



Meeting Minutes City Commission

Tuesday, May 6, 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 7:05 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.

APPROVAL OF CITY COMMISSION MINUTES

Regular City Commission Meeting Minutes - April 1, 2025

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

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

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Hillsboro Inlet District Meeting Minutes - March 17, 2025
Community Appearance Board Meeting Minutes - March 26, 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

May 6, 2025

MOTION was made by Vice Mayor Preston, seconded by Commissioner Hudak, 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. Certificate of Recognition presented to the Pompano Beach Vet Center for Veteran Outreach in Century Village.

Commissioner Shanetzky presented a certificate to the Pompano Beach Vet Center. Thereafter, he read a letter sent by Representative Mitch Rosenwald.

Alex Rocha, District Scheduler/Office Manager, read a letter on behalf of Congressman Moskowitz

2. Proclamation presented to Filthy Organics in recognition of International Compost Awareness Week.

Mayor Drosky presented the proclamation to Dustin Dubois, Filthy Organics.

Mr. Dubois thanked the Commission for their support.

PUBLIC COMMENT

Jan Muenzenmaier, 1089 SW 25th Avenue, Deerfield Beach, requested permission to have the Kiwanis Club place donation boxes at five city facilities for their Christmas in July project.

After a brief discussion, it was the consensus of the Commission to allow the Kiwanis Club to place their donation boxes in city facilities.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on city negotiations. Thereafter, he commended the City for the Autism Awareness Walk.

Darrell Adams, 1430 SW 5th Terrace, Deerfield Beach, requested that money be set aside to allow for music in the park events in District 2.

CONSENT - BOARD APPOINTMENTS

3. Resolution 2025/062 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing members to the Marine Advisory Board; providing for an effective date.

4. Resolution 2025/063 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, confirming the election results for members to the Board of Trustees of the Municipal Firefighters' Pension Trust Fund; providing for an effective date.

Items 3 & 4 were read by title only.

Mayor Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on the Firefighters' Pension Trust Funds investment advisors.

Mayor Drosky closed the public hearing.

CONSENT - BOARD APPOINTMENTS - CONTINUED

There was no discussion amongst the Commission.

MOTION was made by Commissioner Hudak, seconded by Commissioner Shanetzky, to approve Item 3, adopted Resolution 2025/062. 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 4, adopted Resolution 2025/063. Voice Vote:

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

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

5. **Resolution 2025/064 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by Community Bridge of Hope Fellowship, Inc., for a birthday gala to be held at the Johnny L. Tigner Community Center on August 30, 2025 from 4:00 pm to 10:00 pm; approval of admission sales and book sales by Community Bridge of Hope Fellowship, Inc. for the event; and providing for an effective date.**
6. **Resolution 2025/065 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by Cove Brewery, LLC, for the Covechella Event taking place at 1500 SE 3rd Court within the Cove Shopping Plaza on July 26, 2025 from noon to 11:00 pm; approving use of the southwest side of the Cove Shopping Plaza and a road closure on the southwest side of the plaza from 5:00 am to midnight; and providing for an effective date.**

Mayor Drosky opened the public hearing on Items 5 & 6; however, there were none to speak and the public hearing was closed.

There was no discussion amongst the Commission.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Preston, to approve Items 5 & 6 in concert. Roll Call:

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

7. **Resolution 2025/066 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the award of ITB #25-014 for city-wide tree trimming, removal and maintenance services; authorizing execution of a contract with Southern Arbor Services, Inc., the lowest priced responsive and responsible bidder, for a three-year term with two additional one-year renewal options in an annual amount not to exceed \$450,000.00; and providing an effective date. (Funds from Account #100-700-720-7201-000-57200-503219 - Tree Maintenance)**

The Resolution was read by title only.

Commissioner Shanetzky encouraged Deerfield Beach companies to step up.

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

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS - CONTINUED

MOTION was made by Commissioner Shanetzky, seconded by Commissioner Plaut, to approve Item 7, adopted Resolution 2025/066. Roll Call:

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

Nays: 0

- 8. Resolution 2025/067 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and authorizing execution of an amendment to the second contract renewal for fireworks display with Zambelli Fireworks Manufacturing Company for the 2025 Fourth of July fireworks display and drone show event in an amount not to exceed \$141,390.00; providing for conflicts, implementation and an effective date. (Funds from Account #190-500-520-5200-000-55200-503574 - CRA Fund/Special Events & Account #100-700-720-7400-000-57400-503550 - General Fund/Centennial Celebration)**

The Resolution was read by title only.

