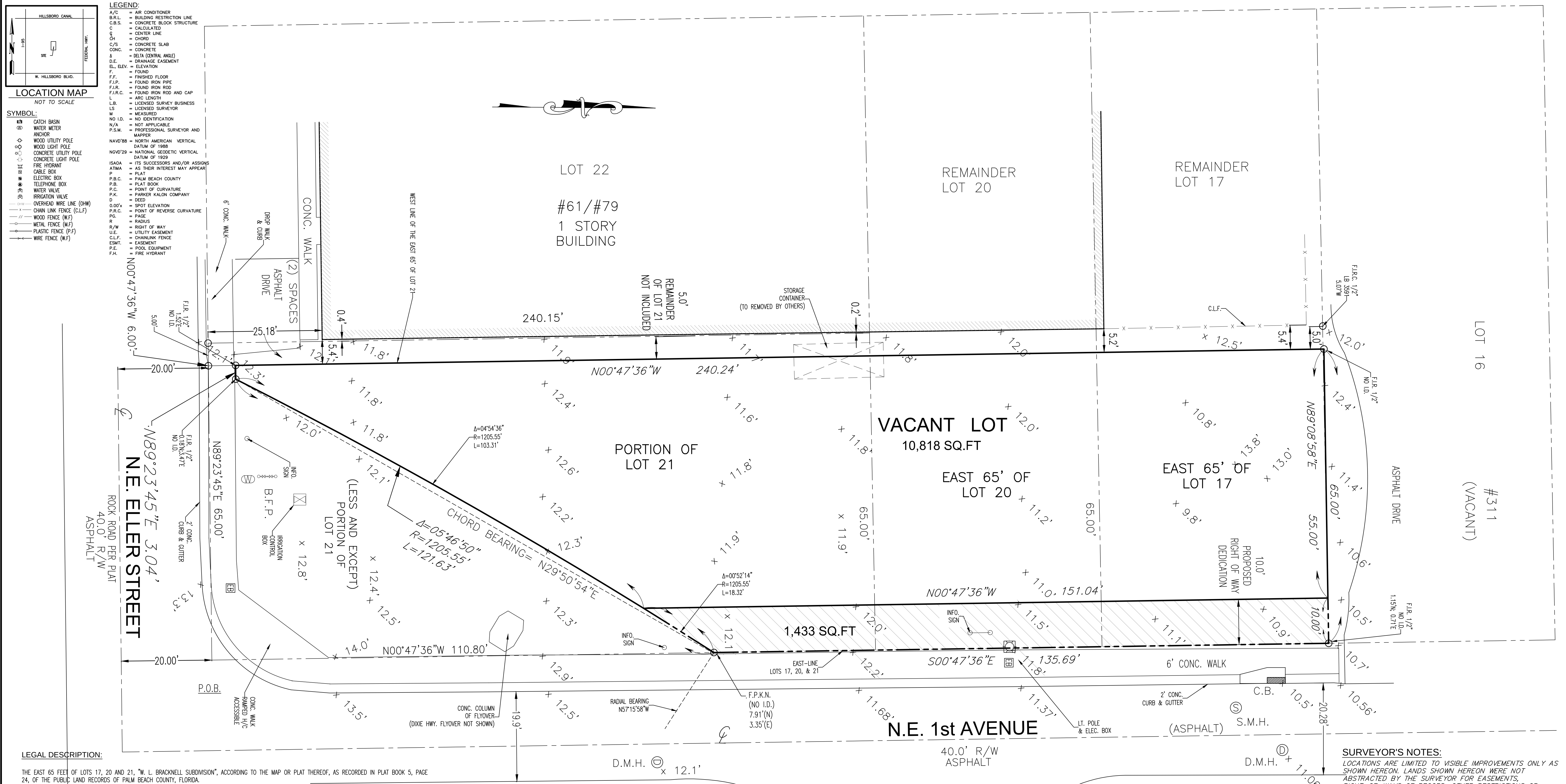
CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

EXHIBIT A



SURVEYOR'S NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR REPERCUSSIONS DESCRIBED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.

THE LINEWORK SHOWN HEREON IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY BY ROBERT L. TOMPSON, PSM 3869, ACCURATE LAND SURVEYORS, INC.; 1150 E. ATLANTIC BOULEVARD, POMPAHO BEACH, FL 33069; DATED: 10-31-2023 AND GIS DATA PROVIDED BY THE BROWARD COUNTY PROPERTY APPRAISER.

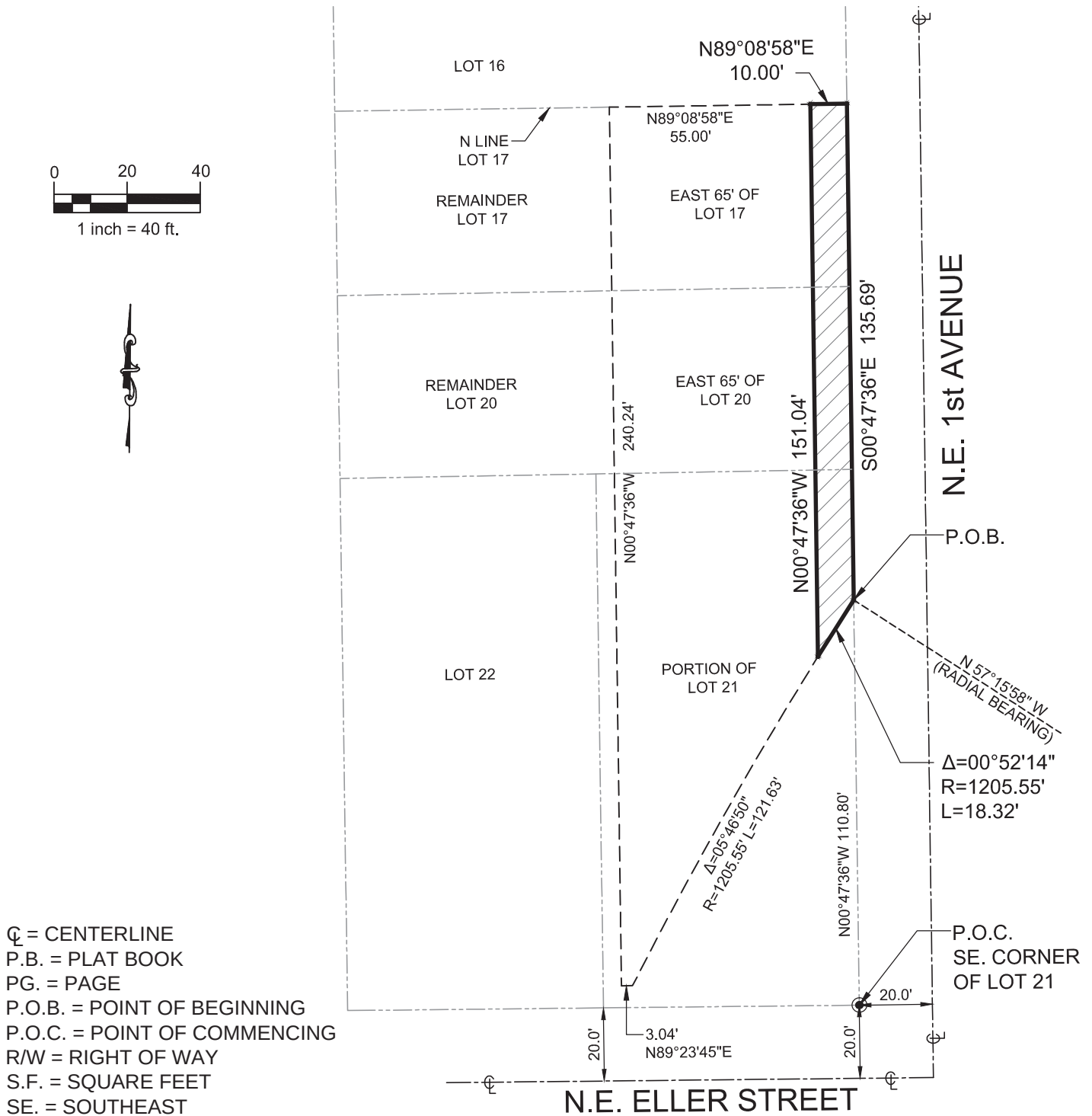
AREA NOTES:
LOT=12,246.40 S.F., 0.2811 ACRES±
R/W DEDICATION=1,433.04 S.F., 0.0329 ACRES±
LOT LESS R/W DEDICATION=10,813.36 S.F., 0.2482 ACRES±

BENCHMARK OF ORIGIN: CITY OF BOCA RATON, B.R.D. NO. 858 ELEVATION = 10.096' (NAVD'88)

TITLE: MAP OF BOUNDARY SURVEY			SCALE: 1" = 10'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.	Baseline Land Survey LLC 1400 N.W. 1st COURT BOCA RATON, FL. 33432 Ph.(561) 417-0700
COMMUNITY PANEL#	FLOOD ZONE:	BASE FLOOD EL.:	DRAWN BY: N.L.R.			
125101-0178-F	X	N/A	CHECKED BY: J.E.K.	REV BDY. MOVED 08/20/24		
DATE OF FIRM: 10/05/2017	BASIS OF BEARING: W R/W LINE OF NE 1st AVENUE, SAID LINE HAVING AN ASSUMED DEED BEARING OF S00°47'36"E.			BDY. MOVED 5/30/24	08/20/2024	
PROPERTY ADDRESS: 81 ELLER STREET, DEERFIELD BEACH, FLORIDA 33441				AREA, P. R/W DED. 5/2/24	Date	
				ELEV.'S 04/26/24	JOHN E. KUJAR PSM., STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	
				PARTY CHIEF: HECTOR		
				SURVEY DATE: 04/026/24		
					JOB NO.: 24-04-042	LB-8229

LEGAL DESCRIPTION ACCOMPANY SKETCH

10.00 FOOT WIDE RIGHT OF WAY DEDICATION



CL = CENTERLINE
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SE. = SOUTHEAST

THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 2 of 2

THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Digitally signed by John E Kuhar

DN: c=US, o=BASELINE LAND SURVEY LLC,

ouQualifier=A01410D0000018715027A660005614B

cn=John E Kuhar

Date: 09/03/2024

Date: 20240924 15:22:38 -04'00'

JOHN E. KUCHAR, PSM, STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 6711
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: 1" = 40'

CHECKED BY: JEK

DRAWN BY: ELF

BL

BASELINE LAND SURVEY LLC
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700

LB 8229

JOB: 24-04-042-SK.LG.D.-RWD.



