



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

October 21, 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: September 15, 2025

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Community Appearance Board Meeting Minutes

Attachment: September 10, 2025

African American Heritage Board Meeting Minutes

Attachment: September 11, 2025

Code Compliance Meeting Minutes

Attachment: September 9, 2025, September 23, 2025

Hillsboro Inlet District Meeting Minutes

Attachment: September 15, 2025 - Regular Meeting, September 15, 2025 - 1st Reading Budget,
September 22, 2025 - 2nd Reading Budget

APPROVAL OF THE AGENDA

October 21, 2025

ZOOM INFORMATION

Join Zoom Meeting by clicking the below link:

<https://deerfield-beach.zoom.us/j/82167735190?pwd=lgGwedRRbyDDsdgTtvxaVD9YLa0hE1.1>

Join Zoom Meeting via telephone by dialing:

Call-in Number: (305) 224-1968

Meeting ID: 821 6773 5190#

Participant ID: #

Passcode: 463555#

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 Deerfield Beach High school in recognition of Florida League of Cities Government Week.

Sponsor: Department of Community Services

PRESENTATIONS

2. Presentations by the International City/County Managers Association (ICMA) Young Southeast Asian Leaders Initiative (YSEALI) Professional Fellows Program.

Sponsor: Department of Sustainable Management

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

- 3. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Takiyah Jenkins to the Affordable Housing Advisory Committee to fulfill an unexpired term; 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: Office of the City Clerk

Attachment: Affordable Housing Advisory Committee

- 4. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Najaim Musto to the City of Deerfield Beach Non-Uniformed Employees Retirement Committee to fulfill a vacancy on the Committee; 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: Office of the City Clerk

Attachment: Non-Uniformed Employees Retirement Committee

5. **Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Steve Rossman as the fifth member to the Board of Trustees of the Municipal Police Officers' Retirement Trust Fund of the City of Deerfield Beach to fulfill an unexpired term; 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: Office of the City Clerk

Attachment: Municipal Police Officers' Retirement Trust Fund

6. **Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, confirming the election results for a member to the Board of Trustees of the Municipal Police Officer's Pension Retirement Trust Fund; providing an effective date.**

Suggested Action: Commission to vote on Resolution

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

Sponsor: Office of the City Clerk

Attachment: Municipal Police Officers' Retirement Trust Fund

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

7. **Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a work authorization with Kenneth R. Carlson - Architect, P.A. to provide professional architectural and engineering services related to the interior renovations to the Planning and Zoning Department and Building Department offices in an amount not to exceed \$48,050.00; authorizing carry forward of funding for the Work Authorization; providing for execution and an effective date. (*Funds from Account #100-100-150-1500-000-51500-503299 - Other Contractual 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: Kenneth Carlson Architect, P.A.

- 8. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an agreement with Shiff Construction and Development, Inc. utilizing the Sourcewell, Inc. invitation for bids #FL-092524 and Job Order Contract No. FL-R6-GC-092524-SCD for the removal and replacement of eight shower towers on Deerfield Beach in an amount not to exceed \$124,405.66; providing for execution and an effective date. (Funds from Account #100-100-360-1901-000-51900-506031 - Impr Other than Buildings)**

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: Shiff Construction and Development, Inc.

- 9. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the award of ITB #25-032 for vending machine services to Compass Group USA, Inc.; authorizing execution of a contract with Compass Group USA, Inc., the responsive and responsible bidder with the highest revenue share to the City, for a three-year term with two additional one-year renewal options; and providing an effective date. (Fiscal Impact - Revenue)**

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: Compass Group USA, Inc.

- 10. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by Premier Productions, LLC. to host the "Original Green Market" special event taking place within Trail Plaza located at 1801 W. Hillsboro Boulevard every Saturday during the months of October 2025 through April 2026 from 9:00 am to 1:00 pm; 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: Premier Productions, LLC

11. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by Real Food Boca, LLC, to host a farmers market taking place on the northwest side of the Cove Shopping Plaza every Saturday during the months of October 2025 through May 2026 from 9:00 am to 1:00 pm; authorizing execution of a parking lot license agreement for use of the City's parking area; 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: Real Food Boca, LLC

DEPARTMENTAL BUSINESS

12. 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 DEPARTMENTAL BUDGET TRANSFERS WITHIN THE GENERAL FUND AND REDUCING APPROPRIATIONS TO THE 2018 CONSTRUCTION REVENUE BOND FUND BY \$4,685,443, AS SET FORTH IN EXHIBIT "A"; APPROVING REDUCING APPROPRIATIONS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND BY \$10,000 AND PROVIDING FOR A SUPPLEMENTAL APPROPRIATION TO THE SHIP GRANT FUND IN THE AMOUNT OF \$10,000, AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Suggested Action: Commission to vote on Ordinance and set public hearing for November 4, 2025

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

Sponsor: Department of Financial Services

Attachment: FY25 Budget Amendment

COMMENTS BY ADMINISTRATION & LEGAL

CITY COMMISSION BUSINESS

13. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, amending Resolution 2018/014 relating to rules of procedure for commission meetings to require a majority vote of the City Commission to extend city commission meetings past midnight; providing for conflicts and an effective date.

Suggested Action: Commission to vote on Resolution

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

Sponsor: Commissioner Hudak

Attachment: Rules of Procedure

COMMENTS BY MAYOR & CITY COMMISSION
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ADJOURNMENT

FUTURE CITY COMMISSION MEETINGS

Regular City Commission Meeting - Tuesday, November 4, 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.



Meeting Minutes City Commission

Monday, September 15, 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 7:03 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 - August 19, 2025

MOTION was made by Commissioner Plaut, 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

Education Advisory Board Meeting Minutes - May 12, 2025
Planning & Zoning Board Meeting Minutes - August 7, 2025

MOTION was made by Commissioner Hudak, seconded by Commissioner Plaut, 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

September 8, 2025

APPROVAL OF CITY COMMISSION AGENDA - CONTINUED

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 Ocean Rescue for winning the 2025 USLA National Lifeguard Championships.

Mayor Drosky presented certificates to the Department of Ocean Rescue for winning the 2025 USLA National Lifeguard Championships.

2. Certificate of Recognition presented by Captain Hofstein to BSO Law Enforcement staff & Chief Masters to BSO Fire Rescue staff.

Chief Masters, Deerfield Beach District, recognized fire rescue staff for their ongoing efforts with assisting the community. Thereafter, Captain Hofstein, BSO District X, recognized law enforcement staff for their ongoing efforts with keeping the community safe.

BUDGET & MILLAGE PUBLIC HEARINGS

3. ORDINANCE 2025/009 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ADOPTING THE MILLAGE RATE TO BE LEVIED BY THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; STATING THE PERCENTAGE CHANGE BY WHICH THE MILLAGE RATE EXCEEDS THE ROLLED-BACK RATE AS COMPUTED PURSUANT TO SECTION 200.065, FLORIDA STATUTES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

4. ORDINANCE 2025/010 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING ENCUMBRANCES AND CARRY FORWARD OF FUNDING TO FULFILL OUTSTANDING PURCHASE ORDERS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Anthony Soroka, City Attorney, advised that Items 4 & 5 will be discussed simultaneously but voted on separately; thereafter, he read both titles into the record. Additionally, the operating millage rate for fiscal year 2026 is equal to 6.0018 mills, which is 7.59% more than the rolled back rate of 5.5786 mills calculated pursuant to State law. The total voted debt service millage is .1711 mills, for a total millage rate of 6.1729 mills.

Oleg Gorokhovskiy, Chief Financial Officer, highlighted a brief PowerPoint presentation. He explained that the current adopted fire assessment rate is \$315, whereby, on July 8, 2025, the City Commission approved a preliminary assessment rate of \$365.

Mayor Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on the amount of time residents are allowed to speak on agenda items, as well as the increase in property taxes.

Mychal Estrada, 1431 SW 6th Way, Deerfield Beach, asked that the budget be readily available and better accessible. Furthermore, the increase in taxes is not concerning, as everything has increased; nevertheless, he asked that the City ensure we are being fiscally responsible and allocating funds appropriately.

Inaudible, 520 NE 21st Avenue, Deerfield Beach, commented on public safety services.

BUDGET & MILLAGE PUBLIC HEARINGS - CONTINUED

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 Item 3, adopted Ordinance 2025/009. Roll Call:

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 Ordinance 2025/010. Roll Call:

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

- 5. ORDINANCE 2025/011 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE BUDGET FOR THE DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR FUNDING THROUGH TAX INCREMENT FINANCING AS PROVIDED FOR IN PART III, CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

The Ordinance was read by title only.

Mayor Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on the community policing program.

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 Item 5, adopted Ordinance 2025/011. Roll Call:

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

PUBLIC HEARINGS

- 6. P.H. 2025-116: Resolution 2025/156 - A Resolution of the City of Deerfield Beach, Florida, relating to the provision of fire rescue services, facilities and programs in the City of Deerfield Beach, Florida; providing authority; providing definitions and interpretation; confirming the preliminary rate resolution; reimposing fire rescue assessments against assessed property located within the City of Deerfield Beach for the fiscal year beginning October 1, 2025; approving the assessment roll; providing for collection; providing for effect and providing an effective date.**

The Resolution was read by title only.

Oleg Gorokhovskiy, Chief Financial Officer, highlighted a brief PowerPoint presentation. Thereafter, he provided history of the fire assessment rate throughout the years. He reiterated that the current rate is \$315, which captures 84.75% of allowable costs.

Mayor Drosky opened the public hearing.

PUBLIC HEARINGS - CONTINUED

Roger Freitag, 418 SE 2nd Street, Deerfield Beach, commended staff for the information. Further, he expressed concerns with the increase in fees, and suggested cutting all costs by 30%.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, spoke in opposition of increasing the fee, as there are many people who cannot afford the increase. Thereafter, he commented on the backup material.

Bernie Parness, 3074 Hardwood F, Deerfield Beach, spoke in support of the fire assessment, as the fee covers services that save people's lives.

Jonathan Ounjian, 1938 NE 6th Street, Deerfield Beach, commented on Boca Raton's fire assessment rate.

Thomas Noland, 406 SE 8th Avenue, Deerfield Beach, agreed with the \$365 rate, as it is \$1/day. Thereafter, he commented on the services the fee covers. Further, he said the highest fees come from cities who are not contracted with BSO.

Mayor Drosky closed the public hearing.

Commissioner Plaut agreed with \$365, but he is open to discuss. Thereafter, he commented on all the services fire rescue provides, and stated that he does not want any of them to be reduced.

Commissioner Hudak agreed with Commissioner Plaut. Thereafter, he recommended \$350.

Commissioner Shanetzky spoke in support of \$350.

Vice Mayor Preston said many are on fixed incomes and cannot afford such a large increase; therefore, he spoke in opposition to \$350.

Mayor Drosky explained that the fire assessment fee is equally disbursed to all; nonetheless, whatever is not covered by the fire assessment fee will be paid from the General Fund. Although he agreed with Vice Mayor Preston's stance, lowering the fee and putting the burden on the General Fund would not be fiscally responsible.

MOTION was made by Commissioner Hudak, seconded by Commissioner Shanetzky, to approve a residential rate of \$350 for the fire assessment fee; adopted Resolution 2025/156. Roll Call:

Yeas: 4 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, and Mayor Drosky
Nays: 1 - Vice Mayor Preston

- 7. P.H. 2025-117: Resolution 2025/157 - A Resolution of the City of Deerfield Beach, Florida, relating to the collection of Nuisance Abatement Services Assessments; adopting findings of fact; approving the rate of assessment for each affected property; adopting the Assessment Roll; providing for notice and providing an effective date.**

The Resolution was read by title only.

Oleg Gorokhovsky, Chief Financial Officer, provided a brief overview of the Item.

Mayor Drosky opened the public hearing.

Katy Freitag, 418 SE 2nd Street, Deerfield Beach, asked how many people took advantage of the program.

Rodney Brimlow, City Manager, stated that there were two homes that did not pay their assessments. Further, the other part of the program will be covered at a later time.

Mayor Drosky closed the public hearing.

PUBLIC HEARINGS - CONTINUED

MOTION was made by Commissioner Hudak, seconded by Commissioner Plaut, to approve Item 7, adopted Resolution 2025/157. Roll Call:

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

8. **P.H. 2025-118: Resolution 2025/158 - A Resolution of the City of Deerfield Beach, Florida, relating to the provision of stormwater management services provided by the City's stormwater utility; providing authority; providing definitions and interpretation; confirming the Amended and Restated Initial Assessment Resolution; imposing stormwater service assessments against developed property located within the stormwater service area for the fiscal year beginning October 1, 2025; approving the assessment roll; providing for collection; providing for effect, conflict, and severability; and providing an effective date.**

The Resolution was read by title only.

Oleg Gorokhovsky, Chief Financial Officer, provided a brief overview of the Item.

Mayor Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, asked for clarification on the increase.

Mayor Drosky closed the public hearing.

There was no discussion amongst the Commission.

MOTION was made by Commissioner Hudak, seconded by Commissioner Plaut, to approve Item 8, adopted Resolution 2025/158. Roll Call:

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

PUBLIC COMMENT

Jonathan Ounjian, 1938 NE 6th Street, Deerfield Beach, commented on the reopening of the pier, as well as the costs for sightseers and fishermen. Thereafter, he asked that an area be extended for sightseers. Lastly, he briefly commented on law enforcement and fire rescue services and costs.

Bernie Parness, 3074 Hardwood F, Deerfield Beach, commented on statements being made against him on-line, which are false.

Major Christopher DeGiovanni, 2601 W. Broward Blvd., Fort Lauderdale, commented on the law enforcement and fire rescue services proposals. Thereafter, he asked that the City Commission set a special meeting to discuss the proposals.

Robert Daigle, 338 SE 2nd Court, Deerfield Beach, expressed concerns with the ongoing parking issues in his neighborhood.

Lauren Ogden, 280 SE 8th Avenue, Deerfield Beach, on behalf of the American Legion Post 162, commented on the Caring Heart Bear Project, and asked if collection boxes can be placed in city facilities.

Bernardo Aguiar, 762 NE 42nd Street, Deerfield Beach, commented on the ongoing issues, i.e. parking, burglary/theft, etc. that he is experiencing near his business.

Thomas Noland, Vice President Local 4321, commented on the ongoing issues surrounding the Broward Sheriff Office (BSO) contracts. Thereafter, he commented on the City hiring a consultant to perform a study.

PUBLIC COMMENT - CONTINUED

Roger Freitag, 418 SE 2nd Street, Deerfield Beach, spoke in support of a study, but asked that the City hire a consultant from another state. Thereafter, he commented on the increase in fees. Lastly, he commented on the flags at half-staff.

Darlene Swaffar, 621 Siesta Key Circle, Deerfield Beach, commented on literature she's received from Sheriff Tony, as well as how aggressive the Broward Sheriff's Office has been during this negotiation process, which can be viewed as steering contracts. Thereafter, she commented on F.S. 838.22. Lastly, she supports the Commission exploring all options prior to making a decision.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on the timeline for contract negotiations between the City and BSO.

Karen Shelly, 190 Durham D, Deerfield Beach, commented on the CVE Village Vox and encouraged anyone to contact her if they wish to do business.

Avis Swenson, 810 SE 7th Street, Deerfield Beach, commended the Building Department for their recent efforts. Thereafter, she commented on properties not having enough parking spaces and parking along swales, roadways, etc. Lastly, she commented on the ongoing issues surrounding law enforcement and fire rescue services.

Joseph Cummings, 267 Oakridge P, Deerfield Beach, commented on various expenses made by BSO, whereby, their shortfalls should not be paid for by the Deerfield Beach taxpayers. Thereafter, he commented on the Sheriff's recent antics, the proposed contracts not having a cap in the first two years, and the Sheriff not following the current contractual obligations.

Katy Freitag, 910 E. Hillsboro Blvd., Deerfield Beach, thanked Commissioner's Hudak, Plaut and Shanetzky for their efforts with the Women's Club fashion show.

Judy Stanich, 2257 Alba Way, Deerfield Beach, commended the City Commission for their efforts throughout the negotiation process with BSO, as the City has been represented very well.

Gloria Battle, 1240 SW 6th Way, Deerfield Beach, commented on the BSO meeting she attended. Thereafter, she spoke in opposition of the bullying tactics, and asked that the Commission make the best decision for the City. Lastly, she asked if bulk trash can be picked up more than once a week.

Joe Chancy, 4250 NE 4th Avenue, Deerfield Beach, thanked the Commission for their efforts during the negotiation process. Further, he thanked staff for their efforts with the illegal dumping in his neighborhood, but asked if signage can be added. Lastly, he commented on the oak trees and thanked Eric Power, Director for Planning & Development Services, for his efforts on 3rd Avenue.

Julie Rodriquez, 150 SE 7th Street, Deerfield Beach, spoke in support of Sheriff Tony and his staff.

Peggy Noland, 325 SE 3rd Terrace, Deerfield Beach, expressed concerns with the unknown costs for bringing law enforcement and fire rescue services inhouse; therefore, she spoke in support of hiring a consultant to perform a study. Lastly, she said the street lights on Federal Highway from 15th to 10th are out.

Mychal Estrada, 1431 SW 6th Way, Deerfield Beach, thanked the City for the factual information that has been released thus far regarding the BSO contracts; however, he recommended that additional information be released, so everyone has a clearer idea of the plan. Thereafter, he commented on previous comments made by BSO and commended the City for their efforts.

Russell DiPerna, 10828 Seacliff Circle, Boca Raton, provided a brief overview of his background in law enforcement. Thereafter, he commented on his interactions with the City Manager, as well as previous actions made by the Sheriff.

There was a brief recess at 9:16 p.m. and the meeting reconvened at 9:40 p.m.

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

Mayor Drosky opened the public hearing on Items 9 - 14, 16.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on the rate increase for Item 9. Thereafter, he commented on the contract for Item 16, and made recommendations to the job requirements.

Mayor Drosky closed the public hearing.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Preston, to approve Items 9 - 14, 16 in concert. Roll Call:

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

- 9. Resolution 2025/159 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the Fifth Amendment to the Interlocal Agreement with Broward County for Community Shuttle Services to extend the term of the Agreement to September 30, 2027, and revise the list of holidays applicable to the shuttle services; authorizing execution of the Fifth Amendment; providing for implementation and an effective date.**
- 10. Resolution 2025/160 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a Facility Use Agreement with Christian Skaters, Inc. for a Surf Skaters Science Program at the Kirk Cottrell Pavilion; approving a daily rate of \$100 per day for facility use and waiving the current daily non-resident rate to support the program within the City; providing for execution, severability, and an effective date.**
- 11. Resolution 2025/161 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a work authorization with McKim & Creed, Inc. to provide professional engineering services related to the control system support project at the Water Treatment Plant in an amount not to exceed \$75,000.00; providing for execution and an effective date. (*Funds from Account #401-300-360-3602-000-53600-503099 - Other Professional Services*)**
- 12. Resolution 2025/162 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the artwork permit application submitted by 202 DFB, LLC, for installation of a mural on the City's pier building; providing for implementation and an effective date.**
- 13. Resolution 2025/163 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, supporting the Broward Metropolitan Planning Organization's Amended 2050 Metropolitan Transportation Plan and the inclusion of city projects within the plan; providing an effective date.**
- 14. Resolution 2025/164 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an agreement with Cale America, Inc. d/b/a Flowbird for the purchase of the WebOffice Professional Edition Software and PartSmart Parts Exchange Extended Hardware Warranty for the City's parking meters for a three-year term with two additional one-year renewal options in an annual amount not to exceed \$60,060.00; waiving the requirements for competitive solicitations set forth in Section 38-116 of the Procurement Code; authorizing execution of the Agreement with Cale America, Inc.; providing for an effective date. (*Funds from multiple accounts*)**
- 15. Resolution 2025/165 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the Award of ITB #25-035 for emergency catering services on an as needed basis to Hands On Development, LLC; authorizing execution of a contract with Hands On Development, LLC, the sole responsive and responsible bidder for a three-year term with two additional one-year renewal options; and providing an effective date. (*Funds from Account #100-200-210-2100-000-52100-503536 - Emergency Management Supplies*)**

The Resolution was read by title only.

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS - CONTINUED

In response to Commissioner Shanetzky's questions, Sean Gladieux, Director of Public Safety, replied that these catering services would be provided during declared disasters. Thereafter, he provided a brief overview of the bid process.

In response to Mayor Drosky's question, Mr. Gladieux replied that the shifts rotate, whereby, many companies cannot satisfy that requirement. Further, the proposed company provided a comprehensive breakfast and dinner menu.

Mayor Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, asked how the proposed company can ensure staffing is available during declared disasters. Thereafter, he commented on the procurement process.

Mayor Drosky closed the public hearing.

MOTION was made by Commissioner Shanetzky, seconded by Vice Mayor Preston, to approve Item 15, adopted Resolution 2025/165. Roll Call:

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

16. Resolution 2025/166 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a separation agreement with CRA Director Kris Mory; providing for execution and an effective date. (ADDENDUM)

DEPARTMENTAL BUSINESS

17. Resolution 2025/167 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the rankings and funding allocations to charitable and public purpose organizations for the Fiscal Year 2026 Community Participation Grant Program in a total amount not to exceed \$225,000.00; providing for implementation and an effective date. (Funds from Account #100-500-640-5400-000-55400-508099 - Community Participation Grant)

The Resolution was read by title only.

Jonathan Salas, Director of Community Services, highlighted a brief PowerPoint presentation outlining the application process.

Mayor Drosky thanked staff for their efforts. Thereafter, he opened the public hearing.

Michele Fernandez & Timothy Dwyer, 5840 Johnson Street, Hollywood, on behalf of the Hispanic Unity of Florida, thanked the City for the contribution. Thereafter, she provided a brief overview of the organization.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on the scoring of the applications.

Marie Hayes, 4874 NE 2nd Avenue, Oakland Park, on behalf of 211 Broward, thanked the City for the contribution. Thereafter, she provided a brief overview of the organization.

Katy Freitag, 910 E. Hillsboro Blvd., Deerfield Beach, on behalf of the Women's Club of Deerfield Beach, thanked the City for the contribution. Thereafter, she provided a brief overview of the project that the funds will be utilized towards.

Gloria Battle, 1240 SW 6th Way, Deerfield Beach, spoke in support of the grant funding, but asked that the recipients and programming be better advertised.

DEPARTMENTAL BUSINESS - CONTINUED

Terry Scott, 180 SW 3rd Avenue, Deerfield Beach, on behalf of the Housing Authority, thanked the City for the contribution.

Cynthia Thompson, 1839 W. Hillsboro Blvd., Deerfield Beach, on behalf of the Billy Thompson Foundation, thanked the City for the contribution. Further, she said they would not be able to do what they do without Deerfield Beach.

Avis Swenson, 810 SE 7th Street, Deerfield Beach, on behalf of the Rotary Club, thanked the City for the contribution. Thereafter, she congratulated all the recipients.

Kim Cardone, 628 SE 12th Avenue, Deerfield Beach, on behalf of the Historical Society, thanked the City for the contribution. Thereafter, she provided a brief overview of their program. Lastly, she congratulated all the recipients and looks forward to working with them all.

Mayor Drosky closed the public hearing.

MOTION was made by Vice Mayor Preston, seconded by Commissioner Plaut, to approve Item 17, adopted Resolution 2025/167. Roll Call:

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

18. Presentation by Sean Gladieux, Public Safety Director, regarding the School Zone Speed Camera Annual Report for 2024-2025 School Year.

Anthony Soroka, City Attorney, stated that pursuant to State Law a summary of the report must be read aloud and public comment must be permissible prior to a motion being made to accept the report.

Sean Gladieux, Director of Public Safety, presented the School Zone Speed Camera Annual Report for the 2024-2025 school year.

Mayor Drosky opened the public hearing.

Katy Freitag, 418 SE 2nd Street, Deerfield Beach, asked for clarification on the amount the State receives.

Mayor Drosky stated that this was set up by the State of Florida.

Jonathan Ounjian, 1938 NE 6th Street, Deerfield Beach, spoke in support of the cameras, but only when lights are flashing, not throughout the entire day.

Mayor Drosky closed the public hearing.

MOTION was made by Commissioner Hudak, seconded by Commissioner Plaut, to accept the 2024-2025 Annual Report. 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

Director of Economic Development - Rodney Brimlow, City Manager, introduced Michelle Caba.

Ms. Caba stated that she looks forward to working with each of them.

CITY COMMISSION BUSINESS

- 19. Resolution 2025/168 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, re-ranking the responsive firms to RFP No. 25-010 for building services; approving the award of RFP No. 25-010 to _____; authorizing execution of an agreement with _____, to provide building services for a three-year term with two additional one-year renewal terms; providing for implementation and an effective date.**

The Resolution was read by title only.

Mayor Drosky provided a brief overview of the procedures.

Anthony Soroka, City Attorney, explained that the City's Purchasing and Contracts Division advertised RFP #25-010 to obtain proposals from firms to provide building department services within the administrative structure of the City of Deerfield Beach, whereby, two firms submitted timely responses, Calvin Giordano & Associates, (CGA) Inc. and CAP Government, Inc. (CAP). The evaluation committee, appointed by the City Manager, held their first meeting on June 10, 2025 to score those responses based on the weighted criteria stated in the RFP. Following that scoring, the committee recommended to the City Commission that a contract be awarded to CGA; however, on July 8, 2025, the City Commission voted to send the ranking back to the committee, pursuant to City Code Section 38-116(1)(g)(7), to conduct further evaluations, including conducting oral presentations from both proposals consistent with the requirements of the RFP. On July 22, 2025, the evaluation committee reconvened and heard those oral presentations, and following those presentations and questions, the committee reranked both proposers and ultimately sent a recommendation to the City Commission with CGA as the top ranked proposer.

Continuing, Mr. Soroka stated that at the August 15, 2025 City Commission meeting, the Commission considered the evaluation committee's ranking and recommendation and voted, pursuant to City Code Section 38-141, to exercise the City Commission's option to re-rank the responsive firms resulting from the evaluation based on the RFP. Pursuant to City Code Section 38-141, the City Commission has been provided all materials, both written and oral, originally presented to the evaluation committee by the responsive firms for the Commission's review prior to re-ranking. Furthermore, as a condition of the Commission's ability to re-rank, all information should have been thoroughly reviewed by the City Commission.

Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky confirmed that all information was reviewed.

Thereafter, Mr. Soroka briefly outlined the procedures for this evening. Further, he stated that the pricing criteria has already been calculated, pursuant to the RFP, so a score is not necessary. Lastly, he said ultimately the determination should be based on the evaluation criteria set forth in the RFP.

Carlos Penin, President at CAP Government, Inc., 100 Davie Blvd, Fort Lauderdale, highlighted a PowerPoint Presentation. Thereafter, he provided a brief overview of his company, whereby, electronic plan review was first introduced in 2013. Further, CAP can provide the necessary staff to improve the level of customer service and ensure plan review is not lagging. He stated that if selected, the transition period will be seamless, whereas, innovation is a huge part of their service level; therefore, they will be fully staffed and their electronic plan review will be ready on day one.

Marc LaFerrier, Regional Operations Director, 100 Davie Blvd., Fort Lauderdale, said all of CAP's clients have transitioned to digital plan review and permitting. Further, he said there are two basic functions in a building department, plan review and inspections. Plan review can drastically improve services and cut plan review times in half, whereas, all documents go into a cloud; turnaround time for smaller permits, i.e. roofs, windows, doors, etc. is 48 hours and for significant projects, i.e. new construction 5 - 7 days. The inspectors will have iPads, which will allow them to result the inspections in real time and do same day inspections.

He said digital permitting reduces in-person lines, the loss of plans, etc. CAP was the first to initiate digital permitting, and have become experts in the field; therefore, staffing demands will be utilized elsewhere, i.e. customer service. The permitting software and electronic plan review and inspections software will be an easy start-up process and no cost to the City on day one.

CITY COMMISSION BUSINESS - CONTINUED

Continuing, Mr. LaFerrier outlined alternative service delivery methods, which includes a dashboard that can be accessible by the Commission. Additionally, permit holders can access their documents and obtain details about their permit, plan review, and inspections. CAP will provide supplemental staff that can assist, if needed, and over 50 BORA plan reviewers and inspectors. Furthermore, if there is a large workload from a big project that might disrupt the daily service levels, then a special permitting office can be established to expedite the process. Mr. LaFerrier said CAP will provide business-friendly building inspection services by holding workshops and providing annual CU/BTR inspections. Although the current building department is structured like a traditional building department, it functions like an old fashioned/outdated building department; therefore, it must be replaced with a modern building department. Thereafter, he commented on confidentiality in code enforcement complaints, whereby, due to the efficiency of digital permitting, there will be less violations for work without a permit. Lastly, he said CAP encourages contractor collaboration.

Mr. Penin said CAP has done this before, so this will be seamless and will not fail; therefore, he asked the Commission for the opportunity.

In response to Commissioner Hudak's questions, Mr. Penin provided a brief overview of how the digital permitting process will enhance the overall efficiency of building services. Further, he said the staffing level would be full-time and mimic the City of Weston, whereby, current employees would be taken from other cities and be permanently assigned to Deerfield Beach.

In response to Commissioner Shanetzky's questions, Mr. Penin replied that in order to build relationships, CAP must establish trust, which he believes can be done immediately, as relationships have already been created; nonetheless, CAP will have a meeting on day one to find out what works and what doesn't. Thereafter, he provided a brief overview of how the software will allow for projects, i.e. the Century Village main gate, to be completed timelier. Further, if an issue occurs and the chain of command is unable to remedy the situation, then he will handle it himself.

In response to Commissioner Plaut's questions, Mr. Penin replied that there will be no cost to the City for the electronic software services. Further, CAP's storage capacity is housed by Amazon, and is in the secured cloud, so their computers would not need to communicate with the City's computers; nevertheless, due to Chapter 119, municipalities duplicate the cloud, so the documents are kept inhouse. CAP does not have 24/7 information technology staff, but if it is needed, they have it; whereby, they have never been hacked. Thereafter, he provided a brief overview of how municipalities obtain the documents from their cloud, and how the system will trigger individuals to acknowledge receipt of the process, which can be explained through a workshop. Mr. Penin said the software costs money, but it will not be passed onto Deerfield Beach. Further, he said no one would be pulled from Weston to cover Deerfield Beach, whereby, the staffing level would mimic Weston. Lastly, he commented on the amount of money generated in Weston and Aventura.

In response to Vice Mayor Preston's questions, Mr. Penin replied that the transition will be seamless because it will begin prior to day one. Thereafter, he briefly outlined the transition process, whereby, the software will be easy to implement as it only requires a username. Further, the most important customer becomes the person walking through the door, as every permit is important.

Vice Mayor Preston disagreed, whereby, internal customer service is the most important as it sets the tone for how external customers will be served.

In response to Vice Mayor Preston's question, Mr. Penin outlined the levels of service in other municipalities, whereby, there is no reason to have two staff, when only one is needed.

In response to Mayor Drosky's question, Mr. Penin replied there has been an ongoing frustration with the level of service from the current provider, whereby, CAP can improve that level of service.

In response to Mayor Drosky's question, Carlos Del Pino, Program Director, 100 SE 12th Street, Fort Lauderdale, replied that CAP has transitioned 15 cities from paper to electronic.

Mr. Penin commented on various cities that transitioned during COVID-19. Further, he said some cities have taken longer than others.

CITY COMMISSION BUSINESS - CONTINUED

In response to Mayor Drosky's questions, Mr. Penin replied that if selected, they would come in immediately to assess the situation; nevertheless, they can commit to October 1st. Currently, building has 30 employees, whereby, CAP may have to bring in their own clerks; nonetheless, there has to be some type of transition in place, as permits will still be coming in on September 30th, under CGA's contractual obligations. Additionally, in order to understand what the department will look like he would need to come in tomorrow and assess the current conditions to ensure they are ready on October 1st. Further, the Chief Building Official and Assistant Building Official, who can also serve as a chief plan reviewer, would be solely dedicated to the City of Deerfield Beach.

In response to Mayor Drosky's questions, Mr. LaFerrier replied that three Mechanical, Electrical, and Plumbing (MEP) Chiefs, who are BORA certified, would also be dedicated to Deerfield Beach. Further, staff can be established and building permit submissions can be implemented on October 1st.

In response to Mayor Drosky's question, Mr. Penin replied that other than the lack of internet service in some buildings, there have been no issues with their software. Further, CAP has 80 BORA approved plan reviewers and inspectors in Broward County. Thereafter, Mr. Penin outlined the access levels, whereby, homeowners would have the ability to look at their contractor's progress. Mr. Penin does not believe there will be any roadblocks with the integration of the software. Thereafter, he briefly outlined the protocol for customer service complainants, whereby, communication is key. Lastly, CAP has not been the subject of an internal audit by any municipality.

In response to Commissioner Plaut's question, Mr. Penin replied that if previous data exists, it could be uploaded and housed into their permitting software. Further, the plans examiners would be remote, unless they are required to be in person on certain days.

Commissioner Hudak left the meeting temporarily at 11:50 p.m. and returned at 11:52 p.m.

Commissioner Shanetzky left the meeting temporarily at 11:51 p.m. and returned at 11:53 p.m.

