



Meeting Minutes City Commission

Tuesday, March 25, 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 - March 4, 2025

MOTION was made by Commissioner Parness, seconded by Commissioner Hudak 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

Planning & Zoning Board Meeting Minutes - October 17, 2024
Code Compliance Meeting Minutes - January 31, 2025
Education Advisory Board Meeting Minutes - February 5, 2025
African American Heritage Board Meeting Minutes - February 6, 2025
Hillsboro Inlet District Meeting Minutes - February 24, 2025
Community Appearance Board Meeting Minutes - February 12 & February 26, 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

INSTALLATION CEREMONY

1. Presentation by City Manager and comments by outgoing Mayor and Commissioners

Rodney Brimlow, City Manager, thanked Mayor Ganz, Vice Mayor Drosky, and Commissioner Parness for their efforts and commitment in serving the community throughout their tenure.

Thereafter, a short video honoring Mayor Ganz was displayed.

Commissioner Hudak thanked Mayor Ganz and Commissioner Parness for the positive impact they have both made to the City throughout their tenure. Thereafter, he stated that it has been an honor serving with them both.

Commissioner Preston thanked Mayor Ganz and Commissioner Parness for their commitment and being a voice for the community throughout their tenure.

Commissioner Parness thanked the community for allowing him to serve the last eight years.

Mayor Ganz provided a brief overview of his time serving the community. Thereafter, he thanked the City of Deerfield Beach for allowing him to serve the last 16 years, as it has truly been an honor. He also thanked city staff for their efforts and thanked Commissioners Hudak, Parness, Preston, and Vice Mayor Drosky, as it has been an honor to serve with them. Lastly, he congratulated the newly elected officials, and wished them the best in their new role.

2. Oath of Office administered by the City Clerk for incoming Mayor and Commissioners

Heather Montemayor, City Clerk, administered the Oath of Office to Commissioner Shanetzky, Commissioner Plaut, and Mayor Drosky.

3. Induction of 2025 Vice Mayor - Commissioner Ben Preston

Heather Montemayor, City Clerk, administered the Oath of Office to Vice Mayor Preston.

Commissioner Shanetzky stated that it's an honor to serve this community, and he will do his best to ensure the City continues to move in the right direction.

Commissioner Plaut stated that it's an honor to serve this community. Thereafter, he provided a brief overview of his background, and thanked those who have helped him along the way. Lastly, he looks forward to serving this community.

Commissioner Hudak congratulated Mayor Drosky, as well as Commissioners Plaut and Shanetzky. Thereafter, he provided words of wisdom to the new commissioners, and stated that he looks forward to continuing to work with Mayor Drosky and looks forward to working with the new commissioners.

Vice Mayor Preston congratulated Commissioners Plaut and Shanetzky, as well as Mayor Drosky. Thereafter, he provided words of wisdom to the new commissioners, and stated that he looks forward to working with them. Lastly, he thanked the residents for their efforts and said he will continue to work for the people in his new capacity.

Mayor Drosky thanked everyone for attending the Installation Ceremony, and stated that he wished the Commission Chambers was this full for every meeting. Thereafter, he recognized former mayor Peggy Noland, former District 2 commissioner Gloria Battle, former District 1 commissioner Joe Miller, and many other elected officials from various cities. Further, he commented on his campaign, and thanked his family and friends for sticking by his side, and apologized for the injustices that they endured along the way. Mayor Drosky commended Commissioner Parness for his efforts on various projects throughout his tenure, and stated that he will truly be missed. Additionally, he commended Mayor Ganz for everything he has done in the 16 years of being in office, and thanked him for his mentorship and paving the way.

INSTALLATION CEREMONY - CONTINUED

Continuing, Mayor Drosky said throughout his campaign, there were various concerns brought up by the community; therefore, these next four years, the focus will include economic development, and recommended hiring a full-time economic development coordinator; the building department and turnaround time for permits, and recommended an online permitting software program; implementation and appointment of a red-ribbon panel to evaluate what can be done along the Dixie Highway corridor; downtown Deerfield Beach improvements; and the revitalization of the Fire and Police Stations, and parks, and recommended a bond be placed on the March 2027 ballot. Thereafter, he stated that he looks forward to working with Commissioners Shanetzky and Plaut, and continuing to work with Commissioner Hudak and Vice Mayor Preston. Lastly, Mayor Drosky encouraged everyone to continue to stay engaged and vigilant when it comes to the City.