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-72

Agenda Date: 3/25/2025

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting the certified election results of the Municipal Election held on March 11, 2025, as provided by the Broward County Supervisor of Elections; providing for an effective date.

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

This item pertains to the acceptance of the March 11, 2025 Deerfield Beach election results for the Office of the Mayor and District 3 and 4 Commissioner. This is a normal process after every election.

Recommendation

Approval is recommended.

RESOLUTION NO. 2025/

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
DEERFIELD BEACH, FLORIDA, ACCEPTING THE CERTIFIED
ELECTION RESULTS OF THE MUNICIPAL ELECTION HELD ON
MARCH 11, 2025, AS PROVIDED BY THE BROWARD COUNTY
SUPERVISOR OF ELECTIONS; PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, pursuant to the City Charter, the City held an election on March 11, 2025, to elect the Mayor and District 3 and District 4 Commissioners; and

WHEREAS, the results of the City election have been canvassed by the Broward County Canvassing Board in accordance with Section 102.141, Florida Statutes; and

WHEREAS, the Broward Supervisor of Elections has provided the Certified Election Results for the March 11, 2025 Election, attached as Exhibit “A”; and

WHEREAS, the City Commission of the City of Deerfield Beach wishes to accept the Certified Election Results, attached as Exhibit “A,” and take all actions necessary to implement the results of the election.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE
CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:**

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission of the City of Deerfield Beach hereby accepts the election results of the March 11, 2025 election, attached as Exhibit “A,” to elect the Mayor and District 3 and District 4 Commissioners.

Section 3. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

EXHIBIT A

SUMMARY REPT-GROUP DETAIL

2025 MUNICIPAL ELECTION
MARCH 11, 2025
BROWARD COUNTY, FLORIDA

REPORT-EL45A

PAGE 001

RUN DATE:03/14/25 11:16 AM

	TOTAL VOTES	%	ED	AV	PV
PRECINCTS COUNTED (OF 16)	16	100.00			
REGISTERED VOTERS - TOTAL	44,883				
BALLOTS CAST - TOTAL	5,509		3,184	2,324	1
BALLOTS CAST - BLANK	5	.09	3	2	0
VOTER TURNOUT - TOTAL		12.27			
VOTER TURNOUT - BLANK		.01			
Deerfield Beach, Mayor					
(VOTE FOR) 1					
(WITH 16 OF 16 PRECINCTS COUNTED)					
Todd Drosky.	3,078	56.28	1,609	1,469	0
Dan Herz.	2,186	39.97	1,498	687	1
Caryl Berner	83	1.52	20	63	0
Timothy "Chaz" Stevens	122	2.23	28	94	0
Deerfield Beach, Commissioner, District 3					
(VOTE FOR) 1					
(WITH 5 OF 5 PRECINCTS COUNTED)					
Daniel Shanetzky	783	50.68	395	388	0
Philip Edward Bradley	439	28.41	265	174	0
Karen A. Shelly	323	20.91	161	162	0
Deerfield Beach, Commissioner, District 4					
(VOTE FOR) 1					
(WITH 3 OF 3 PRECINCTS COUNTED)					
Thomas Plaut	971	84.36	478	493	0
WRITE-IN.	57	15.64	125	55	0

X

County Judge

X

County Commissioner

X

Supervisor of Elections



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-88

Agenda Date: 3/25/2025

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a Facility Use Agreement with KP Aquatics International, LLC d/b/a Performance Aquatics to conduct a competitive swim team program at the Peggy Noland Aquatics Complex; proving for execution, implementation, and an effective date.

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission.

Background/History

Currently, the City offers various aquatic programs, swimming programs and swimming lessons at the Peggy Noland Aquatic Complex ("Complex"). The Parks and Recreation Department desires to coordinate with an experienced instructor to lead a new competitive swim program, including a U.S. Masters Swim Team, private instruction, and special events such as invitational swim meets and trials. This program will serve as a vital stepping stone from our existing recreational swim offerings and lessons, providing opportunities for swimmers to develop their skills in a competitive environment.

The City was contacted by KP Aquatics International, LLC d/b/a Performance Aquatics ("Aquatics"), which is a year-round competitive USA Swimming Club and provides classes, coaching, and swimming lessons that address the individualized training needs of highly motivated and elite athletes. Aquatics is interested in utilizing the Complex for the purpose of conducting a competitive swim team program.

City staff have reviewed Aquatics request, and have negotiated the attached Facility Use Agreement with Aquatics for an initial one-year term with the option to renew for two additional one-year terms. Aquatics will be compensating the City for such use to operate the competitive swim team and masters program. Additionally, Aquatics will be required to pay additional usage fees and admission fees for certain Special Events as set forth in the Agreement.

Recommendation

City staff recommends approving the execution of the attached Facility Use Agreement.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A FACILITY USE AGREEMENT WITH KP AQUATICS INTERNATIONAL, LLC D/B/A PERFORMANCE AQUATICS TO CONDUCT A COMPETITIVE SWIM TEAM PROGRAM AT THE PEGGY NOLAND AQUATICS COMPLEX; PROVIDING FOR EXECUTION, IMPLEMENTATION, AND AN EFFECTIVE DATE

WHEREAS, KP Aquatics International, LLC d/b/a Performance Aquatics (“KP Aquatics”) is a year-round USA Swimming Club that addresses the individualized training needs of highly motivated and elite athletes and provides classes, coaching and training; and

WHEREAS, the City operates the Peggy Noland Aquatics Complex (the “Complex”) and currently offers various aquatic programs, a swimming program and swimming lessons (“City Programming”); and

WHEREAS, in evaluating the City’s Programming, City staff determined that it would be beneficial to coordinate with an experienced instructor to lead a new competitive swim team program (the “Swim Team Program”), which includes a U.S. Masters Swim Team, private instructions, and special events such as invitational swim meets and trials; and

WHEREAS, the Swim Team Program will serve as a vital steppingstone from the City’s existing recreational swim offerings and lessons, and will provide opportunities for swimmers to develop their skills in a competitive environment; and

WHEREAS, KP Aquatics has requested a non-exclusive license to use up to 10 swimming lanes designated by the City at the Complex for the purpose of conducting a competitive swim team program (the “Facility Use”); and

WHEREAS, KP Aquatics will compensate the City in the amount of \$700.00 per month to operate the Swim Team Program (including the competitive swim team program and U.S Master Swimming Team), and will be responsible for applicable usage fees and admission fees associated with hosting swim meets, trials and other special events; and

WHEREAS, City staff recommends approving the Facility Use, and a Facility Use Agreement with KP Aquatics, attached as Exhibit “1”, (the “Agreement”) to support the Swim Team Program within the City for an initial one-year period, with two additional one-year renewal options; and

WHEREAS, the City Commission finds that it is in the best interest of the City to approve the Facility Use and authorize execution of the Agreement with KP Aquatics.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby authorizes and approves the Facility Use by KP Aquatics for the Swim Team Program subject to the terms of the Agreement.

Section 3. The City Commission hereby approves the Facility Use Agreement with KP Aquatics, attached as Exhibit “1,” for the Facility Use and the implementation of the Swim Team Program.

Section 4. The City Commission hereby authorizes the City Manager to execute the Facility Use Agreement, attached as Exhibit “1,” together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 5. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

**FACILITY USE AGREEMENT BETWEEN THE CITY OF
DEERFIELD BEACH AND KP AQUATICS INTERNATIONAL,
LLC D/B/A PERFORMANCE AQUATICS**

This Agreement (the "Agreement") is made and entered into this _____ day of _____, 2025 (the "Effective Date"), by and between the City of Deerfield Beach, Florida, a municipal corporation of the State of Florida (the "CITY"), and KP Aquatics International, LLC d/b/a Performance Aquatics, a Florida Limited Liability Company (the "LICENSEE").

WHEREAS, LICENSEE is a year-round competitive USA Swimming Club, which addresses the individualized training needs of highly motivated and elite athletes and provides classes, coaching and training; and

WHEREAS, the City operates the Peggy Noland Aquatic Complex (the "Complex") and currently offers various aquatic programs, a swimming program and swimming lessons; and

WHEREAS, LICENSEE desires to obtain a non-exclusive license to use up to ten (10) swimming lanes designated by the City at the Complex (the "Permitted Area") for the purpose of conducting a competitive swim team program (the "Program") in accordance with the terms and conditions of this Agreement; and

WHEREAS, LICENSEE will use the Permitted Area at the fees sets forth in this Agreement; and

WHEREAS, the CITY agrees to permit LICENSEE to conduct LICENSEE'S Program at the Permitted Area and to provide facility usage to support the Program within the City, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, CITY and LICENSEE do hereby agree as follows:

Section 1. Recitals. The foregoing "WHEREAS" clauses are hereby ratified as being true and correct and are incorporated herein.

Section 2. Term. This Agreement shall take effect upon the Effective Date and shall continue for a one-year term, unless terminated or renewed as permitted herein (the "Term"). The City Manager (or designee) and LICENSEE may renew this Agreement for two additional one-year terms by execution of a written Amendment signed by the parties.

Section 3. Compensation. LICENSEE shall compensate the CITY as follows:

\$500.00 per month for the Competitive Swim Team Program.
\$200.00 per month for the United States Masters Swimming Team

In addition to the above compensation, LICENSEE shall also be required to pay additional usage fees and admission fees for those Events as more specifically described below in Section 4b. and considered to be Special Events determined by the CITY.

Section 4. Use of Permitted Area and Premises.

