



## Meeting Minutes Community Redevelopment Agency

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Tuesday, March 10, 2026

7:00 PM

Commission Chambers

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### **CALL TO ORDER AND ROLL CALL**

The meeting was called to order on the above date by Chair Todd Drosky at 7:00 p.m., in the City Commission Chambers, 150 NE 2<sup>nd</sup> Avenue, Deerfield Beach, Florida.

#### **Present:**

Mr. Michael Hudak  
Mr. Tom Plaut  
Mr. Daniel Shanetzky  
Vice Chair Ben Preston  
Chair Todd Drosky

#### **Also Present:**

Deputy City Manager Eric Power  
City Attorney Anthony Soroka  
City Clerk Heather Montemayor

### **PLEDGE OF ALLEGIANCE**

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

### **APPROVAL OF MINUTES**

*Community Redevelopment Agency Meeting Minutes - February 10, 2026.*

**MOTION was made by Vice Chair Preston, seconded by Mr. Hudak, to approve the February 10, 2026 minutes as submitted. Voice Vote:**

**Yeas:** 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky  
**Nays:** 0

### **APPROVAL OF AGENDA**

*March 10, 2026*

**MOTION was made by Mr. Plaut, seconded by Vice Chair Preston, to approve the agenda as submitted. Voice Vote:**

**Yeas:** 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky  
**Nays:** 0

## **GENERAL ITEMS**

- 1. CRA Resolution 2026/003 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency, authorizing and approving the expenditure of an amount not to exceed \$60,000.00 for the purchase and delivery of furniture and furnishings in connection with the CRA's office space and the common areas to be located at the new Sullivan Park facility and related moving expenses; authorizing a budget transfer within the CRA fund in the amount of \$60,000.00 from the other contractual services line item to the materials to maintain building line item; providing for implementation and an effective date. (Funds from Account #190-500-520-5200-000-55200-503524 - Materials to Maintain Building)**

The Resolution was read by title only.

Michael Chen, CRA Director, stated that staff has begun moving out of the trailers; therefore, approval is critical.

Chair Drosky opened the public hearing.

**Dan Herz, 330 SE 19<sup>th</sup> Avenue, Deerfield Beach**, spoke in support of the CRA offices being located on the first floor. Thereafter, he spoke in support of Item 1.

Chair Drosky closed the public hearing.

**MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to approve Item 1, adopted CRA Resolution 2026/003. Roll Call:**

**Yeas:** 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky  
**Nays:** 0

## **2. Discussion regarding the official naming of the Marine Science Center.**

Joe Cox, 1638 NE 7<sup>th</sup> Place, Fort Lauderdale, highlighted a brief PowerPoint presentation. Thereafter, he provided an overview of the naming perception survey, whereby, "MODS Deerfield Beach Nature Center" consistently outperformed all other naming options. Further, he explained that "Presented by JM Family Enterprises" will be integrated into interior exhibit signage and graphics, as they do not want their recognition incorporated into the name of the facility.

Mr. Shanetzky commented on the Jellyfish Museum in Pompano Beach and suggested that the name be simplified to "Deerfield's MODS Adventure."

Mr. Cox clarified that the Jellyfish Museum will focus specifically on jellyfish.

Mr. Hudak said tourists may not know what MODS stands for, which is why he previously recommended spelling out the acronym.

Mr. Cox explained that the next step involves developing a marketing campaign and branding; nonetheless, many visitors will research the facility beforehand.

Mr. Plaut agreed with spelling out the acronym. Further, he recommended that the words "experience" and "interactive" be incorporated into a tagline, i.e. "An interactive experience."

Mr. Cox stated that once launched, there will be a page on the Museum of Discovery and Science (MODS) website. Further, he spoke in support of spelling out the acronym, but the sizing and signage would need to be determined.

Vice Chair Preston stated that although he understands the request to spell out the acronym, he does not believe retaining the acronym will deter visitors, as many research destinations before visiting.

Chair Drosky agreed with Vice Mayor Preston, as the Fort Lauderdale facility is known as MODS. Further, he understands that there is a science behind marketing and branding, and spelling out the acronym may not be the best long-term option; nonetheless, he will leave the decision to the marketing and branding experts.

## **GENERAL ITEMS - CONTINUED**

Mr. Shanetzky reiterated the importance of simplicity in branding.

In response to Mr. Hudak's comment, Mr. Chen stated that the building is approximately 60 days from completion, and there is a lead time required to order and install the sign; therefore, timely action is essential.

Mr. Cox stated that they can consult with the sign company about two options, one using the acronym and another with it spelled out.

After a brief discussion, it was the consensus of the Board to have Mr. Cox and staff return with renderings of the two sign options.

### **3. Discussion and direction regarding CRA Community Policing Program deputy detail service times.**

Anthony Soroka, City Attorney, outlined the current level of service for community policing deputy detail.

In response to Michael Chen's, CRA Director, question, Captain Hofstein, District X, replied that although service times were established at 7:00 a.m., deputies were patrolling at 6:00 a.m. due to the various complaints, i.e. dogs, open containers, bird feeding, etc.

Mr. Chen stated that, with the revitalization of the area, it was recommended to extend the service time to 2:00 a.m.

In response to Chair Drosky's questions, Captain Hofstein replied that target areas differ by assignment. The morning detail focuses on community engagement, addressing quality-of-life concerns, and enforcing municipal ordinance violations. While violent crime in the area is not considered likely, the 2:00 a.m. detail would focus on crime prevention, disorderly intoxication, noise complaints, etc. Further, he said it would be the board's desire to establish the mission perimeter; nonetheless, he explained that there is already a regular patrol deputy assigned to the area, this detail simply adds an additional deputy.