Commissioner Hudak expressed concerns with the use of fireworks, especially with the pier being inoperative. Further, the City paid \$80,000, and was unable to use the barge twice due to adverse weather conditions; therefore, he suggested the use of drones only, and using the additional \$40,000 to enhance the event in other areas, i.e. use of speakers, addition of a screen to showcase the drones, etc.

Commissioner Plaut expressed concerns with the barge. Thereafter, spoke in support of the use of drones only. Further, he agreed with the use of a screen and suggested that the drone show be announced.

Commissioner Shanetzky spoke in support of the drones only. Thereafter, he commented on other drone shows he's attended.

Vice Mayor Preston said he believes the constituency would be disappointed if the event did not showcase fireworks; therefore, he spoke in support of fireworks and drones. Thereafter, he commented on the previous fireworks display, which was impressive.

In response to Mayor's Drosky's questions, Rodney Brimlow, City Manager, replied that the item has a provision for both fireworks and drones. Further, he said eliminating the fireworks would be an \$80,000 - \$85,000 savings. Mr. Brimlow stated that city staff cannot control the barge, whereby, if it does not arrive, the City is still stuck with the cost. Lastly, he said the cost for drones only is \$67,500 and drones and fireworks is \$141,000.

Commissioner Hudak said he loves the fireworks as they are a tradition; however, due to the pier being closed and previous issues surrounding the barge, he reiterated his support for the drones only this year. Once the pier is back up and running, the fireworks can be reincorporated, if that is the desire of the community. Further, he said the length of the drone show cannot be expanded because of the battery life.

In response to Mayor Drosky's question, Mr. Brimlow said the drones and fireworks are two separate shows.

In response to Vice Mayor Preston's questions, Mr. Brimlow replied that if the seas are a certain height the barge is unable to navigate through them. Further, he said the conditions are set forth in the contract.

Mayor Drosky said this is a budgeted item, and the last event of the Centennial Celebration. Although he agreed with the savings, he believes that this year's celebration should be bigger, as he does not want to take away from the Centennial; therefore, he spoke in support of the fireworks and drones.

Mayor Drosky opened the public hearing.

Janice Fulmore-Tigner, 1090 SW 4th Terrace, Deerfield Beach, said she understands the barge cannot travel in certain marine conditions, but there must be some way to protect the City from losing all the money. Further, she asked if the barge can be delivered a day earlier. Further, she spoke in support of the fireworks.

Mr. Brimlow said it could be delivered earlier, but it would cost money to store.

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS - CONTINUED

Joseph Cummings, 267 Oakridge P, Deerfield Beach, said the marine conditions would have to be extremely severe to prevent a barge from being towed this way. Further, he asked why the fireworks cannot be done on land.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on a previous fireworks event.

John Slattery, 1455 SE 5th Place, Deerfield Beach, agreed with delivering the barge early. Further, he asked if the fireworks could be launched from another end of the beach. Thereafter, he asked what happened to the fireworks in previous years, when the barge did not make it.

Mayor Drosky closed the public hearing.

In response to Commissioner Hudak's question, Mr. Brimlow replied that staff can look into the costs for having the barge delivered earlier.

Greg Warner, Director of Parks & Recreation, stated that the width of the beach does not allow us to shoot off fireworks from land.

MOTION was made by Commissioner Hudak, seconded by Commissioner Shanetzky, to approve Item 8, as amended, allowing for the use of drones only. Roll Call:

Yeas: 3 - Commissioner Hudak, Commissioner Plaut, and Commissioner Shanetzky
Nays: 2 - Vice Mayor Preston & Mayor Drosky

DEPARTMENTAL BUSINESS

- 9. Resolution 2025/068 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, extending the entitlement period provided in the Purchase and Sale Agreement with MBA Development Partners of Florida, LLC, ("MBA") through May 7, 2026, with the potential for two additional four-month extensions provided MBA is diligently pursuing the final development approvals, contingent on MBA expediting the Mayo Howard Park improvements; and providing an effective date.**

The Resolution was read by title only.

Anthony Soroka, City Attorney, provided a brief overview of the original purchase and sale agreement. Thereafter, he outlined the extension of the entitlement period.