- a. *General.* The LICENSEE may use and occupy up to ten (10) swim lanes designated by the City within the Permitted Area to conduct a competitive swim team program through execution of a USA Swimming League program and pre-team swim instruction (the "Program") during the term of this Agreement. All activities conducted under the Program must be supervised at all times

by a representative of LICENSEE.

CITY agrees to provide starting blocks, backstroke flags, portable bulkheads, and pace clocks for use by LICENSEE. LICENSEE agrees to provide all additional equipment (the "Equipment"). All Equipment placed within the Permitted Area shall remain the property of LICENSEE and LICENSEE shall bear the risk of such placement and use of the Equipment, including risk of loss or damage. Further, CITY agrees to make additional swimming lanes available to LICENSEE when possible, as determined by the CITY in its sole discretion.

As this Agreement grants LICENSEE a non-exclusive license, LICENSEE acknowledges that the CITY may use the facility for a class, program or function, thereby limiting LICENSEE's use of the Permitted Area and facility and possibly rendering the facility unavailable to the LICENSEE. CITY will provide reasonable notice to LICENSEE of its need to utilize the facility and/or Permitted Area. LICENSEE acknowledges that all City-run programs and functions take priority over scheduling of all other outside programming.

- b. *Program Dates and Times:* The Program shall be provided on the dates and times set forth in the Scope of Services, attached as Exhibit "A":

The LICENSEE agrees that the location, times and offerings of the Program classes and training can be added or changed at the discretion of the CITY as pre-determined with the Aquatic Center Facility Management.

In the event that LICENSEE desires to have specific Special Events, such as an Invitational meet or Competition meet, LICENSEE shall coordinate with CITY at least 90 days' prior to the intended Special Event date to determine if such event can be accommodated. Such determination is at the sole discretion of the CITY, and if approved, LICENSEE shall pay a per athlete fee and admissions fees for those attending the event or a flat fee as determined by the City.

- c. *List of Licensee's Attendees.* Prior to the commencement of the Program, LICENSEE shall provide the City with: (i) a daily roster of those competitive swim team participants; (ii) monthly rosters of registered participants; and (iii) if applicable, those United States Swimming Participants.
- d. *Maintenance of Permitted Area.* LICENSEE agrees to maintain the Permitted Area, the locker and shower rooms, if used by LICENSEE and its participants, and all personal property placed thereon in accordance with the terms and conditions of this Agreement. LICENSEE covenants that no nuisance or hazardous trade or occupation shall be permitted and nothing shall be kept in or about the Permitted Area or other areas of the facility that will increase the risk of any hazard, fire or catastrophe, and no waste shall be permitted or committed upon or any damage to the said Permitted Area and/or facility. LICENSEE shall not permit the Permitted Area to be used or occupied in a manner that will violate any laws or regulations.

Immediately after each class, meet, or approved Special Event, the LICENSEE shall be responsible for cleaning the areas used during the administration of any such activities. LICENSEE further agrees to ensure that all trash will be placed in CITY receptacles. LICENSEE agrees to a fine of \$100 per violation for failure to adhere to this subsection. LICENSEE, at the conclusion of each class, meet or Special Event, must restore the site to a condition equal to that existing prior to the class, meet or Special Event. LICENSEE shall pay all costs for the repair and replacement of CITY property that is damaged during the Program.

- e. *Damage to Facilities.* LICENSEE recognizes that the Permitted Area is a community focal point that the CITY wishes to maintain in pristine conditions. LICENSEE agrees it will take no action that would cause damage to the Permitted Area. In this regard, LICENSEE

agrees not to cause damage to the Permitted Area. LICENSEE shall not cause any litter or debris to be left within or upon the Permitted Area. Moreover, LICENSEE shall ensure that there shall be no consumption of alcoholic beverages or illicit drugs in the Permitted Area. LICENSEE agrees to a fine of \$100 per violation if there is a violation of the aforementioned provision. If there are conditions that occur during the Program that require an adjustment of security deposit returned at the conclusion of the Program. LICENSEE shall pay any overages of fees within ten days of the conclusion of the Program.

- f. *Emergency Access and Dangerous Conditions.* LICENSEE agrees to provide all emergency access required by the CITY and its employees for the safety and welfare of the community and those attending the Training. If, in the course of LICENSEE'S operations, CITY or its officers, agents and employees become aware of any condition in or about the Permitted Area that may be dangerous, LICENSEE shall immediately correct such condition or cease operations upon being notified so as not to endanger persons or property.

Section 5. Background Checks. LICENSEE shall comply with the City's Criminal Background Check Policy, Section 50-80 of the City Code, as such policy may be amended from time to time (the "Policy").

- a. LICENSEE shall be required to perform a criminal background check for any officer of LICENSEE or any person employed by or under contract with the LICENSEE, and any LICENSEE representative, who is providing the Training or will be in or on City property, including volunteers assisting LICENSEE, and the results of such background checks shall be provided to the City prior to any employee or volunteer utilizing the Complex and its facility for Training.
- b. Employees and Volunteers shall be prohibited from participating in Training at any City Facilities in the event: (i) they have not had a current background check conducted in accordance with the Policy; or (ii) the results of their background check reveal any of the disqualification factors set forth in the Policy.
- c. By signing this Agreement, LICENSEE acknowledges that LICENSEE has read and understands the Policy and agrees to abide by the background screening qualification standards set forth in the Policy with respect to LICENSEE'S Employees and Volunteers. Further, LICENSEE agrees to provide written notice to the City immediately upon LICENSEE'S knowledge of any occurrence that, under the Policy, would disqualify any Officer, Employee or Volunteer. The City shall have the right to immediately terminate this Agreement upon written notice to LICENSEE if LICENSEE fails to abide by the Policy.
- d. *Affidavit.* LICENSEE shall be required to submit an affidavit on a form provided by or approved by the City certifying compliance with the Policy, as may be amended from time to time. Such affidavit shall be submitted to the City Manager or designee prior to conducting any Training under this Agreement.

Section 6. Insurance and Indemnification.

- a. *Insurance.* LICENSEE shall provide the CITY with a copy of LICENSEE'S liability insurance upon execution of this Agreement and prior to any the Program and training taking place. LICENSEE shall maintain no less than the following amounts of insurance:

(1) Comprehensive general liability	\$1,000,000
(2) Property damage	\$1,000,000
(3) Automotive liability	\$1,000,000
(4) Abuse and Molestation Coverage	\$1,000,000
(5) Workers compensation	Statutory requirements

The general liability and property damage insurance shall, at a minimum, cover the Licensee's trainers and representatives and the participants who are participating in any the Programs' activities, training, and meets.

Each policy shall name the CITY as an additional insured and the LICENSEE shall deliver to the CITY a copy of the certificate of insurance evidencing the existence of the policies. Each certificate shall provide that the CITY will be afforded 30-day prior written notice of cancellation of any of the policies for any reason. The insurance shall only be written by companies rated B+ or higher, according to the most recent issue of Best Insurance Rating Guide. The certificate shall be submitted with a cover letter addressed to the CITY from the LICENSEE'S insurance agent or agents stating that they have read the provisions of this section and that the insurance provided meets the minimum requirements of this section.

The insurance shall contain the following endorsement:

In addition to the coverage stated in the body of the policy, the policy shall indemnify and hold harmless the CITY, its officers, agents and employees from all claims for bodily injuries to the public, including costs of investigation, all expenses of litigation, including reasonable attorney's fees and the cost of appeals arising out of any claims or suits because of any and all acts or omission or commission by the LICENSEE, its agents, servants, or employees, or through the mere existence of the Program and activities under this Agreement.

All policies shall be on an occurrence basis rather than a claims-made basis.

- b. The LICENSEE shall be responsible to the CITY for the acts and omissions of any subcontractor(s) or person(s) employed by Licensee or any other person authorized by the LICENSEE to participate in the Program.

c. *Indemnification.*

- 1. In addition to the insurance to be provided, LICENSEE agrees to indemnify, defend and hold the CITY, including City's officers, agents and employees, harmless against any and all claims, damages, losses, liabilities, costs and expenses (including reasonable attorney's fees) and causes of action of any kind of nature whatsoever arising from the acts, omissions or negligence of the LICENSEE, or its officers, agents, or employees, or Licensee's use and occupancy of any City Facilities or any breach of this Agreement, including through all appeals therefrom and shall satisfy and discharge any judgment which may be awarded against CITY in any

such suit or action. Nothing in this Agreement shall be deemed or treated as a waiver by the City of any immunity to which it is entitled by law, including but not limited to the City's sovereign immunity as set forth in Section 768.28, Florida Statutes.

2. *First Aid Treatment Indemnification.*

LICENSEE further indemnifies and releases the CITY, and its officers, agents, employees, agents, servants, representatives, and volunteers from any and all suits, liability, claims or judgment of any kind, including attorneys' fees, and including without limitation, any claims by third parties, in any way concerning, relating to, arising out of, or in any manner connected with, any first aid treatment or lack thereof, or any services rendered or lack thereof, for injuries or illnesses, during participation in any activities, contemplated by this Agreement.

Section 7. Compliance with Applicable Laws and Policies.

- a. In the conduct of its activities under this Agreement, LICENSEE shall comply in all material respects with all applicable federal, state, and local laws and regulations, as amended from time to time. LICENSEE shall obtain at its own expense all required licenses and permits for participation in the Program and any Training.
- b. *Compliance with Rules and Regulations.* LICENSEE will abide by all Parks and Recreation Department Rules and Regulations, including such regulations set forth by City Ordinance, City Resolution, and Chapter 50 of the City Code, all as may be amended from time to time, and which are incorporated herein by this reference. If LICENSEE violates any of the aforementioned provisions, LICENSEE agrees to a fine of \$100 per violation, or such fine amount as stated by the applicable ordinance, whichever is greater. In addition, LICENSEE shall comply with the City's Lightning Policy attached as Exhibit "B".
- c. LICENSEE agrees that should LICENSEE not comply with any provision in this Agreement, LICENSEE may not be permitted to participate in subsequent use of the City's Facility and such Programs. The determination of compliance with the provisions in this Agreement shall be in the sole discretion of the CITY.