Vice Chair Preston stated that the Board must determine how to achieve the greatest coverage and evaluate how effective the current policing efforts are for the public.

Mr. Shanetzky expressed concerns about restaurant staff having to walk to their cars at night while carrying their earnings, as well as patrons walking to their vehicles late at night. Further, dogs, cigarettes, etc., are nuisances that could be addressed through appropriate signage; therefore, he spoke in support of extending the time to 2:00 a.m.

In response to Mr. Hudak's question, Captain Hofstein replied that the position is voluntary, and maintaining a continuous shift makes it easier to staff.

In response to Mr. Hudak's question, Mr. Soroka replied that pursuant to CRA Resolution 2025/002, the hourly rate for deputies is \$74 per hour.

Captain Hofstein stated that daytime is when families and children visit the CRA, making it the most important time for engagement and ensuring safety.

Mr. Plaut spoke in support of the continuous coverage. Unfortunately, there is no perfect solution since the timing of criminal activity cannot be predicted. Although, he would like coverage after midnight, the Island is already patrolled by the regular deputy. Thereafter, he spoke in support of having additional detail late at night versus morning.

Mr. Shanetzky stated that additional late-night patrols would help attract businesses. Thereafter, he reiterated his concerns for the restaurant staff and patrons.

Chair Drosky stated that there is no single solution that satisfies everyone, as some will inevitably be dissatisfied. Thereafter, he referenced Vice Chair Preston's comments regarding coverage for the public, which he interprets as acting in the best interest of Deerfield Beach residents. Over his nine years in office, he has spoken with businesses on the S-Curve and has never heard concerns about personal or employee safety, but has received numerous

## **GENERAL ITEMS - CONTINUED**

complaints regarding dogs on the boardwalk, roller-skaters and bicyclists, smoking, etc.; therefore, he recommends maintaining the current coverage, as it serves as a benefit to the residents.

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

**MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to maintain the current level of service for community policing deputy detail. Roll Call:**

**Yeas:** 4 - Mr. Hudak, Mr. Plaut, Vice Chair Preston, and Chair Drosky

**Nays:** 1 - Mr. Shanetzky

### **4. Presentation and discussion regarding the FY2027 Budget and Priorities.**

Michael Chen, CRA Director, recommended setting aside funds for direct business support. Further, anticipated Capital Improvement Projects (CIP) include a parking garage and improvements to the Cove. Thereafter, he asked the Board to provide direction on their priorities, as the CRA is sunsetting in the next three to four years.

Mr. Hudak recommended setting funds aside for the Ocean Rescue Headquarters. Additionally, he stated that the Island's infrastructure and traffic patterns should be studied, as there is only one point of access in and out, which results in significant traffic congestion. Mr. Hudak agreed with setting funds aside for business support, as well as special events. Further, the City Attorney is working with the County to determine whether the CRA has three or four years remaining, as this determination will impact proposed projects.

Anthony Soroka, City Attorney, said there is a disagreement regarding the amount the County is required to fund in the final year of operation; nevertheless, they are working to resolve the issue.

In response to Mr. Shanetzky's questions, Mr. Chen replied that the current CIP project plan includes the development of a parking garage. Further, he said the parking garage near the beach is privately owned.

Mr. Hudak clarified that the parking garage has been part of the project plan for quite some time, but no plans have ever moved forward. Further, he reiterated that there is a privately owned parking garage on the Island that remains largely empty Monday through Thursday; therefore, he stated that an additional parking garage would not be useful and that he would not support it.

Chair Drosky agreed that the parking garage has been a placeholder in the CIP for many years; nonetheless, he requested that Mr. Chen and Michelle Caba, Director of Economic Development, gauge the Cove business owners on their views regarding the construction of a parking garage in the Cove Shopping Center.

In response to Mr. Chen's comment, Chair Drosky stated that a comprehensive strategy must be developed to address the parking situation in the Cove. Further, he agreed with Mr. Hudak's stance on infrastructure. Additionally, if a business were to occupy the property at the corner of N. Ocean Drive and Hillsboro, there could be an opportunity for a partnership.

## **ADMINISTRATION**

CRA Offices - Michael Chen, CRA Director, said staff will be vacating the trailers the third week of March.

## **BOARD COMMENTS**

### **DISTRICT 1**

Florida Power & Light (FP&L) - In response to Mr. Hudak's question, Michael Chen, CRA Director, replied that staff is actively working with FP&L regarding the schedule for energizing the new facility.

**BOARD COMMENTS - CONTINUED****DISTRICT 3**

*S-Curve Lighting* - In response to Mr. Shanetzky's question, Mr. Chen replied that all lighting is operational except for one fixture, which is awaiting a bracket. Thereafter, he said the bollards receive regular maintenance.

**DISTRICT 4** - *None.*

**DISTRICT 2** - *None.*

**MAYOR** - *None.*

**PUBLIC COMMENT**

**Dan Herz, 330 SE 19<sup>th</sup> Avenue, Deerfield Beach**, commented on the proposed parking garage in the Cove Shopping Center.

**ADJOURNMENT**

**MOTION was made by Vice Chair Preston, seconded by Mr. Hudak, to adjourn the meeting at 8:30 p.m. Voice Vote:**

**Yeas:** 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky  
**Nays:** 0

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TODD DROSKY, CHAIR

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Heather Montemayor, Clerk