Chris Giordano, President, Calvin, Giordano & Associates, Inc./Chief Executive Officer, SAFEBuilt, highlighted a PowerPoint presentation. Thereafter, he provided a brief overview of their tenure in Deerfield Beach. Further, he said CGA is US owned and operated and oversees six of the top 25 municipalities in Broward County, making CGA the largest employer of BORA certified staff members in the County. Thereafter, he displayed various thank you letters and e-mails sent by residents, contractors, businesses, etc.; nonetheless, if complaints are received, they are tracked down and handled accordingly. He stated that CGA's goal is to expedite code compliant projects to ensure clients attract and complete development projects that meet local, county, and state codes. Further, CGA uses real-time data to deploy supplemental staff to meet turnaround times and customer service requirements, whereby, over 175,000 documents have been uploaded into the software. Thereafter, he listed the staff members, who are all dedicated to Deerfield Beach; nevertheless, if a vacancy occurs, CGA will fill the vacancy at no cost to the City.

Continuing, Mr. Giordano explained that in 2018, Wilton Manors initially chose CAP due to lower costs, but after three years the company struggled to fill positions and overcharged, leading the City to switch to CGA. He stated that CGA uses a flat-rate system and reminded the Commission that Deerfield Beach has not had a price increase or been charged hourly rates in ten years. Thereafter, he highlighted the tenure of various staff members. Further, the remote plan review is completed in over 800 jurisdictions, whereby, over 100,000 permits are reviewed, 325,000 plans are received, and 1 million inspections are completed, annually. He explained that the Remote Video Inspections (RVI) were recently implemented, at no cost to the City, which allows for a 15-minute inspection window. Thereafter, various photographs of the program software were displayed. Lastly, Mr. Giordano said they are here to be a teammate of the City and work with the City, and will accept any renewal, i.e. one-year probationary renewal.

In response to Commissioner Hudak's questions, Mr. Giordano replied that the company has 1,578 employees in total with about 35 assigned to Deerfield Beach each day. Further, the software is ready to go live and staff training should be completed in a week. Thereafter, he provided a brief overview of the transitional period, whereby, overtime paper permits will be obsolete. He stated that Pembroke Pines, who uses electronic plan review, is their largest city, and currently has 8 to 10 more employees. Mr. Giordano explained that electronic permitting will streamline and speed up the process without reducing staff, as the

CITY COMMISSION BUSINESS - CONTINUED

core team will remain. Thereafter, he briefly outlined the process for video inspections, and explained how staff will educate the community on the new processes.

In response to Commissioner Shanetzky's questions, Mr. Giordano replied that CGA was not using the software six years ago; nevertheless, when it was first implemented, Deerfield Beach wanted to use its own repository, which took time to set up. Thereafter, he commented on turnaround times, which are one or two days, and contractors not submitting the documents in a timely manner. Mr. Giordano stated that it wasn't the fault of the Building Department when it came to the issues with the Century Village main gate; nonetheless, he would have to pull the information to see exactly what transpired. Thereafter, he provided a brief overview of the overall permitting process, whereby, the electronic process will make the re-reviews much more efficient.

In response to Commissioner Plaut's question, Mr. Giordano replied that if selected, changes would be made to improve efficiency through electronic plan review. Thereafter, he commented on CAP not using their own software in Dania Beach and Weston. Further, Deerfield Beach is nearing implementation, with training being the final step, whereby, all documents will remain city-owned and accessible. Mr. Giordano praised the City as a great partner, and although there have been challenges that could have been avoided, CGA desires to continue the partnership.

In response to Commissioner Plaut's question, Mr. Soroka replied that the RFP was advertised for a three-year term with renewal options, so if the Commission proceeds with a competitive procurement, they should adhere to those terms; however, if the Commission is uncomfortable with the three-year term, alternative options are available, which he outlined. Thereafter, Mr. Soroka commented on the termination for convenience clause.

Commissioner Plaut expressed concerns with transitioning to a new company and stated that if CGA's performance does not improve, the Commission has the option to exercise the termination for convenience clause.

In response to Vice Mayor Preston's questions, Mr. Giordano replied that he is remorseful that the relationship deteriorated and wishes things could have been handled differently, as he never wants to have to offer a termination for convenience. Further, in order to repair the relationship, he would increase the communication with the Commission, i.e. provide monthly reports on turnaround times, summarize larger projects, etc. He said CGA staff has two goals, to enforce the code and to be a good partner with the City of Deerfield Beach.

Vice Mayor Preston commended Mr. Giordano for his honesty.

In response to Vice Mayor Preston's comment, Mr. Giordano reiterated his stance on increasing communication, whereby, if selected, monthly reports will be provided and presentations can be given at commission meetings, if desired.

In response to Mayor Drosky's questions, Mr. Giordano replied that CGA has been a trusted partner of the City for 10 years and is a known commodity for the City. Although the complaints from the community are valid, some are false; nevertheless, electronic permitting should have been implemented sooner and the communication level with the Commission should have been better, and will be corrected. Thereafter, he provided a brief overview of CGA's background and history. Mr. Giordano stated that electronic permitting was moving forward prior to the renewal, whereby, the delay was in the integration with the City's software; nonetheless, he should have brought the issue to the City Manager or Commission, which he regrets. Although there will never be a solution to end all complaints, staff will ensure that clear and concise comments are provided on the plans. Furthermore, if complaints are ever made to the Commission, he asked that they immediately be sent to him and staff. Mr. Giordano said everyone will be able to access the system, whereby, the permit information can be accessed by name, address, folio number, etc. Thereafter, he provided a brief overview of the process for submitting applications. Under the new CGA, the core staff will remain and continue to come in daily; however, remote plan reviewers will be established, which will expedite the review process. Additionally, there will be a customer concierge who will greet walk-ins. He stated that CGA has seven full-service clients who have some version of electronic plan review. Mr. Giordano said the City of Pembroke Pines hired a commission auditor, who selects a random number of

CITY COMMISSION BUSINESS - CONTINUED

city contracts, and reports on them; whereby, five years ago, the building department was chosen. Lastly, he briefly outlined the audit, which is being revised.

Mayor Drosky opened the public hearing.

Donald Anderson, 400 Fairway Drive, Suite 106, Deerfield Beach, spoke in support of CGA.

Michael Wood, 18516 Ocean Mist Drive, Boca Raton, provided a brief overview of his background and credentials. Thereafter, he spoke in support of CGA, and commented on the interactions he's had with staff.

Victor Andread, 900 SE 8th Avenue, Deerfield Beach, provided a brief overview of a building purchase he made, and the interactions he had with building staff, whereby, staff failed the people of Deerfield Beach and failed to comply with law. Thereafter, he spoke in support of change.

Peggy Noland, 325 SE 3rd Terrace, Deerfield Beach, said CGA's presentation was great, but where have they been for the past 10 years. Although they presented better, can the Commission trust what they said.

Mayor Drosky closed the public hearing.

In response to Commissioner Shanetzky's question, Mr. Penin replied that CAP did lose the contract with Wilton Manors. Thereafter, he provided a brief overview of the events that led to them parting ways.

Mr. Giordano stated that CGA has never been replaced from a full-service building department by CAP in their 87-year history.

In response to Commissioner Shanetzky's question, Mr. Penin replied that since being replaced in Wilton Manors, CAP has improved in various capacities. Further, he said they have a contract with over 9 cities in Florida. Thereafter, he briefly commented on their current contracts with the City of Weston and Aventura.

Mr. Giordano choose not to comment.

Commissioner Hudak thanked both entities for their presentations and stated that either would be a great choice. Further, he believes CAP would have experienced the same challenges with the software implementation, so that is not a defining separation of the two entities; however, CAP's staffing level is lower, which is concerning. Commissioner Hudak said the tipping factor for him is the size of the current organization and the continuity of staff. Thereafter, he spoke in support of CGA, but requested that a bi-monthly report be provided to the City Commission outlining the progress. Lastly, communication has been lagging and must improve, if the relationship continues.

Commissioner Shanetzky thanked both presenters and acknowledged that while CGA is larger and has more resources, it's time for a change; therefore, he spoke in support of CAP.

Commissioner Plaut thanked both entities. Thereafter, he commented on various conversations he's had with city staff and comments made by the community regarding building services. He agreed that CGA has the staffing level to provide us with the adequate resources needed without having to pull resources from other cities. Additionally, their hands were tied when it came to the implementation of the software; therefore, he spoke in support of giving CGA another opportunity.

Vice Mayor Preston commented on the presentations by both entities, which were great. He said Mr. Giordano owned up to the mishaps and didn't try to make excuses or put it on anyone else, which shows his commitment. Further, he agreed that either company would be a great choice, but spoke in support of giving CGA another opportunity.

Mayor Drosky thanked both entities for their presentations. Thereafter, he commented on the comments he received from many residents during his campaign regarding building services. Mayor Drosky said CGA has had 10 years to remedy the situation, and our residents are demanding a change from this commission. Thereafter, he expressed concerns with giving CGA another opportunity. Further, he is not afraid of change; therefore, he spoke in support of CAP.

CITY COMMISSION BUSINESS - CONTINUED

Mr. Soroka reminded the Commission that the scoring sheets must be completed, as staff will need time to tally them up.

Commissioner Hudak understands Mayor Drosky's concerns; nevertheless, the far majority of building permits go out seamlessly, with no issues. Thereafter, he commented on issues that have been brought to his attention that fell on contractor's, not building staff. Further, if the City were to go with CAP, we would be their largest city and take up more than 10% of their staff, which is concerning. Lastly, tons of building permits are processed daily, and this commission cannot forget about the silent majority who have no issues.

Vice Mayor Preston agreed with Commissioner Hudak. Further, he stated that this commission is not going to make everyone happy, as not everyone wants the same thing; nonetheless, it is the commission's job to make rational, informed decisions.

Commissioner Plaut commented on the technology integration, which fell more onto the City. Further, he didn't speak to as many people as the Mayor during his campaign, but those who did express concerns, it turned out the City was not to blame. Commissioner Plaut spoke in opposition to pulling staff from other cities and expressed concerns with the way they performed in Wilton Manors. Although he would like to concur with making a change, it frightens him; nonetheless, entering into a contract is not permanent. Lastly, he agreed that the Commission cannot forget about the silent majority; therefore, he spoke in support of giving CGA another opportunity.

Commissioner Shanetzky commented on the Century Village main gate project, whereby, CGA did not take accountability on the issues that occurred. Further, during the campaign, he was embarrassed to tell individuals that the City is still processing paper, whereby, the City has been requesting an electronic process since 2019. He said the tenure of CGA has not been successful, and although CAP does not have the resources, he believes they can do the job; therefore, he spoke in support of CAP.

Mayor Drosky said blaming the City is a false narrative and copout, whereby, CGA has had 10 years to remedy the issues. Further, when residents reach out and express their concerns, it's their responsibility and duty to listen to them and bring their concerns to fruition, regardless of our personal prejudices. Mayor Drosky stated that many of these issues surrounding the contractors could have been resolved years ago by implementing an electronic system. He said awarding a contract and opting out has never been something this commission has done, so he disagreed with that rationale. Lastly, change is not easy, but needed, whereby, if things didn't change, the City would be in the same rut; therefore, he spoke in support of CAP.

Commissioner Plaut said change is a difficult thing and although CAP's size is concerning, he understands the Mayor's comments and trusts his leadership and it may be time for a change; therefore, he spoke in support of CAP.

Vice Mayor Preston said CGA never faulted the City. Further, he said people and things can change; therefore, he continued to express his support for CGA.

Commissioner Hudak said CGA staff is passionate about our city. Thereafter, he commented on the pushback the Commission received for the lifeguard stations, garbage cans, etc. Further, the volume of permits does not add up to the number of complaints; therefore, he continued to express support for CGA.

Commissioner Shanetzky commented on various conversations he's had over the past few months with businesses who work with CAP. Thereafter, he continued to express support for CAP.

Mayor Drosky agreed with second chances; however, he does not agree with giving second chances on mistakes made with the taxpayer's dollars. Thereafter, he continued to express support for CAP.

Mr. Soroka stated that the forms must be completed for each entity. Further, he reminded the Commission to add the entities name at the top.

There was a brief intermission from 2:10 a.m. to 2:22 a.m.

CITY COMMISSION BUSINESS - CONTINUED

Heather Montemayor, City Clerk, announced the scoring, Calvin Giordano & Associates, Inc. - 438.30 and CAP Government, Inc. - 467.0.

Mr. Soroka stated that the motion needs to include the ranking and award.

MOTION was made by Commissioner Shanetzky, seconded by Commissioner Plaut, to approve the ranking with 1. CAP and 2. CGA, and to award the contract to CAP, adopted Resolution 2025/168. Roll Call:

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

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

9/11 - Commissioner Hudak said he received numerous phone calls about the flag at city hall not being at half-staff. He later found out that staff does not have the ability to lower the flag, which is challenging, so alternatives are being investigated.

COMMISSIONER SHANETZKY**DISTRICT 3**

District 3 - Commissioner Shanetzky provided various updates on ongoing projects throughout his district.

Deerfield Beach Chamber of Commerce - Commissioner Shanetzky recommended that the City create their own chamber.

Law Enforcement and Fire Rescue Services - Commissioner Shanetzky requested that a comprehensive study be completed to see the costs associated with bringing services inhouse. Further, he needs more time to analyze the information once received. Thereafter, he commented on the studies performed by Hallandale Beach and Pompano Beach. Lastly, he made a motion to schedule a special city commission meeting.

The motion failed due to a lack of a second.

COMMISSIONER PLAUT**DISTRICT 4**

Law Enforcement and Fire Rescue Services - Commissioner Plaut commented on the letter the City received from the Broward Sheriff's Office (BSO).

VICE MAYOR PRESTON**DISTRICT 2**

Law Enforcement and Fire Rescue Services - Vice Mayor Preston reminded the Commission that he has already requested that a study be performed, whereby, during the last commission meeting, the City Manager provided an update.

In response to Vice Mayor Preston's question, Rodney Brimlow, City Manager, replied that the Center for Public Safety is performing the study.

Special City Commission Meeting - In response to Vice Mayor Preston's question, Anthony Soroka, City Attorney, replied that a meeting can be called by a majority of the Commission or the Mayor.

Thereafter, Vice Mayor Preston spoke in support of a special city commission meeting.

In response to Vice Mayor Preston's question, Mr. Brimlow replied that the information from the study should be available in 60 to 90 days.

9/11 - Vice Mayor Preston stated that a lot of America has forgotten about the events that occurred; therefore, he requested that the City have a 9/11 observance day.

COMMENTS BY MAYOR & CITY COMMISSION - CONTINUED

Packer Rattlers - Vice Mayor Preston said he has received a lot of positive feedback regarding the program. Thereafter, he thanked the City Manager, as well as his colleagues for their efforts. Further, this Saturday is their homecoming.

Town Hall By State Representative Mitch Rosenwald - Vice Mayor Preston said the event will occur on September 16th at the Hillsboro Technology Center.

MAYOR DROSKY

Packer Rattlers Homecoming - Mayor Drosky asked that the time be added to their calendars.

9/11 Observance Day - Mayor Drosky spoke in support of the request.

Law Enforcement and Fire Rescue Services Workshops - Mayor Drosky asked that the dates be ready to announce at the next Commission meeting.

Thank You - Mayor Drosky thanked his colleagues for the commentary this evening.

ADJOURNMENT

There was no additional business to discuss.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Preston, to adjourn the meeting at 2:45 a.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

**COMMUNITY APPEARANCE BOARD
MEETING MINUTES
CITY OF DEERFIELD BEACH, FLORIDA
September 10, 2025**

A regular meeting of the Community Appearance Board of the City of Deerfield Beach, a municipal corporation of Florida, was called to order on the above date at 7:00 p.m. in the City Commission Chambers, Deerfield Beach, by Chair Cummings.

Roll Call:

Present: Christina Fink, Alternate
James Giasullo, Jr., Alternate
Jack Hugentugler
Jason Leet
Scott Mulheron
Janelle Richards, Vice Chair, Alternate
Joseph Cummings, Chair

Also Present: Daniel Mantell, Planning and Zoning Manager
Emily Cortez, Planner I
Anthony Soroka, City Attorney
Samantha Charlemont, Assistant City Clerk

Absent: None

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE

There was a moment of silence, followed by the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETING

Mr. Leet made a motion, seconded by Mr. Hugentugler to approve the August 13, 2025 meeting minutes. The motion CARRIED by unanimous vote.

NEW & DEFERRED ITEMS

**#7211 Highland Village Paint Change
271-285 NE 48th Street
Paint Change**

Daniel Mantell, Planning and Zoning Manager, displayed plans and images submitted by the applicant.

Sandra Williams, representing the applicant, explained that the proposed changes include a paint change, which was done over a year ago, without board approval. Upon receipt of several code enforcement notices, the applicant submitted a building permit.

Thereafter, there was a brief discussion regarding the new gray paint color that replaced the previous yellow/rust scheme, which the Board spoke in support of.

Mr. Hugentugler made a motion, seconded by Mr. Leet to approve Item #7211 as submitted. The motion CARRIED by unanimous vote.

**#7212 La Brasa
1197 S Military Trail
Minor Site Plan**

Daniel Mantell, Planning and Zoning Manager, displayed plans and images submitted by the applicant.

Eduardo Carache, representing the applicant, explained that the proposal includes landscaping upgrades, parking lot improvements, ADA sidewalk connections, interior renovations, and exterior repainting.

Thereafter, there was a brief discussion regarding the various upgrades to the building.

Vice Chair Richards made a motion, seconded by Mr. Mulheron to approve Item #7212 as submitted. The motion CARRIED by unanimous vote.

**#7213 MWI Landscape Improvements
158-198 NW Eller Street
Minor Site Plan**

Daniel Mantell, Planning and Zoning Manager, displayed plans and images submitted by the applicant.

Jose Alvarez, representing the applicant, explained that the proposed changes include landscape improvements to address deficiencies from a code violation, whereby, no changes will be made to the building. He stated that the site is nonconforming under the current code; therefore, the plan was designed in coordination with staff and the City's urban forester.

Mr. Hugentugler made a motion, seconded by Vice Chair Richards to approve Item #7213 as submitted. The motion CARRIED by unanimous vote.

Comments by Deerfield Beach City Attorney

New Member - Anthony Soroka, City Attorney, welcomed Christina Fink to the Board.

Comments by Deerfield Beach Planning and Development Services Department

Orientation - Daniel Mantell, Planning and Zoning Manager, said he will be reaching out to new board members to schedule orientation.

Next Meeting - Mr. Mantell said the next meeting will be held on September 24, 2025.

Mr. Hugentugler made a motion, seconded by Mr. Mulheron to adjourn the meeting at 7:13 p.m. The motion CARRIED by unanimous vote.

Joseph Cummings, Chair
Community Appearance Board



**City of Deerfield Beach
African American Heritage Committee Meeting Minutes
Thursday, September 11, 2025
Johnny L. Tigner Center | 445 SW 2nd Street**

CALL TO ORDER/ROLL CALL

Vice Chair Mitchell called the meeting to order on the above date at 6:34 p.m.

Present: Vice Chair Mitchell
Mr. Hill
Ms. Ffolkes
Ms. McMillon - *tardy*
Ms. Rolle (*alternate*)
Ms. Ferreiro (*alternate*)

Absent: Chair Strowbridge

Also Present: Vernon Neeley, Community Engagement & Special Events Coordinator
Jessica King, Manager I of Special Events
Greg Warner, Director of Parks and Recreation
Milton Collins, City Attorney's Office

COMMENTS FROM THE PUBLIC

NONE.

Approval of July 10, 2025, Minutes

MOTION was made by Ms. Ffolkes, seconded by Ms. Ferreiro, to approve the minutes as submitted. The motion PASSED unanimously.

Approval of July 17, 2025, Minutes

MOTION was made by Ms. Ffolkes, seconded by Mr. Hill, to approve the minutes as submitted. The motion PASSED unanimously.

INTRODUCTION

Greg Warner, Director of Parks & Recreation, introduced Vernon Neeley, Community Engagement & Special Events Coordinator.

OLD BUSINESS

Vernon Neeley, Community Engagement & Special Events Coordinator, provided a brief overview of the summer events.

Vice Chair Mitchell thanked staff for sharing the information and commended them for their efforts.

NEW BUSINESS

Vernon Neeley, Community Engagement & Special Events Coordinator, provided a brief overview of his background and credentials. Further, he stated that moving forward, each event put on by the City will have a mission statement, which will act as the guiding point for the direction of the event. These mission statements will contain a brief description of the event, including its goals. They will be a vision of what the events will look like, so those goals can be achieved.

In response to board member questions, city staff replied that there were no official mission statements used as a guide in previous events.

Mr. Neeley explained that having a mission statement in place, along with a theme, will provide everyone with a foundation to stand on when planning and running events. Thereafter, he briefly highlighted the mission statement for MLK Day:

“The MLK Day Celebration honors the life and legacy of Dr. Martin Luther King, Jr. by uniting the Deerfield Beach community in reflection, education, and celebration. Residents, families, and visitors of all ages are invited to participate in the parade, which begins at Pioneer Park in District One, continues through the neighborhoods of District Two, and concludes on Martin Luther King Jr. Avenue. Following the parade, families can enjoy rides, educational programs, live performances, and cultural activities. Through these experiences, the event fosters cultural pride, encourages civic engagement, strengthens community unity, and inspires continued commitment to Dr. King’s vision of equality, justice, and inclusion.”

The Board spoke in support of putting mission statements in place.

In response to Mr. Hill’s question, staff replied that last year’s theme was not taken from the MLK Museum website. Further, they have not yet announced their theme for 2026. Thereafter, Mr. Neeley outlined the proposed themes for the 2026 MLK Day event: Building the Dream in Deerfield; From Our Streets to the Dream; Keeping the Dream Alive; One Deerfield, One Dream.

MOTION was made by Ms. Ffolkes, seconded by Ms. Ferreiro, to move forward with One Deerfield, One Dream for the 2026 MLK Day Celebration. The motion PASSED unanimously.

In response to board member questions, Greg Warner, Director of Parks and Recreation, provided a brief overview of the proposed budgeted events, which will see final approval on September 15th. Further, he stated that the MLK Day event increased by \$5,000 and Juneteenth increased by \$20,000.

Thereafter, discussion ensued regarding the Black Heritage Banquet.

Mr. Neeley stated that he created a mockup layout for the event at the Tigner Center and there would be adequate space to host the event.

Thereafter discussion ensued regarding other viable venue options, as well as the costs associated with each.

MOTION was made by Mr. Hill, seconded by Ms. Ffolkes, to move the Black Heritage Banquet from Saturday, February 21st to Saturday, February 28th. The motion PASSED unanimously.

In response to Vice Chair Mitchell's question, Mr. Warner replied that funds for a scholarship award could be generated through sponsorships or fundraisers, but they cannot be taken from the banquet budget.

Thereafter, the discussion ensued regarding the addition of the fourth award category, ways of collecting scholarship funding, and potential requirements for the scholarship.

Staff spoke in support of the scholarship, as it would be a great way to highlight youth in the community, encourage them to continue in excellence, and honor their achievements thus far.

Thereafter, Mr. Neeley outlined the proposed themes for the Black Heritage Banquet: A Legacy of Leadership, A Future of Possibilities; Black Brilliance: A Celebration of Culture, Creativity, and Community; Strength in Our Stories, Power in Our Presence; Voices of the Past, Visions for Tomorrow.

After a brief discussion, it was the consensus of the Board to select the Black Heritage Banquet theme at the next meeting.

BOARD MEMBER REPORTS

In response to Ms. McMillon's question, Vernon Neeley, Community Engagement & Special Events Coordinator, replied that discussions for the Juneteenth event would begin in January.

Vice Chair Mitchell thanked Mr. Neeley for a smooth and well-structured meeting.

In response to board member questions, staff replied that they do receive event feedback from city employees, the community, and elected officials; nonetheless, staff is in the process of creating new surveys for future events.

COMMENTS FROM THE ATTORNEY

Milton Collins, City Attorney's Office, informed the alternates that he would call them to discuss the Sunshine Law.

NEXT MEETING

Vice Chair Mitchell stated that the next meeting will be held on Thursday, October 9, 2025 at the Johnny L. Tigner Center at 6:30 p.m.

ADJOURNMENT

MOTION was made by Ms. McMillon, seconded by Ms. Ferreiro, to adjourn the meeting at 7:50 p.m. The motion PASSED unanimously.

Minutes Approved  Date 10/09/2025

CODE COMPLIANCE OF DEERFIELD BEACH

MINUTES OF A CODE COMPLIANCE HEARING

September 9, 2025

Special Magistrate Andrew Dunkiel, in the City Commission Room, called the meeting to order at 10:00 AM.

PRESENT: Patesha Johnson, Code Compliance Supervisor
Thomas Braga, Code Compliance Inspector
Katherine Delva, Code Compliance Inspector
Jamarr Campbell, Code Compliance Inspector
Jean Placide, Code Compliance Inspector
Hector Barrett, Code Compliance Inspector
Jehu, Baptiste, Code Compliance Inspector
Jani Thelusma, Administrative Assistant

For the record, Winlett Jordan-Banton, Special Magistrate Clerk swore the attendees.

<u>Tab#</u>	<u>Case Nr.</u>	<u>Owner Address</u>	<u>Property Address</u>	<u>Violation</u>	<u>Disposition</u>
8	25040044	COMMERCIAL PROP FLORIDA LLC	1320 SW 32 WAY, DEERFIELD BEACH, FL 33442	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-3-2025. \$250 PER DAY \$80 PROSECUTION COST
14	25080103	EULA POITIER REV TR	336 SW 1 TER, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-3-2025. \$150 PER DAY \$80 PROSECUTION COST
15	25060118	H CAPITAL INC	1470 SW 5 TER, DEERFIELD BEACH, FL 33441	Chapter 66 - TRAFFIC AND VEHICLES Section 66-117. (a) - Parking prohibitions; enforcement Chapter 66 - TRAFFIC AND VEHICLES Section 66-117. (b) - Parking prohibitions; enforcement. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88. (b) - Off- street parking and loading.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-3-2025. \$150 PER DAY PER VIOLATION \$80 PROSECUTION COST

16	25060127	BARTH, MARIA CONTI LE MARIA CONTI BARTH REV TR	2 SE 10 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 10-7-2025
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17	25070039	DALTON, KIMBERLY	1361 SE 6 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-10 (3) (b) - General interior maintenance requirements. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (b) (10) - Minimum standards for interior structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (e) (1) - Minimum standards for interior structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (i) (1) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (k) (4) - Minimum standards for interior of structures. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- MATHIS VILFRANCE FINAL ORDER ISSUED COMPLY BY 10-3-2025 \$150 PER DAY FOR 94-10(3) \$125 PER DAY FOR ALL OTHER VIOLATIONS \$80 PROSECUTION COST
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18	25070134	NUNES, MICHELE DA SILVA, RODRIGO T	1441 S DEERFIELD AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(a) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88. (b) - Off-street parking and loading.	RESPONDENT WAS PRESENT- MICHELLE SILVA FINAL ORDER ISSUED COMPLY BY 9-19-2025 FOR 98-88 (b) COMPLY BY 11-7-2025 FOR 14-106 (a) and 106(b). \$100 PER DAY \$80 PROSECUTION COST
20	25060102	AVALON CONDOMINIUM ASSOCIATION	735 SE 20 AVE, DEERFIELD BEACH, FL 33441	Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (i) (1) - Minimum standards for interior of structures. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 94-8(b)(1) ELECTRIC LIGHT AND VENTILATION REQUIREMENTS	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 9-5-2025 FOR \$125 PER DAY PER VIOLATION

21	24080078	VORTEX L L C	580 N FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Article IV Supplementary Regulations Sec. 98-87(d)(2) - Docking and mooring facilities Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-87(d)(3)- Docking and mooring facilities.	RESPONDENT WAS PRESENT ATTORNEY DON SIELER CONTINUED TO 10-7-2025
22	24120088	CVE MASTER MANAGEMENT COMPANY INC	451 CENTURY BLVD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 9-5-2025 FOR \$125 PER DAY
24	25060076	GARCIA, ALONSO JR PESCADOR SANCHEZ, MARIA C	4041 NE 5 TER, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14- 105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-3-2025. \$150 PER DAY \$80 PROSECUTION COST

35	25070037	SANDBERG, KARINA /landscape	1030 NW 48 PL, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT WAS PRESENT- KARINA SANDBERG CONTINUED TO 10-7-2025
36	25070038	HOURI, YONATAN INBAR, GLORIA HILA & INBAR, OSNAT	1325 SE 1 TER, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88. (b) - Off- street parking and loading.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-3-2025. \$150 PER DAY PER VIOLATION \$80 PROSECUTION COST
44	25050082	EIVERS, LIAM	12 KESWICK A, DEERFIELD BEACH, FL 33442	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(2) Building Safety Inspection 40+ Year	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 9-5-2025 FOR \$250 PER DAY
45	25040122	BRE/ESA P PORTFOLIO LLC %EXTENDED STAY-PROPERTY TAX 0328	1200 SW 11 WAY, DEERFIELD BEACH, FL 33441	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(2) Building Safety Inspection 40+ Year	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 9-5-2025 FOR \$250 PER DAY
46	25050006	CATHEDRAL CHURCH OF GOD	365 S DIXIE HWY, DEERFIELD BEACH, FL 33441	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(2) Building Safety Inspection 40+ Year	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 9-5-2025 FOR \$250 PER DAY
47	25050053	HEALTH SERVICES DELAWARE INC	3201 SW 15 ST, DEERFIELD BEACH, FL 33442	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(2) Building Safety Inspection 40+ Year	RESPONDENT WAS PRESENT- BANNY MATTHEW EXTENDED TO 9-15-2025

48	25050054	FAIRWAY ENTERPRISES INC	501 FAIRWAY DR, DEERFIELD BEACH, FL 33441	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(2) Building Safety Inspection 40+ Year	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 9-5-2025 FOR \$250 PER DAY
49	25050055	800 PARKING LLC 800 FAIRWAY LLC	800 FAIRWAY DR, DEERFIELD BEACH, FL 33441	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(2) Building Safety Inspection 40+ Year	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 9-5-2025 FOR \$250 PER DAY
50	25050061	4401 NW 9 AVENUE LLC /	4401 NW 9 AVE, UNIT 1-8, DEERFIELD BEACH, FL 33064 1-8	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(2) Building Safety Inspection 40+ Year	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 9-5-2025 FOR \$250 PER DAY
51	25050067	ACEVEDO, WILSON ALEJANDRO RAMOS HERRERA, DAMARIS	207 SW 5 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-75(1) (a, b, c.) - Residential walls, fences and hedges	RESPONDENT NOT PRESENT VACATE ORDER ISSUED
52	25030020	CANDIDO FARIA, MIRIAM	4337 NE 6 TER, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 9-5-2025 FOR \$125 PER DAY
53	25040086	DEERFIELD BEACH APARTMENTS LLC %INVESTMENTS LIMITED	1100 S MILITARY TRL, UNIT 101, DEERFIELD BEACH, FL 33442 101	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS PRESENT- DONALD ANDERSON CONTINUED TO 10-7-2025

67	25060094	HOF REO 1 INC	1451 SW 5 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-81(d)(1) - Tree preservation.	RESPONDENT NOT PRESENT CONTINUED TO 10-7-2025
69	25070012	LIZA, JUAN JOSE & LAURA	5137 E LAKES DR, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 10-7-2025
70	25070033	WAB DEPOT DEER LLC & DEERFIELD BEACH FL CO LLC	60 SW 12 AVE, DEERFIELD BEACH, FL 33442	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS PRESENT- ATTORNEY ALFRED GONZALEZ FINAL ORDER ISSUED COMPLY BY 10-3-2025 \$250 PER DAY \$80 PROSECUTION COST
71	25070123	DEERFIELD INDUSTRIAL LLC	720 S DEERFIELD AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits FIRE PREVENTION CODENFPA 1:10.2.1 Fire Code	RESPONDENT WAS PRESENT- RICHARD MCCARTY CONTINUED 10-7-2025
72	25070129	PLECAS, LANA	1945 SW 15 ST, UNIT 68, DEERFIELD BEACH, FL 33442 68	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 10-7-2025

73	25070132	BILODEAU, GUY	2603 CONGRESSIONAL WAY, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 10-7-2025
74	25050079	RIZZON, ALESSANDRA C MARTINELLO, REGINALDO T	4387 NW 1 DR, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-74(a)(b)(c) - Swimming pools and spas require a fence or screen enclosure	RESPONDENT NOT PRESENT CERTIFIED WITH \$80 PROSECUTION COST
75	24020011	DIAZ-SUA, JAQUELINE C	278 SW 3 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT EXTENDED TO 12-5-2025
77	25050021	75 TENTH INVESTMENTS LLC	71 SE 10 ST, DEERFIELD BEACH, FL 33441	Chapter 102 - SIGNS Section 102-8. (c)(3)(a)(1) - Signs allowed. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74 - Display of street numbers on buildings.	RESPONDENT WAS PRESENT- DONALD ANDERSON FINAL ORDER ISSUED COMPLY BY 10-3-2025 \$125 PER DAY \$80 PROSECUTION COST

79	25060067	MDC ENDEAVOUR 1 LLC	3580 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENTS WERE PRESENT- BEN HAVENS ERIAMUM NABI FINAL ORDER ISSUED COMPLY BY 10- 24- 2025 \$125 PER DAY \$80 PROSECUTION COST
80	25060073	DEMREN, KENAN ALP	617 NW 1 WAY, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88. (b) - Off-street parking and loading.	RESPONDENT NOT PRESENT CONTINUED TO 10-7-2025
82	25080001	7-ELEVEN INC	3601 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10- 3- 2025 \$150 PER DAY \$80 PROSECUTION COST

84	25060125	REAL SUB LLC %PUBLIX SUPERMARKETS INC	110 S FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT- EARL MOORE CONTINUED TO 10-7-2025
85	25070019	ECKERT REALTY CORP	2345 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 10-7-2025
86	25070036	BARKER, ELIZABETH J & BARBER, JEAN B	123 NE 20 AVE, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-3-2025 \$150 PER DAY \$80 PROSECUTION COST