Section 8. Storage. The storage of materials and equipment belonging to LICENSEE in the City facilities is strictly prohibited. The LICENSEE agrees to be solely responsible for LICENSEE'S items on City property and LICENSEE shall indemnify and hold the CITY harmless against any and all costs, damages, claims and expenses (including reasonable attorney's fees) arising in any manner from LICENSEE'S storage of any equipment or materials on any City property, including but not limited to the Permitted Area.

Section 9. Termination. This Agreement may be terminated by LICENSEE upon 30 days written notice to the City of such termination in which event LICENSEE shall not be entitled to any additional use of the Permitted Area. LICENSEE is liable to CITY for any and all fees due and owing up to the date of termination and CITY has the right to retain the Security Deposit in accordance with this Agreement. The CITY shall have the right in its sole discretion to terminate this Agreement with or without cause by giving 30 days' written notice to LICENSEE. If the CITY elects to terminate this Agreement, the CITY shall return any unused portion of any security deposit paid by LICENSEE, unless it is necessary to be retained by the CITY to address unpaid fine violations or damages caused to any City facilities by LICENSEE or the Program.

This Agreement may be terminated by the City for cause if the LICENSEE is in breach of this Agreement and fails to correct the breach within 10 days after written notice from the CITY identifying the breach. Upon receipt of such notice, and unless otherwise directed by the City in writing, LICENSEE shall immediately cease all activities at the Permitted Area.

Section 10. Audit Rights and Retention of Records. During the Term of this Agreement and for three (3) years following the Agreement's expiration, the CITY shall have the right to audit the books, records, and accounts of the LICENSEE and its subcontractors that are related to the Program. The LICENSEE and its subcontractors shall keep such books, records, and accounts as may be necessary in order to record complete and correct entries related to the Scope of Services. All books, records, and accounts of the LICENSEE and its subcontractors shall be kept in written form, or in a form capable of conversion into written form within a reasonable time, and upon request to do so, the LICENSEE or its subcontractors, as applicable, shall make same available at no cost to the CITY in written form.

The LICENSEE and its subcontractors shall preserve and make available, at reasonable times for examination and audit by the CITY, all financial records, supporting documents, statistical records, and any other documents pertinent to this Agreement for the required retention period of the Florida Public Records Act, Chapter 119, Florida Statutes, as may be amended from time to time. but, in any event, for a minimum period of three (3) years after termination of this Agreement. If any audit has been initiated and audit findings have not been resolved at the end of the retention period or three (3) years, whichever is longer, the books, records, and accounts shall be retained until resolution of the audit findings. If the Florida Public Records Act is determined by the CITY to be applicable to the LICENSEE'S and its subcontractors' records, the LICENSEE and its subcontractors shall comply with all requirements thereof; however, no confidentiality or non-disclosure requirement of either federal or state law shall be violated by the LICENSEE or its subcontractors. Any incomplete or incorrect entry in such books, records, and accounts shall be a basis for the CITY'S disallowance and recovery of any payment upon such entry.

Section 11. Coordination of Services. The CITY'S primary representative/liaison during the performance of this Agreement shall be the Director of Parks and Recreation or Designee.

Section 12. City Reservation of Rights. The City reserves the right to order any participant who is deemed by the City, in its discretion, to be a threat to any participant or the public or City property or who flagrantly violates City policies, rules or regulations relating to facility usage, to leave City grounds.

Section 13. Notices. Any notices or documents required or permitted to be delivered hereunder shall be deemed to be delivered whether actually received or not when deposited in the United States Mail, postage prepaid, registered mail, return receipt requested, addressed to the parties hereto at the respective addresses below, or at such other addresses as the parties may specify by written notice delivered in accordance with this Agreement:

FOR LICENSEE: KP Aquatics International, LLC d/b/a Performance Aquatics
Attn. Kathleen Prindle
745 SE 31st Street
Boca Raton, Florida 33432

FOR CITY: Rodney Brimlow, City Manager
150 NE 2nd Avenue
Deerfield Beach, FL 33441

With A Copy to: Anthony C. Soroka, City Attorney
Weiss Serota Helfman Cole & Bierman, PL.
2255 Glades Road, Suite 200-E
Boca Raton, FL 33431

Section 14. No Leasehold. LICENSEE and CITY intend that this document shall be a license and privilege, and that no leasehold or other interest in the land or Permitted Areas is conferred upon the LICENSEE or user under the provisions of this Agreement. LICENSEE uses the Permitted Area and City Facility property in an "as is" condition.

Section 15. Public Records. LICENSEE shall comply with Chapter 119, Florida Statutes, Florida's Public Records Law. Specifically, LICENSEE shall:

- a. Keep and maintain public records required by the CITY to perform the Programs.
- b. Upon request from the CITY'S custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Fla. Stat., or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law for the duration of the contract term and following completion of the contract if the LICENSEE does not transfer the records to the public agency.
- d. Upon completion of the contract, transfer, at no cost, to the CITY all public records in possession of the LICENSEE or keep and maintain public records required by the CITY to perform the service. If the LICENSEE transfers all public records to the CITY upon completion of the contract, the LICENSEE shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the LICENSEE keeps and maintains public records upon completion of the contract, the LICENSEE shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request from the CITY'S custodian of public records, in a format that is compatible with the information technology systems of the CITY.

IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954) 480-4213, WEB.CLERK@DEERFIELD-BEACH.COM, OR 150 NE 2nd AVE. DEERFIELD BEACH, FL 33441.

Section 16. Miscellaneous.

- a. Entire Agreement. The parties agree that this is the entire Agreement between the parties. This Agreement cannot be amended or modified without the express written consent of the parties.

- b. Severability. If any provision, or any portion thereof, contained in this Agreement is held to be unconstitutional, illegal, invalid, or unenforceable, the remainder of the Agreement or portions thereof, shall not be affected and shall remain in full force and effect.
- c. Waiver. The waiver by either party of a breach of any provision of this Agreement by the other shall not operate or be construed as a waiver of any subsequent breach of by that party.
- d. Governing Law. The validity of this Agreement and the interpretation and performance of all of its terms shall be construed and enforced in accordance with the laws of the State of Florida, without regard to principles of conflict of laws thereof. The location of any action or proceeding commenced under or pursuant to this Agreement shall be in Broward County, in the State of Florida.
- e. Binding Effect. All of the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective assigns, successors, legal representatives, heirs and beneficiaries, as applicable.
- f. Captions and Paragraph Headings. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope and intent of this Agreement, nor the intent of any provisions hereof.
- g. Joint Preparation. The preparation of this Agreement has been a joint effort of the parties, and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other. It is the party's further intention that this Agreement be construed liberally to achieve its intent .
- h. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same agreement.
- i. Assignability. This Agreement is not assignable.

FACILITY USE AGREEMENT BETWEEN THE CITY OF DEERFIELD BEACH AND KP
AQUATICS INTERNATIONAL, LLC D/B/A PERFORMANCE AQUATICS

CITY OF DEERFIELD BEACH

By: _____
Rodney Brimlow
City Manager

Attest: _____
Heather Montemayor,
City Clerk

Approved as to form and legal sufficiency
for the use of and reliance by the City of
Deerfield Beach, Florida, only

By: _____
Anthony C. Soroka, City Attorney

LICENSEE

By: _____
Kathleen Prindle
Owner/Manager Performance
Aquatics

Attest: _____
Corporate Secretary

Witnesses: _____
Signature

Print Name: Dawn Richards

Signature

Print Name: CHRISTOPHER PRINDLE

[THIS SPACE LEFT INTENTIONALLY BLANK]

EXHIBIT "A" SCOPE OF SERVICES

LICENSEE will offer Competitive Swimming instruction at the Peggy Noland Aquatic Complex Monday through Saturdays as pre-determined with Aquatic facility management. Locations, times, and offerings of classes can be added or changed at the discretion of the City as pre-determined with Aquatic facility management.

All Swimming instruction will be held as follows:

Competitive Swim Team: Monday – Friday: 5 PM – 7 PM
 Saturday: 10 AM – 12 PM
 Short Course: (8) Lanes
 Long Course: (5) Lanes

U.S. Masters Swim Team: Monday, Wednesday, Friday: 6 AM – 7:30 AM
 Saturday: 10 AM – 12 PM
 Short Course: Manager discretion (only team practicing)
 Long Course: Manager discretion (only team practicing)

Winter Training (December & January): Adjusted hours:

Competitive: Monday – Friday: 4 PM – 6 PM
 Saturday: 10 AM – 12 PM

Masters: Monday, Wednesday, Friday: 6 AM – 7:30 AM
 Saturday: 10 AM – 12 PM

Private instruction: \$8 per swimmer (lane assignment set by Manager)

Special Events: In accordance with Paragraph 4 b. of the Agreement,
 Special Events such as Invitational or other Meets, Sizzler
 Swim Meet, or Trials, LICENSEEC shall pay the required
 Fees, Spector Admission Costs as determined by the City.

EXHIBIT “B”

Peggy Noland Aquatic Complex Swim Team Lightning Policy

- Swimming teams (with the required Certificate of Insurance) may remain inside the facility, under the building’s structure or within locker rooms at all times.
- A Lifeguard must supervise any swim teams remaining.
- Teams are not permitted to wait under the front entrance/ticket booth awning.
- This will be in effect until:
 1. The facility is given the all-clear to open.
 2. The swim team/management cancels practice/meet and the participants are sent home.



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-134

Agenda Date: 3/25/2025

Status: ADDENDUM

In Control: City Commission

Title

ORDINANCE 2025/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, VACATING AND ABANDONING A PORTION OF A FIFTEEN-FOOT WIDE ALLEY RIGHT-OF-WAY LOCATED IN THE VICINITY OF 1400 & 1498 SW 3RD STREET, DEERFIELD BEACH; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE. (Departmental Business)

Recommended Action

Commission to vote on Ordinance and set public hearing for April 1, 2025

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

Abandonment Application No. 24-A-202 is a request to abandon a 15-foot right-of-way alley in the rear of the property to accommodate the development of a 71,248-square-foot industrial building and associated site improvements.

