



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

August 5, 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: July 8, 2025

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Planning & Zoning Board Meeting Minutes

Attachment: June 5, 2025

Hillsboro Inlet District Meeting Minutes

Attachment: June 9, 2025

African American Heritage Board Meeting Minutes

Attachment: June 12, 2025

Community Redevelopment Agency Meeting Minutes

Attachment: June 17, 2025

Community Appearance Board Meeting Minutes

Attachment: July 2, 2025

APPROVAL OF THE AGENDA

August 5, 2025

ZOOM INFORMATION

Join Zoom Meeting by clicking the below link:

<https://deerfield-beach.zoom.us/j/86845173575?pwd=bFn99r8HVWWhoSDswPLmF87uXJksgER.1>

Join Zoom Meeting via telephone by dialing:

Call-in Number: (301) 715-8592

Meeting ID: 868 4517 3575#

Participant ID: #

Passcode: 940283#

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 - ADDENDUM

1. Certificate of Recognition presented to Joseph Albarino, Recycling Drop Off Attendant, for 33 years of dedicated service to the City of Deerfield Beach.

Sponsor: Department of Sustainable Management

PRESENTATIONS

2. Presentation by Marty Kiar, Broward County Property Appraiser, regarding property taxes and values.

Sponsor: Office of the City Manager

3. Discussion and potential action regarding public safety services.

Suggested Action: Motion on decision of Commission

Sponsor: Office of the City Manager

QUASI-JUDICIAL PUBLIC HEARINGS

4. P.H. 2025-103: Application 23-I2-09

Applicant: **RMT-SDE LLC REPRESENTED BY THOMPSON & ASSOCIATES, INC**

Proposal: Seeking Major Site Plan approval to construct a new one-story 212,240 square-foot industrial warehouse building with associated site improvements on an 11.28-acre site.

Location: The property is generally described as LEDDS ADDITION 176-33 B 9-48-42 POR PAR A DESC AS: BEG SW COR PAR A, N 484.49, E 60.02, N 150.06, W 60.02, N 501.73, E 1015.14, SLY 260.02 TO POINT REVERSE CURVE, SLY 818.18, S 207.02, W 50, SLY 38.92, WLY 69.01, NW 100.72, WLY 150 ALG CURVE, NWLY 31.63, NW 80, SWLY 41.19, NW 807.74 TO POB, LESS POR OF PAR A DESC IN INSTR# 117639886 & 117639887 and located at **1701 SW 45th Way**.

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 23-I2-09

5. P.H. 2025-104: Application 23-I2-10

Applicant: **RMT-SDE LLC REPRESENTED BY THOMPSON & ASSOCIATES, INC**

Proposal: Seeking Major Site Plan approval to construct a new one-story 220,200 square-foot industrial warehouse building with associated site improvements on an 11.5-acre site.

Location: The property is generally described as LEDDS ADDITION 176-33 B 9-48-42 POR PAR A DESC AS: COMM SW COR OF PAR A, N 297.72 TO POB, N186.77, E 60.02, N 150.06, W 60.02, N 58.81, E 1207.99 TO P/C, SLY ALG ARC DIST 406.07, W 1307.44 TO POB, TOG WITH W 60 OF S 150 OF NW1/4 OF SW1/4 OF SW1/4 SEC 9-48-42 and located at **1801 SW 45th Way**.

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 23-I2-10

6. P.H. 2025-105: Application 23-B3-116

Applicant: ARON GROUP, LLC REPRESENTED BY KURT ARON

Proposal: Seeking Major Site Plan approval to construct a warehouse facility of approximately 2,240 square feet with associated site improvements on a 0.20-acre site in the B-3, General Business zoning district.

Location: The property is generally described as J R HORNE'S SUB 5-30 PB PORTION LOT 10 BLK 4 DESC AS BEG NW COR LOT 10, SE 58.01 ALG N/L, SWLY ARC DIST 55.88, NWLY 13.20, N 71.26 TO POB AKA and J R HORNE'S SUB 5-30 PB LOT 8,9 LESS W 5 BLK 4 LESS BEG SE COR SAID LOT 9, NW 77.17 TO P/C, NELY 100.37, SE 54.42 TO P/C, SWLY 101.18 TO POB FOR PAR 109 (CACE-03-016513-03) and located at **282-284 NE 1st Avenue**.

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 23-B3-116

7. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting a five-foot-wide and ten-foot-wide right-of-way dedication to the City from Aron Group, LLC, along NE 1st Avenue, as depicted on Exhibit "A", in connection with the Aron Warehouse Development Project located at 282-284 NE 1st Avenue; providing for conflicts, 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 Planning & Development Services

Attachment: Aron Group, LLC

PUBLIC HEARINGS – FIRST READING

8. **ORDINANCE 2025/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, REZONING APPROXIMATELY .869 GROSS ACRES LOCATED AT 110, 120, 130 & 140 SW 2ND TERRACE FROM RESIDENCE, SINGLE-FAMILY (RS-7) TO RESIDENCE, MULTI-FAMILY (RM-10) (APPLICATION 25-R-205); PROVIDING FOR A MAXIMUM OF EIGHT TOWNHOUSE DWELLING UNITS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

Suggested Action: Commission to vote on the Ordinance and set public hearing for August 19, 2025.