90	25050076	SNL IOV WILES OWNER LLC	2501 NW 48 ST, DEERFIELD BEACH, FL 33442	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT NOT PRESENT THIS IS A SPLIT FINAL ORDER CASE ADDED TO THE 10-7-2025 HEARING FOR 98-16 VIOLATION
91	25050028	DAZMAN INC	1630 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading.	RESPONDENT WAS PRESENT- DONALD ANDERSON EXTENDED TO 10-3-2025
92	25040065	TRUE VINE CHURCH	408 NW 1 TER, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT WAS PRESENT- ROBERT FULLER FINES IMPOSED AS OF 9-5-2025 FOR \$125 PER DAY
93	25050071	DLD PROPERTIES LLC % WALGREEN CO ATN REAL EST TAX	120 S POWERLINE RD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT- ANGELA FISHER EXTENDED TO 9-23-2025

94	25050022	FIRST SA LLC	5001 N DIXIE HWY, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 9-5-2025 FOR \$125 PER DAY
95	25020042	FIFTEENTH STREET INVESTMENTS, LLC	167 SW 15 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yards and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-88 (j) PARKING LOT CRITERIA Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements.	RESPONDENT WAS PRESENT- DONALD ANDERSON EXTENDED TO 10-3-2025
96	25020102	SML DEERFIELD BEACH LLC %THE WINGS GROUP	2030 NE 2 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards.	RESPONDENT NOT PRESENT CERTIFIED WITH \$80 PROSECUTION COST

97	25030009	1341 INVESTMENTS LLC	1341 SW 1 WAY, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IX. - CERTIFICATES OF USE Section 98-161(b) - Certificate of use permit requirements.	RESPONDENT WAS PRESENT- DONALD ANDERSON EXTENDED TO 10-3-2025
98	25080108	LA BRASA LLC	1197 S MILITARY TRL, DEERFIELD BEACH, FL 33442	Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION; Sec. 58-86 Responsibility of owners or agents for keeping areas free of garbage, recyclable materials, and trash, etc.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 9-16-2025 \$500 PER DAY DUE TO HEALTH AND SAFETY \$80 PROSECUTION COST
101	25060023	TIVOLI TRACE CONDO ASSN INC	890 TRACE DR, DEERFIELD BEACH, FL 33441	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS PRESENT- RENATO SILVA FINAL ORDER ISSUED COMPLY BY 10-3-2025 \$250 PER DAY \$80 PROSECUTION COST
102	25060128	M & M PROPERTY DEVELOPMENT CORP	3851 NW 3 TER, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT WAS PRESENT- JUAN MORILLO CONTINUED TO 10-7-2025

103	24040131	AF4 QUADRANT LLC	402 SW 12 AVE, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT- TRACY MCFARLANE CONTINUED TO 12-9-2025
104	25010238	ZION EVANGELICAL LUTHERAN CH OF POMPANO BEACH DEERFIELD BEACH	959 SE 6 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT- ROBIN GAIL CONTINUED TO 12-9-2025
105	25010239	ZION EVANGELICAL LUTHERAN CH OF POMPANO BEACH DEERFIELD BEACH	959 SE 6 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT- ROBIN GAIL CONTINUED TO 12-9-2025

107	25040042	HERITAGE CIRCLE CONDOMINIUM ASSOCIATION, INC	4300 NW 9 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-88 (j) PARKING LOT CRITERIA Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(3) - Landscape Requirements.	RESPONDENT NOT PRESENT CONTINUED TO 10-7-2025
108	25080010	TRAIL PLAZA LLC	1827 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- DONALD ANDERSON CONTINUED TO 10-7-2025
112	25060092	PORCARO, EDILBERTO & MARGARET	4400 NE 1 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(a) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-3-2025 \$150 PER DAY \$80 PROSECUTION COST

113	25040079	BECKETT, FLORA B EST	171 NE 6 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONSARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14- 105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT- RODNEY BECKETT CONTINUED TO 10-7-2025
114	25060053	HANSEN, AMANDA	4751 NE 2 TER, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT CASE TO BE HEARD ON THE 9-23-2025 HEARING
116	25080119	DD DEERCREEK LLC % THE DERMOT COMPANY LP	500 DEER CREEK JEFFERSON DR, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT- BAYLA SMITH, TENANT FINAL ORDER ISSUED COMPLY BY 9-19-2025 \$250 PER DAY \$80 PROSECUTION COST
117	25080099	4701 NW 1ST PL REV LAND TR	4701 NW 1 PL, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 10-7-2025

120	25080117	BPFOUNDATION LAND TR KIRSCHBAUM LAW OFFICE LLC TRS	275 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 9-19-2025 \$150 PER DAY \$80 PROSECUTION COST
121	25050050	SAINTBIEN, LAFONTANT	5145 N DIXIE HWY, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 9-5-2025 FOR \$500 PER DAY
122	25060025	DEERFIELD DEVELOPMENT RESOURCES LLC/VISTA CLARA OWNER LLC	454 NE 1 AVE, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE DIVISION 1. - GENERALLY, Section 34-121 - Declaration of nuisance.	RESPONDENT NOT PRESENT VACATE ORDER ISSUED
123	25060060	VINCI, MAUROPALMIERI, SONIA/permits	608 SW NATURA BLVD, UNIT 109, DEERFIELD BEACH, FL 33441 109	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT CERTIFIED WITH \$80 PROSECUTION COST

124	25070025	MOORER, MARGARET MOORER, EPHRAIM ETAL	417 NE 1 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- ANITA MOORER EXTENDED TO 10-3-2025
125	25070048	SR WATER SPORTS LLC	462 NE 9 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Article IV Supplementary Regulations Sec. 98-87(d)(2) - Docking and mooring facilities	RESPONDENT WAS PRESENT- DOUG NEUNES EXTENDED TO 9-12-2025
126	25050065	LA BRASA, LLC	1197 S MILITARY TRL, DEERFIELD BEACH, FL 33442	Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT NOT PRESENT EXTENDED TO 9-23-2025
127	25080127	NAZAROVA, YULIYA	102 SE 14 CT, DEERFIELD BEACH, FL 33441	Chapter 66 - TRAFFIC AND VEHICLES Section 66-117. (a) - Parking prohibitions; enforcement.	RESPONDENT NOT PRESENT FINDING OF FACT ORDER ISSUED COST WAIVED

A	19020069	FAUSTIN, GERTHA	421 SE 13 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted. Chapter 58 - SOLID WASTEDIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading.	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$13,138 FOR BOTH CASES TO BE PAID BY DECEMBER 9, 2025
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B	16100056	FAUSTIN, GERTHA	421 SE 13 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1). - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(8). - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b). - Minimum standards for yard and landscape areas. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160. -Parking or storage for over 72 hours restricted. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements.	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$13,138 FOR BOTH CASES TO BE PAID BY DECEMBER 9, 2025
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C	16080106	ANNEAU, RAYMONDE & JEAN ROBERT	221 NW 40 St DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7). - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b). - Minimum standards for yard and landscape areas Chapter 58 - SOLID WASTE ARTICLE II. - COLLECTION AND DISPOSAL DIVISION 1. - GENERALLY, Section 58-35. - Illegal disposal of garbage, etc. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$8,660 TO BE PAID BY DECEMBER 9, 2025
D	16070010	PHILLIPS, JACQUELYN QUINN	1041 SW 7 Ave DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b). - Minimum standards for yard and landscape areas Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse	RESPONDENT NOT PRESENT CERTIFIED AMNESTY DISMISSAL FOR \$250 TO BE PAID BY DECEMBER 9, 2025

E	17040103	OLIVEIRA, ARTUR ROGERIO & AVILA, ALINE S DE	4301 NE 8 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (b) - Off-street parking and loading.	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR 9,546 TO BE PAID BY DECEMBER 9, 2025
F	18060104	MARCELLUS, MYRLAINE MESADIEU, NICOLE	1430 SW 6 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yards and landscape areas.	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$22,117 TO BE PAID BY DECEMBER 9, 2025
G	25010033	THOMPSON, JANICE D	860 NE 51 ST, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading.	RESPONDENT NOT PRESENT CERTIFIED AMNESTY DISMISAL FOR \$250 TO BE PAID BY DECEMBER 9, 2025

H	24050099	ATTIS, MARIE	1300 SW 9 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14- 105(8) - Exterior building and structure standards. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117. (b) - Parking prohibitions; enforcement.	RESPONDENT NOT PRESENT CERTIFIED AMNESTY DISMISAL FOR \$250 TO BE PAID BY DECEMBER 9, 2025
I	23090054	FEDERAL NATL MTG ASSN	152 VENTNOR J, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$6,995 TO BE PAID BY DECEMBER 9, 2025
J	21080097	BROOKFIELD GARDENS RECREATIONAL	495 SE 8 ST, DEERFIELD BEACH, FL 33441	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT NOT PRESENT CERTIFIED AMNESTY DISMISAL FOR \$250 TO BE PAID BY DECEMBER 9, 2025
K	21080090	GMT PROPERTY MANAGEMENT LLC	501 SE 8 ST, UNIT 209, DEERFIELD BEACH, FL 33441 209	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT NOT PRESENT CERTIFIED AMNESTY DISMISAL FOR \$250 TO BE PAID BY DECEMBER 9, 2025

F	18060104	MARCELLUS, MYRLAINE MESADIEU, NICOLE	1430 SW 6 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading.	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$22,117 TO BE PAID BY DECEMBER 9, 2025
G	25010033	THOMPSON, JANICE D	860 NE 51 ST, DEERFIELD BEACH, FL 33064	Chapter 66 - TRAFFIC AND VEHICLES Section 66-117. (b) - Parking prohibitions; enforcement.	RESPONDENT NOT PRESENT CERTIFIED AMNESTY DISMISAL FOR \$250 TO BE PAID BY NDECEMBER 9, 2025
H	24050099	ATTIS, MARIE	1300 SW 9 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117. (b) - Parking prohibitions; enforcement	RESPONDENT NOT PRESENT CERTIFIED AMNESTY DISMISAL FOR \$250 TO BE PAID BY DECEMBER 9, 2025

I	23090054	FEDERAL NATL MTG ASSN	152 VENTNOR J, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT CERTIFIED AMNESTYSETTLEMENT FOR \$6,995 TO BE PAID BY DECEMBER 9, 2025
J	21080097	BROOKFIELD GARDENS RECREATIONAL	495 SE 8 ST, DEERFIELD BEACH, FL 33441	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT NOT PRESENT CERTIFIED AMNESTY DISMISAL FOR \$250 TO BE PAID BY DECEMBER 9, 2025
K	21080090	GMT PROPERTY MANAGEMENT LLC	501 SE 8 ST, UNIT 209, DEERFIELD BEACH, FL 33441 209	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT NOT PRESENT CERTIFIED AMNESTY DISMISAL FOR \$250 TO BE PAID BY DECEMBER 9, 2025
L	22040152	SPIRIT SPE PORTFOLIO 2004-6 LLC	233 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading.	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$23,463 FOR BOTH CASES TO BE PAID BY DECEMBER 9, 2025
M	22090131	SPIRIT SPE PORTFOLIO 2004-6 LLC	233 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT CERTIFIED AMNESTYSETTLEMENT FOR \$23,463 FOR BOTH CASES TO BE PAID BY DECEMBER 9, 2025

N	16060055	TARGET CORPORATION T-1337 % PROPERTY TAX DEPT TPN-0950	1200 S FEDERAL Hwy DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3). - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7). - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16. - Maintenance of development.	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$39,600 FOR BOTH CASES TO BE PAID BY DECEMBER 9,2025
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O	16100070	TARGET CORP % TARGET CORPORATION T2092	3599 W HILLSBORO Blvd DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4). - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(8). - Exterior building and structure standards. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES DIVISION 2. - SANITARY NUISANCES - Section 34-57(a)(1). - Declaration of nuisance. Chapter 46 – OFFENSES Section 46-9. (g) - Defacing or damaging property of another. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading.	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$63, 651 FOR BOTH CASES TO BE PAID BY DECEMBER 9, 2025
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P	22090191	TARGET CORP % TARGET CORPORATION T2092	3599 W HILLSBORO Blvd DEERFIELD BEACH, FL 33442	Chapter 18 – BUSINESSES ARTICLE I. - IN GENERAL Section 18-7 - Shopping cart, on-site retention.	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$63, 651 FOR BOTH CASES TO BE PAID BY DECEMBER 9, 2025
Q	24070055	SARANGO, JULIO C	1427 SE 2 TER, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(1) - Landscape Requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(3) - Landscape Requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT CERTIFIED AMNESTY DISMISSAL FOR \$250 TO BE PAID BY DECEMBER 9, 2025
R	21080092	BROOKFIELD GARDENS	475 SE 8 ST, UNIT 119, DEERFIELD BEACH, FL 33441 119	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT NOT PRESENT CERTIFIED AMNESTY DISMISSAL FOR \$250 TO BE PAID BY DECEMBER 9, 2025

S	23020018	SHARON PRASHKOVSKY LLC	550 NE 44 ST, UNIT A-M, DEERFIELD BEACH, FL 33064 A-M	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(2) Building Safety Inspection 40+ Year	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$7,770 FOR BOTH CASES TO BE PAID BY DECEMBER 9,2025
T	24010205	SHARON PRASHKOVSKY LLC	550 NE 44 ST, UNIT A-M, DEERFIELD BEACH, FL 33064 A-M	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$7,770 FOR BOTH CASES TO BE PAID BY DECEMBER 9, 2025
U	19080257	EXCELL HOMEVESTOR LLC	211 NW 43 PL, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$20,763 TO BE PAID BY DECEMBER 9,2025
V	22120135	EXCELL HOMEVESTORS LLC	4333 NW 3 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading.	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$21,102.90 FOR ALL THREE CASES TO BE PAID BY DECEMBER 9,2025

W	19080333	EXCELL HOMEVESTORS LLC	201 NW 44 ST, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - S PPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading. FIRE PREVENTION CODE F- 103.2.9.5 Hurricane Protection Devices - Shutters Up After Storms	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$21,102.90 FOR ALL THREE CASES TO BE PAID BY DECEMBER 9,2025
X	22120139	EXCELL HOMEVESTORS LLC	201 NW 44 ST, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading. FIRE PREVENTION CODE F- 103.2.9.5 Hurricane Protection Devices - Shutters Up After Storms	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$21,102.90 FOR ALL THREE CASES TO BE PAID BY DECEMBER 9,2025
Y	24010206	SILVA, GEOVANY PEREIRA	661 NW 38 PL, DEERFIELD BEACH, FL 33064	Chapter 66 - TRAFFIC AND VEHICLES ARTICLE II. BSO ENFORCED- STOPPING, STANDING, PARKING; DIVISION 3. - REGULATIONS, GENERALLY · Section 66-56(1)(L). - Prohibitions relative to stopping, standing or parking in specific places. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT CERTIFIED AMNESTY DISMISSAL FOR \$250 TO BE PAID BY DECEMBER 9,2025

Z	23010021	TARRANT, JENNIFER F	711 SE 1 WAY, UNIT C6, DEERFIELD BEACH, FL 33441 C6	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$17,500 TO BE PAID BY DECEMBER 9,2025
ZZ	16060092	LEWIS TRANSITIONAL HOMES INC	1300 SW 8 Ave DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b). - Minimum standards for yard and landscape areas Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CERTIFIED AMNESTY SETTLEMENT FOR \$23,850 TO BE PAID BY DECEMBER 9,2025

SPECIAL MAGISTRATE MINUTES
CITY OF DEERFIELD BEACH, FLORIDA

Andrew Dunkiel, Special Magistrate

Date

CODE COMPLIANCE OF DEERFIELD BEACH

MINUTES OF A CODE COMPLIANCE HEARING

September 23, 2025

Special Magistrate Andrew Dunkiel, in the City Commission Room, called the meeting to order at 11:00 a.m.

PRESENT: Patesha Johnson, Code Compliance Supervisor
Thomas Braga, Senior Compliance Inspector
Katherine Delva, Code Compliance Inspector
Jamarr Campbell, Code Compliance Inspector
Hector Barrett, Code Compliance Inspector
Jehu Baptiste, Code Compliance Inspector
Deyonna Morgan, Code Compliance Inspector
Stephen Haynes, Code Compliance Inspector

For the record, Winlett Jordan-Banton, Special Magistrate Clerk swore the attendees.

<u>Tab #</u>	<u>Case #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Violation</u>	<u>Disposition</u>
1	25040030	DEERFIELD BEACH HOTEL LLC	100 FAIRWAY DR, DEERFIELD BEACH, FL 33441	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$250 PER DAY \$80 PROSECUTION COST
3	25040033	TIVOLI TERRACE LLC	700 RICH DR, UNIT 101, DEERFIELD BEACH, FL 33441	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS PRESENT- DONALD ANDERSON FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$250 PER DAY \$80 PROSECUTION COST
4	25060121	TIVOLI FAIRWAY INVESTMENTS LLC	550 FAIRWAY DR, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- DONALD ANDERSON FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$250 PER DAY \$80 PROSECUTION COST
6	25060024	GIBSON, SHAUN A SR & DONNA L & GIBSON, SHAUN A JR	1968 NE 3 ST, UNIT 1, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 9-19-2025 FOR \$150 PER DAY
8	25040071	VS DEERFIELD BEACH LLC	1050 SW 24 AVE, DEERFIELD BEACH, FL 33442	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS PRESENT- TOM HOWARD & JOSH MCINTOSH FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$250 PER DAY \$80 PROSECUTION COST
9	25040075	DEERFIELD HOTEL TWO LLC	1040 E NEWPORT CENTER DR, DEERFIELD BEACH, FL 33442	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS PRESENT- SACHIN SHAH FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$250 PER DAY \$80 PROSECUTION COST

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10	25060034	CROWN USA INVESTMENTS CORP	829 SE 9 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 9-19-2025 FOR \$150 PER DAY
12-22	25080013	4400 THE D LLC	4400 NW 19 AVE, UNIT D, DEERFIELD BEACH, FL 33064 D	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS PRESENT- VANESSA FERRARA FRANK DIZENZO FRANK DIZENZO TIM AMAN FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$250 PER DAY
26	25050085	CRDP HOLDINGS LLC	590 GOOLSBY BLVD, DEERFIELD BEACH, FL 33442	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 9-19-2025 FOR \$250 PER DAY
27	25060043	DEERFIELD HOTEL ONE LLC	1050 E NEWPORT CENTER DR, DEERFIELD BEACH, FL 33442	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS PRESENT- SACHIN SHAH FINES IMPOSED AS OF 9-19-2025 FOR \$250 PER DAY
28-35	25060077	FERRAZ FILHO, EDIVAR	941 NW 45 ST, UNIT 5, DEERFIELD BEACH, FL 33064 5	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS PRESENT- FILIPE NUNES FINES IMPOSED AS OF 9-19-2025 FOR \$250 PER DAY \$80 PROSECUTION COST
38	25040072	EQUITY ONE (FL PORT) LLC %PROPERTY TAX DEPT	1301 S MILITARY TRL, DEERFIELD BEACH, FL 33442	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$250 PER DAY \$80 PROSECUTION COST
39	25040085	JAI CHANDRA HOLDING LLC	1425 E NEWPORT CENTER DR, DEERFIELD BEACH, FL 33442	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$250 PER DAY \$80 PROSECUTION COST
40	25070010	ROSEN, JOEL	243 OAKRIDGE O, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS NOT PRESENT CON'T TO 10-28-2025

<u>Tab #</u>	<u>Case #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Violation</u>	<u>Disposition</u>
43	25080007	DE OLIVEIRA, RONILDO CARLOS DE PAULA, ROSANGELA A	4701 NW 4 TER, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-3-2025 \$250 PER DAY \$80 PROSECUTION COST

<u>Tab #</u>	<u>Case #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Violation</u>	<u>Disposition</u>
44	25080008	UNIA GROWTH PROPERTIES LLC	261 NE 39 CT, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88.(b) - Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits. FIRE PREVENTION CODE F-103.2.9.5 Hurricane Protection Devices - Shutters Up After Storms	RESPONDENT WAS NOT PRESENT CHAPTER 98 FINAL ORDER ISSUED COMPLY BY 10-3-2025 \$150 PER DAY \$80 PROSECUTION COST FIRE COMPLY BY 10-24-2025 \$500 PER DAY
45	25080026	NIKOLA CAPITAL LLC	251 NW 43 CT, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(3) - Landscape Requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(K)(14)(b) - Landscape Requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits.	RESPONDENT WAS PRESENT- SEAN KEENAN FINAL ORDER ISSUED COMPLY BY 11-7-2025 \$125 PER DAY PER VIOLATION \$80 PROSECUTION COST
46	25050098	WILLIAMS,DIANNE & JOSEPH	171 NE 6 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$200 PER DAY \$80 PROSECUTION COST
47	25050099	CPE ASSOCIATES	1166 W NEWPORT CENTER DR, DEERFIELD BEACH, FL 33442	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 9-19-2025 FOR \$250 PER DAY

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53	25060110	SENNELLO, PAUL	1982 NE 4 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(E)(1) - Landscape Requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(K)(14)(b) - Landscape Requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS NOT PRESENT CON'T TO 1-13-2026
56	25060053	HANSEN, AMANDA	4751 NE 2 TER, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS NOT PRESENT CON'T TO 10-7-2025
58	25060087	REALTOKEN LLC SERIES #17	272 NE 42 CT, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 9-30-2025 \$150 PER DAY \$80 PROSECUTION COST

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59	25080110	DORIS T TSANTAR LLC ZOPHRES,THEOCHARIS G ETAL	2060 NE 2 ST, DEERFIELD BEACH, FL 33441	Chapter 78 - COMMUNITY APPEARANCE BOARD Section 78-5. - Submission of plans and specifications. Community Appearance Board Requirement	RESPONDENT WAS PRESENT-VAN ANASTASIOU CON'T TO 11-12-2025
63	25060070	7-ELEVEN INC	901 W SAMPLE RD, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$150 PER DAY \$80 PROSECUTION COST
69	25070001	VIVIAN PERRY IRREV TR PERRY,GERARD J TRS ETAL	1401 SW 34 AVE, DEERFIELD BEACH, FL 33442	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IX. - CERTIFICATES OF USE Section 98-161(b) - Certificate of use permit requirements.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$150 PER DAY PER VIOLATION \$80 PROSECUTION COST
71	25070066	BH 825 LLC & RDR 825 LLC LJR 825 LLC & RER 1825 LLC	825 NE 42 ST, DEERFIELD BEACH, FL 33064	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IX. - CERTIFICATES OF USE Section 98-161(b) - Certificate of use permit requirements.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$150 PER DAY PER VIOLATION \$80 PROSECUTION COST
73	25070166	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9189	286 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$150 PER DAY \$80 PROSECUTION COST

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75	25080129	JOHN P DE LISI TR	1318 SE 12 TER, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(a) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 09-30-2025 \$250 PER DAY PER VIOLATION \$80 PROSECUTION COST
76	25060020	JOSEPH,AMILA EDMOND,LUCKNER	630 NE 50 CT, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 9-19-2025 FOR \$150 PER DAY PER VIOLATION
78	25050090	MINDSET EMPOWERMENT INVESTMENT STRATEGIES LLC	310 NW 4 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$250 PER DAY \$80 PROSECUTION COST
88	25080028	710 HILLSBORO HOLDINGS LLC	710 E HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$150 PER DAY \$80 PROSECUTION COST
91	25060112	MOURAO,EDUARDO A EDUARDO A MOURAO REV LIV TR	3321 SW 1 ST, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(K)(14)(b) - Landscape Requirements.	RESPONDENT WAS PRESENT- EDUARDO MOURAO CON'T TO 10-28-2025
94	25070128	MAXIME,GERTHA A CAMBRONNE,FRANTZ EST	3801 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-74(a)(b)(c) - Swimming pools and spas require a fence or screen enclosure.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$150 PER DAY \$80 PROSECUTION COST

<u>Tab #</u>	<u>Case #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Violation</u>	<u>Disposition</u>
95	25080002	CORTES ESPINOSA,FERNANDO CORTES,JESSICA	4040 EASTRIDGE DR, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98- 80(K)(14)(b) - Landscape Requirements.	RESPONDENT WAS NOT PRESENT CON'T TO 10-28-2025
97	25080022	CLAUDETTE H SAPP REV TR SAPP,CLAUDETTE H TRSTEE	174 SW 1 ST, DEERFIELD BEACH, FL 33441	Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-3-2025 \$150 PER DAY \$80 PROSECUTION COST
99	25080111	WHELAN,DONALD E LE LURCOTTE,JODI LEE	3040 DEER CREEK LAKE SHORE DR, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98- 81(d)(1) - Tree preservation.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 10-24-2025 \$150 PER DAY \$80 PROSECUTION COST
100- 104	24120066	LIGHTNING REAL ESTATE INVESTORS LLC	73 DEER CREEK RD, UNIT 103,DEERFIELD BEACH, FL 33442 103	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT- DANA PORTAL CON'T TO 11-12-2025
105- 126	25050101	GESTION JEAN BISSONNETTE INC	665 SE 21 AVE, UNIT 304,DEERFIELD BEACH, FL 33441 304	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT- FINAL ORDER ISSUED COMPLY BY 1-9-2026 \$100 PER DAY \$80 PROSECUTION COST

<u>Tab #</u>	<u>Case #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Violation</u>	<u>Disposition</u>
127	25080124	PO YING SEM REV LIV TR ALFRED SEM REV LIV TR	164 SW 3 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98- 80(C)(1) - Landscape Requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98- 80(C)(3) - Landscape Requirements.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY 10-24-2025 \$150 PER DAY PER VIOLATION \$80 PROSECUTION COST
128	25080032	SCHOPMANN,WILLIAM	124 NE 9 AVE, DEERFIELD BEACH, FL 33441	Chapter 46 – OFFENSES Section 46-13 - Trees, bushes and shrubs—Encroaching on public right-of-way.	COMPLIED W/\$80 COST
130	25070134	NUNES,MICHELE DA SILVA,RODRIGO T	1441 S DEERFIELD AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(a) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 11-7-2025 FOR \$100 PER DAY PER VIOLATION

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131	25050071	DLD PROPERTIES LLC % WALGREEN CO ATN REAL EST TAX	120 S POWERLINE RD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT- ANGELA FISHER FINAL ORDER ISSUED COMPLY BY 12-5-2025 \$100 PER DAY \$80 PROSECUTION COST
134	25080108	LA BRASA LLC	1197 S MILITARY TRL, DEERFIELD BEACH, FL 33442	Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION; Sec. 58- 86 Responsibility of owners or agents for keeping areas free of garbage, recyclable materials, and trash, etc.	COMPLIED W/\$80 COST
135	25080117	BP FOUNDATION LAND TR KIRSCHBAUM LAW OFFICE LLC TRSTEE	275 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 9-23-2025 FOR \$150 PER DAY
136	25080119	DD DEERCREEK LLC % THE DERMOT COMPANY LP	500 DEER CREEK JEFFERSON DR, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 9-19-2025 FOR \$250 PER DAY

<u>Tab #</u>	<u>Case #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Violation</u>	<u>Disposition</u>
A	25040029	DISCOVER RENTALS LLC	4751 NE 3 AVE, DEERFIELD BEACH, FL 33064	Request to Vacate Fines \$1,200.00 \$80 Cost Due	RESPONDENT WAS NOT PRESENT VACATE ORDER ISSUED
B	25010183	PAMELA J VILLELLA REV TR VILLELLA,PAMELA J TRSTEE	101 NE 19 AVE, UNIT 200,DEERFIELD BEACH, FL 33441	Amnesty Settlement \$2,295.00	RESPONDENT WAS NOT PRESENT CERTIFIED
C	24070061	DYKE, MICHELLE PEREZ, EDWIN Z	4206 ROSA DR, DEERFIELD BEACH, FL 33064	Amnesty Settlement \$5,092.00	RESPONDENT WAS NOT PRESENT CERTIFIED
D	23060142	A D CARTER IPUG TR TIMMEL,MARGARET TRSTEE	1100 CRYSTAL LAKE DR, UNIT 102, DEERFIELD BEACH, FL 33064	Amnesty Settlement \$21,443.00	RESPONDENT WAS NOT PRESENT CERTIFIED
E	25010163	OXYGEN HOLDINGS LLC	1441 W NEWPORT CENTER DR, DEERFIELD BEACH, FL 33442	Amnesty Settlement \$7,074.00	RESPONDENT WAS NOT PRESENT CERTIFIED
F	16030034 17080169 22070129	TEMKIN,JESSICA	613 NE 19 AVE, DEERFIELD BEACH, FL 33441	\$ Amnesty Settlement 39,437.60	RESPONDENT WAS NOT PRESENT CERTIFIED
G	23040029	520 DEERFIELD LLC	520 SW 13 PL, DEERFIELD BEACH, FL 33441	Request to extend payment date to 3-23-2026 (\$19,000.00)	RESPONDENT WAS NOT PRESENT EXTENSION GRANTED
H	24110115	520 DEERFIELD LLC	520 SW 13 PL, DEERFIELD BEACH, FL 33441	Amnesty Settlement \$2,922.00	RESPONDENT WAS NOT PRESENT CERTIFIED
I	25020095 25020080	DI SORBO,JOSEPH & DANIELLE	504 NE 6 AVE, DEERFIELD BEACH, FL 33441	Amnesty Settlement \$1,818.75	RESPONDENT WAS NOT PRESENT CERTIFIED
J	23060041	FLORIDA CONFERENCE ASSN OF SEVENTH-DAY ADVENTISTS	1250 SE 6 AVE, DEERFIELD BEACH, FL 33441	Amnesty Settlement \$33,535.00	RESPONDENT WAS NOT PRESENT CERTIFIED
K	24050029	BRETSCHNEIDER, JOHN PATRICK BRETSCHNEIDER, PATRICIA X	9 GRANTHAM D, DEERFIELD BEACH, FL 33442	Amnesty Settlement \$1,732.50	RESPONDENT WAS NOT PRESENT CERTIFIED
L	25030050	BATMASIAN,JAMES H	37 NE 2 AVE, DEERFIELD BEACH, FL 33441	\$ Amnesty Settlement 1,725.00	RESPONDENT WAS NOT PRESENT CERTIFIED
M	25010284	BATMASIAN,JAMES & MARTA % INVESTMENTS LIMITED	602 ANDERSON CIR, DEERFIELD BEACH, FL 33441	Amnesty Settlement \$4,950.00	RESPONDENT WAS NOT PRESENT CERTIFIED

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N	25010286	TIVOLI SPRINGS LLC	831 SPRING CIR, DEERFIELD BEACH, FL 33441	Amnesty Settlement \$2,925.00	RESPONDENT WAS NOT PRESENT CERTIFIED
O	25010017	297 DEERFIELD INVESTMENTS LLC	297 SW 10 ST, DEERFIELD BEACH, FL 33441	Amnesty Settlement \$2,925.00	RESPONDENT WAS NOT PRESENT CERTIFIED
P	17020028 18060031 24030145 24070005	GUPTA,MAYURI PATNI GUPTA,VIPIN	903 SE 13 ST, DEERFIELD BEACH, FL 33441	Amnesty Settlement \$26,376.75	RESPONDENT WAS NOT PRESENT CERTIFIED
Q	17030011 17010102 19040042 24030127	DICKENS,EDDIE JR	609 NE 2 TER, DEERFIELD BEACH, FL 33441	Amnesty Settlement \$24,604.50	RESPONDENT WAS NOT PRESENT CERTIFIED
R	18040149 19100116 20100019 21030048	STARBUCK,GARRETT	730 SW 11 CT, DEERFIELD BEACH, FL 33441	\$ Amnesty Settlement 26,762.40	RESPONDENT WAS NOT PRESENT CERTIFIED
S	23060074	CAUVEL,RICHARD E & ANITA E CAUVEL,RICHARD E JR ETAL	1445 SE 15 CT, UNIT 101,DEERFIELD BEACH, FL 33441	Amnesty Settlement \$2,100.00	RESPONDENT WAS NOT PRESENT CERTIFIED
T	24040084	WALLACE,TONYA	921 SW 12 CT, DEERFIELD BEACH, FL 33441	Amnesty Settlement \$5,750.00	RESPONDENT WAS NOT PRESENT CERTIFIED
U	21070561	DEERFIELD LAKE CONDO MGMT ASSN	777 SE 2 AVE, DEERFIELD BEACH, FL 33441	Request to Vacate Fines \$6,500.00	RESPONDENT WAS NOT PRESENT VACATE ORDER ISSUED

SPECIAL MAGISTRATE MINUTES
CITY OF DEERFIELD BEACH, FLORIDA

Andrew Dunkiel, Special Magistrate

Date

HILLSBORO INLET DISTRICT
Minutes of Regular Monthly Meeting, Monday, September 15, 2025
Fletcher Hall, 2200 NE 38th Street, City of Lighthouse Point

MEMBERS PRESENT:

Chair Denise Bryan
Vice Chair Laurence Gore
Commissioner Scott Loesel
Commissioner Tyler Chappell
Commissioner Randy Strauss
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Tom Campbell

OTHERS PRESENT:

David N. Tolces, General Counsel, Weiss Serota
Helfman Cole & Bierman, P.L.
Captain Woodworth R. Draughon III
Assistant Captain, Alexander Cuevas
Robert Andrews, District Accountant
Kimberly Longo, District Secretary
Zak Bedell, Foth Environment and Infrastructure, LLC (via Zoom)
Ben Gross, Project Coastal Engineer, Foth Environmental and Infrastructure, LLC
Steve Miller, Domestic Sales Manager, Ellicott Dredges LLC

QUORUM PRESENT: The Secretary called the roll and established a quorum for the regular meeting. The meeting was called to order by Chair Bryan at 6:30 PM.