This application is being submitted to enable the development of the proposed industrial storage warehouse building with associated site improvements. The site plan application (Application No. 05-B3-94 Rev. 3) and Plat Application (Application No. 25-P-239) are being reviewed concurrently with this application. The existing right-of-way is currently unutilized, landlocked, and filled with unruly landscaping. The area is now being proposed on the site plan as part of the applicant's landscape buffer.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

This is first reading of the Ordinance to set the public hearing for the Ordinance on April 1, 2025, when this abandonment application will be considered on Second Reading with a corresponding plat and site plan application for the proposed industrial warehouse building on the Property.

ORDINANCE NO. 2025/

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, VACATING AND ABANDONING A PORTION OF A FIFTEEN FOOT WIDE ALLEY RIGHT-OF-WAY LOCATED IN THE VICINTY OF 1400 & 1498 SW 3RD STREET, DEERFIELD BEACH; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the City of Deerfield Beach received an application (Application 24-A-202) (the “Application”) from Alliance 3rd Street Deerfield, LLC, (the “Applicant”) to vacate and abandon a portion of a 15-foot wide alley right-of-way (recorded in Plat Book 2, Pg. 63) consisting of approximately 5,465 square feet, as more particularly described on Exhibit “A”, (the “Right-of-Way”) from the property generally located at 1400 & 1498 NW 3rd Street, Deerfield Beach, Florida; and

WHEREAS, on April 1, 2025, the City Commission is considering a plat and site plan application for the construction of a one-story 71,248 square-foot industrial building, consisting of 7,000 square feet of office space and 64,248 square feet of storage warehouse space, and associated site improvements, on the approximately 3.29 acre property generally located at 1400 & 1498 NW 3rd Street, Deerfield Beach, Florida (the “Development”); and

WHEREAS, in order to effectuate the Development site plan that includes the Right-of-Way as part of the Applicant’s landscape buffer, the Applicant is requesting that the City vacate and abandon the Right-of-Way, which is currently unutilized, landlocked, and filled with unruly landscaping; and

WHEREAS, Staff’s review of the Application has found that the proposed abandonment of the Right-of-Way is consistent with the Future Land Use Element of the Comprehensive Plan, the City’s Official Zoning Map and the Land Development Code; and

WHEREAS, City staff finds that there is no public purpose and use in retaining the Right-of-Way.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Ordinance.

Section 2. The legal description and sketch of the Right-of-Way to be abandoned are as set forth on the attached Exhibit “A”.

Section 3. The City Commission hereby finds that there is no public purpose and use in retaining the Right-of-Way and hereby finds that the Right-of-Way, as set forth on Exhibit “A”, should be vacated and abandoned. The Right-of-Way is hereby vacated and abandoned.

Section 4. This Ordinance was noticed and adopted in accordance with State law.

Section 5. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance as a whole or part other than the part declared to be invalid.

Section 6. This Ordinance shall take effect immediately upon adoption on Second Reading.

PASSED 1ST READING ON THIS ____ DAY OF _____, 2025.

PASSED 2ND READING ON THIS ____ DAY OF _____, 2025.

CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

"EXHIBIT A"

DESCRIPTION OF A 15' RIGHT-OF-WAY VACATION (NOT A SURVEY)

LEGAL DESCRIPTION

A PORTION OF A 15' ROAD RIGHT-OF-WAY RECORDED IN PLAT BOOK 2, PAGE 63, BY THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA WITHIN TRACTS 62 AND 63, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOCK ROAD AND THE CENTERLINE OF NORTHWEST 3RD STREET; THENCE EASTERLY ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, NORTH 89°52'07" EAST, A DISTANCE OF 620.00 FEET; THENCE DEPARTING SAID CENTER LINE WITH A BEARING OF SOUTH 00°07'52" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF PARCEL "A" OF BREWSTER BROWN PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 128, PAGE 33 AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 3RD STREET; THENCE CONTINUING SOUTH 00°07'52" EAST, A DISTANCE OF 285.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'26" EAST, A DISTANCE OF 364.08 FEET TO A POINT OF THE WEST LINE OF PARCEL "A" OF WELCH PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 7; THENCE WITH SAID WEST LINE SOUTH 02°33'50" EAST, A DISTANCE OF 15.07 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A", AND ALSO BEING A POINT ON THE NORTH LINE OF PARCEL "A-2" OF SEABOARD SYSTEM RAILROAD PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE 36; THENCE WITH SAID NORTH LINE A BEARING OF SOUTH 89°53'26" WEST, A DISTANCE OF 364.72 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL "A" OF SAID BREWSTER BROWN PLAT; THENCE ALONG SAID WEST LINE OF SAID PARCEL "A", A BEARING OF NORTH 00°07'52" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,465 SQUARE FEET OR 0.125 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "SKETCH AND DESCRIPTION" WAS MADE UNDER MY DIRECT SUPERVISION ON DECEMBER 22, 2023 AND MEETS THE APPLICABLE CODES AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND IS CERTIFIED TO BROWARD COUNTY.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF BREWSTER BROWN PLAT AS BEING SOUTH 00°07'52" EAST. THIS SURVEY HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
2. THE PURPOSE OF THIS DOCUMENT IS TO DESCRIBE AND REPRESENT A 15' RIGHT-OF-WAY VACATION, AS SHOWN HEREON. (SEE SHEET 2 FOR SKETCH)
3. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

COLLIN WOODYARD
LS NO. 7423
DECEMBER 22, 2023

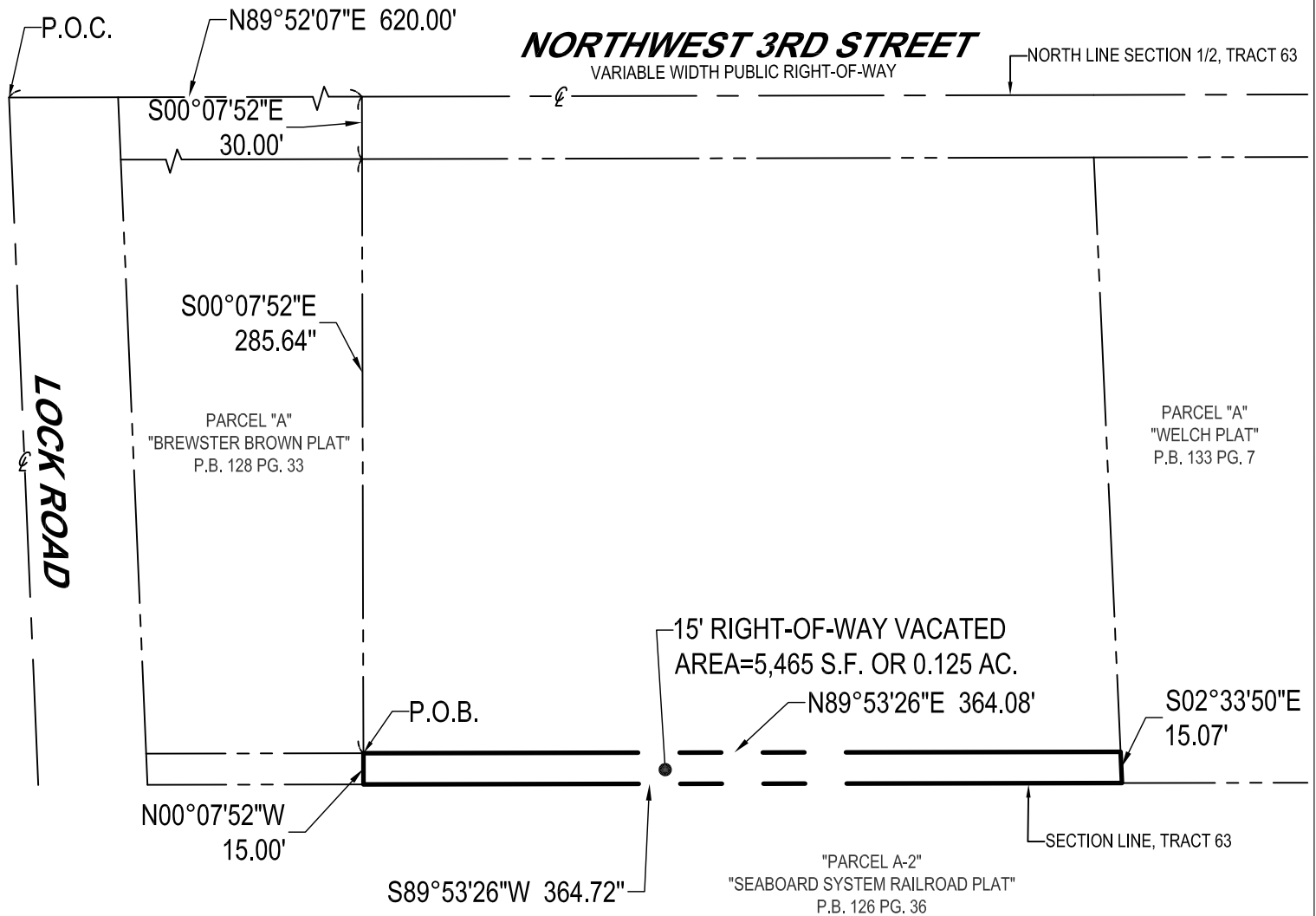
"NOT VALID WITHOUT THE
SIGNATURE AND THE ORIGINAL
RAISED SEAL OR DIGITAL
SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER"

SEE SHEET 2 OF 2 FOR SKETCH

SCALE: N.T.S.	DATE 12/22/2023	DRAWN PD	PROJECT FLB220031	SEC. 35 TWN. 47 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280	BOHLER ™
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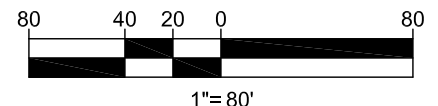
"EXHIBIT A"

SKETCH OF A 15' RIGHT-OF-WAY VACATION (NOT A SURVEY)