Joel Kaplan, 401 E. Las Olas, Blvd., Fort Lauderdale, representing the applicant, highlighted a brief PowerPoint presentation. He explained that market conditions have dramatically changed, which may cause construction and rate increases. Further, he said MBA is currently looking at a new anchor tenant and has updated the overall site program.

Mario Caprini, 876 Alamanda Street, Boca Raton, said MBA has been diligently working on this project for three years and has spent \$1 million of their own money. Thereafter, he commented on the increase in construction costs and interest rate, and stated that they are ready to submit for the plat note amendment. Further, he said the new anchor tenant has signed confidentially agreements with MBA and is extremely interested in establishing their business within the community. Lastly, he requested that the City Commission approve the one-year extension, so they can continue working.

Mr. Kaplan said the project includes workforce housing, corporate offices, hotel, parking garage, event center, and retail space. He stated that the components remain consistent with the referendum, the design is in line with the original submission, and the interior adjustments are ongoing. The underground parking has been removed to allow for better site drainage and is more cost effective. The anchor tenant has changed from a medical office to corporate office, whereby, the adjustments are to ensure that it meets their needs, which is critical. Further, he said MBA is requesting a 12-month extension, with two additional hour-month extensions, if needed.

DEPARTMENTAL BUSINESS - CONTINUED

Mr. Caprini said MBA commits to an early allocation of \$2.5 million for Mayo Howard Park upon financial closing, will expedite the construction of park improvements, and will commence construction of the park within 30 days of financial closing and all permits issued. Thereafter, photographs of the proposed facility were displayed.

Vice Mayor Preston provided a brief overview of why he chose MBA, and stated that they must ensure they exceed the community's expectations with this project. Further, he said whatever is done to the rooftop park should be an extension of Mayo Howard Park, whereas, they should not be competing parks. Vice Mayor Preston said MBA promised to get this project done, and that's what he will hold them too; therefore, he spoke in support of the extension. Lastly, he expressed excitement with the new anchor tenant.

Commissioner Shanetzky said Deerfield Beach must flourish; therefore, he spoke in support of the extension. Thereafter, he commented on other projects the developer has completed.

Commissioner Plaut commended the developer for a job well done thus far. Further, he said times have changed, and increases are happening all over; therefore, he spoke in support of the extension.

Mayor Drosky opened the public hearing.

Gwyndolen Clarke-Reed, 1430 SW 6th Way, Deerfield Beach, stated that we are in tough times, so this extension is valid and she supports it; nonetheless, as the project moves forward, they must start making decisions to bring it to fruition prior to the City granting any additional extensions.

John Slattery, 1455 SE 5th Place, Deerfield Beach, commented on the expansion of Broward Health and Holy Cross, and asked if conversations were had between those companies. Additionally, he asked if there were any conversations with the University of Miami Sylvester Center. Further, he suggested moving the BSO substation to this location, as it would be more centralized.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on the original purchase and sale agreement. Thereafter, he asked if a new appraisal has been conducted on the land and requested to table the item.

Mayor Drosky closed the public hearing.

Thereafter, Mr. Caprini answered questions/comments/concerns posed by the public.

MOTION was made by Vice Mayor Preston, seconded by Commissioner Hudak, to approve Item 9, adopted Resolution 2025/068. Roll Call:

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

Nays: 0

10. ORDINANCE 2025/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING AND AUTHORIZING EXECUTION OF AN AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE CITY OF DEERFIELD BEACH AND DEERFIELD BEACH CAFÉ, LLC, FOR THE LEASE OF THE CITY'S PIER RESTAURANT FOR A TWENTY-YEAR TERM, WITH TWO, FIVE YEAR RENEWAL OPTIONS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

The Ordinance was read by title only.

Anthony Soroka, City Attorney, provided a brief overview of the original lease agreement and the proposed amendment. Further, he said the base rent, percentage rent amounts, and amounts in the rent schedule from the original lease are not being modified, whereby, the first-year base rent amount, following the lease commencement date remains at \$210,000 and the lease, if the amendment is approved, will provide for a full 20-years of rent payments to the City pursuant to the terms. Thereafter, he continued to outline the amendment.

DEPARTMENTAL BUSINESS - CONTINUED

David Colls, 201 E. Las Olas Blvd., Fort Lauderdale, said his client is excited to move forward with the project and their vision is fully aligned with the City's. Further, he thanked the City Attorney and City Manager for their good faith collaboration during the negotiation process. Mr. Colls said the unfortunate delay in obtaining the property, which was outside of his client's control, resulted in economic setbacks for his client; therefore, he urged the Commission to approve the amendment as it will help his client recover a portion of the financial losses incurred by his client, while supporting the City's long-term goals for the pier and surrounding area.

Mayor Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on a letter that was sent from Mr. Colls to the City Attorney.

Mayor Drosky closed the public hearing.

Commissioner Hudak said the issues surrounding the amendment were out of both party's control; therefore, he spoke in support of the amendment.

Commissioner Shanetzky spoke in support of the amendment.

Mayor Drosky agreed that the process being delayed was not because of the City, nor the new tenant; nonetheless, the tenant has been able to demonstrate payments or losses in the amount of \$157,000. Furthermore, he said the amendment allows the City to receive an assignment of claims from the tenant and we get a release from the tenant; therefore, he spoke in support of the amendment. Thereafter, he thanked everyone involved for working this out.

MOTION was made by Commissioner Hudak, seconded by Commissioner Shanetzky, to approve Item 10 on first reading. Roll Call:

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 - *None*.

COMMENTS BY MAYOR & CITY COMMISSION

COMMISSIONER HUDAK

DISTRICT 1

Happy Mother's Day - Commissioner Hudak wished everyone a Happy Mother's Day.

Events/Meetings - Commissioner Hudak stated that Ocean Brews & Blues will occur on Saturday, May 17th. Further, he said his office hours are this Saturday.

COMMISSIONER SHANETZKY

DISTRICT 3

Upcoming/Ongoing Projects & Events/Meetings - Commissioner Shanetzky commented on a meeting that occurred at Century Village regarding the amnesty program. Further, he will be meeting with Sean Gladieux, Director of Public Safety, to discuss traffic safety concerns during the installation of the main gate. Thereafter, he commented on down street lights within Century Village, as well as a sign that was down on 10th Street that has been replaced by the County. Commissioner Shanetzky commented on the meeting that occurred on April 28th with Crystal Lake regarding the stormwater project. Further, future meetings will be set up with the Crystal Lake residents to discuss the surrounding traffic and coyote issues. Additionally, he will be requesting a sidewalk along Green Road during the budget workshop.

COMMENTS BY MAYOR & CITY COMMISSION - CONTINUED

Legislative Bills - Commissioner Shanetzky said SB 116 expands support services for veterans and families with mental health issues. Further, he said the City must look into a possible resolution for SB 696 or HB 675, which will assist low income seniors who own condos. HB 1361 or SB 1464 offers \$500,000 to our veterans for outreach programs.

All American City - Commissioner Shanetzky recommended that the City of Deerfield Beach participate.

100 NE 21st Road - Commissioner Shanetzky commented on the abandoned property, and suggested the City look into purchasing it.

Happy Mother's Day - Commissioner Shanetzky wished everyone a Happy Mother's Day.

COMMISSIONER PLAUT**DISTRICT 4**

Meetings/Events - Commissioner Plaut commented on various events and meetings he's attended. Further, he recommended that the Autism Awareness Walk occur on the weekend.

VICE MAYOR PRESTON**DISTRICT 2**

Happy Mother's Day - Vice Mayor Preston wished everyone a Happy Mother's Day.

May 20, 2025 RCC Meeting - Vice Mayor Preston said he will but out of town, but will log on via Zoom.

Sidewalk Projects - Vice Mayor Preston commented staff on a well job down for providing the necessary information he needed to convey to the community.

Accolades - Vice Mayor Preston thanked staff for installing the no parking signage. Further, he stated that the irrigation system was stolen in an area, and it was quickly remedied. Thereafter, he thanked staff for responding so quickly.

Community Day - Vice Mayor Preston said this event has not been done properly, and asked that it be re-evaluated.

MAYOR DROSKY

Happy Mother's Day - Mayor Drosky wished everyone a Happy Mother's Day.

Item 9 - Mayor Drosky said the extension is warranted; nonetheless, he agreed with Ms. Clarke-Reed on additional extensions.

ADJOURNMENT

There was no additional business to discuss.

MOTION was made by Vice Mayor Preston, seconded by Commissioner Hudak, to adjourn the meeting at 9:23 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