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

Sponsor: Department of Planning & Development Services

Attachment: Application 25-R-205

PUBLIC HEARINGS – SECOND READING

9. **P.H. 2025-106: ORDINANCE 2025/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ADOPTING AN AMENDMENT TO THE CITY BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; APPROVING SUPPLEMENTAL APPROPRIATIONS AND BUDGET TRANSFERS TO AND WITHIN VARIOUS CITY FUNDS, AND CARRY FORWARD OF PRIOR FISCAL YEAR APPROPRIATIONS AND BUDGET REDUCTIONS TO VARIOUS CITY FUNDS, AS SET FORTH IN THE ATTACHED EXHIBIT "A"; 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 Financial Services

Attachment: Budget Amendment

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 - BOARD APPOINTMENTS

- 10. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Angela Falzone as an alternate member to the Planning and Zoning Board; 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: Commissioner Shanetzky

Attachment: P&Z Board

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

- 11. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the award of Quote No. #25-004 for the Sullivan Park Splash Pad UV Filtration System Upgrade to Commercial Energy Specialists, LLC, in an amount not to exceed \$70,670.00; authorizing execution of a contract with Commercial Energy Specialists, LLC, the lowest priced responsive and responsible bidder, for a three-year term with two additional one-year renewal options; and providing an effective date. (*Funds from multiple accounts*)**

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: Commercial Energy Specialists, LLC

- 12. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a work authorization with Jacobs Engineering Group, Inc. to provide professional engineering operations and administrative consulting support services at the West Water Treatment Plant in an amount not to exceed \$138,404.00; providing for execution and an effective date. (Funds from Account #401-300-360-3602-000-53600-503099 - Utilities Fund/Other Professional Services)**

Suggested Action: Commission to vote on Resolution

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

Sponsor: Department of Environmental Services

Attachment: Jacobs Engineering Group, Inc.

- 13. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an agreement with the Watts Group, LLC, utilizing the Sourcewell, Inc. Invitation to Bids #FL-092524 and Job Order Contract No. FL-R6-GC-092524-WATT for interior renovations to the Department of Public Affairs and Marketing Office in an amount not to exceed \$72,054.86; providing for execution, implementation, and an effective date. (Funds from Account #358-100-360-1901-000-51900-506112 - Construction)**

Suggested Action: Commission to vote on Resolution

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

Sponsor: Department of Environmental Services

Attachment: Watts Group, LLC

DEPARTMENTAL BUSINESS

- 14. ORDINANCE 2025/ - AN ORDINANCE OF THE CITY OF DEERFIELD BEACH, FLORIDA, AUTHORIZING THE ISSUANCE OF DEBT OBLIGATIONS OF THE CITY ("OBLIGATIONS"), IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$5,750,000, TO PROVIDE FUNDS TO PAY THE COST OF PURCHASING CERTAIN EQUIPMENT, INCLUDING, WITHOUT LIMITATION, REIMBURSEMENT TO THE CITY FOR PREVIOUSLY PURCHASED EQUIPMENT TO THE EXTENT PERMISSIBLE UNDER THE INTERNAL REVENUE CODE OF**

1986, AS AMENDED; PROVIDING THAT SUCH OBLIGATIONS SHALL BE SECURED BY AND PAYABLE FROM MONEYS DEPOSITED IN THE DEBT SERVICE FUND ESTABLISHED FOR THE OBLIGATIONS DERIVED FROM THE CITY'S COVENANT TO BUDGET AND APPROPRIATE NON-AD VALOREM REVENUES, AS SHALL BE SET FORTH OR PROVIDED FOR IN A SUPPLEMENTAL RESOLUTION TO BE ADOPTED BY THE CITY COMMISSION PRIOR TO THE ISSUANCE OF THE OBLIGATIONS; PROVIDING THAT, SUBJECT TO THE LIMITATIONS HEREIN CONTAINED, THE TERMS OF SUCH OBLIGATIONS SHALL BE ESTABLISHED OR PROVIDED FOR AND THE OBLIGATIONS SHALL BE SOLD AS PROVIDED IN THE SUPPLEMENTAL RESOLUTION; AUTHORIZING THE TAKING OF OTHER ACTIONS RELATING TO THE OBLIGATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Suggested Action: Commission to vote on Ordinance and set public hearing for August 19, 2025

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

Sponsor: Department of Financial Services

Attachment: Debt Obligation Bond

COMMENTS BY ADMINISTRATION & LEGAL

COMMENTS BY MAYOR & CITY COMMISSION
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ADJOURNMENT

FUTURE CITY COMMISSION MEETINGS

Regular City Commission Meeting - Tuesday, August 19, 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.