



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
April 1, 2025
7:00 PM

CALL TO ORDER & ROLL CALL

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Code Compliance Meeting Minutes

Attachment: January 14, 2025 , February 11, 2025

APPROVAL OF THE AGENDA

April 1, 2025

ZOOM INFORMATION

Join Zoom Meeting by clicking the below link:

<https://deerfield-beach.zoom.us/j/85337531313?pwd=cb6eYE1pqnBjbY965EqLGtoT47zAll.1>

Join Zoom Meeting via telephone by dialing:

Call-in Number: (301) 715-8592

Meeting ID: 853 3753 1313#

Participant ID: #

Passcode: 000932#

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. **Proclamation presented to Children's Services Council of Broward County in recognition of Child Abuse Prevention Month.**

Sponsor: Commissioner Michael Hudak

2. **Certificate of Recognition presented by Captain Hofstein to BSO Law Enforcement staff.**

Sponsor: BSO - Law Enforcement

PRESENTATIONS

3. **Presentation regarding the Dune Management Plan.**

Sponsor: Department of Sustainable Management

Attachment: Dune Management Plan

PUBLIC HEARINGS - SECOND READING

4. **P.H. 2025-050: 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.**

Suggested Action: Commission to vote on Ordinance

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

Sponsor: Department of Planning & Development Services

Attachment: Application 24-A-202

QUASI-JUDICIAL PUBLIC HEARINGS

5. **P.H. 2025-051: Application 25-P-239**

Applicant: **Alliance 3rd Street Deerfield LLC represented by Bohler Engineering**

Proposal: Seeking PLAT application approval to replat a 3.29-acre site restricted to 71,248 square feet of warehouse to be known as "Alliance 3rd Street Deerfield, A Replat of Tract 'A', Welch Plat".

Location: The property is generally described as 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 and located at **1400 & 1498 NW 3rd Street**.

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: Application 25-P-239

6. P.H. 2025-052: Application 05-B3-94 Rev 3

Applicant: **Alliance 3rd Street Deerfield LLC represented by Bohler Engineering**

Proposal: Seeking Major Site Plan approval to construct a new one-story 71,248 square-foot industrial building consisting of 7,000 square feet of office space and 64,248 square feet of warehouse space with associated site improvements on a 3.28-acre site consisting of two lots.

Location: The property is generally described as 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 and located at **1400 & 1498 NW 3rd Street**.

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: Application 05-B3-94 Rev. 3

7. P.H. 2025-053: Application Sign Variance No. 784

Applicant: **Sprouts Farmers Market represented by Paragon Development, LLC**

Proposal: Seeking a sign variance approval from Code Section 102-8(a)(3) of the Land Development Code to allow for a total wall sign area of 149 square feet in lieu of the permitted maximum square footage of 100 square feet.

Location: The property if generally described as Grand Union Deerfield Beach 117-12 B Parcel "A" LESS PT DESC AS, BEG AT NW COR, SLY 298.06, ELY FOR 297.33, NLY 209.50, 2LY 495.98 to POB & LESS PT K/A Pumping Station Site & LESS PART DESC IN OR 15251/989 and located at **3701 West Hillsboro Boulevard**.

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 Sign Variance No. 784

8. P.H. 2025-054: Application: Technical Deviation Case 2635

Applicant: **New Hope Brazilian Baptist Church, represented by Raphael Carvalho**

Proposal: Seeking approval of a TECHNICAL DEVIATION of forty-one (41) parking spaces in accordance with Section 98-88(q)(ii) of the Deerfield Beach Land Development Code to permit a house of worship use to operate with thirty-two (32) allocated spaces, in lieu of seventy-three (73) spaces as required by Code.

Location: The property is generally described as COLONNADE BUSINESS CENTER 1 139-49 B A POR OF PAR A DESC AS:COMM AT NW COR SAID PAR A;E 420.24;S 107.30 TO POB CONT S 248.97;E 431.71;N 356.23 TO N LINE OF, and located at 2100-2150 SW 10 ST, A.

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: Application Technical Deviation Case #2635

PUBLIC COMMENT

Persons addressing the Commission shall state his/her name and address and may speak for three (3) minutes. 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

- 9. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, authorizing the disposal and removal from the City's applicable capital asset records of certain fixed assets disposed of or surplus prior to September 30, 2023, in accordance with Chapter 274, Florida Statutes; providing for 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 Financial Services

Attachment: Fixed Assets

- 10. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by FlamingoCon, Inc. for a tabletop gaming/sidewalk market to be held at the Johnny L. Tigner Community Center on May 17, 2025 from 10:00 am to 9:00 pm; approval of ticket sales for the event; and 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: Department of Parks & Recreation

Attachment: FlamingoCon, Inc.

- 11. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by Deerfield Beach Christian Ministerial Association for the Easter Sunrise Service Special Event taking place on the beach sand north of the pier in front of the Main Beach parking lot at 149 SE 21st Avenue on April 20, 2025 from 6:00 am to 8:00 am; approving a waiver of fees; 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: Department of Parks & Recreation

Attachment: Easter Sunrise Service

COMMENTS BY ADMINISTRATION & LEGAL

CITY COMMISSION BUSINESS

12. Consideration to approve the voting delegates to the 2025-2026 Board of Directors for Broward League of Cities.

Suggested Action: Motion on decision of Commission

Sponsor: City Commission

Attachment: Broward League of Cities

13. Consideration to appoint a representative to the Broward Metropolitan Planning Organization (MPO) Board.

Suggested Action: Motion on decision of Commission

Sponsor: City Commission

Attachment: Broward MPO

ADDENDUM

14. Discussion and potential action regarding County ordinances related to the Monarch landfill expansion.

Sponsor: Mayor Todd Drosky

Attachment: None

COMMENTS BY MAYOR & CITY COMMISSION
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ADJOURNMENT

FUTURE CITY COMMISSION MEETINGS

Regular City Commission Meeting - Tuesday, April 22, 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.