APPROVAL OF MINUTES: A Motion to approve the August 18, 2025 Regular Meeting Minutes was made by Vice Chair Gore and seconded by Commissioner Loesel.

Chair Denise Bryan
Vice Chair Laurence Gore
Commissioner Scott Loesel
Commissioner Tyler Chappell
Commissioner Randy Strauss
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Tom Campbell

The Motion, to approve the Regular Meeting Minutes was approved unanimously. (8-0)

APPROVAL OF OUTSTANDING BILLS: A Motion was made by Commissioner Loesel and seconded by Commissioner Chappell for approval of all outstanding bills in the amount of \$144,843.62. The bills were reviewed and discussed in detail.

Chair Denise Bryan
Vice Chair Laurence Gore
Commissioner Scott Loesel
Commissioner Tyler Chappell
Commissioner Randy Strauss
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Tom Campbell

The Motion to approve the outstanding bills in the amount of \$144,843.62 was approved unanimously. (8-0)

APPROVAL OF CURRENT MONTH'S EXPENSES: A Motion was made by Vice Chair Gore and seconded by Commissioner Campbell to approve the current month's expenses of approximately \$50,000.00.

Chair Denise Bryan
Vice Chair Laurence Gore
Commissioner Scott Loesel
Commissioner Tyler Chappell
Commissioner Randy Strauss
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Tom Campbell

The Motion to approve the current month's expenses of approximately \$50,000.00 was approved unanimously. (8-0)

INLET STATUS REPORT: Captain Draughon presented the Inlet depth chart which depicted six (6") feet controlling depth shoreward and four (4") feet controlling depth shoreward. There was 52.5 hours dredging time, resulting in about 23,625 yd³ of sand bypassed to Pompano Beach.

Captain Draughon advised the Board that the crew performed general maintenance. Captain Draughon also advised that the crew also performed the following on the dredge:

1. Worked on suction pipe that goes inside the cutter head;
2. Repaired exhaust pipe to one of the turbos; and
3. Worked on an electrical issue (a blown fuse)

PUBLIC COMMENTS: None.

OLD BUSINESS

UPDATE REGARDING DEP AND USACOE PERMIT APPLICATIONS: Ben Gross of Foth Environment and Infrastructure, LLC advised the Board that there are no substantial updates with DEP and that the District authorized a 90 day waiver for the issuance of the permit due to the pending litigation of the parties adjacent to the south jetty.

Mr. Gross advised regarding the ACOE permit, the consultation with NMS is ongoing. He advised that they are trying to communicate as much as possible with the ACOE manager and will continue to try and schedule.

Mr. Gross advised that the State confirmed receipt of the District's Local Government Funding Application on September 5, 2025. He also advised that DEP determined that the District is eligible for fifty percent of the cost sharing which is typical. The District is eligible for \$590,000.00 of the requested \$765,000.00 for the 2026-2027 fiscal year.

UPDATE REGARDING DREDGE CONTRACT NEGOTIATIONS: Attorney Tolces advised the Board that the District that his office is preparing a draft Agreement for the dredge and will send to Captain Draughon, Assistant Captain Cuevas and Chair Bryan for their review and comments. Once reviewed and finalized with their comments, it will be provided to Ellicott for their review and comments.

RENEWAL OF GENERAL LIABILITY AND PUBLIC OFFICIALS EMPLOYMENT PRACTICES LIABILITY INSURANCE: Attorney Tolces discussed the General Liability insurance renewal and the Public Officials and Employment Practices Liability Insurance in the amount of \$39,749.00 with the members of the Board.

A motion was made by Commissioner Loesel and seconded by Commissioner Campbell to approve the renewal of the 2025-2026 General Liability and Public Officials Employment Liability Policy with Florida Insurance Alliance ("FIA") in the amount of \$39,749.00.

Chair Denise Bryan	Yes
Vice Chair Laurence Gore	Yes
Commissioner Scott Loesel	Yes
Commissioner Tyler Chappell	Yes
Commissioner Randy Strauss	Yes
Commissioner Robert O'Neill	Yes
Commissioner Max Turner	Yes

The Motion to approve the renewal and the Public Officials and Employment Practices Liability Insurance in the amount of \$39,749.00 was approved unanimously. (8-0)

NEW BUSINESS

RESOLUTION FOR FDEP FUNDING: Attorney Tolces read Resolution No. 2025-06 regarding the approval of the continuation of FDEP Beach Management Funding Assistance Program. A motion was made by Commissioner Chappell and seconded by Commissioner Strauss to approve the continuation of the FDEP Beach Management Funding Assistance Program.

Chair Denise Bryan
Vice Chair Laurence Gore
Commissioner Scott Loesel
Commissioner Tyler Chappell

Commissioner Randy Strauss
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Tom Campbell

The Motion to approve Resolution No. 2025-06 (Approval of the continuation of FDEP Beach Management Funding Assistance Program) was approved unanimously. (8-0)

ENGAGEMENT LETTER WITH CITRIN COOPERMAN 2024-25 FY AUDIT: Chair Bryan stated that the District paid \$15,200.00 last year for the audit. This year Citrin Cooperman provided a price of \$17,500.00 to do this year's audit. Chair Bryan called and spoke to the head of the audit department and explained that the District's first responsibility is to the taxpayers and that the District does not want to pay the extra \$2,300.00. Citrin Cooperman agreed to keep the cost the same as last year's amount. Motion was made by Vice Chair Gore and seconded by Commissioner Loesel to approve the Citrin Cooperman engagement letter.

Chair Denise Bryan
Vice Chair Laurence Gore
Commissioner Scott Loesel
Commissioner Tyler Chappell
Commissioner Randy Strauss
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Tom Campbell

The Motion accept the engagement letter with Citrin Cooperman 2024-25 FY Audit was approved unanimously. (8-0)

GENERAL COUNSEL COMMENTS: Attorney Tolces advised that the Final Budget Meeting is next Monday at 6:30 PM. He also provided a brief update with respect with the property issues just south of the south jetty and advised that the Property Appraiser did readjust the property boundary back south the way it was originally.

COMMISSIONER COMMENTS: Chair Bryan asked the Board if they had any questions regarding the budget.

ADJOURNMENT: Motion was made by Commissioner Strauss to adjourn the meeting and seconded by Commissioner Loesel. The meeting was adjourned at 6:54 PM by Chair Bryan.

Respectfully submitted,

Kimberly Longo, District Secretary

HILLSBORO INLET DISTRICT
Minutes of First Reading Millage/Budget Meeting - September 15, 2025
Fletcher Hall, 2200 NE 38th Street, City of Lighthouse Point

MEMBERS PRESENT:

Chairman Denise Bryan
Vice-Chairman Laurence Gore
Commissioner Scott Loesel
Commissioner Tyler Chappell
Commissioner Randy Strauss
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Thomas Campbell

OTHERS PRESENT:

David N. Tolces, Weiss Serota Helfman Cole & Bierman, P.L., General Counsel.
Kimberly Longo, District Secretary
Robert M. Andrews, District Accountant
Captain Woodworth R. Draughon III
Assistant Captain, Alexander Cuevas
Zak Bedell, Foth Environment and Infrastructure, LLC (via Zoom)
Ben Gross, Project Coastal Engineer, Foth Environmental and Infrastructure, LLC
Steve Miller, Domestic Sales Manager, Ellicott Dredges LLC

QUORUM PRESENT:

The meeting was called to order by Chairman Bryan at approximately 6:30 P.M. The Secretary called the roll and established a quorum for the First Public Hearing to adopt the Millage Rate and Budget for Fiscal Year 2025/2026.

Resolution No. 2025-04 was read into the record by General Counsel, David N. Tolces as follows:

A RESOLUTION OF THE HILLSBORO INLET DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ESTABLISHING THE ANNUAL MILLAGE FOR THE HILLSBORO INLET DISTRICT, FLORIDA, PURSUANT TO THE BUDGET SUMMARY FOR THE FISCAL YEAR 2025-2026, IN ACCORDANCE WITH CHAPTER 200, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Chairman Bryan opened the public hearing. There being no public comment or discussion, the public meeting was closed. A motion to adopt Resolution No. 2025-04 and set the millage rate at 0.1250 mills was made by Commissioner Campbell and seconded by Commissioner Loesel.

District Secretary Kimberly Longo called roll. The motion was approved unanimously 7-0.

Chairman Bryan	Yes
Commissioner Loesel	Yes
Commissioner Chappell	Yes
Commissioner Strauss	Yes
Commissioner O'Neill	Yes
Commissioner Turner	Yes
Commissioner Campbell	Yes

Thereafter Resolution No. 2025-05 was read into the record by General Counsel, David N. Tolces as follows:

A RESOLUTION OF THE HILLSBORO INLET DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2025-2026 FOR THE HILLSBORO INLET DISTRICT, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Chairman Bryan opened the public hearing. There being no public comments, the Public Hearing was closed. Commissioner Loesel made a motion that Resolution No. 2025-05 be adopted. The motion was seconded by Commissioner Campbell.

District Secretary Kimberly Longo called roll. The motion was approved unanimously 8-0.

Chairman Bryan	Yes
Vice-Chairman Gore	Yes
Commissioner Loesel	Yes
Commissioner Chappell	Yes
Commissioner Strauss	Yes
Commissioner O'Neill	Yes
Commissioner Turner	Yes
Commissioner Campbell	Yes

ADJOURNMENT: Motion was made by Commissioner Loesel to adjourn the meeting and seconded by Commissioner Chappell. The meeting was adjourned at 6:35 PM by Chairman Bryan.

Respectfully Submitted,

Kimberly Longo, District Secretary

HILLSBORO INLET DISTRICT
Minutes of the Final Reading Millage/Budget Meeting, September 22, 2025
Fletcher Hall, 2200 NE 38th Street, City of Lighthouse Point

MEMBERS PRESENT:

Chairman Denise Bryan
Vice-Chairman Laurence Gore
Commissioner Scott Loesel
Commissioner Tyler Chappell
Commissioner Randy Strauss
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Tom Campbell

OTHERS PRESENT:

David N. Tolces, General Counsel, Weiss Serota
Helfman
Cole & Bierman, P.L.
Robert M. Andrews, Accountant
Kimberly Longo, District Secretary

QUORUM PRESENT: The meeting was called to order by Chairman Bryan at approximately 6:30 P.M. The Secretary called the roll and established a quorum for the Final Public Hearing to adopt the Millage Rate and Budget for Fiscal Year 2025/2026.

Resolution No. 2025-04 was read into the record by General Counsel, David Tolces as follows:

**A RESOLUTION OF THE HILLSBORO INLET DISTRICT, AN
INDEPENDENT SPECIAL DISTRICT OF THE STATE OF
FLORIDA, ESTABLISHING THE ANNUAL MILLAGE FOR THE
HILLSBORO INLET DISTRICT, FLORIDA, PURSUANT TO THE
BUDGET SUMMARY FOR THE FISCAL YEAR 2025-2026, IN
ACCORDANCE WITH CHAPTER 200, FLORIDA STATUTES, AS
AMENDED; PROVIDING FOR SEVERABILITY; PROVIDING
FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Bryan opened the public hearing. There being no public comment or discussion, the public meeting was closed. A motion was made by Vice Chair Gore and seconded by Commissioner Loesel to approve Resolution No. 2025-04 and set the millage rate at 0.1250 mills. The Motion passed unanimously 8-0. (District Secretary Kimberly Longo called roll.)

Chairman Bryan	Yes
Vice-Chairman Gore	Yes
Commissioner Loesel	Yes
Commissioner Chappell	Yes

Commissioner Strauss	Yes
Commissioner O'Neill	Yes
Commissioner Turner	Yes
Commissioner Campbell	Yes

Resolution No. 2025-05 was read into the record by General Counsel, David Tolces as follows:

A RESOLUTION OF THE HILLSBORO INLET DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2025-2026 FOR THE HILLSBORO INLET DISTRICT, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Chairman Bryan opened the public hearing. There being no public comment or discussion, the public meeting was closed. A motion was made by Vice Chair Gore and seconded by Commissioner Loesel to approve Resolution No. 2025-05. The Motion passed unanimously 8-0. (District Secretary Kimberly Longo called roll.)

Chairman Bryan	Yes
Vice-Chairman Gore	Yes
Commissioner Loesel	Yes
Commissioner Chappell	Yes
Commissioner Strauss	Yes
Commissioner O'Neill	Yes
Commissioner Turner	Yes
Commissioner Campbell	Yes

ADJOURNMENT: Motion was made by Vice Chair Gore to adjourn the meeting and seconded by Commissioner Loesel. The meeting was adjourned at 6:40 PM by Chairman Bryan.

Respectfully Submitted:

Kimberly Longo, District Secretary



Regular City Commission Meeting - October 21, 2025

DEERFIELD BEACH - YOU ARE HEREBY NOTIFIED that the **Regular City Commission** meeting will be held on **Tuesday, October 21, 2025, at 7:00 PM in the City Commission Chambers located at the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, Florida.** A quorum of the City Commission will be physically present at the meeting and the City will be utilizing communications media technology with most City staff participating through video conferencing.

The October 21, 2025, Regular City Commission meeting will proceed utilizing communications media technology; **however, the City Commission Chambers located at the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, will be open to the public as an additional method** for speakers wishing to speak on items. A copy of the agenda for the October 21, 2025 meeting will be available at <http://www.deerfield-beach.com/1554/Meetings-Agendas>.

Attending and Viewing the City Commission Meeting:

This meeting will be broadcast live for members of the public. There are several options available to the public to attend/view the meeting:

1. In Person Attendance. Attend in person in the City Commission Chambers.

2. Zoom

a. Via Zoom Online - Access to the meeting will begin at 6:45 PM on October 21, 2025.

i. Use the following link below to access the meeting via Zoom:

<https://deerfield-beach.zoom.us/j/82167735190?pwd=lgGwedRRbyDDsdgTtvxaVD9YLa0hE1.1>

ii. The video camera display feature is disabled for public use.

b. Via Zoom Telephone - Join the meeting via telephone (audio only) using the Call-in number below, followed by the Meeting ID when prompted. No computer or access code is required.

Call-in Number: (305) 224-1968, Meeting ID: 821 6773 5190#, Participant ID: #, Passcode: 463555#

For more information on using Zoom, please visit Zoom Support at the following link: <https://support.zoom.us/hc/en-us>.

3. YouTube

The meeting will also be available to the public via YouTube for audio and video access; however, public participation, i.e. comments are not possible. The link to watch the meeting via YouTube will be active no later than 6:45 PM on October 21, 2025, and can be found by clicking the camera icon in the Media column at <http://www.deerfield-beach.com/1554/Meetings-Agendas>.

Providing Public Comment:

Public participation is strongly encouraged. Your comments will be limited to three minutes per person. To participate via Zoom, please complete the attached comment card, and e-mail it to the City Clerk at web.clerk@deerfieldbeachfl.gov prior to the meeting. If you attend in person, comment cards will be provided in the Commission Chambers.

1. **In person** - Public comment may be given in the Commission Chambers during the applicable public comment portion of the meeting.
2. **Live Zoom Video Participation** - If attending via Zoom online, at the appropriate public comment period, click “raise hand” which is located at the bottom of the screen under the “reactions” tab, and your audio will be unmuted when you are recognized.
3. **Live Zoom Telephone Participation** - If attending via Zoom by telephone, at the appropriate public comment period, press *9 to “raise your hand” and your audio will be unmuted when you are recognized.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK NO LATER THAN 3 DAYS PRIOR TO THE MEETING AT (954) 480-4213 FOR ASSISTANCE.

Should you have any questions, please feel free to contact the City Clerk’s Office at 954.480.4213. For additional information on the agenda items for the Commission meeting, please visit www.dfb.city.



PUBLIC COMMENT

ONE CARD PER AGENDA ITEM OR PUBLIC COMMENT, PLEASE!

Date: _____

Agenda Item #: _____

Public Comment: (Circle one) YES/NO

If you wish to address the City Commission, please provide the below required information:

Name: _____

Address: _____

You may also provide the following optional information, so staff may contact you, if necessary:

Phone and/or E-mail Address (optional): _____

***NOTE: You have 3 minutes to speak. TIME IS NOT TRANSFERRABLE.**

Public comment shall be governed by the City Commission Meeting Rules of Procedure outlined in Resolution 2018/014, which states that 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.



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-519

Agenda Date: 10/21/2025

Status: CONSENT - BOARD
APPOINTMENTS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Takiyah Jenkins to the Affordable Housing Advisory Committee to fulfill an unexpired term; and providing for an effective date.

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

As a recipient of State Housing Initiative Partnership ("SHIP") funds, the City established an Affordable Housing Advisory Committee (the "Committee") in 2008, as required by Florida Statute Section 420.9076. The purpose of the Committee is to review the established policies and procedures, ordinances, land development regulations, and local government comprehensive plan and recommend specific actions or initiatives to the City Commission to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

Annually, the Committee is required to submit an Affordable Housing Incentive Report to the City Commission for review and transmittal to the Florida Housing Finance Corporation ("FHFC"). At a minimum, the Committee must submit a report to the City Commission that includes recommendations on affordable housing incentives in the following areas:

The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.

The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

The allowance of flexibility in densities for affordable housing.

The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

The allowance of affordable accessory residential units in residential zoning districts.

The reduction of parking and setback requirements for affordable housing.

The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

The modification of street requirements for affordable housing.

The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Preparation of a printed inventory of locally owned public lands suitable for affordable housing.

The support of development near transportation hubs and major employment centers and mixed-use developments.

On July 1, 2020, HB1339 was signed by Governor Ron DeSantis, with statutory changes that required amendment to the ordinance for the Committee, including:

Appointment of an Elected Official to the Committee
Completion of an AHAC Incentive Strategies report annually
Submittal of the AHAC Report to Florida Housing Coalition ("FHC")

Current Activity

The Community Services Department needs members for the AHAC Committee. The Committee, which recommends strategies for the Local Housing Assistance Plan ("LHAP") must be comprised of at least eight but no more than 11 members, and must consist of one elected official, and one representative from at least six of the categories below:

- (a) A citizen with residential home building industry in connection with affordable housing.
- (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- (i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) A citizen who represents employers within the jurisdiction.
- (k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

Currently, there are seven members on the Committee, with four vacancies. In September 2025, Kiana Morris resigned from the Committee, creating a vacancy. Takiyah Jenkins has expressed an interest in serving on the Committee and will replace Ms. Morris as a citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.

Recommendation

Staff recommends that the City Commission approve Takiyah Jenkins to serve on the Affordable Housing Advisory Committee to fill an unexpired term ending June 17, 2027.

RESOLUTION NO. 2025/

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
DEERFIELD BEACH, FLORIDA, APPOINTING TAKIYAH JENKINS TO
THE AFFORDABLE HOUSING ADVISORY COMMITTEE TO
FULFILL AN UNEXPIRED TERM; AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, as a recipient of State Housing Initiative Partnership (“SHIP”) funds, the City established the Affordable Housing Advisory Committee (“Committee”) in 2008, as required by Section 420.9076, Florida Statutes; and

WHEREAS, the purpose of the Committee is to review the established policies and procedures, ordinances, land development regulations, and local government comprehensive plan, and recommend specific actions or initiatives to the City Commission to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value; and

WHEREAS, the Committee, which recommends strategies for the Local Housing Assistance Plan (“LHAP”), must be compromised of at least eight but no more than 11 members, and must consist of one elected official and one representative from at least six categories listed in Section 420.9076(2), Florida Statutes; and

WHEREAS, due to the resignation of Ms. Kiana Morris from the Committee, a vacancy has arisen and Ms. Morris’s term expires on June 17, 2027; and

WHEREAS, Takiyah Jenkins has expressed an interest in serving on the Committee, and is actively engaged as an advocate for low-income persons in connection with affordable housing; and

WHEREAS, City Staff recommends the City Commission appoint Takiyah Jenkins to serve on the Committee to fulfill the unexpired term commencing on October 21, 2025 and ending on June 17, 2027.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. Takiyah Jenkins is hereby appointed to serve as a member of the Committee for a term commencing on October 21, 2025, and ending on June 17, 2027.

Section 3. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF OCTOBER, 2025.

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK



City of Deerfield Beach
Application for Advisory Board or Committee

Advisory Board or Committee you are applying for: Affordable Housing Advisory Committee

Please be advised that a Level II background check is required for the African American Heritage Board, Cultural Committee, Education Advisory Board, and Planning and Zoning Board.

Are you willing to be considered for an alternate Board or Committee? Yes ☒ No ☐

Name TAKIYAH JENKINS

Address 17361 NW 7TH AVE APT 108

City MIAMI

State FL

Zip 33169

I reside in District # (can be found on back of your Voter Registration Card) 1

Year- Round Resident? Yes ☒ No ☐

If No, what months are you away?

Home Phone 786-414-9973

Work/Mobile Phone 954-654-2636

E-mail TJENKINS@DBHAONLINE.ORG

Employer DEERFILELD BEACH HOUSING AUTHORITY

Address 533 S DIXIE HIGHWAY, SUITE 101 DEERFIELD BEACH, FL 33441

Occupation (if retired, please indicate and list former occupation) PROGRAM DIRECTOR

Please list any governmental Advisory Boards or Committees on which you currently serve:

NONE

Complete the following. Please describe those facets of your background/experience which you feel may be useful for membership on this Board/Committee.

Academic: Degrees, Diplomas

HIGH SCHOOL DIPLOMA

Professional: Certification(s)

Knowledge: Training, interest or experience

I HAVE EXTENSIVE EXPERIENCE WORKING IN HOUSING AND COMMUNITY DEVELOPMENT, WHICH HAS GIVEN ME A STRONG UNDERSTANDING OF THE NEEDS AND CHALLENGES FACING LOCAL RESIDENTS.

Community Involvement: List organizations/positions

DEERFIELD BEACH HOUSING AUTHORITY- OVERSEE PROGRAMS THAT PROVIDE SAFE AND AFFORDABLE HOUSING FOR FAMILIES AND INDIVIDUALS, COORDINATED WITH LANDLORDS, AND ENSURED COMPLINACE WITH HUD REGULATIONS.

Organizations: Memberships

I understand that in accordance with the Florida Sunshine Law, this information may be made public. I understand that the appointment is for voluntary, uncompensated service. If appointed, I agree to faithfully and fully perform the duties of my office, will make every endeavor to serve my full term, and will comply with all laws and ordinances of the City, County and State of Florida, particularly those pertaining to the conduct of public officials and the financial disclosure requirements, if applicable to my position.

Signature:



Date: 10/6/25

Print Name: TAKIYAH JENKINS

Return completed application to:

City Clerk's Office

150 NE 2nd Avenue, Deerfield Beach, FL 33441

Phone: 954-480-4213

Website: www.deerfield-beach.com

Fax: 954-480-4323

E-mail: web.clerk@deerfield-beach.com

PLEASE NOTE: Resumes/Additional information may be included; however, the application MUST be completed.



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-503

Agenda Date: 10/21/2025

Status: CONSENT - BOARD
APPOINTMENTS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Najaim Musto to the City of Deerfield Beach Non-Uniformed Employees Retirement Committee to fulfill a vacancy on the Committee; providing for an effective date.

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

At the request of the Non-Uniform Pension Retirement Committee, an election was scheduled to be held in October for one vacancy. The registration period was held from September 10, 2025 - September 24, 2025. During the registration period, only one application was received, Najaim Musto, who was unopposed for appointment to the Non-Uniform Pension Retirement Committee.

Upon approval of the appointment, there will be four regular members with one vacancy.

Recommendation

Approval is recommended.

RESOLUTION NO. 2025/

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
DEERFIELD BEACH, FLORIDA, APPOINTING NAJAIM MUSTO TO
THE CITY OF DEERFIELD BEACH NON-UNIFORMED
EMPLOYEES RETIREMENT COMMITTEE TO FULFILL A
VACANCY ON THE COMMITTEE; PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, in accordance with Section 54-161 of the City Code, the Non-Uniformed Employees Retirement Committee (the “Committee”) is comprised of five members: two members who are legal residents of the City are appointed by the City Commission, two plan participants are elected by non-uniformed employees of the plan participants, and the fifth member is chosen by the majority of the four other Committee members, with all appointees serving a four-year term; and

WHEREAS, Section 54-162 of the City Code provides procedures for filling vacancies on the Committee, and requires an election be held to fill employee representative vacancies; and

WHEREAS, during the registration period of September 10, 2025 through September 24, 2025 for the election, the City Clerk’s Office accepted applications for the vacancy; and

WHEREAS, during the registration period, only one application was received; therefore, candidate Najaim Musto was unopposed for the elected member position.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF
THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:**

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. Najaim Musto is hereby appointed to serve as an elected member of the Committee for a term commencing on October 21, 2025 and ending on October 21, 2029.

Section 3. Najaim Musto shall serve without compensation and is required to file a financial disclosure statement in accordance with Florida law.

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2025.

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK



City of Deerfield Beach
Application for Advisory Board or Committee

Advisory Board or Committee you are applying for: Non-Uniform Municipal Employee Retirement

Please be advised that a Level II background check is required for the African American Heritage Board, Cultural Committee, Education Advisory Board, and Planning and Zoning Board.

Are you willing to be considered for an alternate Board or Committee? Yes ☐ No ☒

Name Najaim Musto

Address 856 NW 6th Drive

City Boca Raton

State FL

Zip 33486

I reside in District # (can be found on back of your Voter Registration Card)

Year- Round Resident? Yes ☒ No ☐

If No, what months are you away?

Home Phone

Work/Mobile Phone 561-542-4594

E-mail culinaryrescue@aol.com

CITY OF DEERFIELD BEACH
RECEIVED

SEP 11 2025

Employer

Address

CITY CLERK'S OFFICE

Occupation (if retired, please indicate and list former occupation) Retired Deerfield Ocean Rescue

Please list any governmental Advisory Boards or Committees on which you currently serve:
Non-Uniform Municipal Employee Retirement

Complete the following. Please describe those facets of your background/experience which you feel may be useful for membership on this Board/Committee.

Academic: Degrees, Diplomas

High School Diploma, Associate Occupational Studies (Culinary)

Professional: Certification(s)

EMT, Lifeguard Safety Instructor

Knowledge: Training, interest or experience

Previously employed by Deerfield Beach Ocean Rescue for 24 years

Community Involvement: List organizations/positions

Founders Days Committee

Organizations: Memberships

United States Lifeguard Association

I understand that in accordance with the Florida Sunshine Law, this information may be made public. I understand that the appointment is for voluntary, uncompensated service. If appointed, I agree to faithfully and fully perform the duties of my office, will make every endeavor to serve my full term, and will comply with all laws and ordinances of the City, County and State of Florida, particularly those pertaining to the conduct of public officials and the financial disclosure requirements, if applicable to my position.

Signature

Najaim Musto

Date: 9/11/25

Print Name:

Najaim Musto

Return completed application to:

City Clerk's Office

150 NE 2nd Avenue, Deerfield Beach, FL 33441

Phone: 954-480-4213

Website: www.deerfield-beach.com

Fax: 954-480-4323

E-mail: web.clerk@deerfield-beach.com

PLEASE NOTE: Resumes/Additional information may be included; however, the application MUST be completed.



NOTICE OF ELECTION

NON-UNIFORMED MUNICIPAL EMPLOYEE RETIREMENT COMMITTEE

YOU ARE HEREBY NOTIFIED that an election for the Non-Uniformed Municipal Employee Retirement Committee will be held for one (1) regular member. Candidate registration forms will be provided and accepted in the City Clerk's Office of the City Hall Complex, 2nd floor, 150 Northeast Second Avenue, Deerfield Beach, Florida beginning **Wednesday, September 10, 2025 through Wednesday, September 24, 2025 from 8:00 a.m. to 5:00 p.m.**

Following the registration period, ballots will be mailed to eligible voting members on September 26, 2025. The ballot must be received by the City Clerk's Office by 5:00 PM on Friday, October 10, 2025.

Ballots will be opened publicly on Friday, October 10, 2025 at 5:01 p.m. in the City Clerk's Office of the City Hall Complex, 2nd floor, 150 Northeast Second Avenue, Deerfield Beach, Florida and tabulated with a member of the Non-Uniformed Municipal Employee Retirement Committee present. Results will be submitted to the City Commission at their next scheduled meeting for ratification.

**CITY OF DEERFIELD BEACH, FLORIDA
BY: HEATHER MONTEMAYOR, CMC, CITY CLERK**



NOTICE OF ELECTION
NON-UNIFORMED RETIREMENT
PENSION BOARD

YOU ARE HEREBY NOTIFIED that the period to register for the Non-Uniformed Retirement Pension Board election has expired.

Currently, there is one (1) position available for election; whereby, only one (1) application was received during the registration period of September 10, 2025 - September 24, 2025. Therefore, the following candidate was unopposed and will be appointed to the Non-Uniformed Retirement Pension Board.

Najaim Musto

NO ELECTION WILL BE HELD FOR THIS BOARD

Should you have any questions, please feel free to contact the City Clerk's Office.

CITY OF DEERFIELD BEACH, FLORIDA
BY: HEATHER MONTEMAYOR, CMC, CITY CLERK



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-504

Agenda Date: 10/21/2025

Status: CONSENT - BOARD
APPOINTMENTS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Steve Rossman as the fifth member to the Board of Trustees of the Municipal Police Officers' Retirement Trust Fund of the City of Deerfield Beach to fulfill an unexpired term; providing for an effective date.

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

The Police Pension Board is comprised of five members; two are elected by the police officers, two are selected by the City Commission, and the 5th member is appointed by the Board. On August 30, 2025, Richard Giuffreda resigned from the Board as the 5th Trustee. At the Board's September 22, 2025 board meeting, the Board unanimously approved the appointment of Steve Rossman as the 5th Trustee to fulfill an unexpired term ending September 30, 2026. The proposed resolution requests the Commission take ministerial action in approving the appointment. Upon approval, the Board will have no vacancies.

Recommendation

Approval is recommended.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPOINTING STEVE ROSSMAN AS THE FIFTH MEMBER TO THE BOARD OF TRUSTEES OF THE MUNICIPAL POLICE OFFICERS' RETIREMENT TRUST FUND OF THE CITY OF DEERFIELD BEACH TO FULFILL AN UNEXPIRED TERM; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in accordance with Section 185.05, Fla. Stat., the City Commission created the Board of Trustees (the "Board") of the Municipal Police Officers' Retirement Trust Fund (the "Trust Fund"), which is responsible for administering the Trust Fund; and

WHEREAS, pursuant to Section 185.05, Fla. Stat., the City Commission appoints two of the five members of the Board; and

WHEREAS, pursuant to Section 185.05, Fla. Stat., a majority of the current members of the Board shall select a fifth member for submission to be appointed by the City Commission, and the City Commission, as a ministerial duty, shall appoint such person to the Board; and

WHEREAS, a majority of the members of the Board selected Steve Rossman to serve as the fifth member on the Board to fulfill an unexpired term.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. Steve Rossman is hereby appointed to serve as the fifth member of the Board of Trustees of the Municipal Police Officers' Retirement Trust Fund for a term expiring on September 30, 2026.

Section 3. Steve Rossman shall serve without compensation and is required to file a financial disclosure statement in accordance with Florida law.

Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2025

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-510

Agenda Date: 10/21/2025

Status: CONSENT - BOARD
APPOINTMENTS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, confirming the election results for a member to the Board of Trustees of the Municipal Police Officer's Pension Retirement Trust Fund; providing an effective date.

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

At the request of the Police Officer's Retirement Trust Fund Board of Trustees (the "Board"), an election was held in October for one vacancy. The registration period was held from September 25, 2025 to October 7, 2025. During the registration period, only one application was received; therefore, the candidate, Robert Schnakenberg, was unopposed.

Upon approval of the appointment, there will be five regular members.

Recommendation

Approval is recommended.

RESOLUTION NO. 2025/

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
DEERFIELD BEACH, FLORIDA, CONFIRMING THE ELECTION
RESULTS FOR A MEMBER TO THE BOARD OF TRUSTEES OF THE
MUNICIPAL POLICE OFFICER'S PENSION RETIREMENT TRUST
FUND; PROVIDING AN EFFECTIVE DATE**

WHEREAS, in accordance with Section 54-71 of the City Code, the Board of Trustees for the Police Officer's Pension Retirement Trust Fund (the "Board") is comprised of five members: two members are appointed by the City Commission, two police officers are elected by a majority of the plan participants, and the fifth member is chosen by the majority of the four other Board members, with all members serving a four-year term; and

WHEREAS, at the request of the Board, an election was held to fill a vacancy for one of the elected police officer members; and

WHEREAS, during the registration period of September 25, 2025 to October 7, 2025 for the election, the City Clerk's Office accepted applications to fulfill the vacancy; and

WHEREAS, during the registration period, only one application was received; therefore, the candidate, Robert Schnakenberg, was unopposed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. Robert Schnakenberg is hereby confirmed as a member to the Board of Trustees for the Police Officer's Pension Retirement Trust Fund for a term commencing on October 21, 2025 and ending on September 30, 2029.

Section 3. Mr. Schnakenberg shall serve without compensation and is required to file a financial disclosure statement in accordance with Florida Statutes.

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK



City of Deerfield Beach
Application for Advisory Board or Committee

Advisory Board or Committee you are applying for: Deerfield Beach Police Officers Pension Plan

Please be advised that a Level II background check is required for the African American Heritage Board, Cultural Committee, Education Advisory Board, and Planning and Zoning Board.