There was a brief recess from 8:33 p.m. to 8:55 p.m.

4. Announcement of Vice Mayor for 2026 - 2028

Per Section 3.06 of the City Charter, Heather Montemayor, City Clerk, performed a lot drawing to determine the Vice Mayor selections for 2027 and 2028.

Thereafter, the Vice Mayor selections were announced: 2026 - Commissioner Hudak; 2027 - Commissioner Plaut; and 2028 - Commissioner Shanetzky.

APPROVAL OF CITY COMMISSION AGENDA

March 25, 2025

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

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

AWARDS & RECOGNITION

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

Gavin Curtis, Rotary Club President, presented a check to the Deerfield Beach Packer Rattlers.

The Deerfield Beach Packer Rattlers thanked the Deerfield Beach Rotary Club for the donation.

QUASI-JUDICIAL PUBLIC HEARINGS

2. 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**.

3. Resolution 2025/030 - 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)

Items 2 & 3 were discussed simultaneously, but voted on separately.

QUASI-JUDICIAL PUBLIC HEARINGS - CONTINUED

Thereafter, both Resolution titles were read into the record.

Dwayne Dickerson, representing the applicant, waived the quasi-judicial public hearing proceeding. Thereafter, he highlighted a brief PowerPoint presentation. The request includes site plan approval to develop the property with two warehouse buildings. The first building will contain an approximate 942 square foot building with warehouse and office space for the applicant's business. The second building will be approximately 1,296 square feet and consist of three warehouse bays, whereby, two will be leased for other businesses, and warehouse bay four will be occupied by the applicant. Further, he said the request also includes a conditional use application for outdoor storage, which will be utilized to store vehicles and equipment for the applicant only, not tenants. Additionally, the application includes landscape variances due to the 10' right-of-way dedication required by the City Code, to include a request for a 0' landscape buffer along NE 1st Avenue, and to provide no tress or hedges in the required landscape buffer area. Thereafter, the site plan was displayed, as well various photographs of the elevations. Lastly, he said all other requirements have been met.

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

Commissioner Plaut and Mayor Drosky spoke in support of the application.

MOTION was made by Commissioner Shanetzky, seconded by Commissioner Plaut, to approve Item 2, adopted Resolution 2025/029. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

MOTION was made by Commissioner Plaut, seconded by Commissioner Shanetzky, to approve Item 3, adopted Resolution 2025/030. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

PUBLIC COMMENT

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, asked for clarification on when the pier will reopen. Thereafter, he commented on the lawsuit regarding the pier restaurant lease, the 1045 SW 11th Way property, the agreement with the Museum of Discovery and Science, and the contracts for code compliance and building services.

Avis Swenson, 810 SE 7th Street, Deerfield Beach, commended staff and the Elected Officials for a great installation ceremony. Thereafter, she congratulated Mayor Drosky, and welcomed and congratulated the newly elected officials, and said she looks forward to seeing Deerfield Beach continue to prosper.

Roula Koukoularis, 1233 SE 8th Street, Deerfield Beach, commented on a citation she received for the installation of a fence without a permit. Thereafter, she stated that she has accumulated a large number of fines due to her variance being unanswered, and requested that a better line of communication be performed when issues arise; nonetheless, she thanked staff for working with her in an effort to mitigate all the fees.

Michael Estrada, 1431 SW 6th Way, Deerfield Beach, congratulated Mayor Drosky and Vice Mayor Preston on their new roles. Additionally, he congratulated the newly elected officials. Thereafter, he commented on the improvements made to the beach, arboretum, Pastor Willie James, Sr. Linear Park, the Cove, Sullivan Park, etc., and asked that the Commission continue investing in the community. Lastly, he recommended that moving forward the City be more transparent when it comes to projects and their development, and asked that more sidewalks be installed, as well as shaded areas.

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

4. **Resolution 2025/031 - 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.**

The Resolution was read by title only.

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

There was no discussion amongst the Commission.

MOTION was made by Commissioner Plaut, seconded by Commissioner Shanetzky, to approve Item 3, adopted Resolution 2025/031. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

5. **Resolution 2025/032 - 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.**

The Resolution was read by title only.

Mayor Drosky opened the public hearing.

Michael Estrada, 1431 SW 6th Way, Deerfield Beach, spoke in support of the Item, but asked that life-saving courses be provided at the facility as well.

Mayor Drosky closed the public hearing.

Commissioner Shanetzky spoke in support of the Item.

MOTION was made by Commissioner Shanetzky, seconded by Commissioner Plaut, to approve Item 5, adopted Resolution 2025/032. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

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)**

The Ordinance was read by title only.

Anthony Soroka, City Attorney, explained that if approved, a second reading will be considered at the next meeting, along with a site plan and plat application.

Chris Suneson, Assistant Director of Planning & Development Services, provided a brief overview of the Item.

Mayor Drosky opened the public hearing.

ADDENDUM - CONTINUED

Sandra Alvarado, 4431 NE 2nd Avenue, Deerfield Beach, recommended using the empty lot for public engagement.

Katy Freitag, 418 SE 2nd Street, Deerfield Beach, why are they getting the property for free.

Mayor Drosky closed the public hearing.

Mr. Suneson agreed with using empty lots for public assembly; however, due to the size of this particular piece of land, public gatherings would be limited. Thereafter, he briefly explained property disposition, which is outlined in the City's Code.

There were no comments from the Commission.

MOTION was made by Commissioner Plaut, seconded by Commissioner Shanetzky, to approve Item 6 on first reading. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky

Nays: 0

COMMENTS BY ADMINISTRATION & LEGAL**CITY MANAGER**

Congratulations - Rodney Brimlow, City Manager, congratulated Mayor Drosky and Vice Mayor Preston in their new roles. Additionally, he congratulated the newly elected officials and advised them that staff looks forward to working with them.

CITY ATTORNEY

Congratulations - Anthony Soroka, City Attorney, congratulated Mayor Drosky and Commissioners Plaut and Shanetzky in their new capacity, and looks forward to continuing to work with each of them.

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

Washington, DC and Tallahassee - Commissioner Hudak briefly commented on the meetings and events he attended. Thereafter, he commended Jonathan Salas, Director of Community Services, and Rodney Brimlow, City Manager, for a job well done.

COMMISSIONER SHANETZKY**DISTRICT 3**

Upcoming Projects - Commissioner Shanetzky said he is honored to serve this community, and looks forward to getting right to work. Further, he commented on SW 10th Street, Monarch Hill, main gate at Century Village, continue to beautify Crystal Lake, and improve traffic for the Meadows.

COMMISSIONER PLAUT**DISTRICT 4**

Vision - Commissioner Plaut said he looks forward to working with his new colleagues, and thanked Mayor Drosky for his mentorship. Further, he commented on the SW 10th Street Project and looks forward to working with the MPO. Lastly, he will work hard to ensure Deerfield Beach continues to grow in a positive direction.

VICE MAYOR PRESTON**DISTRICT 2**

Real Men Read - Commissioner Preston said Deerfield Park Elementary will be hosting the event on April 4th.

COMMENTS BY MAYOR & CITY COMMISSION - CONTINUED

Misinformation - Vice Mayor Preston said during the election a mailer, with his face on it, went out from Dan Herz's campaign, which he spoke in opposition too, as he was never asked, nor gave permission. Further, he said he did not endorse anyone, and the people of Deerfield Beach, as well as himself deserve an apology.

Tigner Center - Vice Mayor Preston said he continues to receive calls about the Center, and how great it is; however, he asked that upgrades be made to the audio.

Congratulations - Vice Mayor Preston congratulated Mayor Drosky and Commissioners Plaut and Shanetzky, and looks forward to working with them all, as he sees many exciting things in the future.

MAYOR DROSKY

Thank You - Mayor Drosky thanked everyone again for their support.

Meetings - Mayor Drosky said moving forward the meetings will be ran a little differently; nonetheless, he will provide more details at the next meeting. Further, he recommended that the Commission wear ties and jackets to the CRA Meetings.

VICE MAYOR PRESTON**DISTRICT 2 (CONTINUED)**

District 2 Meeting - Vice Mayor Preston said the meeting will be hosted on April 27th at the Tigner Center at 7:00 p.m.

ADJOURNMENT

There was no additional business to discuss.

MOTION was made by Commissioner Plaut, seconded by Commissioner Shanetzky, to adjourn the meeting at 9:46 p.m. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

Heather Montemayor, CMC, City Clerk