LEGEND

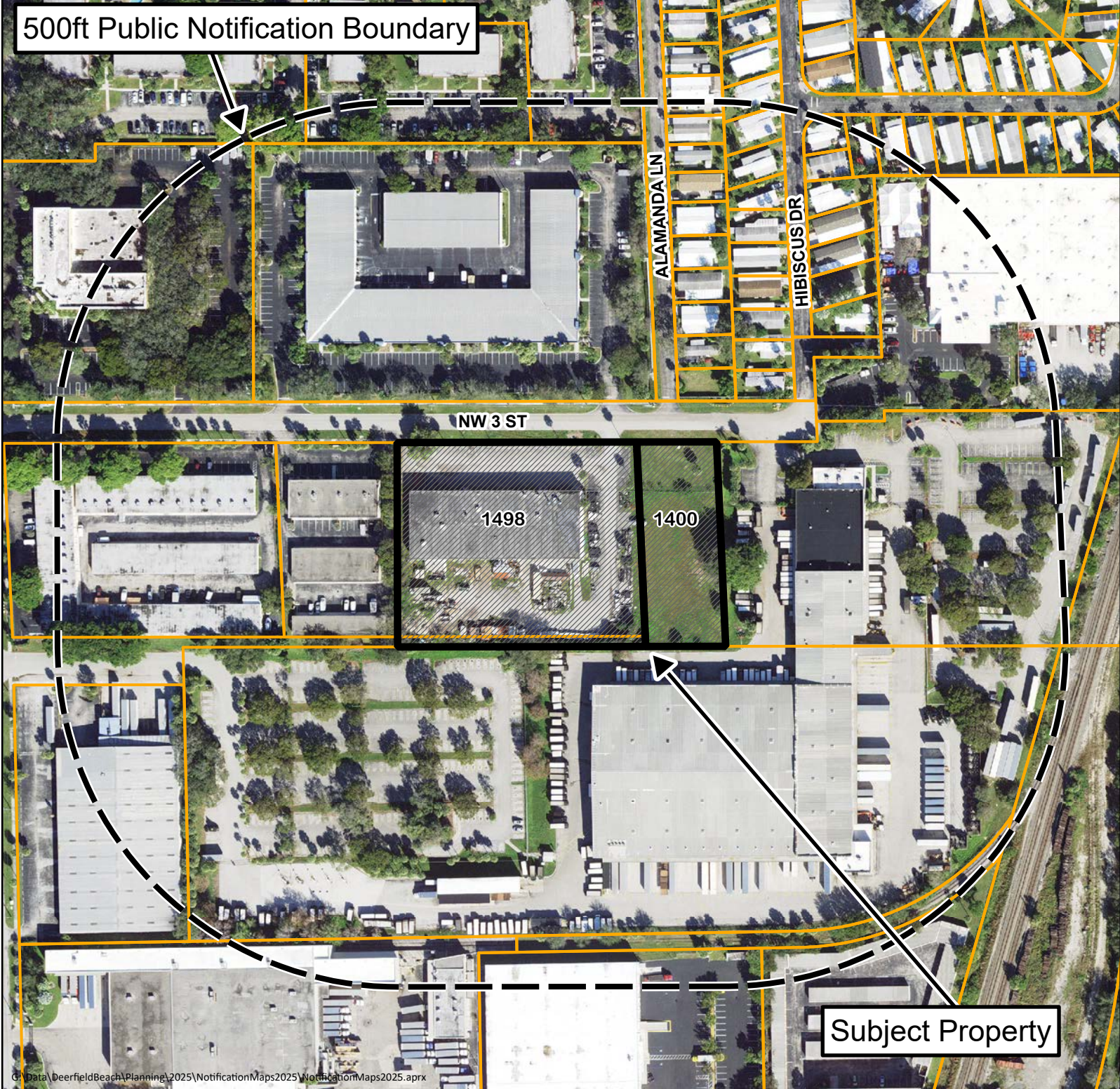
N	NORTH	SEC	SECTION
W	WEST	TWN	TOWNSHIP
S	SOUTH	RNG	RANGE
E	EAST	P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK	P.O.C.	POINT OF COMMENCEMENT
PG.	PAGE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
S.F.	SQUARE FEET	CL	CENTERLINE
AC.	ACRE		



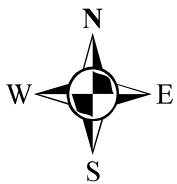
SEE SHEET 1 OF 2 FOR DESCRIPTION

SCALE: 1"=80'	DATE 12/22/2023	DRAWN PD	PROJECT FLB220031	SEC. 35 TWN. 47 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280	BOHLER ™
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500ft Public Notification Boundary



G:\Data\DeerfieldBeach\Planning\2025\NotificationMaps2025\NotificationMaps2025.aprx



0 200 Feet

Public Hearing Notice Map

Applications 25-P-239, 05-B3-94 Rev. 3, 24-A-202

1400 & 1498 NW 3rd St

For additional information
call the Planning Department at 954-480-4206
or visit www.deerfield-beach/boardagendas





Development Review Committee Summary Report Development Plan Application Review

General Information

Application No.	24-A-202										
Project Name:	Industrial Distribution Center										
Applicant:	Alliance 3 rd Street Deerfield, LLC										
Agent:	Bohler Engineering										
Requested Action/Description:	Seeking ABANDONMNET approval to abandon the 15-foot alley right-of-way to accommodate the construction of an industrial storage warehouse building.										
Location:	1400 & 1498 NW 3 rd Street										
Legal Description:	WELCH PLAT 133-7 B PARCEL A and SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD										
Size:	3.28 acres (gross)										
Existing Zoning:	B-3 (Business, General)										
Existing Land Use:	Industrial										
Surrounding Land Use and Zoning:											
	<table><tr><th><u>Existing Land Use</u></th><th><u>Zoning</u></th></tr><tr><td>North: Commercial</td><td>B-3 Business, General</td></tr><tr><td>East: Industrial</td><td>Industrial</td></tr><tr><td>South: Commercial</td><td>B-3 Business, General</td></tr><tr><td>West: Industrial</td><td>B-3 Business, General</td></tr></table>	<u>Existing Land Use</u>	<u>Zoning</u>	North: Commercial	B-3 Business, General	East: Industrial	Industrial	South: Commercial	B-3 Business, General	West: Industrial	B-3 Business, General
<u>Existing Land Use</u>	<u>Zoning</u>										
North: Commercial	B-3 Business, General										
East: Industrial	Industrial										
South: Commercial	B-3 Business, General										
West: Industrial	B-3 Business, General										
Applicable Regulations:	City of Deerfield Beach Land Development Code										

Department Comments & Requirements

REQUEST:

Abandonment Application No. 24-A-202 is a request to abandon a 15-foot alley right-of-way in the rear of the property to accommodate the development of a 71,248-square-foot industrial building and associated site improvements.

Copies of the sketch and legal for the alley and proposed site plan (showing the location of the proposed abandonments) are attached for reference.

BACKGROUND:

Right-of-Way Abandonment Application No. 22-A-202 is being submitted to enable the development of the proposed industrial storage warehouse building with associated site improvements. The site plan application (Application No. 05-B3-94 Rev. 3) and Plat Application (Application No. 25-P-239) are being reviewed concurrently with this application. The existing right-of-way is currently unutilized, landlocked, and filled with unruly landscaping. The area is now being proposed on the site plan as part of the applicant's landscape buffer.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

PLANNING CONSIDERATIONS:

None

ENVIRONMENTAL SERVICES COMMENTS:

None

PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan: Per Section 98-9, no permit or approval for development of land shall be approved which does not comply with the goals, objectives and policies (GOPs) of the Deerfield Beach Comprehensive Plan. The Future Land Use (FLU) Map designates the subject property as Industrial. The approval of this application is considered to be in compliance with the City's Future Land Use Map and Comprehensive Plan
2. Compliance with the Land Development Code: The property is zoned B-3, General Business with the portion of alley right-of-way within the B-3 zoning district. Approval of this application will not change the official zoning map.

SUMMARY:

Staff's review of application 18-A-190 has found that the proposed abandonment is consistent with the Future Land Use Element of the Comprehensive Plan, the City's Official Zoning Map and Land Development Code.

This report contains the requirements of the Deerfield Beach Development Review Committee members relative to this site development plan application. If there are any questions or issues regarding compliance with any of the requirements in this report, the respective department should be contacted directly.

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Industrial Distribution Center Alley Abandonment	Application No.:	24-A-202
Reviewer Name:	Rafaela Thermidor	Project Address:	1400, 1498 NW 3rd Street
Department / Division:	Planning & Zoning		
Position:	Planner II		
Date of Review:	02/19/25		
Submittal No.:	2		

A. APPLICATION / GENERAL COMMENTS:

1.	The Project Coordinator, Rafaela Thermidor, shall be the primary point of contact between the applicant and the City during the DRC process. The applicant shall not contact a City consultant without first contacting the project coordinator. Furthermore, the applicant must notify or copy via email any conversation or contact the applicant has with a separate division or department of the City.
1. a	Comment acknowledged 2/19/25.
2.	Per Sec. 98-35 All applications proceeding to the City Commission shall comply with requirements for public notice, including payment of all required public notification fees, submittal of all documents and labels for notice to property owners, on-site signage, and newspaper publishing. Applicants are only permitted to begin the public notification process upon the determination by Planning & Zoning staff that the item has been scheduled for an upcoming public hearing. The Public Notice Checklist can be accessed at http://www.deerfield-beach.com/DocumentCenter/View/12586/Public-Notice-Checklist .
2. a	Comment acknowledged 2/19/25.
3.	For items being heard by the City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application to comply with Title III of the Americans with Disabilities Act. The fee will be payable by the Applicant once the City receives the invoice.
3. a	Comment acknowledged 2/19/25.
4.	Per Section 98-14(f) An application for a development plan shall be deemed to have been abandoned becoming null and void after six months of inactivity. If an application has no activity within this time frame, then a new application for the development plan along with all applicable fees shall be submitted should the applicant wish to proceed with the project.
4.a	Comment acknowledged 2/19/25.
5.	All approved Abandonments shall be recorded with Broward County Official Records and copies provided to the City.