Are you willing to be considered for an alternate Board or Committee? Yes ☐ No ☒

Name Robert Schnakenberg

Address [REDACTED]

City [REDACTED]

State [REDACTED]

Zip [REDACTED]

I reside in District # (can be found on back of your Voter Registration Card) F008

Year-Round Resident? Yes ☒ No ☐

If No, what months are you away?

Home Phone n/a

Work/Mobile Phone [REDACTED]

E-mail Robert_schnakenberg@sheriff.org

Employer Broward Sheriff's Office

Address 2601 West Broward Blvd, Ft. Lauderdale, Florida

Occupation (if retired, please indicate and list former occupation) Law Enforcement

Please list any governmental Advisory Boards or Committees on which you currently serve:
Deerfield Beach Police Officer's Pension Plan

Complete the following. Please describe those facets of your background/experience which you feel may be useful for membership on this Board/Committee.

Academic: Degrees, Diplomas

Professional: Certification(s)

Certified Law Enforcement Officer

Knowledge: Training, interest or experience

Board Member for several years

Community Involvement: List organizations/positions

Organizations: Memberships

I understand that in accordance with the Florida Sunshine Law, this information may be made public. I understand that the appointment is for voluntary, uncompensated service. If appointed, I agree to faithfully and fully perform the duties of my office, will make every endeavor to serve my full term, and will comply with all laws and ordinances of the City, County and State of Florida, particularly those pertaining to the conduct of public officials and the financial disclosure requirements, if applicable to my position.

Signature: 

Date: 9/24/25

Print Name: **Lt. Colonel Robert Schnakenberg, CCN 6280**

Return completed application to:

City Clerk's Office

150 NE 2nd Avenue, Deerfield Beach, FL 33441

Phone: 954-480-4213

Website: www.deerfield-beach.com

Fax: 954-480-4323

E-mail: web.clerk@deerfield-beach.com

PLEASE NOTE: Resumes/Additional information may be included; however, the application MUST be completed.



NOTICE OF ELECTION

POLICE OFFICER'S RETIREMENT TRUST FUND **BOARD OF TRUSTEES**

YOU ARE HEREBY NOTIFIED that an election for the Police Officer's Retirement Trust Fund Board of Trustees will be held for one (1) regular member. Candidate registration forms will be provided and accepted in the City Clerk's Office of the City Hall Complex, 2nd floor, 150 Northeast Second Avenue, Deerfield Beach, Florida beginning **Thursday, September 25, 2025 through Tuesday, October 7, 2025 from 8:00 a.m. to 5:00 p.m.**

Following the registration period, ballots will be mailed to eligible voting members on October 9, 2025. The ballot must be received by the City Clerk's Office by 5:00 PM on Friday, October 24, 2025.

Ballots will be opened publicly on Friday, October 24, 2025 at 5:01 p.m. in the City Clerk's Office of the City Hall Complex, 2nd floor, 150 Northeast Second Avenue, Deerfield Beach, Florida and tabulated with a member of the Police Officer's Retirement Trust Fund Board of Trustees present. Results will be submitted to the City Commission at their next scheduled meeting for ratification.

CITY OF DEERFIELD BEACH, FLORIDA
BY: HEATHER MONTEMAYOR, CMC, CITY CLERK



NOTICE OF ELECTION
POLICE OFFICER'S RETIREMENT TRUST
FUND BOARD OF TRUSTEES

YOU ARE HEREBY NOTIFIED that the period to register for the Police Pension Board election has expired.

Currently, there is one (1) position available for election; whereby, only one (1) application was received during the registration period of Thursday, September 25, 2025 through Tuesday, October 7, 2025 from 8:00 a.m. to 5:00 p.m. Therefore, the following candidate was unopposed and will be appointed to the Police Officer's Retirement Trust Fund Board.

Robert Schnakenberg

NO ELECTION WILL BE HELD FOR THIS BOARD

Should you have any questions, please feel free to contact the City Clerk's Office.

CITY OF DEERFIELD BEACH, FLORIDA
BY: HEATHER MONTEMAYOR, CMC, CITY CLERK



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-464

Agenda Date: 10/21/2025

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a work authorization with Kenneth R. Carlson - Architect, P.A. to provide professional architectural and engineering services related to the interior renovations to the Planning and Zoning Department and Building Department offices in an amount not to exceed \$48,050.00; authorizing carry forward of funding for the Work Authorization; providing for execution and an effective date. (Funds from Account #100-100-150-1500-000-51500-503299 - Other Contractual Services)

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Costs: \$48,050.00

Account Name: Other Contractual Services

Account Number: 100-100-150-1500-000-51500-503299

Background/History

The improvements proposed to the Planning & Development Services Department and Building Department relate to the ongoing interior renovation improvements to City Hall and the change to the lobby area which now restricts customers from accessing areas within City Hall outside the lobby and hallway. The reorganization of the semi-public space, which is currently the Planning and Building Department lobby and conference room will provide for a better workflow and customer experience for those coming to the Planning and Building Departments for meetings or questions.

The funds appropriated for this project in the amount of \$48,050.00 are currently in the FY 25 Budget and need to be carried forward into FY 26 Budget.

Current Activity

In order to facilitate the required renovations, City staff desires to retain an architectural and engineering firm to assist with the design and development of architectural and engineering documents for the renovation of the designated portion of City Hall for both Planning and Building Departments.

Pursuant to Request for Qualifications #2011-11-IG and Section 287.055, Florida Statutes, the City entered into multiple continuing contracts with qualified firms for the professional architectural and engineering services on an as needed basis, including a continuing contract with Kenneth R. Carlson Architects, P.A. ("KCA") dated April 12, 2021 and renewed through April 11, 2026. After reviewing

the qualifications and experience of the City's continuing contractors, Staff determined that KCA is the most qualified for the Services, requested a proposal from KCA and negotiated a project scope and fee in an amount not to exceed \$48,050.00 which staff has determined to be fair and reasonable and in accordance with industry standards.

Recommendation

It is recommended that the City Commission of the City of Deerfield Beach approve the attached Work Authorization with KCA in amount not to exceed \$48,050.00 for the required services. In addition, staff is requesting the carry forward of the funds from 2025 Fiscal Year to 2026 Fiscal Year for the funding of the services.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A WORK AUTHORIZATION WITH KENNETH R. CARLSON - ARCHITECT, P.A. TO PROVIDE PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES RELATED TO THE INTERIOR RENOVATIONS TO THE PLANNING AND ZONING DEPARTMENT AND BUILDING DEPARTMENT OFFICES IN AN AMOUNT NOT TO EXCEED \$48,050.00; AUTHORIZING CARRY FORWARD OF FUNDING FOR THE WORK AUTHORIZATION; PROVIDING FOR EXECUTION AND AN EFFECTIVE DATE

WHEREAS, both the Planning and Zoning Department (“Planning”) and the Building Department (“Building”) areas located in City Hall are in need of interior renovations; and

WHEREAS, the improvements to Planning relate to the ongoing interior renovations to City Hall, including to the lobby area; and

WHEREAS, the proposed renovations will reorganize the semi-public space to provide a better workflow and customer experience for those coming to meetings or visiting City Hall to have questions resolved by Planning and/or Building; and

WHEREAS, pursuant to Request for Qualifications #2021-11-IG (the “RFQ”) and Section 287.055, Florida Statutes, the City entered into multiple continuing contracts with qualified firms for the provision of professional architectural and engineering services on an as needed basis, including a continuing contract with Kenneth R. Carlson - Architect, P.A. (“KCA”) dated April 12, 2021 and renewed through April 11, 2026 (the “Continuing Contract”); and

WHEREAS, the Department reviewed the qualifications and experience of the City’s continuing contractors and determined KCA is the most qualified firm for the required architectural and engineering services for the interior renovations (the “Services”); and

WHEREAS, the Department requested a proposal from KCA for the Services and negotiated a project scope and fee in an amount not to exceed \$48,050.00, which staff has determined to be fair and reasonable and in accordance with industry standards; and

WHEREAS, the City desires to issue a Work Authorization to KCA under the terms and conditions of the Continuing Contract and the proposal attached as Exhibit “A” to the Work Authorization, in an amount not to exceed \$48,050.00; and

WHEREAS, the funding for the Services was appropriated in the 2025 Fiscal Year Budget and needs to be carried forward to 2026 Fiscal Year; and

WHEREAS, staff recommends the City Commission approve and authorize execution of

the Work Authorization with KCA, attached as Exhibit “1”, (the “Work Authorization”) in an amount not to exceed \$48,050.00 for the Services as set forth in Exhibit “A” to the Work Authorization, and authorizing the necessary appropriations to fund the Services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the Work Authorization with KCA, attached as Exhibit “1”, for the Services in an amount not to exceed \$48,050.00.

Section 3. The City Manager is hereby authorized to execute the Work Authorization with KCA, attached as Exhibit “1”, consistent with the terms of the Continuing Contract, together with such additional terms as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution, including but not limited to making the necessary appropriations and carry forward of funding to Fiscal Year 2026 to effectuate the Work Authorization.

Section 5. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

**WORK AUTHORIZATION BETWEEN CITY OF DEERFIELD BEACH AND KENNETH R. CARLSON
ARCHITECT, P.A. FOR PROFESSIONAL ARCHITECTURAL/ENGINEERING SERVICES RELATED
TO THE INTERIOR REVOLUTIONS TO THE PLANNING AND ZONING DEPARTMENT AND
BUILDING DEPARTMENT OFFICES AT CITY HALL**

This Work Authorization is entered into this ____ day of _____, 2025, by and between City of Deerfield Beach, a municipal corporation of the State of Florida, (the "City") and Kenneth R. Carlson Architect, P.A., a Florida Profit Corporation authorized to do business in the State of Florida, (the "Consultant").

RECITALS

WHEREAS, the City and the Consultant entered into a master CCNA continuing services contract beginning April 12, 2021 pursuant to RFQ #21-11-IG, (the "Continuing Contract") and Consultant has been approved to provide the services contemplated herein; and

WHEREAS, the Continuing Contract has been renewed by the parties for a one-year period expiring on April 11, 2026; and

WHEREAS, the City and the Consultant desire to enter into this Work Authorization for the Consultant to perform professional engineering services as more specifically set forth in Exhibit "A" of this Work Authorization .

NOW, THEREFORE, in consideration of the mutual terms and conditions, promises, and covenants, hereinafter set forth, City and Consultant agree as follows:

SECTION 1
RECITALS

The above recitals are acknowledged and incorporated herein to this Work Authorization.

SECTION 2
SCOPE OF SERVICES

Consultant agrees to perform certain professional engineering services for the City, as more specifically described in the Scope of Services attached as Exhibit "A" to this Work Authorization (the "Services"), and in accordance with the terms and conditions set forth herein and in the Continuing Contract, of which by this reference are incorporated into this Work Authorization in its entirety during the Term and within the timeline provided for in this Work Authorization.

SECTION 3
COMPENSATION

In consideration for the Services to be performed by Consultant, the City agrees to pay Consultant an amount not-to-exceed \$48,050.00, plus reimbursable expenses for printing, shipping and PDF files based on the rates as further detailed in Exhibit "A". Compensation due to the Consultant shall be payable within 30 calendar days following submission of a proper invoice by the Consultant to the City. In the event of City's termination of this Work Authorization prior to the end of the Work Authorization Term pursuant to Section 5, City shall pay Consultant on a pro-rata basis for the Services performed by Consultant prior to the City's termination of this Work Authorization.

SECTION 4
TERM OF WORK AUTHORIZATION

The term of this Work Authorization shall commence upon the date of execution hereof and shall remain in effect until the Services are completed to the City's satisfaction (the "Term"), unless terminated earlier pursuant to Section 5 of this Work Authorization.

SECTION 5
TERMINATION OF WORK AUTHORIZATION

City may terminate this Work Authorization for convenience by giving the Consultant 30 days' advance written notice. The termination of this Work Authorization shall not relieve either party of any liability that accrued prior to such termination and any such accrued liability shall survive the termination of this Work Authorization.

SECTION 6
CONTINUING CONTRACT

The Services to be provided by Consultant pursuant to this Work Authorization shall comply with all of the terms and conditions set forth in the Continuing Contract between City and Consultant, which by this reference is incorporated into this Work Authorization in its entirety. In the event there is a conflict between the terms of this Work Authorization and the Continuing Contract, the terms of the Continuing Contract shall prevail.

SECTION 7
INDEPENDENT CONSULTANT

Consultant is an independent Consultant under this Work Authorization. Services provided by Consultant shall be by employees or sub-consultants of Consultant and subject to supervision by Consultant, and not as officers, employees or agents of the City. Personnel policies, tax responsibilities, social security, health insurance, employee benefits, travel, per diem policy, and purchasing policies under the Work Authorization shall be the sole responsibility of Consultant. Consultant shall have no rights under the City's worker's compensation, employment, insurance benefits or similar laws or benefits.

SECTION 8
INDEMNIFICATION / HOLD HARMLESS CLAUSE

Consultant shall indemnify and hold harmless City, its officers and employees from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness or intentionally wrongful conduct of Consultant, and other persons employed or utilized by Consultant in the performance of this Work Authorization. The provisions of this section shall survive the expiration or earlier termination of this Work Authorization. To the extent considered necessary by Contract Administrator and City Manager, any sums due Consultant under this Work Authorization may be retained by City until all of City's claims for indemnification pursuant to this Work Authorization and the Services provided have been settled or otherwise resolved, and any amount withheld shall not be subject to payment of interest by City. Nothing in this Work Authorization or the Continuing Contract shall be deemed or treated as a waiver by the City of any immunity which it is entitled by law, including but not limited to the City's sovereign immunity as set forth in Section 768.28, Florida Statutes.

SECTION 9
INSURANCE

9.1 The CONSULTANT shall satisfy the insurance requirements stated herein. The CONSULTANT shall not commence the work or otherwise perform the work as required by the applicable Work Authorization and/or Notice to Proceed until the requirements stated herein are met and the Certificate(s) of Insurance is approved by the CITY. The CONSULTANT shall assume full responsibility and expense to obtain all necessary insurance.

9.2 General

9.2.1 The Consultant shall furnish to the Contract Administrator a Certificate of Insurance or endorsements evidencing the insurance coverage specified herein within fifteen (15) calendar days after the effective date of this Agreement. The required Certificates of Insurance shall name the types of policies provided, refer specifically to the Agreement, and state that such insurance is as required by this Contract. CONSULTANT's failure to provide to CITY the Certificates of Insurance or endorsements evidencing the insurance

coverage within fifteen (15) calendar days shall provide the basis for the termination of the Agreement.

9.2.2 Such policy or policies shall be without any deductible amount unless otherwise noted in this Agreement and shall be issued by approved companies authorized to do business in the State of Florida, and having agents upon whom service of process may be made in Broward County, Florida. Consultant shall pay all deductible amounts, if any. Consultant shall specifically protect City and the Deerfield Beach City Commission by naming City and the Deerfield Beach City Commission as additional insured under the Commercial Liability Policy, Business Automobile Liability policy as well as on any Excess Liability Policy coverage.

9.2.3 Coverage is not to cease and is to remain in force (subject to cancellation notice) until all performance required of Consultant is complete including all renewal terms. All policies must be endorsed to provide City with at least thirty (30) days' notice of expiration, cancellation and/or restriction. If any of the insurance coverages will expire prior to the completion of any Project, copies of renewal policies shall be furnished at least thirty (30) days prior to the date of their expiration.

9.2.4 City reserves the right to review and revise any insurance requirements at the time of renewal or amendment of this Contract, including, but not limited to, deductibles, limits, coverage, and endorsements based on insurance market conditions affecting the availability or affordability of coverage, or changes in the scope of work or specifications that affect the applicability of coverage. If CONSULTANT uses a Subconsultant, CONSULTANT shall ensure that Subconsultant names CITY and the Deerfield Beach City Commission as additional insured under the Commercial Liability Policy as well as on any Excess Liability Policy coverage.

9.3 CONSULTANT shall, at a minimum, provide, pay for, and maintain in force at all times during the term of this Agreement the following insurance:

Commercial Liability Insurance - A Commercial Liability Insurance Policy shall be provided which shall contain limits of no less than One Million Dollars (\$1,000,000.00) per occurrence for bodily injury liability, personal injury liability and property damage liability on a per project basis, and shall contain limits of no less than a Two Million Dollars (\$2,000,000.00) aggregate. Coverage must be afforded on a form no more restrictive than CG 20 10 10 01 and CG 20 37 10 01 Commercial Liability Policy, without restrictive endorsements, as filed by the Insurance Services Office and must include: premises and operations, independent contractors, products and/or completed operations for contracts, broad form contractual coverage applicable to this specific Contract including any hold harmless and/or indemnification Contract, personal injury coverage with employee and contractual exclusions removed and policy limits shall be applied on a primary and non-contributory basis.

Professional Liability (Errors & Omissions) Insurance - Professional Liability Insurance with the limits of liability provided by such policy for each claim and on a claim made basis or on an occurrence basis to be no less than one million Dollars (\$1,000,000) per occurrence with a limit of no less than two million dollars (\$2,000,000) aggregate with a deductible per claim not to exceed ten percent (10%) of the limit of liability. CONSULTANT shall notify the CITY in writing within thirty (30) days of any claim filed or made against its Professional Liability Insurance Policy. CONSULTANT acknowledges that the CITY is relying on the competence of the CONSULTANT to design a project to meet its functional intent. If it is determined during construction of a project that changes must be made due to CONSULTANT's negligent errors and omissions, CONSULTANT shall promptly rectify them at no cost to CITY and shall be responsible for

additional costs, if any, of a project to the proportional extent caused by such negligent errors or omissions.

Business Automobile Liability - Business Automobile Liability shall be provided with minimum limits of One Million Dollars (\$1,000,000.00) per occurrence or combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability policy, without restrictive endorsements, as filed by the Insurance Services Office, and must at a minimum include liability coverage symbols: 2 (owned vehicles), 8 (hired vehicles) and 9 (non-owned vehicles).

Workers Compensation Insurance - Workers' Compensation insurance to apply for all employees in compliance with Chapter 440, Florida Statutes, as may be amended from time to time, the "Workers' Compensation Law" of the State of Florida, and all applicable Federal laws. In addition, the policy(ies) must include employers' liability with a limit of One Million Dollars (\$1,000,000.00) each accident, One Million Dollars (\$1,000,000.00) aggregate limit by disease and One Million Dollars (\$1,000,000.00) each employee by disease. Additionally, if there will be operations undertaken on, about or over navigable waterways, evidence of a coverage endorsement for U.S. Longshoremen and Harbor Workers Act (USL&H), and/or Jones Act, for maritime laws coverage shall be included. The Policy shall include a waiver of subrogation for all liability arising out of this contract. If exempt for Worker's Compensation, proper documentation shall be provided.

SECTION 10 **NON-APPROPRIATION OF FUNDS**

In the event no funds or insufficient funds are appropriated and budgeted or are otherwise unavailable in any fiscal year for payments due under this Work Authorization, then the City, upon written notice to Consultant of such occurrence, shall have the unqualified right to terminate this Work Authorization without any penalty or expense to the City.

SECTION 11 **MISCELLANEOUS**

Consultant shall, without additional expense to the City, be responsible for paying any taxes, obtaining any necessary licenses and for complying with all applicable federal, state, county, and municipal laws, ordinances and regulations in connection with the performance of the Services specified herein.

SECTION 12 **AUDIT AND INSPECTION RIGHTS**

- 12.1 The City may, at reasonable times, and for a period of up to three (3) years following the date of final performance of Services by Consultant under this Work Authorization, audit, or cause to be audited, those books and records of Consultant that are related to Consultant's performance under this Work Authorization. Consultant agrees to maintain all such books and records at its principal place of business for a period of three (3) years after final payment is made under this Work Authorization.
- 12.2 The City may, at reasonable times during the term hereof, perform such inspections, as the City deems reasonably necessary, to determine whether the services required to be provided by Consultant under this Work Authorization conform to the terms of this Work Authorization. Consultant shall make available to the City all reasonable assistance to facilitate the performance of inspections by the City's representatives.

SECTION 13 **AMENDMENTS AND ASSIGNMENT**

- 13.1 This Work Authorization together with Exhibit "A" and all negotiations and oral understandings between the parties are merged herein. The terms and conditions set forth in this Work Authorization supersede any and all previous agreements, promises, negotiations or representations, except as otherwise provided in Section 6. Any other agreements, promises,

negotiations or representations not expressly set forth in this Work Authorization are of no force and effect.

13.2 No modification, amendment or alteration of the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality as this Work Authorization.

13.3 Consultant shall not transfer or assign the performance of Services called for in the Work Authorization without the prior written consent of the City, which may be withheld or conditioned in the City's sole discretion.

SECTION 14 **NOTICES**

Whenever either party desires to give notice to the other, it must be given by written notice in accordance with the requirements of Notices section of the Continuing Contract.

SECTION 15 **GOVERNING LAW AND VENUE**

This Work Authorization shall be construed in accordance with, and governed by, the laws of the State of Florida. Venue for any action arising out of, or relating to this Work Authorization shall be in Broward County, Florida.

SECTION 16 **HEADINGS, CONFLICT OF PROVISIONS,** **WAIVER OR BREACH OF PROVISIONS**

Headings are for convenience of reference only and shall not be considered in any interpretation of this Work Authorization. In the event of conflict between the terms of this Work Authorization and any terms or conditions contained in any attached documents, the terms in this Work Authorization shall prevail. No waiver or breach of any provision of this Work Authorization shall constitute a waiver of any subsequent breach of the same or any other provision, and no waiver shall be effective unless made in writing.

SECTION 17 **NON-DISCRIMINATION**

Consultant represents and warrants to the City that Consultant does not and will not engage in discriminatory practices and that there shall be no discrimination in connection with Consultant's performance under this Work Authorization on account of race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for delivery of services. Consultant further covenants that no otherwise qualified individual shall, solely by reason of his/her race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for delivery of services, be excluded from participation in, be denied services, or be subject to discrimination under any provision of this Work Authorization.

SECTION 18 **PUBLIC RECORDS**

Consultant understands that the public shall have access, at all reasonable times, to all documents and information pertaining to City contracts, subject to the provisions of Chapter 119, Florida Statutes, and agrees to allow access by the City and the public to all documents subject to disclosure under applicable law. Consultant's failure or refusal to comply with the provisions of this section shall result in the immediate termination of this Work Authorization by the City.

SECTION 19 **HUMAN TRAFFICKING AFFIDAVIT**

In accordance with Section 787.06(13), Florida Statutes, as Consultant is a nongovernmental entity, Consultant is required to attest that it does not use coercion for labor or services. At the time of execution of this Work Authorization, Consultant shall submit the required Affidavit, which will be provided by the City's Procurement Division.

SECTION 20
FOREIGN COUNTRIES OF CONCERN AFFIDAVIT

In accordance with Section 287.138, Florida Statutes, the Consultant is required to attest that it does not meet any of the criteria set forth in Paragraph 2 (a)-(c) of Section 287.138, Florida Statutes, as such terms are defined therein, as updated. At the time of execution of this Work Authorization, Consultant shall submit the required Affidavit, which will be provided by the City's Procurement Division.

SECTION 21
SEVERABILITY

If any provision of this Work Authorization or the application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Work Authorization, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

SECTION 22
SURVIVAL

All representations and other relevant provisions herein shall survive and thereby continue in full force and effect, upon termination of this Work Authorization.

SECTION 23
JOINT PREPARATION

The parties hereto acknowledge that they have sought and received whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein, including the Continuing Contract, and that the preparation of this Work Authorization has been a joint effort of the parties, the language has been agreed to by parties to express their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

IN WITNESS WHEREOF, the parties hereto have made and executed this Work Authorization on the respective dates under each signature.

CITY

CITY OF DEERFIELD BEACH, a municipal
corporation of the State of Florida

ATTEST:

By: _____
Rodney Brimlow, City Manager

Heather Montemayor, City Clerk

Date: _____, 2025.

Approved As To Form And Legal
Sufficiency for the use of and
reliance by the City of Deerfield
Beach, Florida, only:

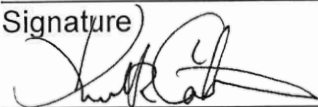
Anthony C. Soroka, City Attorney

WORK AUTHORIZATION BETWEEN CITY OF DEERFIELD BEACH AND KENNETH R. CARLSON ARCHITECT, P.A. FOR PROFESSIONAL ARCHITECTURAL/ENGINEERING SERVICES RELATED TO THE INTERIOR REVOVATIONS TO THE PLANNING AND ZONING DEPARTMENT AND BUILDING DEPARTMENT OFFICES AT CITY HALL

Attest:

Alfonso Linares
Corporate Secretary

Witnesses:


Signature

Signature

CONSULTANT

By: 
Signature

Print Name: ANDREW CARLSON

Title: PRESIDENT

Date: 8.15.25, 2025.

**EXHIBIT A
SCOPE OF SERVICES**

REVISED INITIAL FEE PROPOSAL

CLIENT NAME: City of Deerfield Beach
ADDRESS: 200 Goolsby Blvd
Deerfield Beach, FL 33441

DATE: 7/17/25

CONTACT: Wallace Perkins
PHONE/FAX#: 954-250-4334
EMAIL: wperkins@deerfieldbeachfl.gov

PROJECT NAME: Planning, Zoning & Building Dept.
150 NE 2nd Avenue
Deerfield Beach, FL

PROJECT #: 25-044

DESCRIPTION OF WORK:

The Architect, in coordination with the Consulting Engineers, shall design and develop the architectural and engineering documents necessary for the renovation of a designated portion of City Hall, located at 150 NE 2nd Avenue, Deerfield Beach. The scope of the renovation includes the Planning, Zoning, and Building Department areas, as illustrated in the "Proposed Partial Ground Floor Plan" (Exhibit 'A') provided by the City of Deerfield Beach.

TASK 1- CONCEPT PLANS

The Architect shall conduct a site visit to assess the existing conditions of the department spaces. Following the site review, the Architect will utilize the proposed layout provided by the City of Deerfield Beach to develop conceptual floor plans aimed at testing feasibility and programmatic alignment. The Architect will collaborate with the City's Project Manager to review the conceptual plans and make any necessary revisions.

1166 West Newport Center Drive, Suite 311 • Deerfield Beach, FL 33442

Phone (954) 427-8848 • Fax (954) 427-9929 • www.kencarlson.com



Project Name: Planning, Zoning & Bldg Dept
Project Number: 25-044

TASK 2- CONSTRUCTION DOCUMENTS

The Architect, along with their consulting MEP and Structural Engineers, shall design and develop comprehensive Construction Documents for the interior renovation of the Planning, Zoning, and Building Division. The architectural documentation shall include demolition plans, floor plans, reflected ceiling plans, life safety plans, selected interior elevations, millwork details, finish plans, door and glazing schedules, enlarged plan room details, wall sections, and door and hardware schedules. All finish selections shall be coordinated to ensure continuity with the design established in the previously renovated lobby areas. MEP Drawing to include electrical, plumbing, HVAC and lighting plans to reflect changes to spaces per Client's desired layout. Wherever possible, existing conditions to remain unchanged and fixtures to be relocated and reused. Minor Structural Engineering to include infill of existing openings or cut in of new openings in building exterior walls to accommodate final layout design. Whenever possible, existing structural elements to remain unaltered.

TASK 3 - ARCHITECTURAL/STRUCTURAL/MEP CONSTRUCTION ADMINISTRATION -

4 Months

- Two (2) field visit throughout estimated 4 months - Pre Construction and Final Punch
- Draft letter of substantial completion
- Attend bi-weekly virtual OAC meetings
- Provide As-Builts for any changes as a result of construction
- **Limitation of Responsibilities** - KCA shall not be responsible for the acts, means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. KCA shall not have the authority or responsibility to stop the work of any Contractor.
- Architect shall participate with construction team in processing the shop drawings and RFI submittals in Procore format, if required.

FEE ARRANGEMENT:

Task 1 - Concept Plans	\$ 4,000.00
Task 2 - Construction Document Phase	\$39,250.00
Task 3 - Construction Administration Phase	.L..±,,800.00
	\$48,050.00

*Project Name: Planning, Zoning & Bldg Dept
Project Number: 25-044*

SELECTED CONSULTING ENGINEERS:

ARCHITECTURE:

Kenneth R. Carlson - Architect, P.A.
1166 W Newport Center Drive
Suite 311
Deerfield Beach, FL 33442
Phone: 954-427-8848
Design Architect: Andrew Carlson

STRUCTURAL CONSULTING ENGINEER:

BBM Structural Engineers, Inc.
399 West Palmetto Park Rd.
Suite 200
Boca Raton, FL 33432
Design Engineer: Joel R. Middlebrooks

MEP CONSULTING ENGINEER:

Kamm Consulting
1407 W Newport Center Drive
Deerfield Beach, FL 33442
Design Engineer: Art Kamm

Project Name: Planning, Zoning & Bldg Dept
Project Number: 25-044

NOT INCLUDED IN ARCHITECTURAL FEE:

Civil Engineering, Fire Sprinkler Design, Fire Alarm Plans, Landscaping, Landscape Irrigation Design, Individual Permitting of Tenant Improvements, Permit Processing, Soil Studies, Surveys, Impact Fees, Reimbursable Expenses, Additional Brochures, Marketing Materials and Colored Art Work Unless Otherwise Specified.

COPYRIGHT:

All designs, sketches, plans and site work are the property of Kenneth R. Carlson -Architect, P.A. and may not be reproduced without the consent of the Architect.

ADDITIONAL SERVICES:

Additional Services as requested by client shall be invoiced at an hourly rate. Fee schedule as follows:

<u>ARCHITECT</u>		<u>MEP</u>		<u>STRUCTURAL</u>	
Principal	\$225.00/hr	Principals	\$225.00/hr	Principal	\$224.00/hr
Associate	\$175.00/hr	Project Mgr.	\$125.00/hr	Associate	\$204.00/hr
Sr. Architect	\$150.00/hr	Eng./Fld Tech	\$110.00/hr	Proj. Manager	\$184.00/hr
Architect/P.M.	\$120.00/hr	Designer	\$ 95.00/hr	Senior Project Eng.	\$170.00/hr
Graphic Designer	\$120.00/hr	CADD	\$ 85.00/hr	Project Engineer	\$153.00/hr
Sr. Technical Draftsperson	\$100.00/hr			Senior BIM Tech	\$127.00/hr
Technical Draftsperson 1/11	\$60.00/hr/\$85.00/hr			BIM Tech.	\$118.00/hr
Support Draftsperson	\$60.00/hr			CA / Inspector	\$137.00/hr
Secretary/Administration	\$60.00/\$75.00/hr			Clerical	\$ 68.00/hr

ESTIMATED REIMBURSABLE EXPENSES

<u>DESCRIPTION</u>	<u>ESTIMATED EXPENSE</u>
Printing	\$1.75/Sheet
Shipping	\$Actual Expense + 15%
PDF Files	\$4.50 per sheet/file (upon request with 24 hr. notice)

Architect will supply client with three (3) sets of plans signed and sealed and one (1) set client copy. Additional printing is at the Owner's expense.

Project Name: Planning, Zoning & Bldg Dept
Project Number: 25-044



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-481

Agenda Date: 10/21/2025

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an agreement with Shiff Construction and Development, Inc. utilizing the Sourcewell, Inc. invitation for bids #FL-092524 and Job Order Contract No. FL-R6-GC-092524-SCD for the removal and replacement of eight shower towers on Deerfield Beach in an amount not to exceed \$124,405.66; providing for execution and an effective date. (Funds from Account #100-100-360-1901-000-51900-506031 - Impr Other than Buildings)

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Costs: \$124,405.66

Account Name: Impr Other than Buildings

Account Number: 100-100-360-1901-000-51900-506031

Background/History

Staff has evaluated existing shower towers along the beach that should be replaced. In addition, new shower towers will be replaced with ADA complaint devices. City staff has located a vendor who produces a shower tower that meets the needs of the City and provides a color that is powder-coated teal, which meets the color palette for the City.

Current Activity

The City Code provides authority for the City to acquire or contract for non-real property, goods, or services where the City participates in joint procurement of non-real property, goods or services with other public entities, including, but not limited to acquisitions made pursuant to interlocal agreements entered into with other governmental entities and job order contracts.

Recommendation

It is recommended that the City Commission approve a Job Order Contract with Shiff Construction in the amount of \$124,405.56 to remove and replace shower towers along the beachfront in the City of Deerfield Beach.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING AN AGREEMENT WITH SHIFF CONSTRUCTION AND DEVELOPMENT, INC. UTILIZING THE SOURCEWELL, INC. INVITATION FOR BIDS #FL-092524 AND JOB ORDER CONTRACT NO. FL-R6-GC-092524-SCD FOR THE REMOVAL AND REPLACEMENT OF EIGHT SHOWER TOWERS ON DEERFIELD BEACH IN AN AMOUNT NOT TO EXCEED \$124,405.66; PROVIDING FOR EXECUTION AND AN EFFECTIVE DATE

WHEREAS, currently there are 16 shower towers (the “Showers”) located on Deerfield Beach that require excessive maintenance; and

WHEREAS, in evaluating the condition of the Showers, it was determined that the City needs to implement replacement of eight (8) Showers due to the Showers conditions as well as upgrading the Showers to include efficient ADA compliant devices (the “Project”); and

WHEREAS, it is necessary to retain a firm to assist with the Project; and

WHEREAS, Section 38-116(3)(b)10–11 of the City Code provides authority for the City to acquire or contract for non-real property, goods, or services where the City participates in joint procurement of non-real property, goods, or services with other public entities, including, but not limited to, acquisitions made pursuant to interlocal agreements entered into with other governmental entities; and

WHEREAS, Section 38-116(3)(b)12 of the City Code allows for the procurement of goods or services pursuant to a job order contract; and

WHEREAS, staff recommends using the Sourcewell Invitation for Bids No FL-092524 (the “ITB”) for indefinite delivery-indefinite quantity construction contract with Shiff Construction and Development, Inc. (“Shiff”), utilizing the terms of the Sourcewell, Inc. ITB, and Job Order Contract # FL-R6-GC-092524-SCD through Gordian and Work Order No. 138004.00 (collectively the “Sourcewell Contract”) for the removal, replacement and installation of the eight (8) Showers along Deerfield Beach in an amount not to exceed \$124,405.66 and

WHEREAS, staff has confirmed that the Sourcewell Contract is in effect; and

WHEREAS, staff recommends that the City Commission approve an agreement with Shiff for the Project, utilizing the Sourcewell Contract in an amount not to exceed \$124,405.66.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves an Agreement with Shiff for the Project in an amount not to exceed \$124,405.66.

