



Meeting Minutes City Commission

Tuesday, April 1, 2025

7:00 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

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

Present:

Commissioner Michael Hudak
Commissioner Tom Plaut
Commissioner Daniel Shanetzky
Vice Mayor Ben Preston
Mayor Todd Drosky

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.

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Code Compliance Meeting Minutes - January 14 & February 11, 2025

MOTION was made by Commissioner Plaut, seconded by Vice Mayor Preston, to acknowledge the board minutes. Voice Vote:

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

APPROVAL OF CITY COMMISSION AGENDA

April 1, 2025

MOTION was made by Commissioner Hudak, seconded by Commissioner Shanetzky, 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. Proclamation presented to Children's Services Council of Broward County in recognition of Child Abuse Prevention Month.

Mayor Drosky presented a proclamation to the Children's Services Council of Broward County in recognition of Child Abuse Prevention Month.

Commissioner Hudak briefly commented on the importance of child abuse prevention month. Thereafter, he thanked the Children's Services Council of Broward County for their ongoing efforts.

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

Captain Hofstein recognized various law enforcement staff for their ongoing efforts with keeping the community safe.

PRESENTATIONS

3. Presentation regarding the Dune Management Plan.

Patrick Bardes, Coastal and Waterways Coordinator, highlighted a brief PowerPoint presentation. The Dune Master Plan highlights design standards and implementation, maintenance guidelines, plant species recommendations, funding considerations, and stakeholder engagement. Maintenance guidelines consists of a 4-8-foot buffer from grassy berm to reduce landward spreading of dunes; construction or retrofit access points to a 45-degree angle to reduce sand intrusion; trim back vegetation to provide six feet of clearance in areas where the vegetation has overgrown the existing beach access points; and inspection events should be conducted annually with maintenance activities provided on an as-needed basis. Further, he commented on issues that have occurred, whereby, staff was able to maintain the dunes and clean up the area. Thereafter, he introduced Mark Hartman, Broward County Environmental Specialist, and Lee Gottlieb.

Mr. Hartman said Broward County provides grant funding for dunes that have been overgrown by invasive species, or for the creation of new dunes that have been removed or placed in areas that have not historically been utilized by dunes. Further, he said Broward County partners with various outside agencies who help with the dune removal and/or planting. Thereafter, he introduced Lee Gottlieb, South Florida Audubon Society.

Mr. Gottlieb briefly commented on a previous project that was completed on the southside of the beach, which is currently in great condition due to ongoing maintenance. He hopes to assist the City with finding volunteers, engaging funding opportunities, and bringing in corporate partnerships. Further, he said the County understands the importance of coastal dune systems, and Deerfield Beach is a very important part of the process.

Mr. Bardes said staff will be moving forward with the implementation of the dune master plan, whereby, the first project is anticipated to begin in the fall of 2025, and funding requests will be proposed in the upcoming FY26 budget. Thereafter, he provided a brief overview of the purpose of the dune system. Lastly, he said the current dune systems were installed 10 years ago, and have not grown higher than the brown screen.

Mayor Drosky opened the public hearing.

Tom Connick, 411 E. Hillsboro Blvd., Deerfield Beach, spoke in opposition of the Dune Master Plan.

Mayor Drosky closed the public hearing.

Commissioner Hudak said dune systems have been an ongoing issue, so when the Master Plan was first discussed, he requested that certain restrictions be included, i.e. dune systems should not be more than 20 feet wide, and the height must be properly maintained. He reiterated that the current dune systems are 10 years old, and have captured a large amount of sand, which not only has protected against beach erosion, but has protected the businesses and sand from blowing into the street. Thereafter, he commented on Fort Lauderdale beach.

PRESENTATIONS - CONTINUED

In response to Commissioner Shanetzky's questions, Mr. Bardes replied that the beach will still be safely accessible to the public. Further, he provided a brief overview of the pros and cons for a beach wall, whereby, the State encourages dune plantings.

Commissioner Hudak displayed photographs of the wall on Fort Lauderdale beach, and stated that dune systems are the best defense against sand infiltrating the roadways. Further, he said the dunes are cheaper to maintain than the windscreen; therefore, he supports the Dune Master Plan.

In response to Commissioner Shanetzky's question, Mr. Bardes replied that there are offshore resources that would prevent the City from obtaining permits for a longer jetty.

PUBLIC HEARINGS - SECOND READING

4. **P.H. 2025-050: ORDINANCE 2025/001 - 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.**

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 3.28-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**.

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

Applicant: **Alliance 3rd Street Deerfield LCC 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**.

Items 4 - 6 were discussed simultaneously, but voted on separately.

Thereafter, the Ordinance and both Resolutions were read into the record by title only.

Heidi Davis Knapik, 450 E. Las Olas Blvd, Suite 1400, Fort Lauderdale, representing the applicant, waived the quasi-judicial. Thereafter, she highlighted a brief PowerPoint presentation. She explained that the property consists of two parcels that are approximately 137,693 square feet, and zoned B-3 General Business, with a city land use designation of industrial. The applicant is seeking approval for a major site plan, right-of-way abandonment, plat, parking deviation, and deed restricted uses. The proposed use is for a one-story, 71,248 square foot industrial distribution center, whereby, 64,248 square feet will be used for industrial and 7,000 square feet for office use. The building will be divided into 4 to 5 tenant bays that will be consistent with the zoning and land use, and compatible with the surrounding uses and area. Thereafter, she briefly outlined the design and architectural features, as well as the landscape plan.

QUASI-JUDICIAL PUBLIC HEARINGS - CONTINUED

Continuing, Ms. Davis Knapik stated that the applicant is requesting a parking deviation due to the uses of the bays, whereby, only 78 are needed in lieu of the required 103. The proposed uses on the property will not be open to the public and the applicant has voluntarily agreed to restrict certain permitted uses in the B-3 that typically have larger parking needs. Further, the applicant is requesting to vacate a 15' right-of-way (ROW) at the rear of the 1498 parcel, as it is unused and not traversable. The ROW application was reviewed and approved by the abutting neighbor, whereby, the area will be cleaned up and used as part of the landscape buffer for the project. Lastly, the applicant is also requesting plat approval, whereby, the 1400 parcel was already platted, but not 1498, so the applicant will be combining 1400, 1498, and the 15' ROW into one parcel. The plat will be restricted to the 71,248 square feet of warehouse use.

Mayor Drosky opened the public hearing.

James McGeary, 1442 SE 6th Street, Deerfield Beach, asked if this property is accessible from Hillsboro Boulevard.

Ms. Davis Knapik replied that it is not.

Mayor Drosky closed the public hearing.

In response to Commissioner Hudak's question, Eric Power, Director of Planning & Development Services/Interim Director of Environmental Services, replied that the agreement was requested by staff to ensure that parking would not be an issue in the future.

Commissioner Plaut spoke in support of each of the applications.

Heather Montemayor, City Clerk, advised that pursuant to Ordinance 2009/006, City of Deerfield Beach Code of Ethics, the applicant's representative made the following campaign contributions: Mayor Todd Drosky - \$750 on February 26, 2025.

MOTION was made by Commissioner Hudak, seconded by Commissioner Plaut, to approve Item 4, adopted Ordinance 2025/001. Voice Vote:

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

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Preston, to approve Item 5, adopted Resolution 2025/033. Voice Vote:

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 6, adopted Resolution 2025/034. Voice Vote:

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

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 is 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**.

QUASI-JUDICIAL PUBLIC HEARINGS - CONTINUED

Leo Ferraro, 12565 Orange Drive, Suite 402, Davie, representing the applicant, waived the quasi-judicial. Thereafter, he briefly outlined the proposed application.

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

Commissioner Plaut spoke in support of the proposed application, so it's more visible to drivers.

Commissioner Shanetzky spoke in support of the proposed application, as the neighboring businesses have the same size signage.

Mayor Drosky spoke in support of the proposed application, as the setback makes it nearly impossible to see anything smaller than what is being proposed.

MOTION was made by Commissioner Shanetzky, seconded by Commissioner Plaut, to approve Item 7, adopted Resolution 2025/035. Voice Vote:

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

Nays: 0

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.**

Raphael Martins, General Contractor, representing the applicant, waived the quasi-judicial. Thereafter, he briefly outlined the proposed application.

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

Commissioner Plaut stated that when services are held, the surrounding businesses will be closed and not impacted; therefore, he spoke in support of the proposed application.

Vice Mayor Preston spoke in support of the proposed of the application.

MOTION was made by Commissioner Plaut, seconded by Commissioner Shanetzky, to approve Item 8, adopted Resolution 2025/036. 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, commented on comments made at previous meetings, the City's organizational chart, reopening of the pier, the pier restaurant, and code compliance and building services contracts.

April Bolowich, 899 NE 4th Street, Deerfield Beach, commented on various legislative bills regarding redevelopment, which she is opposed to.

PUBLIC COMMENT - CONTINUED

Gloria Battle, 1240 SW 6th Way, Deerfield Beach, commented on a code issue, whereby, she was advised by Code Compliance to take pictures, which she believes is not her job.

Terry Scott, 180 SW 3rd Avenue, Deerfield Beach, commented on a situation that occurred between a child and law enforcement.

Dean Kallan, 3250 SW 2nd Court, Deerfield Beach, said something must be done with the building permitting process, as the current system is extremely antiquated and contractors do not want to be bothered. Further, he said codes must be re-evaluated, as they do not meet the current needs of the City; therefore, he suggested the establishment of a review board.

James Gorman, 2896 NE 13th Avenue, Deerfield Beach, commented on a seawall permit he is currently experiencing issues with.

Angel Santana, 533 NE 1st Avenue, Deerfield Beach, commented on illegal dumping that is occurring on 1st Avenue, as well as construction at the entrance of 1st Avenue, which is an eyesore.

Cal Sharpe, 800 NW 41st Court, Deerfield Beach, expressed concerns with the parking situation in his neighborhood, particularly around the cul-de-sac in front of his home.

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

9. Resolution 2025/037 - 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.
10. Resolution 2025/038 - 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.
11. Resolution 2025/039 - 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.

Mayor Drosky opened the public hearing on Item 9 - 11.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on Item 9.

Mayor Drosky closed the public hearing.

There was no discussion amongst the Commission.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Preston, to approve Items 9 - 11 in concert. Voice Vote:

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

Nays: 0

COMMENTS BY ADMINISTRATION & LEGAL

CITY ATTORNEY - *None.*

CITY MANAGER

Braithwaite Center for Active Aging - Rodney Brimlow, City Manager, stated that the Areawide Council on Agency of Broward County performed an audit, and he is happy to report there were no findings.

Department of Government Efficiency - Mr. Brimlow provided a brief overview of DOGE, whereby, a timely response was sent to the Governor.

CITY COMMISSION BUSINESS

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

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

Items 12 & 13 were discussed together, but voted on separately.

There was a brief discussion to select Commissioner Hudak as the voting delegate, Mayor Drosky as the alternate, and Commissioner Hudak as the second alternate for the Broward League of Cities.

Thereafter, there was a brief discussion regarding the appointment to the Broward MPO, whereby, it was decided to select Mayor Drosky as the representative.

Mayor Drosky opened the public hearing for Item 12.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, ask for clarification on the cost for the platinum sponsorship at the Annual Gala.

Mayor Drosky closed the public hearing.

MOTION was made by Commissioner Hudak, seconded by Commissioner Shanetzky, to approve Commissioner Plaut as the voting delegate, Mayor Drosky as the alternate, and Commissioner Hudak as the second alternate. Voice Vote:

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

Nays: 0

Mayor Drosky opened the public hearing for Item 13.

Gwyndolen Clarke-Reed, 1430 SW 6th Way, Deerfield Beach, commented on the importance of the Elected Officials being involved, as they must represent the City.

Mayor Drosky closed the public hearing.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Preston, to approve Mayor Drosky as the Broward MPO representative. Voice Vote:

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

Nays: 0

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

Anthony Soroka, City Attorney, provided a brief overview of the next steps.

Thereafter, Ralph Demaio, outside counsel, entertained questions posed by the City Commission.

Mayor Drosky opened the public hearing.

Gwyndolen Clarke-Reed, 1430 SW 6th Way, Deerfield Beach, asked for the clarification on the cost, if this item moves forward.

Peggy Noland, 325 SE 3rd Terrace, Deerfield Beach, spoke in support of moving forward with Coconut Creek.

MOTION was made by Commissioner Hudak, seconded by Commissioner Shanetzky, to direct outside counsel to make the necessary filings to have Deerfield Beach participate along with Coconut Creek in the Chapter 163 Challenge and Formal Administrative Hearing. Roll Call:

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

Nays: 0

COMMENTS BY MAYOR & CITY COMMISSION**COMMISSIONER PLAUT****DISTRICT 4**

Thank You - Commissioner Plaut thanked his constituents again for trusting in him. Additionally, he thanked staff for their ongoing efforts.

Meetings/Events - Commissioner Plaut provided a brief overview of various meetings and events he's attended since being elected.

COMMISSIONER SHANETZKY**DISTRICT 3**

Upcoming/Ongoing Projects - Commissioner Shanetzky provided a brief update on the main gate at Century Village. Further, he commented on the wall being built around Century Village.

NW 45th Street Stormwater Project - Commissioner Shanetzky stated that a meeting will take place on Monday, April 28th in the City Commission Chambers to discuss the project.

Meadows of Crystal Lake - Commissioner Shanetzky stated that the community was complaining about the ingress and egress, which has since been resolved.

COMMISSIONER HUDAK**DISTRICT 1**

D1 Community Meeting - Commissioner Hudak said the meeting will take place on Thursday, April 10th at 7:00 p.m. in the City Commission Chambers.

Women's History Hall of Fame Inductee Brunch - Commissioner Hudak briefly commented on the event, and thanked the current and past inductees for their ongoing efforts.

Upcoming Events - Commissioner Hudak said the easter egg roll will be held at the Middle School on April 12th at 9:00 a.m. and the Bernard Adams Municipal Complex dedication will be held on April 12th at 9:00 a.m.

VICE MAYOR PRESTON**DISTRICT 2**

Women's History Hall of Fame Inductee Brunch - Vice Mayor Preston briefly commented on the event, which was a well-attended event. Thereafter, he thanked staff for their efforts.

D2 Meeting - Vice Mayor Preston thanked staff for their efforts.

Park Ridge Elementary - Vice Mayor Preston stated that Real Men Read will take place on Friday, April 4th at 8:15 a.m.

Meeting Changes - Vice Mayor Preston expressed concerns with the public being able to comment on the dune management presentation, as he believes the entire commission should have had a say. Additionally, he spoke in opposition to the additional minute being eliminated.

Mayor Drosky said the additional minute was offered by the former mayor, and some would get it, and others would not; nonetheless, he believes people should be able to make their point in three minutes. Further, he did not see any harm in opening the public comment for the dune management presentation, as there were members of the public that wanted to speak, and Commissioner Hudak asked to hold his comments until after public comment.

MAYOR DROSKY

Real Men Read - Mayor Drosky said he will be attending the event.

Invocation - Mayor Drosky said he has received a lot of feedback from individuals requesting to bring back the invocation, and wanted to see how the Commission felt.

After a brief discussion, it was the consensus of the Commission to continue with the moment of silence.

ADJOURNMENT

There was no additional business to discuss.

MOTION was made by Commissioner Plaut, seconded by Vice Mayor Preston, to adjourn the meeting at 9:29 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