Development Plan Application Comments

5. a	Comment acknowledged 2/19/25.
6.	Provide City Staff with signed copies of the notifications sent to adjacent property owners.
6. a	Comment addressed 2/19/25.



DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

- | | |
|--|---|
| ☐ New Site Plan / Site Plan Modification (See Attachment A) | ☐ Plat or Plat Note Amendment (See Attachment F) |
| ☐ Community Appearance Board (See Attachment B) | ☐ Conditional Use (See Attachment G) |
| ☐ Variance (See Attachment C) | ☒ Vacation & Abandonment (See Attachment H) |
| ☐ Technical Deviation (See Attachment D) | ☐ ROW Variance (See Attachment I) |
| ☐ Rezoning (See Attachment E) | ☐ Sign Variance (See Attachment J) |

Project Name: Alliance 3rd Street Deerfield

Property Owner: Alliance 3rd ST Deerfield LLC

Applicant (if different from Owner): _____

Agent (if different from Owner/Applicant): Heidi Davis Knapik, attorney for owner

Address of Property: 1400, 1498 NW 3rd Street, Deerfield Beach, FL 33442

Legal Description of Property (lot, block, tract, subdivision): _____

Description of Project: Proposed construction of a 71,146 sf industrial use facility, not catering to the general public.

New Development (Y/N):	<u>Yes</u>	☐	Modification to Existing Development (Y/N):	<u>No</u>	☐
Zoning District:	<u>B-3</u>		Future Land Use Category:	<u>Industrial</u>	
Existing Use:	<u>Industrial</u>		Proposed Use:	<u>Industrial</u>	
Lot Area (acres):	<u>3.16 AC 3.29 (after ROW vacation)</u>		Number of Dwelling Units (proposed):	<u>0</u>	
Sq. Ft. of Structure (existing):	<u>25,435</u>		Sq. Ft. of Structure (proposed):	<u>71,146 sf</u>	

Agent Signature: _____

Name Printed: Heidi Davis Knapik, atty

Address: 450 E. Las Olas Blvd. #1400
Fort Lauderdale, FL 33301

Telephone: 954-468-1391

Email: hdavis@gunster.com

Owner Signature: _____

Name Printed: _____

Address: _____

Telephone: _____

Email: _____

M. Brett Hamilton

M. Brett Hamilton

40 Morris Ave, Ste 230, Bryn Mawr

650-906-8202

bhamilton@alliancehp.com

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required Provided		REQUEST SUBMITTED	APPLICATION NO:	FEES Required Provided	
Site Plan - Residential		\$2000 + \$10/unit + \$100 (Fire)		Site Plan Modification - Major		\$2000 + \$100 (Fire)	
Site Plan - Nonresidential		\$2000 + \$20 / 1000 GFA + \$100 (Fire)		Site Plan Modification - Minor		\$500 + \$100 (Fire)	
Community Appearance Board (CAB)		\$50		Plat or Note Amendment		\$1000 + \$50/acre (Nonres) \$1000 + \$40/acre + \$10/unit (Res) \$550 (Note)	
Variance (Site Plan)		\$1000		Conditional Use		\$1000 / \$300	
Variance (ZASM)		\$300					
Sign Variance		\$550					
Technical Deviation		\$500		ROW Vacation / Abandonment		\$1,350	
Rezoning		\$2000		Easement Vacation / Abandonment		\$1,350	

Total Fees Paid: _____

Cost Recovery

Account No.	Project No.	Project Name	Service	Deposit Amount	Date Received	Check No.	Receipt No.



For Office Use Only
Application No. _____
Submittal Date: _____

ATTACHMENT H

APPLICATION FOR ABANDONMENT & VACATION

Pursuant to Code Section 98-13(k).- *Vacation Or Abandonment Of Property, Etc. Applications.*

COMPLETE ALL SECTIONS OF APPLICATION LEGIBLY.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Check applicable box:

- ☐ Dedicated or Platted Easement ☐ Dedicated Street, Alley or Right-of-Way

REQUIRED SUBMITTALS

All of the following must be submitted to be deemed a complete application (*documentation may be provided with the development plan application requirements in Attachment A*):

- ☒ **Complete Application** (Including Development Application Form)
- ☒ **Application Processing Fee** (See fee schedule)
- ☐ **Certificate of Title** listing all adjacent owners and persons with recorded mortgages thereon.
- ☒ **Disclosure Affidavit** for all owners, representatives, and applicants for the project that will be speaking on behalf of the application.
- ☒ **Agent Authorization Letter** if applicable, authorizing the applicant/agent to act on all property owners' behalf.
- ☒ **(5) 24" x 36" and (1) 11" x 17" copies of a Current Survey** (12 months or less) signed and sealed by a Florida registered surveyor of the subject property, containing the information required by Code Section 98-13(b)(8)(b).
- ☒ **(5) 24" x 36" and (1) 11" x 17" copies of a Signed and Sealed Survey** (12 months or less) of the area to be abandoned, including all property adjacent thereto, and the certified legal description of the area to be abandoned/ vacated.
- ☒ **One (1) Digital CD** of required submittals listed above must be provided.
- ☐ **Other Information** may be required as determined by staff (e.g. architectural elevations, floor plans, site plan etc.).

Public Notice and Advertising Requirements

Pursuant to Code Section 98-35(1), prior to any public hearing of the city commission for a development permit as described in section 98-12 of this Code, the applicant shall provide proper notification to the public in compliance with this section and all applicable county, state and federal law.

A. VACATION AND ABANDONMENT INFORMATION

The undersigned desires the vacation and abandonment of the following portion of a dedicated or platted easement, to wit:

See attached sketch and legal.

Reason for vacation and abandonment:

The 15 foot right-of-way to be abandoned is a former alley located behind the Applicant's property. The right-of-way parcel is unused, landlocked and not traversable, and currently is filled with unruly landscaping. Portions of the former alley have already been abandoned, including the 15 foot right-of-way portion behind the property adjacent to the east. The Applicant is seeking to vacate the unused right-of-way to include it as part of its proposed landscape buffer for its development plan.

B. APPLICANT INFORMATION (Name and legal description of all abutting property owners. Please be aware that approval must be obtained from all abutting property owners with signatures provided herewith. Use additional pages if necessary.)

PROPERTY OWNER:

Name (Print): Alliance 3rd ST Deerfield LLC

Property Address: 1498 and 1400 NW 3rd Street, Deerfield Beach, FL 33442

Legal Description of Property: See Survey: WELCH PLAT 133-7 B PARCEL A and SUB OF SECTION 35-47-42 2-63 PS TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER OIL OF LOCK RD & CL NW 3 ST, cont.

Home/Mobile Phone: 650 906 8202

Email: bhamilton@alliancehp.com

Signature: [Signature]

PROPERTY OWNER:

Name (Print): United Parcel Service, Inc.

Property Address: 1334 NW 3rd Street, Deerfield Beach, FL 33442

Legal Description of Property: SEABOARD SYSTEM RAILROAD PLAT 126-34 B PARCEL A-1, A-2 & B

Home/Mobile Phone: 305-205-3107

Email: dherandez@ups.com

Signature: [Signature]
STEPHEN M. GUTER Vice President

PROPERTY OWNER:

Name (Print):

Property Address:

Legal Description of Property:

Home/Mobile Phone:

Email:

Signature:

RELEASE AND HOLD HARMLESS AGREEMENT

This **Hold Harmless Agreement** (the "Agreement") is hereby granted this ____ day of August 2024, by **ALLIANCE 3rd ST DEERFIELD, LLC**, a Delaware limited liability company, whose address is 40 Morris Avenue, Suite 230, Bryn Mawr, Pennsylvania 19010 ("Grantor") in favor of **UNITED PARCEL SERVICE, INC.**, an Ohio corporation, whose mailing address is 55 Glenlake Parkway, Atlanta, Georgia, 30328 ("Grantee").

IN CONSIDERATION of the signing of the Deerfield Beach Application for Abandonment and Vacation of a Dedicated Street, Alley or Right-of-Way; such proposed abandoned right-of-way being located between **Parcel # 4742-3501-0270 and Parcel # 4842-0218-0010** in Broward County, Florida;

Grantor, its successors and assigns hereby releases Grantee and its related entities, its successors and assigns, and their respective employees, agents, directors, and shareholders ("Grantee's Parties") from any liability, if any, and holds harmless, indemnifies, and will defend Grantee, and Grantee's Parties against any claim, action, loss, damage, injury, liability, cost and expense, bodily injury including death, damage to property, or any matter whatsoever arising from, occasioned by or attributable to the Property of any kind or nature, whether known or unknown, foreseeable or unforeseeable, including without limitation any physical condition of the Property or title matter regarding the Property whether prior to or after the date of this Agreement and any matter known or unknown or arising from, attributable to or occasioned by the development or use of the abandoned right-of-way, more particularly described in **Exhibit "A"**, attached hereto and incorporated herein by reference (the "Property"), except to the extent such injury is the result of the willful, wanton, or negligent act of Grantee or Grantee's Parties. Grantor shall be solely responsible for maintaining the Property in a good, clean, and safe condition and in compliance with all applicable laws, statutes, rules and regulations, codes, ordinances, requirements of all governmental bodies and agencies or quasi-governmental bodies or agencies at all times.

GRANTOR:

ALLIANCE 3rd STREET DEERFIELD, LLC,
a Delaware limited liability company

By: _____
Name: Richard PRevidi_____
Title: Authorized Signatory_____

EXHIBIT "A"

LEGAL DESCRIPTION OF RIGHT-OF-WAY VACATION

A PORTION OF A 15' ROAD RIGHT-OF-WAY RECORDED IN PLAT BOOK 2, PAGE 63, BY THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA WITHIN TRACTS 62 AND 63, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOCK ROAD AND THE CENTERLINE OF NORTHWEST 3RD STREET; THENCE EASTERLY ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, NORTH 89°52'07" EAST, A DISTANCE OF 620.00 FEET; THENCE DEPARTING SAID CENTER LINE WITH A BEARING OF SOUTH 00°07'52" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF PARCEL "A" OF BREWSTER BROWN PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 128, PAGE 33 AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 3RD STREET; THENCE CONTINUING SOUTH 00°07'52" EAST, A DISTANCE OF 285.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'26" EAST, A DISTANCE OF 364.08 FEET TO A POINT OF THE WEST LINE OF PARCEL "A" OF WELCH PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 7; THENCE WITH SAID WEST LINE SOUTH 02°33'50" EAST, A DISTANCE OF 15.07 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A", AND ALSO BEING A POINT ON THE NORTH LINE OF PARCEL "A-2" OF SEABOARD SYSTEM RAILROAD PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE 36; THENCE WITH SAID NORTH LINE A BEARING OF SOUTH 89°53'26" WEST, A DISTANCE OF 364.72 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL "A" OF SAID BREWSTER BROWN PLAT; THENCE ALONG SAID WEST LINE OF SAID PARCEL "A", A BEARING OF NORTH 00°07'52" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.465 SQUARE FEET OR 0.125 ACRES, MORE OR LESS.



DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

- A. Shall not induce, attempt to offer, solicit or knowingly assist any person in violating the Ethics Code.
- B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

- 1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

None

- 2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

None

- 3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.
5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.
6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Andre Capi, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

A Capi
Signature

2025-02-27
Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online

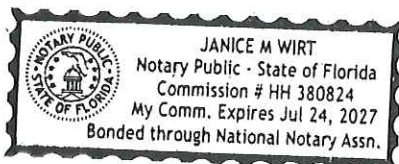
notarization, this 28th day of February, 2025 by

_____ (Affiant), who is personally

known to me or has produced _____ identification.

My commission expires: _____

Commission No.: _____



Janice M. Wirt
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)



DISCLOSURE AFFIDAVIT

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- A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.
- B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

- 1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

- 2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

- 3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.
5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.
6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, IRA BERGSTEN, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online

notarization, this 28 day of FEBRUARY, 2025 by

IRA BERGSTEN (Affiant), who is personally

known to me or has produced _____ identification.

My commission expires: 5/1/2026

Commission No.: HH 259479



(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

For Office Use Only

Date: _____

Application _____

Nos.: _____



DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

- A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.
- B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

none

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

none

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

none

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.
5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.
6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, M. Brett Hamilton have received a copy of the ordinance and understand the ordinance requirements.

Applicant


Signature

1/31/24
Date

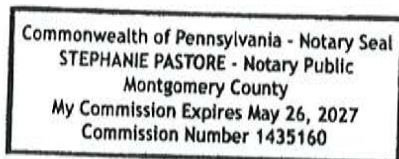
SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online

notarization, this 31st day of January, 2024 by
Brett Hamilton (Affiant), who is personally

known to me or has produced _____ identification.

My commission expires: May 26, 2027

Commission No.: 1435160




(Signature of Notary Public - State of ~~Florida~~ Pennsylvania)

Stephanie Pastore
(Print, Type, or Stamp Commissioned Name of Notary Public)



LEGAL DESCRIPTION

PARCEL 1:
PARCEL "A" OF WELCH PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND
PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BROWARD COUNTY, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 228.15 FEET OF THE SOUTH 1/2 OF TRACT 62 AND THE WEST 301.85 FEET OF THE SOUTH 1/2 OF TRACT 63 LESS THE NORTH 30.00 FEET AND SOUTH 15.00 FEET OF TRACTS 62 AND 63, AS RECORDED IN PLAT BOOK 2, PAGE 63, BY THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

LESS

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOCK ROAD AND THE CENTERLINE OF NORTHWEST 3RD STREET; THENCE EASTERLY ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 440.13 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 179.87 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 89°59'43", A DISTANCE OF 165.82 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 92°27'20", A DISTANCE OF 330.88 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS THE NORTH 30 FEET.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. NCS-1112990-CH2, WITH A COMMITMENT DATE OF FEBRUARY 4, 2022. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B-II, EXCEPTIONS:

(10) MATTERS SHOWN ON THE PLAT OF BOSTON AND FLORIDA ATLANTIC COAST LAND CO'S SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 63, AFFECT THE SUBJECT PROPERTY, NOT PLOTTABLE.

(11) MATTERS SHOWN ON THE PLAT OF WELCH PLAT, RECORDED IN PLAT BOOK 133, PAGE 7, AFFECT THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.

LEGAL DESCRIPTION 15' ROAD RIGHT-OF-WAY TO BE ABANDONED

A PORTION OF A 15' ROAD RIGHT-OF-WAY RECORDED IN PLAT BOOK 2, PAGE 63, BY THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN TRACTS 62 AND 63, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOCK ROAD AND THE CENTERLINE OF NORTHWEST 3RD STREET; THENCE EASTERLY ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 440.13 FEET; THENCE CONTINUE ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 179.87 FEET; THENCE DEPARTING SAID CENTER LINE WITH BEARING OF SOUTH 00°07'52" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF PARCEL "A" OF BREWSTER BROWN PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 128, PAGE 33 AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 3RD STREET; THENCE CONTINUING SOUTH 00°07'52" EAST, A DISTANCE OF 285.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'26" EAST, A DISTANCE OF 364.08 FEET TO A POINT OF THE WEST LINE OF PARCEL "A" OF WELCH PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 7; THENCE WITH SAID WEST LINE SOUTH 02°33'50" EAST, A DISTANCE OF 15.07 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A", AND ALSO BEING A POINT ON THE NORTH LINE OF PARCEL "A-2" OF SEABOARD SYSTEM RAILROAD PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE 36; THENCE WITH SAID NORTH LINE A BEARING OF SOUTH 89°53'26" WEST, A DISTANCE OF 364.72 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL "A" OF SAID BREWSTER BROWN PLAT; THENCE ALONG SAID WEST LINE OF SAID PARCEL "A", A BEARING OF NORTH 00°07'52" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,465 SQUARE FEET OR 0.125 ACRES, MORE OR LESS.

NOTES:

1. THE SUBJECT PROPERTY IS THE LANDS OF ALLIANCE 3RD ST DEERFIELD LLC, AS RECORDED IN INSTRUMENT NUMBER 118463582, AMONG THE LANDS RECORDS OF BROWARD COUNTY, FLORIDA AND HAVING A PARCEL ID OF 4742-35-01-0270 & 4742-35-09-0010 PER THE BROWARD COUNTY PROPERTY APPRAISER.
2. AREA = 137,651 SQUARE FEET OR 3.160 ACRES
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JUNE 20, 2022 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
5. ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK PID: AD6403 WITH A PUBLISHED ELEVATION OF 13.7 FEET.
6. THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BROWARD COUNTY, FLORIDA" AND INCORPORATED AREAS, PANEL 178 OF 751, MAP NUMBER 12011C0178H, WITH A MAP EFFECTIVE DATE OF AUGUST 18, 2014.

7. ZONING: B-3 BUSINESS, GENERAL.
BUILDING SETBACKS
FRONT: 25'
SIDE: 15'
REAR: 10'

ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY BOHLER, DATED JUNE 22, 2022 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION. SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.

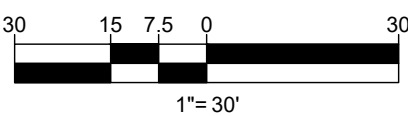
8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
9. TREES 4" INCHES DBH AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.
10. PARKING: 2 ADA (AMERICAN DISABILITY ACT) SPACES.

11. THERE ARE NO VISIBLE ENCRoACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCRoACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCRoACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
12. PROPERTY HAS DIRECT ACCESS ALONG NORTHWEST 3RD STREET.
13. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES SJ-17.050 THROUGH SJ-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
14. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN REFERENCE TO NORTH AMERICAN DATUM OF 1983/2011. PROJECTION: TRANSVERSE MERCATOR.
15. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
16. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
17. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: ALLIANCE 3RD ST DEERFIELD LLC
18. THIS MAP IS INTENDED TO BE DEPICTED AT A SCALE OF 1"=30' ON 24"x36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
19. © COPYRIGHT 2022 BY BOHLER ENGINEERING FL, LLC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

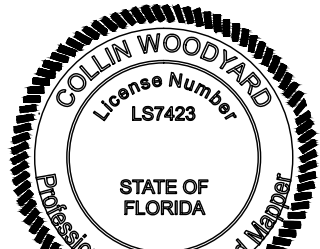
UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-852-8057) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 164207172

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
A T & T DISTRIBUTION	MARKED	(800) 778-9140
CITY OF DEERFIELD BEACH	MARKED	(954) 422-5822
COMCAST CABLE	MARKED	(800) 778-9140
FLORIDA POWER & LIGHT-BROWARD	MARKED	(800) 778-9140



I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DETERMINED BY AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027.



COLLIN WOODYARD
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423

DATE

SURVEY SHOWING PROPOSED 15' ROAD RIGHT-OF-WAY TO BE ABANDONED ALLIANCE 3RD ST DEERFIELD LLC

1498 & 1400 NORTHWEST 3RD STREET
CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

FILE NO.
FLB220031.00

DATE
08/25/2022

FIELD DATE
06/20/2022

CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
M.S.	A.S.	P.D.	B.L.	1"=30'	1 OF 1

BOHLER
1900 CORPORATE BLVD., NW.
SUITE 101E
BOCA RATON, FLORIDA 33431
561.571.0280
www.bohlerengineering.com
CERT. OF AUTHORIZATION: LB88956

BOCA RATON, FL. ■ MIAMI, FL. ■ TAMPA, FL. ■ ATLANTA, GA. ■ PALM BEACH, FL. ■ CHARLOTTE, NC. ■ DALLAS, TX
■ CIVIL ENGINEERING ■ LAND SURVEYING ■ PROGRAM MANAGEMENT ■ PLANNING & LANDSCAPE ARCHITECTURE ■ SUSTAINABLE DESIGN