Section 3. The City Manager is authorized to execute an Agreement with Shiff for the Project in an amount not to exceed \$124,405.66, consistent with the terms of the Sourcewell Contract through Gordian, together with such additional terms that are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

Work Order Signature Document

EZIQC Contract No.: FL-R6-GC-092524-SCD

☒

New Work Order



Modify an Existing Work Order

Work Order Number.: 138004.00

Work Order Date: 07/24/2025

Work Order Title: City of Deerfield Beach - Shower Towers Replacement

Owner Name: City of Deerfield Beach

Contractor Name: Shiff Construction & Development, Inc.

Contact: Zannetha Newell

Contact: Justen Shiff

Phone: 561 895 0087

Phone: 9545242575

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No FL-R6-GC-092524-SCD.

Brief Work Order Description:

Time of Performance

Estimated Start Date:

Estimated Completion Date:

Liquidated Damages

Will apply:



Will not apply:



Work Order Firm Fixed Price: \$124,405.66

Owner Purchase Order Number:

Approvals

Owner

Date

Justen Shiff
President
CGC1509764

Contractor

Date

Digitally signed by Justen Shiff, President CGC1509764
DN: cn=Justen Shiff, President CGC1509764
gn=Justen Shiff, President CGC1509764, o=US United
States, ou=US United States, ou=Shiff Construction & Dev
Inc, e=jds@shiff.com
Reason: I am the author of this document
Location:
Date: 2025-08-13 10:55:04:00

Detailed Scope of Work

To: Justen Shiff
Shiff Construction & Development, Inc.
1350 NE 56th St -Ste. 100
Fort Lauderdale, FL 33334
9545242575

From: Zannetha Newell
City of Deerfield Beach
401 SW 4th Street
Deerfield Beach, FL 33441
561 895 0087

Date Printed: July 24, 2025

Work Order Number: 138004.00

Work Order Title: City of Deerfield Beach - Shower Towers Replacement

Brief Scope:

☐

Preliminary

☐

Revised

☒

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Per attached scope of work.

Subject to the terms and conditions of JOC Contract **FL-R6-GC-092524-SCD**.

Justen Shiff President
CGC1509764

Digitally signed by Justen Shiff President CGC1509764
DN: cn=Justen Shiff, President, CGC1509764, o=Justen Shiff
President CGC1509764, ou=US United States, email=js@shiff.com
Reason: I am the author of this document
Location:
Date: 2025-08-13 10:56:04-00

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date:	July 24, 2025	
Re:	IQC Master Contract #:	FL-R6-GC-092524-SCD
	Work Order #:	138004.00
	Owner PO #:	
	Title:	City of Deerfield Beach - Shower Towers Replacement
	Contractor:	Shiff Construction & Development, Inc.
	Proposal Value:	\$124,405.66

Section - 01	\$22,763.98
--------------	-------------

Section - 22	\$101,641.68
--------------	--------------

Proposal Total	\$124,405.66
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This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: 81.70%

Contractor's Price Proposal - Detail

Date: July 24, 2025

Re: IQC Master Contract #: FL-R6-GC-092524-SCD
Work Order #: 138004.00
Owner PO #:
Title: City of Deerfield Beach - Shower Towers Replacement
Contractor: Shiff Construction & Development, Inc.
Proposal Value: \$124,405.66

Sect.	Item	Mod.	UOM	Description	Line Total
Labor	Equip.	Material	(Excludes)		

Section - 01

1	01 22 20 00 0024	HR	PlumberFor tasks not included in the Construction Task Catalog® and as directed by owner only.					\$22,763.98
		Installation	Quantity		Unit Price		Factor	Total
			384.00	x	54.89	x	1.0800	= 22,763.98
		3 plumbers 2 days each to remove existing shower, return to owner, install new shower by MDF.						

Subtotal for Section - 01 **\$22,763.98**

Section - 22

2	22 42 23 00 1000	EA	Most Dependable Fountain Shower Tower Model 565-10 SMSS 316 HB					\$101,641.68
			Quantity		Unit Price		Factor	Total
		NPP	Installation	1.00	x	78,185.91	x	1.3000 = 101,641.68
			Lump sum package. (8) MDF shower towers 565-10 SMSS 316 HB. Includes 6.5% sales tax.					

Subtotal for Section - 22 **\$101,641.68**

Proposal Total

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: 81.70%

This price is from the supplier's proposal. Reference the attached McGrory Recreation proposal. It does not include plumbing installation.

\$124,405.66

Subcontractor Listing

Date: July 24, 2025

Re: IQC Master Contract #: FL-R6-GC-092524-SCD
Work Order #: 138004.00
Owner PO #:
Title: City of Deerfield Beach - Shower Towers Replacement
Contractor: Shiff Construction & Development, Inc.
Proposal Value: \$124,405.66

Name of Contractor	Duties	Amount	%
No Subcontractors have been selected for this Work Order		\$0.00	0.00

23 July 2025

Re: City of Deerfield Beach Shower Tower Replacement- Scope of Work

Project consists of replacing 8 existing shower towers at Locations 5, 6, 7, 8, 9, 10, 11, and 12. Scope includes removal of existing shower tower and return to City. Purchase and Install new shower tower by Most Dependable Fountain, model 565-10 SMSS 316. Plumber to accept delivery, transport, remove existing shower tower, utilize miscellaneous materials to install new shower tower. Work expected to take 2 days each.

Qualifications:

Any permit fees by Owner

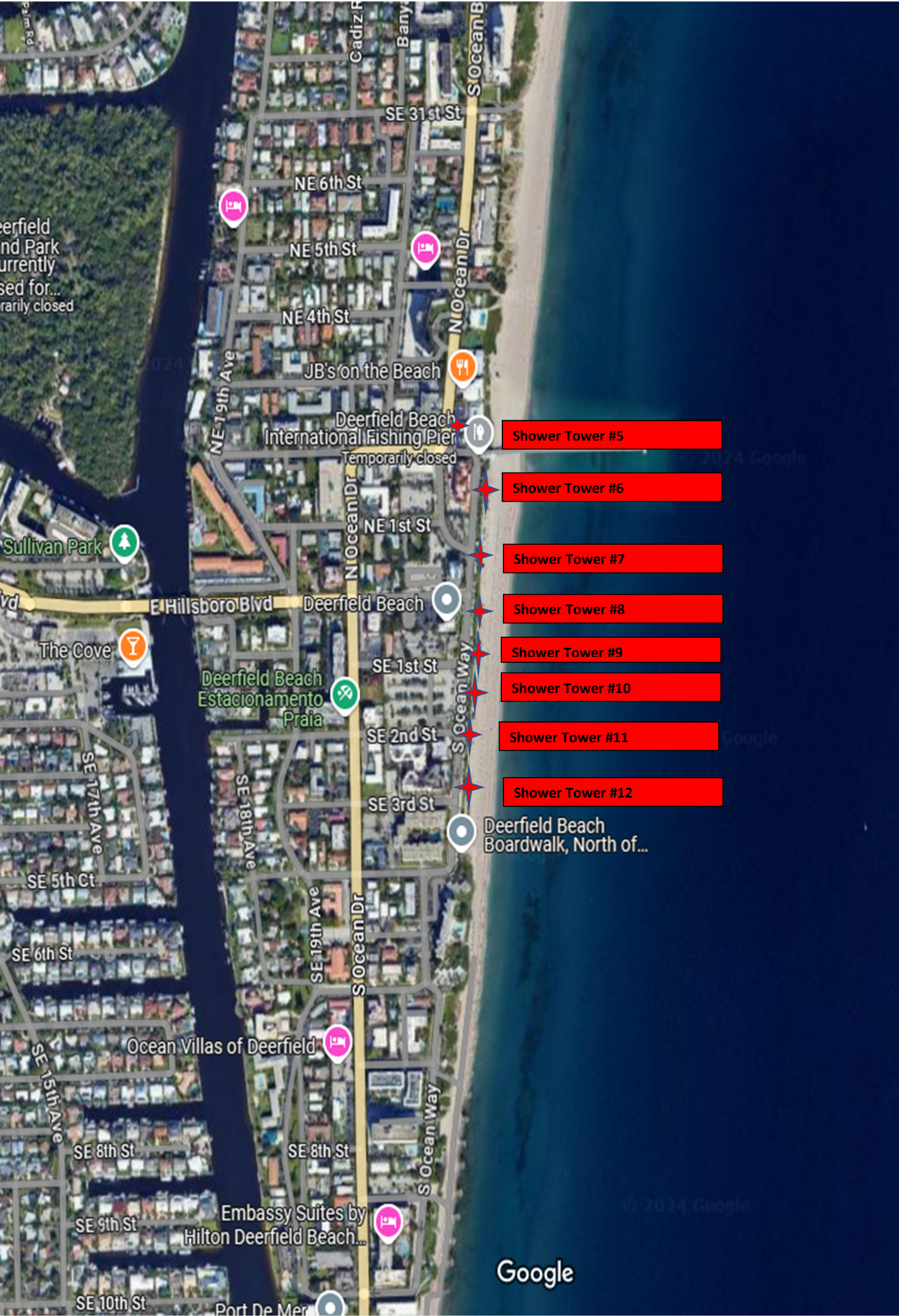
No concrete, ADA or finish work. Any such work shall be done as a separate work order.

City to shut down water service as needed for each shower for work to be conducted.

City of Deerfield Beach
Shower Tower Locations and Scope of Work
September 25, 2025

SCOPE OF WORK

- Replace Shower Towers #5, #6, #7, #8, #9, #10, #11 and #12.
- Transfer old shower towers to DFB Facilities Department.



MCGRORY RECREATION

9176 Old Brownsville Rd
Lakeland, TN 38002 USA
9014820728
vince@mcgroryrec.com

Estimate

ADDRESS
SHIFF CONSTRUCTION
FL 33432

SHIP TO
DEERFIELD BEACH

ESTIMATE # 12033
DATE 07/16/2025

-- This is the backup for Section 22 42 23 00 1000 from the Work Order. It includes the costs to supply the shower towers. It does not include plumbing installation.

ACTIVITY	QTY	RATE	AMOUNT
565-10 SMSS 316	8	5,895.00	47,160.00
565 SMSS CUSTOM SHOWER 316 STAINLESS STEEL			
CUSTOM SHOWER	8	500.00	4,000.00
SHOWER HEAD	32	395.00	12,640.00
EXTRA SHOWER HEAD			
METERED VALVE	16	189.00	3,024.00
METERED VALVE			
HOSE BIBB	8	280.00	2,240.00
Optional Hose Bibb			
COLOR	1	0.00	0.00
COLOR TO BE DETERMINED			

SUBTOTAL 69,064.00
SHIPPING 4,350.00
TOTAL **\$73,414.00**

Accepted By

Accepted Date

Subtotal - \$73,414.00
Tax: \$ 4,771.91
Total: **\$78,185.91**

565-10 SM&SMSS

$$1'' = 1'-0''$$

Two Metered Shower Heads
Two Quick Close Foot Wash

Two Metered Shower Heads
Two Quick Close Foot Wash

Two Quick Close Foot Wash

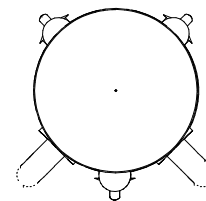
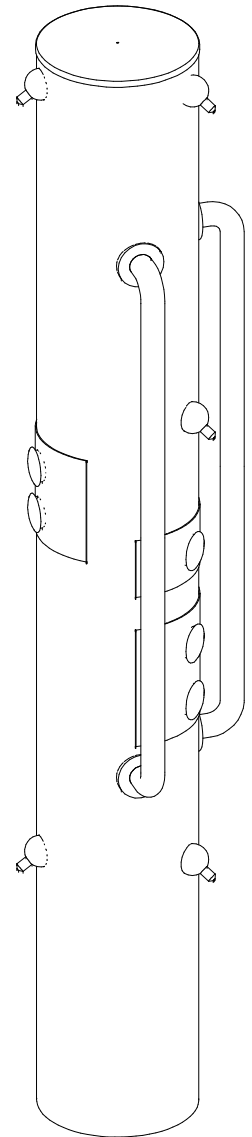
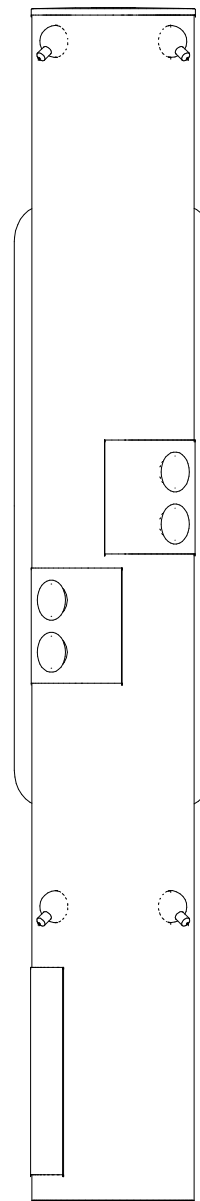
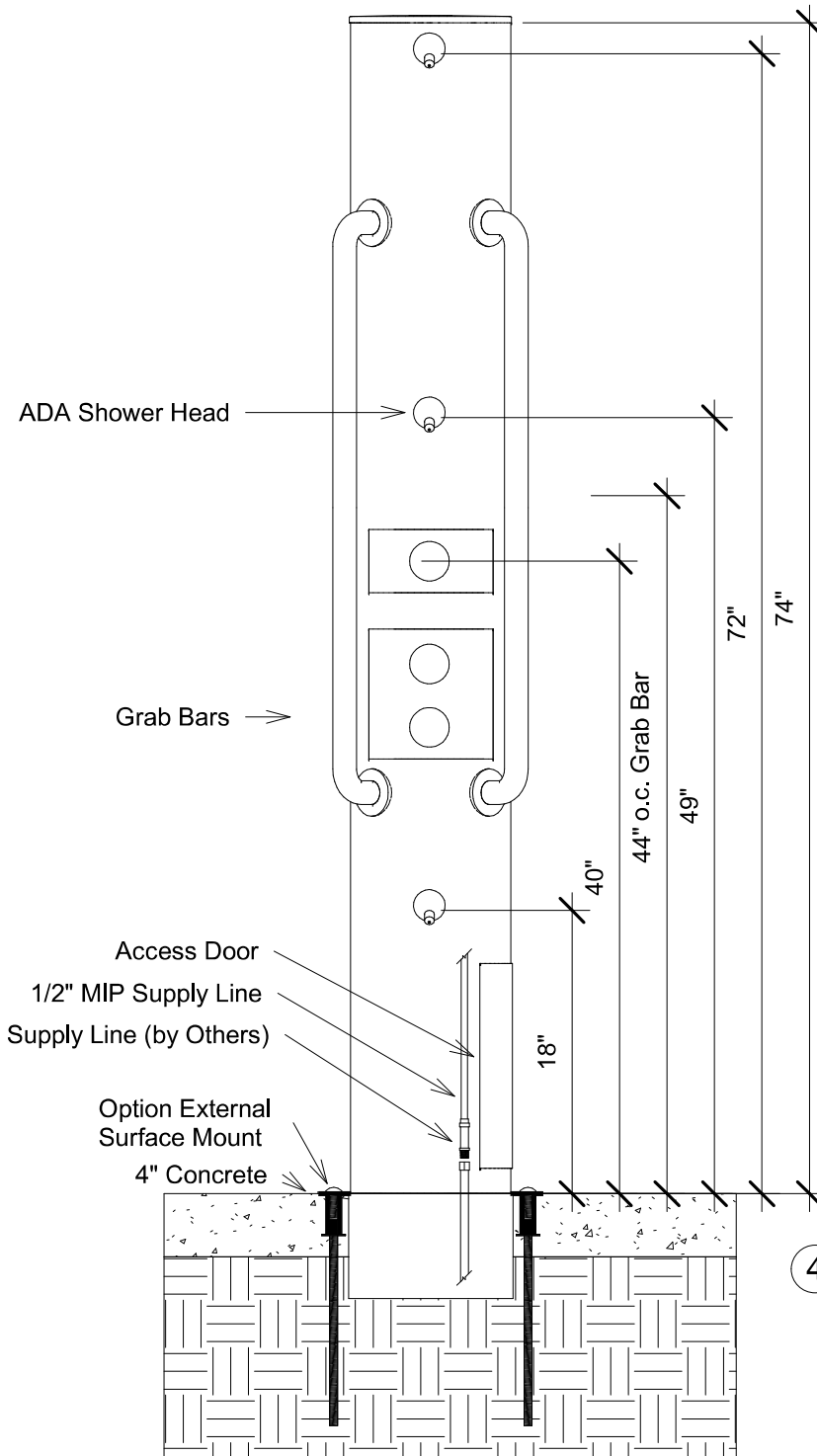
Most Dependable Fountains, INC.
5705 Commander Dr. PO Box 587
Arlington, TN 38002
Phone: (901-867-0039)
www.mostdependable.com

5705 Commander Dr. PO Box 587

Arlington, TN 38002

Phone: (901-867-0039)

www.mostdependable.com



Approval Signature:

Select Material Type:

☐ 304 Stainless Steel

☐ 316 Stainless Steel

Color Selection:

Hose bib included (but not shown).





City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-505

Agenda Date: 10/21/2025

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the award of ITB #25-032 for vending machine services to Compass Group USA, Inc.; authorizing execution of a contract with Compass Group USA, Inc., the responsive and responsible bidder with the highest revenue share to the City, for a three-year term with two additional one-year renewal options; and providing an effective date. (Fiscal Impact - Revenue)

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Revenue: \$3600 annually plus an additional 15.1% percentage of gross revenue net of sales tax collected.

Revenue Account Name: VENDING 249 48

Revenue Account Number: 100-000-720-0000-000-34750-347595

Background/History

The City has utilized vending machine services with various vendors over the years. Staff requested that Purchasing issue an Invitation to Bid (the "ITB") to secure a vendor that can provide prompt service, and a wide selection of healthy snacks and drinks available for purchase by employees and the community.

Current Activity

The current agreement for Vending Machine Services expired on July 22, 2025. In working through the bid process, the City and current vendor agreed to a 90-day extension through October 21, 2025. The Procurement and Contract Administration Division issued Invitation to Bid #25-032 (the "ITB") on June 11, 2025, seeking vendors to provide Vending Machine Services for multiple City locations. The notice was sent to forty-three (43) prospective bidders and nine vendors viewed the ITB. On August 8, 2025, the ITB closed with three (3) bids submitted to the City. The three bids were received from First Class Vending 05, Inc., Compass Group USA, Inc., and Glades Vending. Of the three (3) bids, the bid from Compass Group USA, Inc. was deemed to be the highest revenue, responsive and responsible bidder. Staff conducted reference checks on Compass Group USA, Inc. and they revealed positive results. These services will provide a mixture of both drink and snack machines for 21 designated public access and staff areas within the City.

Recommendation

Staff is recommending that the City Commission award ITB #25-032 and execute an agreement for the provision of Vending Machine Services to Compass Group USA, Inc.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE AWARD OF ITB #25-032 FOR VENDING MACHINE SERVICES TO COMPASS GROUP USA, INC.; AUTHORIZING EXECUTION OF A CONTRACT WITH COMPASS GROUP USA, INC., THE RESPONSIVE AND RESPONSIBLE BIDDER WITH THE HIGHEST REVENUE SHARE TO THE CITY, FOR A THREE-YEAR TERM WITH TWO ADDITIONAL ONE-YEAR RENEWAL OPTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City issued Invitation to Bid #25-032 (the “ITB”) seeking qualified vendors to provide vending machine services at designated City locations as specified in the ITB (collectively, the “Services”); and

WHEREAS, the ITB was advertised in the legal notices section of Broward County’s designated public website on June 11, 2025, and the notice was sent to 43 prospective vendors via the e-Procurement Marketplace with 9 vendors viewing the ITB documents; and

WHEREAS, on August 8, 2025, at 2:00 p.m., the ITB due date and time, the Procurement and Contract Administration Division (the “Division”) opened the three (3) bids that were timely received, and reviewed the bids to ensure that they met the ITB requirements; and

WHEREAS, the ITB provided that the ITB would be awarded to the bidder that proposed the highest revenue share to the City; and

WHEREAS, the Division reviewed all three bids and determined that the bid submitted by Compass Group USA, Inc. (“Compass”), the apparent responsive and responsible bidder with the highest revenue share, discussed the response with the Department of Parks and Recreation and concluded that Compass met all the requirements of the ITB; and

WHEREAS, Compass will pay the City an annual guaranteed contractor fee in amount of \$3,600.00 based upon a \$300.00 monthly fee plus a 15.1% monthly commission of Compass’s gross revenue net of sales tax collected in excess of the annual guaranteed vending fee on all vending machines (the “Revenue”); and

WHEREAS, the Division recommends that the City Commission approve the award of the ITB to Compass, the responsive and responsible bidder with the highest revenue share to the City, and authorize execution of a contract with Compass for a three-year term with two additional one-year renewal options for the Services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the award of the ITB to Compass to provide the vending machine services at the designated locations set forth in the ITB.

Section 3. The City Manager is hereby authorized to execute a Contract with Compass for a three year term with two additional one year renewal options, based upon the terms and conditions of ITB, together with such additional terms and conditions as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney

Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS _____DAY OF _____, 2025.

CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK



Memorandum

TO: Greg Warner, Parks and Recreation Director
FROM: Genesis Cuevas, Senior Buyer
THRU: Peggy Cadeaux, Purchasing Manager
DATE: September 26, 2025
SUBJECT: 25-032 - ITB -Vending Machines

The Procurement and Contract Administration Division issued an Invitation to Bid # 25-032 for Vending Machine Services. This formal competitive solicitation process complies with the City of Deerfield Beach procurement requirements. Details of the competitive solicitation process are as follows:

- On June 11, 2025, the ITB was advertised in the legal notices section of the Broward County Website. The notice was sent to forty-three (43) prospective bidders via the e-Procurement Marketplace.
- Nine (9) vendors viewed the documents of the ITB.
- On August 8, 2025, at 2:00 p.m. EST, the Procurement and Contract Administration Division closed and unsealed three (3) responses, First Class Vending 05, Inc., Compass Group USA, Inc. and Glades Vending. The responses were reviewed by the Procurement and Contract Administration Division to ensure the responses met the ITB requirements.
- The highest revenue bidder, Compass Group Inc. met all the requirements of the ITB.
- The Procurement and Contract Administration Division discussed the response with the Parks and Recreation Department of which concurred that Compass Group USA, Inc. meets all the requirements of the ITB.
- Reference checks were conducted on Compass Group USA, Inc. and revealed positive ratings.
- Documentation related to this solicitation may be obtained by e-mailing Gcuevas@deerfield-beach.com. You may contact the Procurement and Contract Administration Division at (954) 480-4486 with any questions.

In summary, Compass Group USA, Inc. is the highest revenue responsive and responsible bidder able to meet the ITB requirements; therefore, the award recommendation of this ITB is to Compass Group USA, Inc.

Please use this memorandum and all attachments as your backup for the next available City Commission meeting.

Att. Bid Tabulation Summary, Scope of Work, Fee Proposal Tabulation and Agreement

SECTION VI
SPECIFICATION AND REQUIREMENTS
ITB 25-032 - VENDING MACHINE SERVICES

A. Scope of Work

The City of Deerfield Beach is soliciting proposals from interested and qualified contractors and individuals to provide vending machine services at various locations in the City. The Agreement shall include the installation and maintenance of snack and beverage vending machine equipment at the sole cost of the successful bidder. The awarded Bidder shall furnish, install, maintain, and operate machines to automatically vend merchandise dispensed in approved containers and/or wrappings.

Vending machines should be able to accept cash, coins, as well as electronic payment options such as Apple Pay, Samsung Pay, debit/credit cards. Upon notification of award, the Contractor shall be given a 45-day transition period; 20 days to order vending machines, and 25 days for replacement of existing vending machines. During this transition period the City will arrange for the removal of all existing vending machines located within the City premises.

The Contractor shall use nationally known brand food, candy, and beverage products, such as Hershey, Mars, Lance, Frito Lay, Coca-Cola, and Pepsi, etc.

1. City of Deerfield Beach (DFB) Parks and Recreation Department is seeking a Vendor to furnish all labor, parts, material, equipment, services and incidentals necessary to provide vending machine services.
2. The Contract shall commence upon the date of the duly executed Contract and shall remain in effect for a term of three (3) years. Upon mutual Contract of the City and the awarded Vendor, the Contract may be renewed for two (2) additional one (1) year period(s).
3. Potential Vendor may submit for the City's consideration, prior to due date of solicitations, for a determination of Approved Equal status. Requests for Approved Equals must be submitted and delivered by email to the Purchasing Buyer, no later than 5:00 p.m. EST on June, 20 2025. Late requests will not be considered. The City's response to request for Approved Equals will be issued by addendum.
4. Vendor must be the manufacturer's Authorized Dealer. Only authorized dealer/resellers will be eligible to provide products on behalf of the manufacturer through this solicitation. The City may request, and the Vendor shall provide supporting information and/or documentation attesting to this requirement. Failing to be an authorized dealer/seller of the manufacturer at the time of bid submittal may result in the Vendor's bid being deemed non-responsive. Failure to supply the supporting information and/or documentation within three (3) business days of request by the City may result in the Vendor's bid being deemed non-responsive.
5. Prices shall be quoted F.O.B Destination; freight included and shall be inclusive of all costs. Current and/or anticipated applicable fuel costs should be considered and included in the price quoted.

6. The product(s) offered by the Vendor must be on an overall basis, be equal or greater in quality or performance than the solicitation specifications herein. The City of Deerfield Beach reserves the right to be the sole judge of what is an APPROVED EQUAL and acceptable. Bids which do not comply with these requirements are subject to rejection.

7. Delivery/Installation/Removal of Vending Machines

- 7.1 Contractor shall be prepared to deliver, install and make operational vending machines at City facilities within thirty (30) days from execution of the Contract. Vending machines shall be installed so as to present an attractive, flush-front, matched and uniform configuration. Equipment shall be secured to provide for safe, secure operation and to prevent tipping or shifting. Twenty-Three (23) vending machines will be mobilized upon execution of the contract. Upon availability the remaining machines will be installed at locations listed in Exhibit B below.
- 7.2 All delivery, installation, stocking, maintaining, repairs, and removal costs shall be the sole responsibility of the Contractor, including any replacement vending machines.
- 7.3 Contractor shall be responsible for any and all damage to City property resulting from the Contractor's operation, which shall be promptly repaired or replaced to the City's satisfaction at the Contractor's sole expense.
- 7.4 Contractor shall be responsible to coordinate the transfer of vending machines from the current provider to insure minimum downtime and disruption for the City. Every opportunity to refurbish and utilize the current vending machines on location will be implemented. Machines that require removal will be accompanied with a fee.
- 7.5 City reserves the right to require the Contractor to replace or remove any vending machine, which may be unacceptable or unsafe and reserves the right to remove any such vending machine at its discretion in an effort to protect persons and/or City property.

8. Vending Machines

- 8.1 Contractor shall furnish and install high quality beverage and snack vending machines. The vending machines shall be modern, of the latest mechanical/electronic technology and be in new or near new condition. Vending machines that are equipped with energy saving devices will be preferred. Vending machines shall be quiet and non-disruptive to the activities occurring in the facilities, and shall be aesthetically acceptable to the City. Vending machines shall be equipped with anti-theft technology.
- 8.2 Contractor shall furnish the City with a list of vending machines by location, indicating vending machine capacity, product selection, size, year of manufacture, and serial number.
- 8.3 All vending machines must be adequate size and capacity to maintain full and uninterrupted service at all times.

- 8.4** All vending machines shall show the Contractor's name, a local service telephone number for reporting of machine malfunctions, the person or office within the Contractor's organization responsible for refunds, and regular days of the week for re-stocking of products. In addition, for identification purposes, each machine shall have serial or I.D. numbers that are visible and easily located. This information must be provided to the City.
- 8.5** All vending machines shall be equipped to accept legal U.S. tender, be equipped with dollar bill valuator's, and payment mechanisms which combinations of dollar bills, nickels, dimes and quarters. In addition each machine must have bill change capabilities and credit card swipes.
- 8.6** To ensure accurate record keeping, all vending machines shall be equipped with non-resettable counters, which indicate unit sales. If multiple products are dispensed from the same vending machine, a separate dispensing counter is required for each separate sales rate dispensed. Upon initial installation of the vending machines, the Contractor shall submit starting vending machine counter numbers to the City for each vending machine.
- 8.7** All vending machines provided shall operate on AC-110 volts with a three-wire, three-prong ground type plug. All vending machines shall be UL listed, designed, constructed, installed and operated in accordance with City, State and Federal codes and regulations for this type of equipment.
- 8.8** The vending machines will be operated by the Contractor in such a way as to fully comply with all federal, state and local laws, as well as City policies. Should any federal, state, or City ordinance regulation or policy change during the life of the contract, the Contractor will be expected to comply with these changes.
- 8.9** It is not anticipated that City personnel will need to move any of the vending machines, however, in the event of an emergency or need, City reserves the right to move vending machines for safety purposes or facilities maintenance. Additionally, the City reserves the right to have the Contractor move vending machines for cleaning or allow any unit to be moved in response to resolution of a problem.

9. Maintenance and Repairs

- 9.1** Contractor shall maintain all vending machines in good working order when installed and thereafter for the term of the contract and any renewal terms. The City shall have no liability to the Contractor for maintenance and repairs of the equipment or any damage to vending machines by a third party. Contractor shall have no claims against or seek recovery from the City for any loss or damage to the vending machines. The City is not responsible for any theft, fire, accident, disruption of utility service, vandalism, spoilage or disappearance or destruction of any monies or securities of the Contractor, either in the vending machine or outside the vending machine.
- 9.2** Contractor shall report to the City any and all acts of fraud, vandalism, damage, abuse or lost/stolen product from their vending machines. The Contractor shall request a City incident report and place on file a copy of that report with the

Purchasing Department. All machines that are vandalized or damaged habitually will be relocated or removed from location

- 9.3** Contractor shall be responsible for any damages or vandalism to the vending machines. The Contractor shall be responsible to promptly repair or replace the damaged parts or replace the entire vending machine at no cost to the City. The City assumes no responsibility for the protection of such machines against injury or damage or the unauthorized removal of such machines or any parts thereof, or any of the contents thereof.
- 9.4** Contractor must be available to service machines from 8:00 a.m. through 5:00 p.m. Monday-Friday. Vending machines shall be repaired within twenty-four (24) to forty-eight hours of a reported malfunction or service the malfunction.
- 9.5** Maintenance is defined to include a regular and ongoing cleaning and refreshing the appearance of each machine.

10. Utilities

The City shall provide electrical service for all vending machines.

11. Reporting

11.1 Fees and Revenues

Contractor shall maintain a separate record for each vending machine. Contractor shall make and present gross receipts reports on a monthly basis with each revenue check made payable to the City of Deerfield Beach. One copy must be presented to each department where vending machines are located and one copy must be presented to the Department of Parks and Recreation. If the location of the vending machine is located at a City Park, then present one copy to the Department of Parks and Recreation. Reports shall detail all appropriate receipts for the full prior month. Each report shall be accompanied by a sworn statement certifying that the amount of gross receipt for each month is true and correct. City shall approve the form to be provided.

11.1.1 The City shall have the right to make periodic audits and inspections of Contractor's records of gross receipts at any reasonable time without notice. The City may require supplementary information as needed to perform and conclude an audit. Such audit may include, but is not limited to, inventory control at all applicable locations, vending food service personnel accounting controls, methods of accounting and cash collection, revenue fees reports, etc. The City may request from the Contractor a written statement of explanation regarding reimbursement of revenue to the City due to accounting or other operating errors.

11.1.2 At the end of each twelve (12) month period during the term of the contract, Contractor shall prepare and submit to the City a statement showing the total gross receipts for the said twelve (12) months and the revenue paid to the City. Any underpayment determined will be payable to the City immediately.

11.1.3 At the end of each month, Contractor shall prepare and submit to the City a statement showing the total gross receipts for the current month and the

revenue paid to the City. Any underpayment determined will be payable to the City immediately.

12. Products to be Dispensed

Fifty percent (50%) of each vending machine must contain a selection of healthy snacks, meals and beverage choices.

12.1 Beverages - Combinations of the following:

- Bottled Water (with no additives).
- 100% Fruit Juices with no added sugars, artificial flavors or colors (limited to a maximum of 10 ounces per container).
- Artificially-sweetened, calorie-reduced beverages that do not exceed 50 calories per 12-ounce container (teas, energy drinks, electrolyte replacements).
- Other non-caloric beverages, such as coffee, tea and diet sodas.

12.2 Snacks/Meals - Combinations of the following:

- Not more than 35% calories from fat with the exception of nuts and seeds; snack mixes and other foods of which nuts are a part must meet the 35% standard.
- Not more than 10% calories from saturated fat.
- Does not contain trans fats added during processing (hydrogenated oils and partially hydrogenated oils).
- Not more than 35% total weight from sugar and caloric sweeteners with the exception of fruits and vegetables that have not been processed with added sweeteners and fats.
- Not more than 360 mg of sodium per serving.
- Contain at least 3 grams of dietary fiber per serving.
- Ice cream
- Ready to eat fresh meals in employee locations.

12.3 The City reserves the right to select specific products from the Contractor's product line for snack, meals and beverages during the contract term.

12.4 Contractor shall provide high quality and fresh products in all vending machines. All products shall be removed from the vending machines on or prior to the manufacturer's expiration date stamped on the products.

13. Restocking of Products

13.1 Contractor shall service and restock the products in all vending machines on a regularly scheduled bi-weekly. This schedule shall be determined in consultation with the City departments involved and shall not be changed without prior approval by the City. The City reserves the right to change the schedules in order to ensure freshness of products being offered. Necessary for visual inspections and refills or as determined.

13.2 Contractor agrees to provide and maintain an adequate supply of products for sale in all vending machines.

- 13.3** Contractor's schedule shall ensure that merchandise is continuously available, fresh and not expired.
- 13.4** The City, may at its option, have a representative accompany the Contractor's personnel on their service calls to restock, service, etc. the vending machines.
- 13.5** The Contractor's prices shall be consistent with those rates and fees for similar services and merchandise in the local market of Broward County and Palm Beach County, and shall be determined by Contractor based upon its reasonable judgment.

14. Employees

- 14.1** Contractor shall be responsible for the appearance of all working personnel assigned to the project (clean and appropriately dressed at all times). Personnel must be able to supply proper identification at all times.
- 14.2** All employees of the Contractor shall be considered to be at all times the sole employees of the contractor, under the contractor's sole direction, and not an employee or agent of the City of Deerfield Beach. The Contractor shall provide competent and physically capable employees and the City may require the Contractor to remove any employee it deems careless, incompetent, insubordinate or otherwise objectionable and whose presence on work site is not in the best interest of the City. City shall not have any duty to implement or enforce such requirements.

15. Refunds

The Contractor shall agree to provide refunds to patrons who lose monies in the vending machine that utilizes this service. Refunds shall be rendered to customers within twenty-four (24) hours. Refunds are to be tracked, reported, and sent to the City monthly.

- **Submit a sample refund policy and procedure with bid package.**
- All machines shall be labeled or have sign(s) prominently displayed that contain concise instructions as to the procedure for obtaining refunds.

16. SAFE AND SANITARY OPERATION

It shall be the Contractor's responsibility to maintain all machines in excellent operating condition concerning cleanliness and mechanical/electrical operations and to correct any defects or problems relative to the Vending Machines which may prove hazardous or detrimental to the health and safety of the public.

Shall be equipped with thermal overload protection and any other necessary safety devices. Safety devices shall be maintained in operating condition at all times.

It shall further be the Contractor's responsibility to act immediately upon notification of any safety violation or hazardous condition and correct the violation or hazard within twenty-four (24) hours of notification.

The Vending Machines' power plug shall be compatible with the present configuration at each location. Any modifications to the City electrical connections must be pre-approved by the Public Works Department.

The City reserves the right to disconnect any machine from its power source which, in its opinion, represents a safety or health violation or hazard until the necessary corrections are made.

The Contractor will not be charged for the power consumed by the machines. The City does not guarantee an uninterrupted supply of electricity, except that it shall be diligent in restoring service following an interruption.

EXHIBIT “B”**Location/Quantity/Type of Vending Machines**

# of locations	Location	Quantity / Type
1.	City Hall 2nd Floor-Break Room (City Employees) 150 NE 2nd Avenue	Combo Machine
2.	City Hall Building Department (CITY Employees) 150 NE 2nd Avenue	Combo Machine
3.	Central City Campus (CITY Employees) 401A SW 4th Street	Combo Machine
4.	Central City Campus (CITY Employees) 401B SW 4th Street	Combo Machine
5.	Environmental Services (CITY Employees) 200 Goolsby Blvd	Combo Machine
6.	Water Plant- West (City Employees) 290 Goolsby Blvd	Combo Machine
7.	Oveta McKeithen Park (Public) 445 SW 2 nd Street	Snack and Drink
8.	Kirk Cottrell Pavilion (Public) 314 NE 21st Avenue	Drink Only
9.	Pioneer Park - Tennis Center (Public) Credit Card 222 N. Dixie Hwy	1 – Beverage
10.	Middle School Athletic Complex - Baseball (Public) 501 SE 6th Avenue, no electric.	Drink Only
11.	Middle School Athletic Complex - Pool (Public) 501 SE 6th Avenue	Drink Only
12.	Constitution Park (Public)	Snack and Drink

	2841 W. Hillsboro Blvd	
13.	Pioneer Park - East Restroom Building (Public) 425 NE 3rd Street (Boat Ramp)	1 – Beverage
14.	Ocean Rescue - Restrooms (Public) 130 NE 21st Avenue	Drink Only
15.	Middle School Athletic Complex - Football (Public) 501 SE 6th Avenue	Drink Only
16.	Village of Hillsboro Park (Public) 4111 NW 6th Street	1 – Beverage
17.	Sullivan Park (Public) 1700 Riverview Rd.	1 – Beverage
18.	Oveta McKeithen Park- Leo J. Robb Gym (Public) 445 SW 2nd Street	1 – Beverage
19.	Oveta McKeithen Park- East Field (Public) 445 SW 2nd Avenue	1 – Beverage
20.	Oveta McKeithen Park- West Field (Public) 445 SW 2nd Avenue	Drink Only
21.	Fire Station 102 - 1441 FAU Research Park Blvd First Floor	Snack and Drink

B. ADDITIONS/DELETIONS OF ITEMS

1. The City reserves the right to add items to this Contract. Additions may result from, but are not limited to, additional needs and product replacements. Vendor shall provide the City with a proposed revenue. If the revenue offered is not acceptable to the City, the City reserves the right to procure the items from other sources.
2. Any proposed item additions offered shall satisfy all criteria specified in the bid documents and the terms of the Contract.
3. The City reserves the right to delete locations from this contract in the best interest of the City. In such events, contract revenue prices will not be adjusted. No guarantee is

expressed or implied as to the total quantity of commodities/services to be purchased under the contract.

C. DAMAGE/IRREGULAR ITEMS

1. Products supplied by Vendor shall be new, no irregulars, seconds or damaged merchandise will be accepted. Incorrect delivered products shall be replaced with the correct products by the Vendor at the Vendor's expense within five (5) business days from the notification date.

D. REVENUE PAYMENT

Minimum Annual Guarantee (MAG). *Minimum Annual Guarantee Contractor Fee to be paid to the City will be no less than **Three Thousand Six Hundred Dollars (\$3,600.00)** for the initial three-years (3) term of the Agreement. The **Minimum Monthly Contractor fee to be paid to the City will be no less than Three-Hundred Dollars (\$300.00) monthly** for the initial three-years (3) term of the Agreement. In the event that the parties agree to extend the term of this Agreement for any renewal option, the MAG during the renewal term shall be subject to negotiations.*

Percentage of Gross (PG). In addition to the Minimum Annual Guarantee, **ten (10%) percent of** the Contractor's annual gross revenue net of sales tax collected, in excess of the minimum guaranteed annual Vending fee, derived from the Contractor's rental and/or sale of any and all items offered to customers in the operation of the Vending Machine Services in accordance with the terms of this bid. All percentage amounts should be rounded to the nearest whole percentage.

The City reserves the right to negotiate a PG payable to the City during the initial term, and any renewal term, of the Agreement, based on an agreed to gross receipts. During any term of the vending Agreement, if the amount of the annual PG is greater than the annual MAG, then the successful Contractor shall pay to the City the difference between the PG amount and the MAG amount. In the event that the parties agree to extend the term of this Agreement for any renewal option, the PG shall be increased in a manner to be negotiated between the City and successful proposer.

Within sixty (60) days after the end of each contract year the Contractor shall deliver to the City a written annual statement of the gross revenue of the contract year together with such payments. All payments shall be submitted to the Finance Department.

E. INSPECTION/ACCEPTANCE

1. Vendor shall understand and agree to inspection of all deliveries at the City. All items shall be free of damage to the packaging or contents. City shall have the right to return any defective or unacceptable product back to the Vendor for full credit. No additional shipping charges shall be incurred by City for returns and replacements.

F. DELIVERY

1. Delivery shall be made within ten (10) calendar days of fully executed contract. Vendors who cannot meet these delivery requirements may be considered non-responsive.

2. Delivery shall be made to the locations mentioned above unless otherwise indicated on the PO; however, the City of Deerfield Beach reserves the right to add or delete locations. In such events, contract prices will not be adjusted. Delivery hours are Monday through Friday (City of Deerfield Beach recognized public holidays excepted), 8:00 AM to 5:00 PM.

G. WARRANTY

1. All equipment shall have the regular Manufacturer's standard guarantee and warrant against defects in material and workmanship. Warranty shall be inclusive of all parts and labor. In the event of a breakdown or failure of the equipment during the warranty period and upon receipt of notice (written or verbal) from the end user, Vendor shall take satisfactory action to effect repair or replacement of affected parts within forty-eight (48) hours. Vendor shall be responsible for all cost associated with pick-up of the equipment, delivery to the warranty service facility for warranty work and costs for return of the equipment.
2. The factor warranty start date becomes effective the date of receipt at our dock and continue for one year.
3. All warranties shall be honored by the Vendor as a representative of the manufacturer.
4. All replacements shall be at no cost to the City.

H. LIQUIDATED DAMAGES

The City reserves the right to charge Contractor liquidated damages in the amount of \$25.00 per day if the Contractor fails to meet the following obligations:

- i. Contractor shall check and fill vending machines twice per week, once Monday and a second time on Fridays, to ensure they are fully stocked and operational.
- ii. Contractor will address any service calls initiated by the City within one (1) day, seven (7) days a week.

I. EXHIBITS

- I. Exhibit I - Example ITB Contract
- II. Exhibit II – Pricing Worksheet

[END OF DOCUMENT]

Event Number	25-032 Addendum 4	Organization	City of Deerfield Beach
Event Title	Vending Machine Services	Workgroup	Purchasing Dept.
Event Description	The City of Deerfield Beach is soliciting seal	Event Owner	Genesis Cuevas
Event Type	ITB (Commodity)	Email	gcuevas@deerfield-beach.com
Issue Date	6/11/2025 09:37:54 PM (ET)	Phone	
Close Date	8/6/2025 02:00:00 PM (ET)	Fax	

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Compass Group USA, Inc.	Charlotte	NC	7/31/2025 01:32:14 PM (ET)	0	\$0.00
First Class Vending 05, Inc.	Deerfield Beach	FL	8/5/2025 07:23:42 PM (ET)	0	\$0.00
Glades Vending	Delray Beach	FL	7/30/2025 01:51:12 PM (ET)	0	\$0.00

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.

Pricing Worksheet			
Total expected collections from machines	(a)	\$	80,000.00
Dept. of Revenue Food & Beverage Divisor (7% Broward County Sales Tax Rate)	(b)		1.0726
Gross Sales	a/b	\$	74,585.12

Calculation of Commission to City:

Gross Sales		\$	74,585.12
Less: Proposed Minimum Annual Guaranteed Amount (MAG)		\$	3,600.00
Net Sales Subject to Calculation		\$	70,985.12
Commission Percentage Gross (PG)			15%
Calculated Percentage Gross		\$	10,718.75

Total paid to City

MAG	A	\$	3,600.00
Calculated Percentage Gross	B		10,718.75
Calculated Percentage Gross + MAG	A/B	\$	14,318.75

Instructions: Vendors are to complete only line items #3, #9, and #11.

Vendors are instructed to place in the offer field the estimated collection amount in line #3, the proposal minimum annual guarantee (MAG) in line #9, and the commission proposed percentage gross (PG) in line #11.

Ex. If the Vendor estimates a collection of \$80,000.00 for the annual period minus tax is \$74,585.12 annually in gross sales. The excess from the proposed MAG (\$3,600.00) would be \$7,818.51 .

Total amount paid to the City from MAG + PG = \$10,698.51.



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-509

Agenda Date: 10/21/2025

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by Premier Productions, LLC. to host the "Original Green Market" special event taking place within Trail Plaza located at 1801 W. Hillsboro Boulevard every Saturday during the months of October 2025 through April 2026 from 9:00 am to 1:00 pm; providing for an effective date.

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

Premier Productions, LLC is planning to host an outdoor Farmers Market each Saturday from 9:00 AM to 1:00 PM, beginning in October 2025 and continuing through April 2026. The market will be a regularly occurring event held within the Trail Plaza, specifically in the green space located in the southwest corner of the plaza. The event organizer has provided a notarized letter of permission from the property owner authorizing the use of the space for this purpose. The application has been reviewed by the Special Event Committee and will adhere to all requirements set forth by Fire Rescue and Broward Sheriff's Office. Additionally, any necessary permits, inspections or licenses needed for the markets will be required to be obtained prior to the events.

Current Activity

Community Events received a Special Events Application from Premier Productions LLC for the Original Green Market, to be held every Saturday from 9:00 AM to 1:00 PM from the months of October 2025 to April 2026 in the green space located within the Trail Plaza.

Recommendation

Staff recommends approval of the event.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE SPECIAL EVENT PERMIT APPLICATION SUBMITTED BY PREMIER PRODUCTIONS, LLC. TO HOST THE “ORIGINAL GREEN MARKET” SPECIAL EVENT TAKING PLACE WITHIN TRAIL PLAZA LOCATED AT 1801 W. HILLSBORO BOULEVARD EVERY SATURDAY DURING THE MONTHS OF OCTOBER 2025 THROUGH APRIL 2026 FROM 9:00 AM TO 1:00 PM; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Premier Productions, LLC (the “Applicant”) intends to host an outdoor farmers market (the “Original Green Market”) every Saturday during the months of October 2025 through April 2026 from 9:00 a.m. to 1:00 p.m. within Trail Plaza located at 1801 W. Hillsboro Boulevard (the “Events”) in the City of Deerfield Beach (the “City”); and

WHEREAS, according to the Special Event Permit Application submitted by the Applicant (the “Application”), the Events will be held at the southwest corner of Trail Plaza within the green space area and will be open to the public with approximately 300 individuals anticipated to attend the Events each Saturday; and

WHEREAS, the Application was submitted, reviewed and approved by the City’s Public Safety Director, the Broward Sheriff’s Office and the Fire Department to ensure all safety issues were addressed, and the Application will adhere to all requirements set forth by the City; and

WHEREAS, the Applicant will obtain any and all permits, inspections and/or licenses required host such Events; and

WHEREAS, the Applicant has provided a letter of endorsement and permission from the owner of Trail Plaza to utilize the designated space for the Event; and

WHEREAS, the City Commission finds that it is in the best interest of the City to approve the Application, subject to the Applicant complying with all applicable federal, state, and local laws in connection with the Events.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission approves the Event Application, subject to the Applicant’s compliance with all applicable federal, state, and local laws, including compliance with the City’s special event regulations and submission of the required proof of insurance, and agreement to indemnify, defend and hold the City harmless from claims related to the Events.

Section 3. The appropriate City Officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK



City of Deerfield Beach

Special Event Application

The City of Deerfield Beach reserves the right to evaluate and consider all applications based on suitability and alignment with our community's standards. We prioritize maintaining the integrity of our City by ensuring safety, cleanliness of our beaches and community, optimal utilization of resources, and adherence to ethical principles. We maintain the right to approve or deny applications as deemed necessary.

Application #		Complete Application Received:	
---------------	--	--------------------------------	--

**Above is for City use only*

A non-refundable application processing fee (based on below timeline) is required with this application but does not guarantee approval. A Permit Application will be determined complete on the date which all required documentation, including fee, is submitted. The non-refundable application fee must be submitted with enough time to get the application approved. **Please allow time for processing applications; depending on the scope of event, applicant may be required to attend the Special Events Review Committee meeting and/or require City Commission approval. This may take up to 60 days.**

Days Until Event	Resident Fee	Non-Resident Fee
90+ days before event	\$200	\$300
45 to 89 days before event	\$250	\$350
30 to 44 days before event	\$300	\$400
14 to 29 days before event	\$350	\$450
Non-Profit Rate	\$100	\$100
Beach Deposit on City Property	\$2,500-\$5,000	\$2,500-\$10,000

**Non-profits must show proof of non-profit status to receive non-profit rates.*

APPLICANT INFORMATION	
Organization Name: PREMIER PRODUCTIONS LLC	
Contact Name: EMILY M LILLY	Contact Phone: 561-299-8684
Email Address: elilly707@aol.com	
Address: 800 SE 20 Ave #707	City, State, ZIP: Deerfield Bch, FL 33441
Organization Status: ☐ For Profit ☐ Non-Profit (must include IRS 501(c) tax exempt letter) ☒ Other:	

EVENT INFORMATION

Event Name: THE ORIGINAL GREENMARKET

Proposed Date:
Saturdays, Oct 4-Apr 25, 2026

Alternative Date:
Each Saturday

Event Address: Trail Plaza, 1801 W Hillsboro Blvd **City, State, ZIP:** Deerfield Bch, FL 33441

Venue/Location Name (if applicable): TRAIL PLAZA

Type of Event: OUTDOOR FARMER'S MARKET - A COMMUNITY SERVICE EVENT

Description of Event:

It's a community outdoor farmers' market often referred to as a "green market" providing fresh produce and ag-related goods for consumer purchase.

	Date	Day	Start Time	End Time
Setup	EACH SATURDAY		7:30am	2:00pm
Event Start	EACH SATURDAY	OCTOBER 4	9:00am	1:00pm
Event End		APRIL 25	9:00am	1:00pm
Breakdown				:

of years this event has taken place (including previous locations & attendance if applicable):

Although this is the first year for the market, it is a continuation of the Boca Raton GreenMarket which started over 20 years ago.

Anticipated Attendance: 300 each Saturday

Property Owner Permission

I, the undersigned as owner of the property where the event will be located, do hereby grant permission for use of my property for the event described above. **City property is exempt (no signature necessary).*

Name: INVESTMENTS LTD

Phone: 561-392-8920

Signature:
Date: JULY 29, 2025

*Additional documentation may be requested depending on location of event

Will you require the use of a City park? If yes, please specify park:

*City park must have a [park rental permit](#)

Will your event require use of the beach?

☒ No

☐ Yes (Any events taking place on the beach during sea turtle nesting season, March 1st – October 31st, must contact the Florida Department of Environmental Protection and obtain a [field permit](#).)

Will you require parking spaces in the Main Beach Parking Lot?

☒ No

☐ Yes, _____ spaces

Will you require parking spaces along Ocean Way?

☒ No

☐ Yes, _____ spaces

Will you require parking spaces in the Pier Parking Lot?

☒ No

☐ Yes, _____ spaces

*City parking spaces require fees (fees start at \$25 per day, per space)

VENDOR INFORMATION

Will your event be serving food?

- ☒ No
☐ Yes, food will be prepared:
 ☐ Off-Site
 ☐ On-Site

If prepared on-site, method used for cooking:

- ☒ N/A
☐ Gas
☐ Propane
☐ Charcoal
☐ Fryer
☐ Food truck
☐ Other, please list:

*Food vendors require proper licensing & COI

*Food vendors may require inspection(s), at the cost of the Organizer

List other vendors:

ADDITIONAL BSO/BUILDING/PERMIT REQUIREMENTS

Will there be alcohol at this Event?

- ☒ No
☐ Yes (requires City Commission approval)
If yes, a [State of Florida alcohol license](#) is required

Will you be using tents for your Event?

Tent Size	# of Tents
10X10	APPROX 20-30

*If on City property, tents must be weighted; no stakes allowed

*Tents over 10x10 require a permit ([Building Department](#))

Will there be a stage at your Event?

- ☒ No
☐ Yes

If yes, an additional permit may be required ([Building Department](#))

Will your event have bounce houses or inflatables?

- ☒ No
☐ Yes

If yes, provide name of company & phone number:

***Vendor must provide a copy of the company's Certificate of Insurance to the City**

Will your event have amusement ride(s)?

- ☒ No
☐ Yes

If yes, ride(s) will require [State](#) and City inspections, at the cost of the Organizer; a Certificate of Insurance is required

Will your event require electricity? (NOTE: The City does not provide POWER or WATER)

- ☒ No
☐ Yes

Will a generator be used?

- ☒ No
☐ Yes, generator will be:
☐ Over 5,000 Watts
☐ Under 5,000 Watts

***Generator over 5,000 Watts require a permit ([Building Department](#))**

Will your event include the use of fireworks or pyrotechnics?

- ☒ No
☐ Yes

If yes, please describe (additional information may be required):

Will your event require road closures?

- ☒ No
☐ Yes

If yes, please attach map with closures clearly marked. Identify all barricades, blockades, fencing, etc.

***If closing [FDOT](#) roads, City Commission is required**

Will your event be using a licensed security company?

- ☒ No
☐ Yes

If yes, provide name of company and phone number:

***Vendor must provide a copy of the company's Certificate of Insurance to the City**

The applicant will be responsible for traffic and crowd control and may be required to hire off-duty detail Broward Sheriff Office deputies for traffic, safety and crowd control at the discretion of the BSO.

Initial: EDJ

*Request forms available through Special_Details@sheriff.org

PROMOTIONAL INFORMATION

Website/Social Media: **Newspaper ads, social media**

How do you plan on advertising your event? Please list. **newspapers, social media, websites**

Promotional & Event Signs/Banners

Sign/Banner Size	Location	Description
Banners 10'	W Hillsboro on Greenspace adjacent to street	2-Feather banner flags, 4 snipe signs advertising the event
Snipe signs 12x18"	Military Trail entrance to Trail Plaza	
	t	

ADDITIONAL EVENT INFORMATION

Will amplified sound be used?

- ☒ No
☐ Yes

Will musical entertainment be used?

- ☒ No
☐ Yes

Is there a fee for this event?

- ☒ No
☐ Yes (if yes, describe below)

If there is a fee, this is a ticketed event, or you are charging for space, describe and include fee amounts (requires City Commission approval):

Vendors will submit a fee of approx \$25 for space

Will this event create an impact on parking?

- ☒ No
☐ Yes

If yes, please list where additional parking will be located:

The applicant shall be responsible for maintaining all areas encompassed by the event in a safe, clean and orderly condition. The applicant will be responsible for the removal of trash or debris, restoration of damaged shrubs, plants, turf, underground utilities, structures, irrigation, trees, and paved surfaces on any portion of City or other public property.

Initial: EMF

Completed Application Packet Checklist

✓	Special Event Permit Application completed.
✓	A map/site plan for event location including parking, traffic flow, rides, location of signage, tents, staging, generators, fences, pyrotechnic materials, emergency access routes, etc. Must be legible and dimensioned.
✓	Non-refundable application fee.
NA	Certification of State of Florida not-for-profit status (if applicable).
✓	Property owner permission as a notarized letter from event site landowner authorizing the event on their property (if not on applicant's property). <i>signed on packet</i>
✓	Certificates of insurance from the individual or organization naming the City of Deerfield Beach (150 NE 2nd Ave) and Broward Sheriff's Office (2601 W Broward Blvd) as additionally insured.
✓	Any applicable Certificates of Insurance and/or licensing for vendors
✓	Signed Hold Harmless Agreement.
NA	Approved rental permit from the Parks and Recreation Department, if the event location is at a City of Deerfield Beach public park.

Contact Numbers

Broward Sheriff's Office	954-480-4300
BSO Special Detail Office	954-831-8199
Building Department	954-480-4250
Code Enforcement	954-480-4238
Risk Management	954-480-4255
Special Events	954-480-4429
Parks & Recreation	954-480-4433

The City of Deerfield Beach is now 100% digital. Be sure to have an account created on our online platform [CIVIC REC](#) for all payments.



INDEMNIFICATION AGREEMENT

I, Emily M. Lilly, individually and as the agent/
(Individual's Name)

representing Premier Productions LLC, do hereby agree to indemnify
(Vendor/Company's Name)

and hold harmless and defend the City of Deerfield Beach, Florida, its elected officials, officers, agents, employees and contractors from and against any and all loss, damage, claim, suit, actions, demand, liability or expense by reason of any damage or injury to property or person, including death, which may be claimed to have arisen as a result of or in connection with the occupancy or use of said premises by

Premier Productions LLC Farmers Mkt during the conduct
(Vendor/Company's Name/description of service/performance/product being sold)

of The Original Gm Mkt (the "Special Event") being held at Trail Plaza
on the date(s) of: 0

Saturdays, October 4, 2025 to
April 25 2026

Such obligation to indemnify and hold harmless and defend shall continue notwithstanding any negligence or comparative negligence on the part of the City relating to such loss or damage and shall include all costs, expenses, attorney's fees and liabilities incurred by the City in connection with any such claim, suit, action or cause of action, including the investigation thereof and the defense of any action or proceeding brought thereon and any order, judgment or decree which may be entered in any such action or proceeding or as a result thereof. These provisions shall survive the expiration or earlier termination of the use of premises. Nothing in this Agreement shall be deemed or treated as a waiver by the City of any immunity to which it is entitled by law, including but not limited to the City's sovereign immunity as set forth in Section 768.28, Florida Statutes.

I agree that through the execution of this document by me and/or by an authorized representative, that this agreement is intended to legally bind myself, the authorized representative, agent, the company/corporation named herein and their heirs executors, administrators and corporate officers.

Emily M. Lilly
Signature

Emily M. Lilly
Print Name

Market Manager
Title

561-299-8684
Daytime phone number

Date: July 29, 2025

Address: 800 SE 20th Ave. #707

City: Deerfield Beach State: FL Zip: 33441

Witness: [Signature] Print Name: Al Carter Date: 7/30/25
Signature



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C, No. Ext.): (855) 222-5919 FAX (A/C, No.): E-MAIL ADDRESS: support@nextinsurance.com														
INSURED Premier Productions LLC 800 SE 20th Ave Deerfield Beach, FL 33441	<table border="1"><thead><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A: Next Insurance US Company</td><td>16285</td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Next Insurance US Company	16285	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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COVERAGES

CERTIFICATE NUMBER: 492060482

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X	NXTCVX79PQ-00-GL	08/01/2025	08/01/2026	EACH OCCURRENCE \$1,000,000.00
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00					
	MED EXP (Any one person) \$10,000.00					
	PERSONAL & ADV INJURY \$1,000,000.00					
	☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY					GENERAL AGGREGATE \$1,000,000.00
	☐ UMBRELLA LIAB ☐ EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$					PRODUCTS - COM/PO/ AGG \$1,000,000.00
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					COMBINED SINGLE LIMIT (Ea accident) \$
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						EACH OCCURRENCE \$
						AGGREGATE \$
						PER STATUTE \$
						OTH-ER \$
						E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is City of Deerfield Beach. This Certificate Holder is an Additional Insured on the General Liability policy on a primary and non-contributory basis, subject to policy terms and conditions.

CERTIFICATE HOLDER

City of Deerfield Beach
150 NE 2nd Ave
Deerfield Beach, FL 33441

LIVE CERTIFICATE



Click or scan to view

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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CERTIFICATE OF LIABILITY INSURANCE

07/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C, No, Ext): (855) 222-5919 FAX (A/C, No): E-MAIL: support@nextinsurance.com ADDRESS:														
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COVERAGES **CERTIFICATE NUMBER:** 665788469 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE			ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS				
A	☒	COMMERCIAL GENERAL LIABILITY			X	NXTCVX79PQ-00-GL	08/01/2025	08/01/2026	EACH OCCURRENCE \$1,000,000.00				
	☐	CLAIMS-MADE	☒	OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00				
	☐								MED EXP (Any one person) \$10,000.00				
	GEN'L AGGREGATE LIMIT APPLIES PER:			PERSONAL & ADV INJURY \$1,000,000.00									
	☒	POLICY	☐	PRO-JECT					☐	LOC	GENERAL AGGREGATE \$1,000,000.00		
	☐	OTHER:							PRODUCTS - COMP/OP AGG \$1,000,000.00				
	☐								\$				
AUTOMOBILE LIABILITY									COMBINED SINGLE LIMIT (Ea accident) \$				
☐	ANY AUTO								BODILY INJURY (Per person) \$				
☐	OWNED AUTOS ONLY	☐	SCHEDULED AUTOS						BODILY INJURY (Per accident) \$				
☐	HIRED AUTOS ONLY	☐	NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$				
☐									\$				
	☐ UMBRELLA LIAB		☐	OCCUR					EACH OCCURRENCE \$				
	☐ EXCESS LIAB		☐	CLAIMS-MADE					AGGREGATE \$				
	☐	DED	☐	RETENTION \$					\$				
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				N/A				☐	PER STATUTE	☐	OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)												
	If yes, describe under DESCRIPTION OF OPERATIONS below												
									E.L. EACH ACCIDENT \$				
									E.L. DISEASE - EA EMPLOYEE \$				
									E.L. DISEASE - POLICY LIMIT \$				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is Investments Limited. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Certificate Holder privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

Investments Limited
 215 N Federal Hwy
 Boca Raton, FL 33432

LIVE CERTIFICATE



[Click or scan to view](#)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Ann Ryan

Date of this notice: 09-21-2011

Employer Identification Number:
45-3330001

Form: SS-4

Number of this notice: CP 575 G

PREMIER PRODUCTIONS LLC
EMILY M LILLY SOLE MBR
4699 N FEDERAL HWY STE 103F
LIGHTHOUSE PT, FL 33064

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 45-3330001. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub. Thank you for your cooperation.

Investments Limited

215 N. Federal Highway
Boca Raton, Florida 33432
(561) 392-8920
Fax (561) 392-3561
www.investmentslimited.com

September 4th, 2025

C/O City of Deerfield Beach
150 NE 2nd Avenue,
Deerfield Beach, Florida 33441

RE: Special Event application for 1801 West Hillsboro Boulevard, Deerfield Beach, Florida 33441.

To whom it may concern,

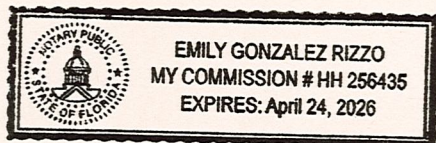
I hope this letter finds you well. Please let this letter confirm that this letter gives permission to Emily M. Lily to hold an outdoor farmers' market event to be held at Trail Plaza (1801 West Hillsboro Boulevard, Deerfield Beach, Florida 33441). The businesses in the location are aware of the market to be held on select Saturdays in the designated parking areas as drawn in the permit map.

Sincerely,

James H. Batmasian

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing letter was acknowledged before me this 4th day of September 2025, by James H. Batmasian who has produced personally known as identification and who did not take an oath.



Emily Gonzalez Rizzo
Notary Public

Emily Gonzalez Rizzo
Printed Name of Notary
My Commission Expires April 24th, 2026



-----West Hillsboro Blvd-----

-----Military Trail-----



**We're
Back**



SHOP LOCAL

**FARMERS
MARKET**

We're Back!

THE ORIGINAL

GreenMarket





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PREMIER PRODUCTIONS, LLC

Filing Information

Document Number	L11000106618
FEI/EIN Number	43-3330001
Date Filed	09/19/2011
Effective Date	09/20/2011
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	09/12/2023
Event Effective Date	NONE

Principal Address

800 S Ocean Blvd
707
Deerfield Beach, FL 33441

Changed: 01/31/2025

Mailing Address

800 S Ocean Blvd
707
Deerfield Beach, FL 33441

Changed: 01/31/2025

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 09/12/2023

Address Changed: 09/12/2023

Authorized Person(s) Detail

Name & Address

LILLY, EMILY M
800 S Ocean Blvd
707
Deerfield Beach, FL 33441

Annual Reports

Report Year	Filed Date
2024	02/06/2024
2025	01/30/2025
2025	01/31/2025

Document Images

01/31/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
01/30/2025 -- ANNUAL REPORT	View image in PDF format
02/06/2024 -- ANNUAL REPORT	View image in PDF format
09/12/2023 -- CORLCRACHG	View image in PDF format
02/12/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
03/12/2021 -- ANNUAL REPORT	View image in PDF format
04/15/2020 -- ANNUAL REPORT	View image in PDF format
01/26/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
04/04/2017 -- ANNUAL REPORT	View image in PDF format
03/26/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
02/13/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
01/20/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
09/19/2011 -- Florida Limited Liability	View image in PDF format



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-511

Agenda Date: 10/21/2025

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by Real Food Boca, LLC, to host a farmers market taking place on the northwest side of the Cove Shopping Plaza every Saturday during the months of October 2025 through May 2026 from 9:00 am to 1:00 pm; authorizing execution of a parking lot license agreement for use of the City's parking area; providing for an effective date.

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

Real Food Boca has submitted a Special Event Application to host a weekly Farmers Market on the northwest side of The Cove Shopping Plaza each Saturday during the months of October through May from 9:00 AM to 1:00 PM. The proposed market is anticipated to attract approximately 400 attendees each week and include up to 75 vendors offering a variety of sales and food options.

The requested area of the plaza will occupy approximately 85 parking spaces in the northwest area of the Cove Shopping Plaza. Vendors participating in the event will be charged for their space. Although the plaza is owned by the City of Deerfield Beach, the event directly impacts a variety of businesses located within the plaza. The applicant has secured letters of endorsement from six surrounding businesses: Cove Coin Laundry, Casa Maya Grill, Bunker Barbershop, USA Jewels, The Cove Brewery, and KavaSutra Kava Bar. No road closures are necessary.

The application has been reviewed by the Special Events Committee and will adhere to all requirements set forth by the Broward Sheriff's Office and the City of Deerfield Beach to ensure that any potential safety issues are addressed. Real Food Boca has committed to securing all required permits, licenses, and inspections prior to each market occurrence. The organization has also agreed to obtain a Broward Sheriff's Office (BSO) detail if required, and to pay the agreed-upon fee to the City to cover the cost of use of the space as well as any necessary City support staff.

Current Activity

Community Events received a Special Events application from Real Food Boca for The Cove Farmers Market, to take place each Saturday during the months of October through May from 9:00 AM to 1:00 PM on the northwest side of the Cove Shopping Plaza, 1582 SE 3rd Ct. Deerfield Beach, FL 33441. This is a first time request for City Commission.

Recommendation

Parks & Recreation recommends approval of this item, pending an executed agreement between the City of Deerfield Beach and Real Food Boca.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE SPECIAL EVENT PERMIT APPLICATION SUBMITTED BY REAL FOOD BOCA, LLC, TO HOST A FARMERS MARKET TAKING PLACE ON THE NORTHWEST SIDE OF THE COVE SHOPPING PLAZA EVERY SATURDAY DURING THE MONTHS OF OCTOBER 2025 THROUGH MAY 2026 FROM 9:00 AM TO 1:00 PM; AUTHORIZING EXECUTION OF A PARKING LOT LICENSE AGREEMENT FOR USE OF THE CITY’S PARKING AREA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Real Food Boca, LLC (the “Applicant”) intends to host an outdoor farmers market every Saturday during the months of October 2025 through May 2026 from 9:00 a.m. to 1:00 p.m. within the Cove Shopping Plaza (the “Events”) in the City of Deerfield Beach (the “City”); and

WHEREAS, according to the Special Event Permit Application submitted by the Applicant (the “Application”), the Events will be held at the northwest side of Cove Shopping Plaza (the “Designated Area”), whereby the Events vendors will occupy approximately 85 parking spaces within the Designated Area, and the vendors will be charged for use of the space; and

WHEREAS, the Events will be open to the public with approximately 400 individuals anticipated to attend the Events each Saturday and will include up to 75 vendors offering a variety of sales and food options; and

WHEREAS, the City holds title to the subject Cove Shopping Plaza parking areas and the City and Applicant will enter into a license agreement for use of the Designated Area and the Applicant will pay the City a license fee pursuant to the terms and conditions of the license agreement, which is attached as Exhibit “1” (the “License Agreement”); and

WHEREAS, the Application was submitted, reviewed and approved by the City’s Public Safety Director, the Broward Sheriff’s Office and the Fire Department to ensure all safety issues were addressed, and the Applicant will adhere to all requirements set forth by the City; and

WHEREAS, the Applicant will obtain any and all permits, inspections and/or licenses required host such Events, and will obtain a Broward Sheriff Office detail if required; and

WHEREAS, the Applicant has provided letters of endorsement from the following surrounding businesses: Cove Coin Laundry, Casa Maya Grill, Bunker Barbershop, USA Jewels, the Cove Brewery, and KavaSutra Kava Bar; and

WHEREAS, the City Commission finds that it is in the best interest of the City to approve the Application, subject to the Applicant complying with all applicable federal, state, and local laws in connection with the Events.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission approves the Events Application, subject to the Applicant’s execution of the License Agreement and Applicant’s compliance with all applicable federal, state, and local laws, including compliance with the City’s special event regulations and submission of the required proof of insurance, and agreement to indemnify, defend and hold the City harmless from claims related to the Events.

Section 3. The City Manager is hereby authorized to execute the License Agreement with the Applicant, attached as Exhibit “1”, together with such additional terms as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2025.

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

PARKING LICENSE AGREEMENT

THIS PARKING LICENSE AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____, 2025, by and between the City of Deerfield Beach, Florida, a municipal corporation of the State of Florida (“Licensor”) and Real Food Boca, LLC, a Florida limited liability company authorized to do business in the State of Florida (the “Licensee”).

RECITALS

WHEREAS, Licensee has submitted a Special Event Application to Licensor to conduct the Cove Farmers Market Events at the Cove Shopping Plaza every Saturday from 9:00 a.m. to 1:00 p.m. during the months of October 2025 through May 2026; and

WHEREAS, Licensee has requested the use of a portion of the Cove parking lot within the Cove Shopping Plaza, as more specifically depicted on Exhibit “A”, throughout the duration of the Events; and

WHEREAS, Licensor is willing to provide a parking lot license for the use of a portion of the parking lot and the parking spaces depicted on Exhibit “A” under the terms and conditions of this Agreement.

NOW THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. ***Recitals.*** The above referenced Whereas clauses are true and correct and made a part of this Agreement.

2. ***License and License Fee.*** Licensor grants to Licensee, subject to the terms and conditions of this Agreement, the use of the northwest corner of the Cove Parking Lot, specifically the area depicted on Exhibit “A”, for the use of eighty-five (85) parking spaces depicted in Exhibit “A”, (collectively, the “Licensed Area”) located with the parking and right-of-way areas of the Cove Shopping Plaza (the “Premises”) exclusively for the Events to be held every Saturday from October 2025 through May 2026 during the times of 9:00 a.m. through 1:00 p.m. The Parking Spaces shall be solely and exclusively used to set up the vendor stalls within the designated parking spaces during the Event each Saturday, which is managed by Licensee pursuant to the Special Event Permit and this. When the Parking Spaces are not being utilized during the Event, the Parking Spaces may be utilized by the patrons of the Premises.

Licensee shall pay the Licensor a monthly license fee, inclusive of rental tax, in the amount of \$500.00 per month, payable no later than the 8th of each month during the term of this Agreement.

3. **Term.** This Agreement shall commence upon execution by the Licensor and the Licensee and shall continue until May 30, 2026, unless earlier terminated as provided herein. This Agreement and the use of the Licensed Area is subject to all terms and conditions applicable to the Special Event Permit Application as approved by the City Commission on October 21, 2025 pursuant to Resolution No. 2025/_____.

4. **Insurance.** Licensee shall maintain, at its own expense, Commercial General Liability Insurance covering the Licensed Products, Completed Operations, Area and Premises and Licensee's use thereof in the minimum amount of \$1,000,000 and will maintain property damage coverage for a minimum amount of \$500,000, the premium of which shall be paid prior to execution of this Agreement. All such insurance coverage shall name the City of Deerfield Beach, Florida, and its officers, employees and agents as an additional insured and shall provide that the Licensor will receive notice of any cancellation or change in coverage. Licensee shall furnish Licensor with proof of such insurance prior to the Licensee's use of Licensed Area. Any lapse of this coverage during the period of the License Agreement shall be grounds for termination of this Agreement by the Licensor. The Licensor reserves the right to request additional insurance coverage during the term of this Agreement.

5. **Indemnification/Waivers.** In consideration for the use of the Licensed Area and Licensor entering into this Agreement, and other good and valuable consideration, the Licensee shall indemnify, defend, and hold harmless the Licensor from and against any and all claims, suits, actions, damages, or causes of action arising during the term of this Agreement for any personal injury, loss of life or damage to the property sustained by reason of or as a result of the use of the License Area and Premises (including but not limited to the Parking Lot and Spaces), or arising from the actions of Licensee or Licensee's agents, employees, and/or invitees. Such obligation to indemnify, defend, and hold harmless Licensor shall continue notwithstanding any negligence or comparative negligence on the part of the Licensor relating to such loss or damage and shall include all costs, expenses and liabilities incurred by the Licensor in connection with any such claim, suit, action or cause of action, including the investigation thereof and the defense of any action or proceeding brought thereon and any order, judgment or decree which may be entered in any such action or proceeding or as a result thereof. These provisions shall survive the expiration or earlier termination of this Agreement. Nothing in this Agreement shall be deemed or treated as a waiver by the Licensor of any immunity to which it is entitled by law, including but not limited to the Licensor's sovereign immunity as set forth in Section 768.28, Florida Statutes.

Licensee's employees, agents and vendors designated by Licensee to participate in or oversee the Events shall sign a waiver, in a form acceptable to the City Attorney, releasing the Licensor from any and all liability relating to (i) any personal injuries sustained on the Premises, and (ii) any damages or losses regarding Licensee's employees, agents, vendors personal vehicles or personal property left anywhere on the Premises. Said waivers shall be submitted to Licensor prior to Licensee's employees or agents utilizing the Premises, or the Licensed Area.

6. ***As-Is Condition.*** LICENSEE ACKNOWLEDGES AND AGREES THAT THE LICENSED AREA, AND ALL COMPONENTS THEREOF, ARE BEING LICENSED IN AN "AS-IS," "WHERE-IS" CONDITION, "WITH ALL FAULTS" RELATING TO THE PHYSICAL CONDITION OF THE PARKING SPACES AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTIES AS TO THE PHYSICAL CONDITION OF THE PREMISES AND PARKING SPACES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF THE LICENSOR.

7. ***No Assignment.*** Licensee shall not assign or transfer this Agreement without the prior written consent of the Licensor, which may be withheld in Licensor's sole discretion.

8. ***Licensee's Responsibilities and Obligations for the Events.*** In addition to the requirements set for in the Special Event Permit issued for Licensee to provide the Events, Licensee shall be responsible for the following:

- a. Licensee is solely responsible for the management and operation of the Events.
- b. Licensee shall be responsible for the set up and breakdown of all vendor tents, tables, merchandise, and equipment located within the License Area or Premises.
- c. Licensee shall not permit any vendors to park in the Licensed Area. All vendors shall park at alternative locations outside of the Cove Shopping Plaza.
- d. Licensee shall maintain the Licensed Area in a clean and presentable manner, and ensure that vendors keep the Licensed Area free of any debris or litter.
- e. Licensee shall be responsible for ensuring that all Events vendors execute an indemnification agreement (agreeing to indemnify and hold harmless Licensor), in a form acceptable to the City Attorney, prior to such vendors participating in the Events.

9. ***Licensor's Responsibilities.*** Licensor shall provide in-kind services for the Events, which includes trash removal and the blocking off the required Licensed Area for the Events.

10. ***Restoration of Property.*** Licensee shall remove, at its expense, all structures, equipment, or other obstructions on the Premises caused by Licensee (the "Encroachments"), and shall restore the Licensed Area and Premises to the same condition as existed prior Licensee's use of, or placement of any Encroachments thereon, by Licensee, immediately after each scheduled monthly Event has been completed. If Licensee fails to comply with this condition, Licensor shall have the right to remove such Encroachments without notice, and

charges for removal of the Obstructions and restoration of the Licensed Area shall be borne by Licensee.

11. **Termination for convenience.** Licensors may terminate this License Agreement for convenience upon thirty (30) days written notice to the Licensee. Notice shall be sent by certified mail, return receipt requested, to the address set forth in the Notices section.

12. **Termination for Cause or Life/Health Safety Issues.** The breach of any one term of this License Agreement by the Licensee and/or persons under Licensee's supervision or control, will be cause for termination of this License by the Licensors, in the event of a breach and failure to correct the breach within three calendar days written notice of the breach. Notwithstanding anything in this Agreement to the contrary, this Agreement may be terminated by Licensors without notice in the event the Licensors's City Manager determines, in the City Manager's reasonable discretion, that there is a threat to the public health or safety by continuing with this Agreement. The Licensors shall not be liable to Licensee for any losses incurred by reason of any termination of this Agreement by Licensors.

13. **Notices.** All notices required under this Agreement shall be in writing and shall be delivered either (i) personally with a receipt obtained; (ii) by certified mail, postage prepaid, return receipt requested; (iii) by nationally recognized overnight courier service; or (iv) by facsimile transmission or electronic mail with a hard copy sent by regular mail on the date of the facsimile transmission. Any notice required or permitted under this Agreement shall be properly addressed as follows.

Licensors: Rodney Brimlow, City Manager
150 NE 2nd Avenue
Deerfield Beach, FL 33441

Copy to: Anthony Soroka, City Attorney
2255 Glades Road, Suite 200E
Boca Raton, FL 33431

Licensee: Real Food Boca

14. **Miscellaneous.**

(a) **Applicable Law and Venue.** This Agreement shall be governed, construed and controlled according to the laws of the State of Florida. Any claim, objection or dispute arising out of the terms of this Agreement shall be litigated in the Seventeenth Judicial Circuit in and for Broward County, Florida. The parties expressly waive all rights to trial by jury for any disputes arising from or in any way connected with this Agreement. The parties understand and agree that this waiver is a material contract term.

(b) *Authority to Bind.* The individual executing this Agreement on behalf of Licensee is a duly authorized representative of the Licensee, and has the authority to execute and bind Licensee to this Agreement. This Agreement shall be binding upon the Licensee's legal representatives, successors, transferees and assigns.

(c) *Severability.* If any term, covenant, or condition of this Agreement or the application thereof to any person or circumstances shall to any extent be illegal, invalid, or unenforceable because of present or future laws or any rule or regulation of any governmental body or entity or becomes unenforceable because of judicial construction, the remaining terms, covenants and conditions of this Agreement, or application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

(d) *Negotiated Agreement.* The parties have contributed to the drafting and negotiation of this Agreement and this Agreement shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than any other. The parties hereto acknowledge that they have thoroughly read this Agreement, including all exhibits and attachments hereto, and have sought and received whatever competent advice and counsel was necessary for them to form a full and complete understanding of all rights and obligations herein.

(e) *No Waiver.* Failure of Licensor to declare any default immediately upon occurrence thereof, or delay in taking any action in connection therewith, shall not waive such default, but Licensor shall have the right to declare any such default at any time and take such action as might be lawful or authorized hereunder, at law and/or in equity. No waiver of any term, provision, condition or covenant of this Agreement by Licensor shall be deemed to imply or constitute a further waiver by Licensor of any other term, provision, condition or covenant of this Agreement.

IN WITNESS WHEREOF, the parties hereunto set their hands and seals the day and year first above written.

LICENSOR

City of Deerfield Beach, a municipal
corporation of the State of Florida

ATTEST:

Heather Montemayor, City Clerk

By: _____
Todd Drosky, Mayor

Approved as to Form and Legal Sufficiency
for the use of and reliance by the City of
Deerfield Beach, Florida, only:

Date: _____, 2025.

Anthony C. Soroka, City Attorney

PARKING LOT LICENSE AGREEMENT

ATTEST :

Corporate Secretary

Witnesses:


Signature

Print Name:Adam Del Vecchio

Signature

Print Name: _____

LICENSEE

Real Food Boca, LLC.

By: 

Signature

Title: Owner

Print Name: Jessica Del Vecchio

Date: October 10, 2025

**EXHIBIT “A”
LICENSED AREA**



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-514

Agenda Date: 10/21/2025

Status: DEPARTMENTAL BUSINESS

In Control: City Commission

Title

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 DEPARTMENTAL BUDGET TRANSFERS WITHIN THE GENERAL FUND AND REDUCING APPROPRIATIONS TO THE 2018 CONSTRUCTION REVENUE BOND FUND BY \$4,685,443, AS SET FORTH IN EXHIBIT "A"; APPROVING REDUCING APPROPRIATIONS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND BY \$10,000 AND PROVIDING FOR A SUPPLEMENTAL APPROPRIATION TO THE SHIP GRANT FUND IN THE AMOUNT OF \$10,000, AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Recommended Action

Commission to vote on Ordinance and set public hearing for November 4, 2025

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

In accordance with Florida Statute Section 166.241(8)(c), the governing body of each municipality at any time within a fiscal year or within 60 days thereafter, may amend the budget for a purpose not specifically authorized in paragraph 166.241(8)(a) or paragraph (b), by adopting the budget amendment in the same manner as the original budget. This proposed amendment to the budget meets this requirement.

Article 5 of the City Charter provides that if there are revenues in excess of those estimated in the budget, the Commission by ordinance may make supplemental appropriations for the year up to the amount of such excess revenues.

Current Activity

As outlined in Exhibit A, supplemental budget appropriations, reductions in appropriations and budget transfers are requested primarily for interdepartmental transfers, carryforward adjustments, and reallocation of grant funding:

General Fund - Expenditures

- Transfer from the Information Technology Department to the Office of City Clerk Department in the amount of \$46,260 for the City Clerk's personnel costs to reflect actual time allocated to the General Fund and CRA Fund.
- Transfer from the Environment Services Department to the Parks & Recreation Department to cover water & sewer utility billings for fiscal year 2025.

2018 Construction Revenue Bond Fund

- Reduction of bond proceeds by \$4,685,443 of the 2018 Construction Revenue Bond Fund to reflect prior fiscal year's actual carryforward balance.

Community Development Block Grant Fund

- Budget reduction by \$10,000 due to the reallocation of CDBG Purchase Assistance Program funding.

SHIP Grant Fund

- Budget increase by \$10,000 to reflect the reallocation of SHIP Purchase Assistance Program funding.

ORDINANCE NO. 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 DEPARTMENTAL BUDGET TRANSFERS WITHIN THE GENERAL FUND AND REDUCING APPROPRIATIONS TO THE 2018 CONSTRUCTION REVENUE BOND FUND BY \$4,685,443, AS SET FORTH IN EXHIBIT "A"; APPROVING REDUCING APPROPRIATIONS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND BY \$10,000 AND PROVIDING FOR A SUPPLEMENTAL APPROPRIATION TO THE SHIP GRANT FUND IN THE AMOUNT OF \$10,000, AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, pursuant to Section 166.241(8), Florida Statutes, "the governing body of each municipality at any time within the fiscal year or within 60 days following the end of the fiscal year may amend a budget for that year"; and

WHEREAS, the City Manager has certified that there are revenues or unappropriated fund balance available for appropriation in excess of those originally estimated in the budget for the fiscal year ending September 30, 2025; and

WHEREAS, pursuant to Section 5.05(1) of the City Charter, the City Commission may, by Ordinance, make supplemental appropriations for the fiscal year, up to the amount of such excess revenues and unappropriated fund balance; and

WHEREAS, pursuant to Section 5.05(2) of the City Charter, the City Commission may, by Ordinance, reduce appropriations to a fund for the fiscal year when it appears probable to the City Manager that the revenues available will be insufficient to meet the amount appropriated to such fund; and

WHEREAS, pursuant to Section 5.05(3) of the City Charter, upon written request approved by the City Commission, the City Manager may transfer part or all of any unencumbered appropriation balance from one department, office or agency to another; and

WHEREAS, the proposed budget amendment, attached and incorporated herein as Exhibit "A", authorizes Fiscal Year 2025 budget transfers and appropriations as follows: (i) budget transfers between various Departments within the General Fund as set forth in Exhibit "A", (ii) reducing appropriations to the 2018 Construction Revenue Bond Fund by \$4,685,443, (iii) reducing appropriations to the Community Development Block Grant Fund by \$10,000, and (iv) a supplemental appropriation to the SHIP Grant Fund in the amount of \$10,000 (collectively, the "Amendments"); and

WHEREAS, City staff recommends approving the Amendments to the City’s budget for the fiscal year ending September 30, 2025, as set forth in the attached Exhibit “A”, (the “Budget Amendment”).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. That the above “WHEREAS” clauses are true and correct and are made a part of this Ordinance.

Section 2. That the Budget Amendment, as set forth in the attached Exhibit “A”, is hereby approved.

Section 3. That the appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Ordinance.

Section 4. All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. Should any section or provision of this ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 6. This Ordinance shall take effect immediately upon its passage and adoption on Second Reading.

PASSED 1ST READING ON THIS ____ DAY OF _____, 2025.

PASSED 2ND READING ON THIS ____ DAY OF _____, 2025.

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

"EXHIBIT A"
CITY OF DEERFIELD BEACH, FLORIDA
FINAL BUDGET AMENDMENT
FISCAL YEAR ENDING SEPTEMBER 30, 2025

GENERAL FUND REVENUES:	AMENDED BUDGET	BUDGET AMENDMENT	FINAL BUDGET
TOTAL SOURCES	\$ 145,069,995	\$ -	\$ 145,069,995
Transfers In	2,264,268	-	2,264,268
Fund Balances/Reserves	21,819,035	-	21,819,035
TOTAL REVENUES, TRANSFERS & BALANCES	169,153,298	-	169,153,298
EXPENDITURES:			
City Commission	608,894	-	608,894
City Manager	992,027	-	992,027
City Clerk	822,546	46,260	868,806
City Attorney	639,961	-	639,961
Financial Services	4,477,145	-	4,477,145
Human Resources	1,179,296	-	1,179,296
Planning & Development Services	2,126,129	-	2,126,129
Information Technology Services	4,301,943	(46,260)	4,255,683
Economic Development	909,957	-	909,957
Community Services	5,828,766	-	5,828,766
Public Affairs & Marketing	966,440	-	966,440
Office of Public Safety	85,833,507	-	85,833,507
Sustainable Management	3,554,761	-	3,554,761
Environmental Services	4,425,167	(200,000)	4,225,167
Parks & Recreation	21,361,529	200,000	21,561,529
Additional Considerations	(1,074,285)	-	(1,074,285)
TOTAL EXPENDITURES	136,953,783	-	136,953,783
Transfers Out	31,280,959	-	31,280,959
Fund Balances/Reserves/Net Assets	918,556	-	918,556
TOTAL APPROPRIATED EXPENDITURES TRANSFERS, RESERVES & BALANCES	\$ 169,153,298	\$ -	\$ 169,153,298

2018 CONSTRUCTION REVENUE BOND FUND REVENUES:	AMENDED BUDGET	BUDGET AMENDMENT	FINAL BUDGET
Bond Proceeds	\$ 9,533,763	\$ (4,685,443)	\$ 4,848,320
TOTAL REVENUES, TRANSFERS & BALANCES	9,533,763	(4,685,443)	4,848,320
EXPENDITURES:			
Capital project expenditures	9,533,763	(4,685,443)	4,848,320
TOTAL APPROPRIATED EXPENDITURES TRANSFERS, RESERVES & BALANCES	\$ 9,533,763	\$ (4,685,443)	\$ 4,848,320

COMMUNITY DEVELOPMENT BLOCK GRANT FUND				
REVENUES:		AMENDED	BUDGET	FINAL
		BUDGET	AMENDMENT	BUDGET
Federal Grant Funding	\$	1,798,637	\$ (10,000)	\$ 1,788,637
TOTAL REVENUES, TRANSFERS & BALANCES		1,798,637	(10,000)	1,788,637
EXPENDITURES:				
Grant program expenditures		1,798,637	(10,000)	1,788,637
TOTAL APPROPRIATED EXPENDITURES				
TRANSFERS, RESERVES & BALANCES	\$	1,798,637	\$ (10,000)	\$ 1,788,637

SHIP GRANT FUND				
REVENUES:		AMENDED	BUDGET	FINAL
		BUDGET	AMENDMENT	BUDGET
State Grant Funding	\$	692,354	\$ 10,000	\$ 702,354
TOTAL REVENUES, TRANSFERS & BALANCES		692,354	10,000	702,354
EXPENDITURES:				
Grant program expenditures		692,354	10,000	702,354
TOTAL APPROPRIATED EXPENDITURES				
TRANSFERS, RESERVES & BALANCES	\$	692,354	\$ 10,000	\$ 702,354



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-513

Agenda Date: 10/21/2025

Status: CITY COMMISSION
BUSINESS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, amending Resolution 2018/014 relating to rules of procedure for commission meetings to require a majority vote of the City Commission to extend city commission meetings past midnight; providing for conflicts and an effective date.

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

In the interest of maintaining efficiency and providing for orderly conduct of City Commission meetings, Commissioner Hudak is proposing to amend the current rules and procedures for City Commission Meetings. The proposed amendment would add language requiring an affirmative majority vote of the Commission members present in order to continue a City Commission Meeting past midnight. This proposed change is intended to promote transparency, provide structure to extended meetings, and ensure that any decision to continue late-night proceedings past midnight is made collectively by the City Commission.

Recommendation

Consideration.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AMENDING RESOLUTION 2018/014 RELATING TO RULES OF PROCEDURE FOR COMMISSION MEETINGS TO REQUIRE A MAJORITY VOTE OF THE CITY COMMISSION TO EXTEND CITY COMMISSION MEETINGS PAST MIDNIGHT; PROVIDING FOR CONFLICTS AND AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Deerfield Beach desires to amend its current Rules of Procedure for City Commission Meetings, established by Resolution No. 2018/014, to require an affirmative vote of the majority of the Commission members present to extend City Commission meetings past midnight.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

SECTION 1. The above referenced “Whereas” clauses are true and correct and made a part hereof.

SECTION 2. Resolution No. 2018/014 is hereby amended to read as follows¹:

RULES OF PROCEDURE

Section 1. Pursuant to the authority granted by the City Charter, the City Commission hereby adopts these Rules of Procedure to govern its proceedings. These rules are directory rather than mandatory and thus the failure to adhere to any specific rule set forth herein shall not invalidate any action of the Commission. These rules are to be used as a guideline to provide consistency and order in the conduct of City Commission business.

Section 2. General Rules of Conduct

2.1 Meetings Open To Public: All meetings of the City Commission shall be open to the public and conducted in a manner consistent with the Sunshine Law; provided that, certain attorney client sessions, as permitted by Section 286.011, Florida Statutes, and meetings relating to collective bargaining issues, as permitted by Section 447.605 shall be permitted to be conducted in private.

2.2 Quorum: A majority of the Commission shall constitute a quorum and no action may be taken except by the concurrence of at least three members of the Commission. A commissioner may participate in a meeting telephonically if there is a quorum present. Where a commissioner has a voting conflict he/she shall not participate in the discussion but shall be counted as present for the purpose of a quorum.

¹ Additions to existing Resolution text are shown in underline. Deletions to existing Resolution text are shown in ~~strikethrough~~.

2.3 Roberts Rules of Order: In the absence of a specific rule on the subject, Roberts Rules of Order shall control the conduct of meetings. Nothing contained in Roberts Rules of Order shall preclude the Commission from considering any ordinance at any time, subject to compliance with the requirements with applicable Florida Statutes.

2.4 The City Manager shall prepare the City Commission Agenda for all Regular and Special Meetings and will decide, consistent with compliance with applicable State and Federal Law, which items shall be placed on an agenda. The Commission may, by an affirmative vote of at least three (3) members, direct the City Manager to place an item on a future agenda, or permit an item to be added to an agenda at any meeting provided doing so does not conflict with applicable law. The City Manager shall honor a written request by a commissioner to place an item on a future agenda.

2.5 Meeting Adjournment: No Regular or Special City Commission Meeting shall continue beyond midnight, unless a majority of the members of the City Commission present vote to extend the meeting beyond midnight. A new time limit must be established before taking a Commission vote to extend the meeting. In the event that a meeting has not been adjourned or continued by Commission vote prior to midnight, the items not acted on are continued to the next scheduled Regular City Commission meeting, unless state law requires a hearing at a different time, or unless the City Commission, by majority vote of members present, determines otherwise.

Section 3. Conduct of Meeting

3.1 Chair: The Mayor, if present, shall preside as Chair at all meetings of the Commission. In the absence of the Mayor, the Vice Mayor shall preside. In the absence of both the Mayor and the Vice Mayor, the Commission shall select a temporary Chair.

3.2 Call to Order: The meetings of the Commission shall be called to order by the Mayor or, in his or her absence, by the Vice Mayor. In the absence of both the Mayor and the Vice Mayor, the meeting shall be called to order by the City Clerk for the selection of a temporary Chair.

3.3 Preservation of Order and Enforcing the Rules: The Chair shall preserve order and decorum; prevent attacks on personalities or the impugning of members' motives, and confine members in debate to the question under discussion. The Chair shall also be responsible for the implementing of these Rules of Procedure. Should any Commissioner disagree with the manner in which the Chair is conducting the meeting, that member shall ask to be recognized and offer his/her disagreement as a point of order. The Chair shall either accept the point of order and act accordingly or reject the point of order. If the point of order is rejected the member raising the point of order shall be given the opportunity to ask for a Commission vote on the point of order upon receiving a second to such request. If a majority of the Commission vote in the affirmative, the point of order shall prevail; if the point of order does not receive majority support it shall be deemed defeated.

3.4 Vote: All ordinances and resolutions expending funds shall require a roll call vote. All other actions require only a voice vote; the Chair may close a public hearing without a vote if there is no objection. A commissioner can change his/her vote at any time prior to the commencement

of discussion on the next item. The Commission may approve all items in any of the groupings set forth in Section 4 below provided the public has been offered the opportunity to speak on any of those items.

3.5 Participation by Chair in the debate: The Chair may participate in the debate provided the Chair first recognize all commissioners who wish to speak.

Section 4. Order of Business

Regular City Commission Meetings shall be conducted substantially in the following order, subject to changes approved by a majority of the Commission;

- a. Call to order
- b. Moment of Silence and Pledge of Allegiance
- c. Approval of Minutes/Acknowledgement of Board Minutes
- d. Approval of Agenda
- e. Awards & Recognition
- f. Quasi- Judicial Matters
- g. Public Hearings
- h. Public Comment
- i. Agreements & Expenditure Requests
- j. Board Appointments
- k. Departmental Business
- l. City Commission Business
- m. Other Matters
- n. Administrative and City Manager Comments
- o. Commission Comment
- p. Adjourn

Section 5. Types of Meetings

5.1 Regular Meeting: The Commission shall meet in the Commission Room for Regular, Adjourned and Special Meetings. The regular Commission meetings are to commence at 7:00 p.m., on the first and third Tuesday of each month, unless otherwise specified by the Commission.

5.2 Special Meetings: Special meetings may be called by the Mayor or by a majority of the members of the Commission. Absent emergency conditions, no special meeting shall be held until at least 48 hours after the call is issued. Only such business may be transacted at a special meeting as may be listed in the call for said meeting or which are reasonably related thereto unless 4/5 of the City Commission approves adding an additional item.

5.3 Adjourned Meetings: Any meeting of the Commission may be adjourned to a later date and time, provided that no adjournment shall be for a longer period than until the next regular meeting.

5.4 Workshop Meetings: The Commission may meet informally in workshop meetings (open to the public), at the call of the Mayor or of any three (3) members of the Commission, to review for forthcoming programs of the City, receive progress reports on current programs or projects, or receive other similar information from the City Manager, provided that all discussions and conclusions thereon shall be informal and no formal, binding action may be taken except for the setting of future special meetings or workshops. The City Commission may direct the administration to undertake certain actions which would not require commission approval or provide direction to take other actions which would be subject to future commission action.

5.5 Emergency Meetings: Emergency meetings may be held on the call of the Mayor or a majority of the members of the Commission whenever there is a public emergency affecting life, health, property or the public peace, and whenever practicable, upon no less than one (1) hours' notice to each member and the public,

5.6 Telephonic Participation: If a quorum of the City Commission is physically present, other members of the City Commission may participate by phone, provided they can be heard on the record and they can hear the other members of the City Commission and the participating public.

Section 6. Citizen Participation

6.1 Public to be heard-Non-Agenda Issues. During the Public to be Heard section of the agenda, any one may speak for three (3) minutes on any matter relating to the business of the City or public policy, excluding matters on the agenda, unless extended for one (1) additional minute by the Mayor. All persons speaking on non-agenda issues shall be subject to the following rules:

- a. The speaker must come to the podium and first state his/her name, address and name of the organization if she/he represents an organization.
- b. All remarks shall be related to City business issues or matters of public policy.
- c. No loaning or transferring of minutes shall occur; provided that, if a member of the public is determined to speak for a group or faction on a proposition to address the Board or Commission, rather than all members of such group or faction, at meetings in which a large number of individuals wish to be heard, the Mayor, with the consent of the Commission may grant that individual up to five minutes of additional time if it is determined that it will reduce the number of members of the group who will speak on the item
- d. Redundant comments from the same speaker are deemed to have a dilatory effect on the expeditious and orderly progress of the meeting and are not allowed.
- e. The speaker shall only address the Commission as a body.
- f. Comments may or may not receive a response from Commissioners.
- g. The City Clerk shall provide "sign in" forms for Public Comment and persons who wish to speak during Public Comment shall submit a sign-in form to the Clerk prior to the start of Public Comment. A person who does not timely submit a sign in form is not precluded from speaking during Public Comment; however, persons who have signed in shall be given priority to speak during Public Comment. The Mayor may direct the City Clerk to provide sign-in forms and utilize the sign-in process for any agenda item.

6.2 Manner of Addressing the Commission–Agenda Items. Each person addressing the Commission shall state his/her name, address and organization (if applicable). Comments shall be limited to three (3) minutes unless extended for one (1) additional minute by the Mayor. 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 the 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. All remarks shall be directed to the agenda item before the Commission.

6.3 Agenda Items. The public shall be given an opportunity to speak on any substantive agenda item, subject to the restrictions set forth in Section 6.2 above, prior to an approval of the matter by the City Commission. The Chair shall determine the appropriate time, prior to the vote, for the public to speak. For votes on more than one agenda item, the public shall be given an opportunity to speak prior to the approval of the agenda items voted upon in a group. 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 a decision.

Section 7. Quasi-Judicial Hearings

Quasi-judicial Hearings shall be conducted as set forth in the Quasi-Judicial Hearing Procedures, Resolution 2016/191, adopted by the City Commission unless said procedures are waived by the applicant.

8. Record

All staff reports and memoranda shall be considered part of the official record for each item on the agenda.

9. Waiver or Variance from Rules:

9.1 Waiver of These Rules: Any provision of these rules not governed by the City Charter or state law may be temporarily suspended by a vote of a majority of the Commission.

9.2 Effect of Variance from Rules: The failure to follow these Rules of Procedure shall not be grounds for invalidating any otherwise lawful act of the Commission.

SECTION 3. All resolutions, or parts of resolutions, in conflict with this Resolution are hereby repealed to the extent of such conflict.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK