



Regular City Commission Meeting Agenda

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

Mayor Todd Drosky

Vice Mayor Michael Hudak

District 2 Commissioner Ben Preston

District 3 Commissioner Daniel Shanetzky

District 4 Commissioner Tom Plaut

Tuesday
May 5, 2026
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: March 31, 2026, April 14, 2026

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Hillsboro Inlet District Meeting Minutes

Attachment: February 19, 2026 - Shade Meeting, February 19, 2026 - Regular Meeting

Code Compliance Meeting Minutes

Attachment: February 24, 2026 , March 24, 2026

Charter Review Board Meeting Minutes

Attachment: March 19, 2026

Community Appearance Board Meeting Minutes

Attachment: March 25, 2026

APPROVAL OF THE AGENDA

May 5, 2026

ZOOM INFORMATION

Join Zoom Meeting by clicking the below link:

<https://deerfield-beach.zoom.us/j/83996156588?pwd=BTWtldsROQtngb97t3aqDpJdcF5nxW.1>

Join Zoom Meeting via telephone by dialing:

Call-in Number: (305) 224-1968

Meeting ID: 839 9615 6588#

Participant ID: #

Passcode: 804355#

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

PRESENTATIONS

1. **Presentation and Update from MBA Development Partners of Florida regarding the proposed 1045 SW 11th Way Development.**

Sponsor: Department of Planning & Development Services

Attachment: MBA Development Partners of Florida

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 - AGREEMENTS & EXPENDITURE REQUESTS

- 2. Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the settlement of all claims against the City in the litigation styled *Stephanie Newell Parsons vs. City of Deerfield Beach, et al*; authorizing execution of documents necessary to effectuate the settlement; providing for an effective date. (Funds from Account #106-100-131-1902-000-51900-503770 - General Liability - Legal)**

Suggested Action: Commission to vote on Resolution

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

Sponsor: Office of the City Attorney

Attachment: Settlement Agreement

- 3. Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the submission of an application to the U.S. Department of Transportation for Safe Streets and Roads for All Grant Program funding in the amount of \$9,000,000.00 for the implementation of targeted roadway safety measures at high risk corridors within the City; authorizing the City expenditure of 20% matching funds and execution of a grant agreement, if the grant is awarded to the City; providing for an effective date. (Funds from Account #399-000-360-0000-000-38100-381400 - Unassigned)**

Suggested Action: Commission to vote on Resolution

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

Sponsor: Department of Community Services

Attachment: Safe Streets and Roads for All Grant Program

- 4. Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the issuance of a purchase order to Millenium Products, Inc. for the purchase of security equipment, including security cameras, license plate readers, and**

associated equipment and infrastructure to be located within the Oveta McKeithen Recreational Complex in an amount not to exceed \$170,775.03; waiving the requirements for competitive solicitations set forth in Section 38-116 of the Procurement Code; approving the use of the Target Area Trust Funds in the amount of \$170,775.03 for the purchase and installation of the security equipment; providing for implementation and an effective date. (*Funds from Account #620-200-210-2101-000-52100-503999 - Target Area Trust Fund*)

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: Millenium Products, Inc.

- 5. Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by the DopeGirlsOnly Foundation for a Pilates in Pink event at the Highlands Community Center on June 6, 2026, from 9:00 a.m. to 11:00 a.m.; 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: DopeGirlsOnly Foundation

- 6. Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by North Broward Arts, Inc. for an Art Show at the Deerfield Beach Arboretum within Constitution Park to be held on November 14, 2026, from 10:00 a.m. to 6:00 p.m. and November 15, 2026, from 10:00 a.m. to 5:00 p.m.; 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: North Broward Arts, Inc.

- 7. Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by Artists Dream**

Performing Arts Center, Inc. for a benefit dinner show at the Johnny L. Tigner Community Center to be held on September 26, 2026, from 6:00 p.m. to 9:00 p.m.; approving a waiver of fees; 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: Artists Dream Performing Arts Center, Inc.

DEPARTMENTAL BUSINESS

- 8. Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a loan agreement with New World Aquarium, Inc., an affiliated entity of the Museum of Discovery and Science, Inc., ("New World") for the City to provide a short term loan in the amount of \$1,000,000.00 to New World for the Museum of Discovery and Science City of Deerfield Beach Nature Center exhibits, secured by a gift agreement with JM Family Enterprises, Inc.; providing for execution, conflicts, severability, and an effective date. (*Funds from multiple accounts*)**

Suggested Action: Commission to vote on Resolution

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

Sponsor: Community Redevelopment Agency

Attachment: Loan Agreement

- 9. Update regarding public safety.**

Sponsor: Office of Public Safety

COMMENTS BY ADMINISTRATION & LEGAL

COMMENTS BY MAYOR & CITY COMMISSION

ADJOURNMENT

FUTURE CITY COMMISSION MEETINGS

Regular City Commission Meeting - Tuesday, May 19, 2026

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

Tuesday, March 31, 2026

7:00 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

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

Present:

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

Also Present:

City Manager Rodney Brimlow
City Attorney Anthony Soroka
City Clerk Heather Montemayor

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

APPROVAL OF CITY COMMISSION MINUTES

Regular City Commission Meeting Minutes - February 17 & March 3, 2026

MOTION was made by Commissioner Plaut, seconded by Vice Mayor Preston 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

Planning & Zoning Board Meeting Minutes - January 8, 2026
Hillsboro Inlet District Meeting Minutes - February 2, 2026
Community Redevelopment Agency Meeting Minutes - February 10, 2026
Community Appearance Board Meeting Minutes - February 11, 2026
African American Heritage Board Meeting Minutes - January 8 & February 12, 2026
Urban Land Institute Workshop Meeting Minutes - February 12, 2026
Charter Review Board Meeting Minutes - February 19, 2026

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

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

INSTALLATION CEREMONY

Heather Montemayor, City Clerk, administered the oath of office to Vice Mayor Hudak.

Commissioner Preston congratulated Vice Mayor Hudak. Thereafter, he commented on the unique nature of democracy in the United States and stated that the often-used term can carry different meanings, but at its core reflects a system in which supreme power is vested in the people. He explained that this principle enables elected officials to serve their communities and reinforces that no one is above the law. Lastly, Commissioner Preston thanked everyone for the opportunity to serve, as it has been his distinct privilege.

Vice Mayor Hudak thanked Commissioner Preston for his support. Thereafter, he reflected on his seven years in office, and stated that while he has faced many difficult decisions, the past year has been the most challenging. He commented on key votes involving public safety services, the Axis project, and potential Live Local developments, all of which required careful consideration and, at times, resulted in difficult tradeoffs. He explained that, as an elected official, it is not possible to satisfy every constituent, particularly when decisions involve competing outcomes, such as the development at Federal Highway and Eller Drive. Thereafter, he provided a brief overview of the project and outcome, whereby, resident input helped shape meaningful project improvements, including a reduction in height and density, traffic protections, and over \$1.2 million in infrastructure enhancements. Vice Mayor Hudak stated that disagreements do not mean concerns were ignored, as decisions must account for citywide impacts, legal considerations, and long-term consequences.

Continuing, Vice Mayor Hudak stated that his goal has been to enhance transparency and accessibility by establishing quarterly District 1 meetings, monthly Saturday office hours, and a district newsletter to keep residents informed and engaged. He encouraged residents to stay engaged and share their perspectives, while acknowledging that not all decisions can result in universally favorable outcomes. He explained that all Commission decisions are made with thorough research, open debate, and the City's best interests in mind. He commented on the transition from the Broward Sheriff's Office (BSO), which was a decision driven by fiscal responsibility and the desire for greater local control. Vice Mayor Hudak stated that he will continue to make thoughtful, sometimes difficult decisions in his final year in office, balancing legal, financial, and community priorities. Lastly, he expressed appreciation for the opportunity to serve and for his colleagues' shared dedication to Deerfield Beach.

APPROVAL OF CITY COMMISSION AGENDA

March 31, 2026

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

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

AWARDS & RECOGNITION

1. 2026 Safe Roads Champion and 2026 People's Choice Award.

Mayor Drosky acknowledged the City and Town of Hillsboro Beach for receiving the 2026 People's Choice Award for the A1A Mobility Improvements Project. Thereafter, he acknowledged Eric Power, Deputy City Manager, for receiving the 2026 Safe Roads Champion Award.

Mr. Power thanked the Commission. Thereafter, he requested that the award be presented at a future Town of Hillsboro Beach meeting.

There were no objections.

AWARDS & RECOGNITION - CONTINUED

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

Captain Hofstein, BSO District X, recognized various law enforcement staff for their ongoing efforts with keeping the community safe. Unfortunately, the deputies were unable to attend.

QUASI-JUDICIAL PUBLIC HEARING

3. P.H. 2026-033: APPLICATION 83-B1-11 Rev. 8

Applicant: Medallion Deerfield 3701 LLC represented by Paragon Development, LLC.

Proposal: Seeking Major Site Plan approval to construct a new one-story, 2,036 square foot building with associated site improvements on an outparcel of a greater 5.5-acre site in the B-1, Community Business zoning district

Location: The property is generally described as GRAND UNION DEERFIELD BEACH 117-12 B PARCEL "A" LESS PT DESC AS, BEG AT NW COR, SLY 298.06, ELY FOR 297.33, NLY 84, ELY 203.60, NLY 209.50, WLY 495.98 TO POB & LESS PT K/A PUMPING STATION SITE & LESS PART DESC IN OR 15251/989 9-146 B & LESS POR DESC AS BANK LEASE PARCEL and GRAND UNION DEERFIELD BEACH 117-12 B PORTION OF PARCEL A DESC AS COMM AT SW COR SAID PAR A,N 6.10,NE 8.35, E 61 TO POB, N 164.87,E 111.90,S 16.85,E 27.94,S 154.05, NW 57.25,W 82.99 TO POB,LESS THAT PORTION PER MMB 9-146 B AKA:BANK LEASE PARCEL and located at **3701 W Hillsboro Boulevard.**

The Resolution was read by title only.

Leo Figueroa, 8751 West Broward Boulevard, Plantation, representing the applicant, waived the quasi-judicial proceeding. Thereafter, he highlighted a brief PowerPoint presentation. He explained that the applicant is proposing to construct a new one-story, 2,036 square foot bank, along with associated site improvements, including parking, drive-thru lanes, drainage, a dumpster enclosure, landscaping, and pedestrian connectivity.

In response to Commissioner Plaut's question, Mr. Figueroa replied that the drive-thru will be located on the westside of the building.

Commissioner Plaut spoke in support of the project.

In response to Mayor Drosky's questions, Mr. Figueroa replied that no variances are being requested. Further, he explained that the existing water easements will not need to be relocated; however, swales will be adjusted and additional infrastructure will be installed.

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

MOTION was made by Commissioner Plaut, seconded by Vice Mayor Hudak, to approve Item 3, adopted Resolution 2026/033. Roll Call:

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

Nays: 0

PUBLIC HEARING - SECOND READING

4. P.H. 2026-034: ORDINANCE 2026/002 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AMENDING CHAPTER 10 "ANIMALS," SECTION 10-4 "MAINTAINING ANIMALS IN GENERAL; LIMITATION ON NUMBER OF PETS; ENFORCEMENT" OF THE CITY CODE OF ORDINANCES TO PROHIBIT ROOSTERS IN RESIDENTIAL DISTRICTS OF THE CITY AND TO PROHIBIT THE FEEDING OF ROOSTERS WITHIN THE CITY; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

The Ordinance was read by title only.

PUBLIC HEARING - SECOND READING - CONTINUED

Mayor Drosky opened the public hearing.

Joe Chancy, 4250 NE 4th Avenue, Deerfield Beach, asked for clarification on the removal process.

Mayor Drosky closed the public hearing.

There was no discussion amongst the Commission.

MOTION was made by Commissioner Preston, seconded by Vice Mayor Hudak, to approve Item 4, adopted Ordinance 2026/002. Roll Call:

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

- 5. P.H. 2026-035: ORDINANCE 2026/003 - 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, 2026; APPROVING SUPPLEMENTAL APPROPRIATIONS AND BUDGET TRANSFERS TO AND WITHIN VARIOUS CITY FUNDS, AND CARRY FORWARD OF PRIOR FISCAL YEAR APPROPRIATIONS AND BUDGET REDUCTIONS TO VARIOUS CITY FUNDS, AS SET FORTH IN THE ATTACHED EXHIBIT "A"; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

The Ordinance was read by title only.

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

There was no discussion amongst the Commission.

MOTION was made by Vice Mayor Hudak, seconded by Commissioner Preston, to approve Item 5, adopted Ordinance 2026/003. Roll Call:

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

PUBLIC COMMENT

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on the approval on the professional services agreement with LPRM Ascend Advisors, LLC.

Jess Del Vecchio, 7505 Cedarwood Circle, Boca Raton, requested that the Farmer's Market be extended through the summer months.

Roger Freitag, 418 SE 2nd Street, Deerfield Beach, requested that the prohibition of back-in parking at the Cove be re-evaluated. Further, he expressed concerns regarding the condition of the railroad crossings and requested that the matter be investigated. Lastly, he urged the City to explore options to gain greater control over its electricity.

Jonathan Ounjian, 1938 NE 6th Street, Deerfield Beach, commented on a recent Charter Review Board meeting and expressed concerns regarding the beach traffic, parking areas, and dilapidated fire station. Thereafter, he suggested that staff explore public-private partnership (P3) opportunities, as he does not want Deerfield Beach to become stagnant. Lastly, he spoke in support of reasonable, responsible growth.

John Slattery, 1455 SE 5th Place, Deerfield Beach, agreed with the condition of the railroad crossings.

CONSENT - BOARD APPOINTMENTS

6. Resolution 2026/034 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, confirming the election of Lee Magnuson, Jr. to serve as a member of the City of Deerfield Beach Non-Uniformed Municipal Employee Retirement Committee; providing for an effective date.

The Resolution was read by title.

Mayor Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, spoke in support of Mr. Magnuson's reappointment.

Mayor Drosky closed the public hearing.

MOTION was made by Commissioner Preston, seconded by Vice Mayor Hudak, to approve Item 6, adopted Resolution 2026/034. Roll Call:

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

Nays: 0

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

7. Resolution 2026/035 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting the U.S. Department of Transportation Safe Streets and Roads for All grant in the amount of \$3,617,600.00 for the NE 3rd Avenue Safety Improvements Project; approving the expenditure of \$904,400.00 for the project to meet the grant matching funds requirement; approving and authorizing execution of the Grant Agreement with the U.S. Department of Transportation for the project; providing for implementation and an effective date. *(Funds from multiple accounts)*
8. Resolution 2026/036 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, 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 City's Department of Economic Development office space and related common areas to be located at the new Sullivan Park Facility and related moving expenses; providing for an effective date. *(Funds from Account #100-500-520-5200-000-55200-503299 - Other Contractual Services)*
9. Resolution 2026/037 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an agreement with the Broward County Tax Collector for the collection of Non-Ad Valorem Special Assessments; authorizing execution of the Agreement; providing for conflicts, implementation, and an effective date.
10. Resolution 2026/038 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving Xylem/Goulds Technology Brand ("Goulds") submersible pumps and motors and Harold Beck & Sons, Inc. electric actuators as city standard equipment for the City's Water Treatment Plant; approving the purchase of submersible pumps and motors from Goulds in an amount not to exceed \$334,186.00; providing for implementation and an effective date.
11. Resolution 2026/039 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and authorizing execution of a Second Amendment to the Work Authorization with Jacobs Engineering Group, Inc., to provide additional continuing engineering operations and administrative consulting support services and to provide additional support staff at the West Water Treatment Plant through July 31, 2026 in an additional amount not to exceed \$276,808.00; providing for conflicts, implementation and an effective date. *(Funds from Account #401-300-360-3602-000-53600-503099 - Other Professional Services)*

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS - CONTINUED

12. Resolution 2026/040 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and authorizing execution of an amendment to the contract with FG Construction, LLC to reduce the scope of work for the West Deerfield Drainage Improvement Project and decrease the contract price from \$5,725,753.74 to \$2,994,194.44; extending the substantial completion date for the project to February 23, 2027 and the final completion date to March 25, 2027; approving a 10% city contingency for the project; providing for conflicts, implementation and an effective date. *(Funds from Account #462-300-360-3800-000-53800-506530 - Stormwater Capital Fund/CIP Infrastructure)*
13. Resolution 2026/041 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the award of ITB #26-005 for the purchase and supply of Chemical Scale Inhibitor (Antiscalant) on an as-needed basis to Amaya Solutions, Inc. d/b/a American Water Chemicals; authorizing execution of a contract with Amaya Solutions, Inc, the sole responsive and responsible bidder, for a three-year term in an annual amount not to exceed \$56,250.00, with two additional one-year renewals; providing for conflicts and an effective date. *(Funds from Account #401-300-360-3602-000-53600-503511 - Chemicals)*

Mayor Drosky opened the public hearing on Items 7 - 13.

Joe Chancy, 4250 NE 4th Avenue, Deerfield Beach, commented on Item 7. Thereafter, he thanked staff for their efforts.

Mayor Drosky closed the public hearing

There was no discussion amongst the Commission.

MOTION was made by Vice Mayor Hudak, seconded by Commissioner Plaut, to approve Items 7 - 13 in concert. Roll Call:

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

DEPARTMENTAL BUSINESS**14. Update regarding public safety.**

Sean Gladieux, Director of Public Safety, highlighted a brief PowerPoint presentation. Thereafter, he commented on his visit to the Boca Raton Fire Training facility. He stated that the transitional Fire Chief and Police Chief positions have been posted since March 16, 2026, with interviews scheduled for April and onboarding anticipated in May depending on the selected candidates' current obligations. Further, the community engagement meetings will occur in April and May, with the first scheduled for April 16, 2026 at 7:00 p.m. in the Tigner Center. Thereafter, he introduced John Bukata, Transition Manager, and provided a brief overview of his background.

Mr. Bukata stated that he is excited and looks forward to working with the community.

Mr. Gladieux outlined ongoing efforts, including identifying facility logistics, coordinating with FDOT and contractors on the SW 10th Street Project, maintaining engagement with municipal public safety partners, and continuing vendor outreach to secure the most competitive pricing, among other initiatives. Thereafter, he briefly outlined the revenue generated from the RedSpeed program. Further, he stated that multiple requests have been made to the BSO for a comprehensive capital inventory, but no response has been received to date; however, staff will continue to follow up and engage with the BSO. Lastly, he provided an overview of current staffing levels.

Mayor Drosky commented on the current staffing levels, which is concerning, as Deerfield Beach has become a training ground.

DEPARTMENTAL BUSINESS - CONTINUED

Mr. Gladieux stated that he will work with Captain Hofstein to obtain staffing data to determine whether new deputies are retained or reassigned.

In response to Commissioner Shanetzky's question, Mr. Gladieux replied that the RedSpeed program has been temporarily halted; however, staff is actively exploring options to reinstate it.

Rodney Brimlow, City Manager, stated that staff anticipates the program will be operational by the next school year; however, deputies continue to patrol the school zones and enforce speed limits. Further, he explained that the temporary halt does not result in a loss of revenue, as the funds are accrued and applied to the next fiscal year.

In response to Commissioner Shanetzky's question, Mr. Brimlow replied that federal grant opportunities are not currently open; however, staff met with the Department of Justice (DOJ), which identified several potential grants the City intends to pursue. Further, the DOJ provided guidance on programming, accreditation standards, and necessary training, i.e. mental health.

Mayor Drosky reiterated his concerns regarding the current staffing levels and Deerfield Beach becoming a training ground. Further, he expressed concerns with the RedSpeed program not being currently monitored by the BSO.

Mr. Gladieux stated that, effective April 16, 2026, the BSO will no longer provide deputies to testify in hearings related to notices of violation they have issued.

Vice Mayor Hudak stated that the actions by the BSO are extremely disappointing, but hopes that the situation improves, as the residents deserve better. Further, he stated that the RedSpeed program is not about revenue, but about ensuring the safety of our children.

Commissioner Plaut expressed disappointment with the lack of collaboration from the BSO and stated that the City must move quickly to obtain local control.

In response to Commissioner Preston's question, Mr. Brimlow replied that the City does have the capacity to review RedSpeed violations, and staff is currently evaluating the process.

Commissioner Preston suggested suspending the program until the goals and objectives can be met.

Mr. Brimlow stated that the program is currently suspended; however, he reiterated that deputies are still patrolling the areas.

COMMENTS BY ADMINISTRATION & LEGAL**CITY ATTORNEY**

Sovereign Immunity Bill - Anthony Soroka, City Attorney, provided a brief overview of HB 145.

Easter and Passover - Mr. Soroka wished everyone happy holidays.

CITY MANAGER

Railroad Crossings - Rodney Brimlow, City Manager, stated that staff is actively working with the South Florida Rail Corridor (SFRC) and Florida East Coast Railway (FEC).

The Cove - Mr. Brimlow said staff will review the Code regarding the back-in parking.

Florida Recreation and Parks Association (FRPA) Journal - Greg Warner, Director of Parks & Recreation, provided a brief overview of the journal and stated that the Johnny L. Tigner Community Center and Peggy Noland Aquatics Complex were featured.

CITY COMMISSION BUSINESS**15. Consideration to approve the voting delegates to the 2026-2027 Board of Directors for Broward League of Cities.**

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

Mayor Drosky opened the public hearing.

Roger Freitag, 418 SE 2nd Street, Deerfield Beach, asked about the role of the Broward League of Cities and how it benefits the taxpayers.

Mayor Drosky closed the public hearing.

Commissioner Plaut provided a brief overview of the Broward League of Cities and its role.

MOTION was made by Commissioner Shanetzky, seconded by Vice Mayor Hudak, to approve Commissioner Plaut as the voting delegate, Mayor Drosky as the first alternate, and Vice Mayor Hudak as the second alternate. Roll Call:

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

16. Discussion regarding participation in the All-America City Award.

Commissioner Shanetzky provided a brief overview of the award. Thereafter, he expressed the importance of showcasing Deerfield Beach, and stated that the City is in competition with neighboring municipalities.

Vice Mayor Hudak agreed with Commissioner Shanetzky. Thereafter, he commented on property values, particularly on the barrier island, and emphasized the need for revitalization. Further, he is uncertain of the award structure and its potential benefit to the City at this time.

Commissioner Plaut commented on the submission requirements and the potential costs to the City. Further, he agreed with Vice Mayor Hudak, as he is unsure of the potential benefit at this time.

Vice Mayor Preston stated that although the deadline has passed, he believes the timing is appropriate to allow staff sufficient opportunity to promote the City and develop a cohesive vision.

Mayor Drosky explained that the award requires a financial commitment, whereby, recipients must pay \$100,000 upon winning. Further, participation would also require the City to send a team out of state to attend a conference, resulting in additional expenses. Thereafter, he commented on the potential staff involvement. Mayor Drosky spoke in support of promoting the City, as he is a strong proponent of self-promotion to ensure the City's story is accurately and effectively communicated; however, he stated that any individual awards would need to be clearly defined and specific.

Commissioner Shanetzky agreed with self-promotion, and hopes that the City will pursue additional awards in the future.

17. Discussion and potential action regarding the creation of a Public Safety Advisory Board.

After a brief discussion, it was the consensus of the Commission to have Commissioner Shanetzky work with city staff to bring forward an ordinance establishing a Public Safety Advisory Board.

COMMENTS BY MAYOR & CITY COMMISSION**COMMISSIONER PRESTON****DISTRICT 2**

Happy Easter and Passover - Commissioner Preston wished everyone a happy holiday. Thereafter, he thanked staff for their efforts with the holiday events.

Decorative Lighting - Commissioner Preston said there are outages on MLK.

Accolades - Commissioner Preston thanked his colleagues for their efforts.

City Commission Welcome Signs - Commissioner Preston stated that he plans to work with staff to develop the welcome signs, with the item to be brought forward for discussion at a future meeting.

COMMISSIONER SHANETZKY**DISTRICT 3**

Public Safety - Commissioner Shanetzky stated that the City must have fully operational police and fire departments on October 1, 2027, so pursuing grant opportunities is essential to support this goal.

Century Village - Commissioner Shanetzky commented on a community meeting regarding scam fraud, bicycle/pedestrian safety, etc. Further, on April 22nd, the Area Agency on Aging of Broward County, VA counselor, and Broward County Property Appraiser Office will be present in the main party room of the Clubhouse to provide assistance and resources to residents. On April 27th, in the same location, there will be a Public Safety workshop.

South Florida Bible College - Commissioner Shanetzky said a block party will be held on campus April 18th from 5:00 p.m. to 8:00 p.m.

Crystal Lake - Commissioner Shanetzky commented on a meeting regarding the Tam O'Shanter Golf Course.

District 3 Meeting - Commissioner Shanetzky said the meeting will take place on Monday, April 6th at 1:00 p.m. at the Meadows at Crystal Lake.

COMMISSIONER PLAUT**DISTRICT 4**

Florida League of Cities - Commissioner Plaut provided a brief overview of the organization and its role in supporting municipalities, especially in identifying and securing grant funding opportunities. Thereafter, he thanked Jonathan Salas, Director of Community Services, and his staff for their efforts.

District 1 Meeting - Commissioner Plaut commended Vice Mayor Hudak for his efforts with the meeting. Thereafter, he urged everyone to sign up for the BuckyGram.

VICE MAYOR HUDAK**DISTRICT 1**

BSO - Vice Mayor Hudak acknowledged that, despite challenges, the BSO continues to keep our residents safe. Thereafter, he thanked Captain Hofstein for his ongoing efforts in keeping the community safe.

Ocean Rescue - Vice Mayor Hudak reiterated his request for their achievements to be displayed at the pier.

Happy Easter and Passover - Vice Mayor Hudak wished everyone a happy holiday.

MAYOR DROSKY

Vice Mayor - Mayor Drosky congratulated Vice Mayor Hudak on his new role.

Public Safety - Mayor Drosky thanked his colleagues for their comments, as this is an extremely exciting time for Deerfield Beach.

COMMENTS BY MAYOR & CITY COMMISSION - CONTINUED

Sip & Stroll - Mayor Drosky said the event will take place on Saturday, April 11th at Constitution Park.

Happy Easter and Passover - Mayor Drosky wished everyone a happy holiday. Thereafter, he invited the community to attend a joint Easter Sunrise Service at the beach on Sunday, April 5th at 6:30 a.m.

ADJOURNMENT

There was no additional business to discuss.

MOTION was made by Commissioner Preston, seconded by Vice Mayor Hudak, to adjourn the meeting at 10:02 p.m. Voice Vote:

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

Nays: 0

CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

Heather Montemayor, CMC, City Clerk



Meeting Minutes City Commission

Tuesday, April 14, 2026

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 7:01 p.m., in the City Commission Chambers, City Hall, Deerfield Beach.

Present:

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

Also Present:

City Manager Rodney Brimlow
City Attorney Anthony Soroka
City Clerk Heather Montemayor

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Code Compliance Meeting Minutes - March 10, 2026
Community Appearance Board Meeting Minutes - March 11, 2026

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

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

APPROVAL OF CITY COMMISSION AGENDA

April 14, 2026

MOTION was made by Commissioner Plaut, seconded by Commissioner Preston, to approve the agenda as submitted. Voice Vote:

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

AWARDS & RECOGNITION

1. **Certificate of Recognition presented to the CBF 2014 Yellow Team on being crowned Champions of the FYSA State Commissioner's Cup.**

Mayor Drosky congratulated the CBF 2014 Yellow Team for their achievement.

Thereafter, team members thanked the Commission for the recognition.

Commissioner Preston congratulated the team and encouraged them to continue striving for excellence.

2. **Proclamation presented to Children's Services Council of Broward County in recognition of Child Abuse Prevention Month.**

Mayor Drosky presented a proclamation to Ken King, Director of Communications and Public Affairs.

Mr. King thanked the City for the recognition.

Joel Smith, Community CARES, applauded the City for their support.

PUBLIC COMMENT

Cheryl Swain Small, 515 E. Las Olas Blvd, Fort Lauderdale, provided a brief background of Coach Melvin Randall, who has been selected as an inductee of the Pillars of Excellence Foundation. Thereafter, she invited the Commission to the event on May 29, 2026.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on a letter dated April 2, 2026, that the City received from the Broward Sheriff's Office (BSO) regarding the transition, the Adams Brothers podcast, the Cove parking lot, pier restaurant, 1045 SW 11th Way project, and the RedSpeed program.

Gwyndolen Clarke-Reed, 1430 SW 6th Way, Deerfield Beach, expressed concerns regarding the length of time a traffic light was inoperative at SW 6th Avenue and SW 10th Street.

Roger Freitag, 418 SE 2nd Street, Deerfield Beach, commended the Department of Parks & Recreation for the Sip & Stroll event and requested that the City host two such events annually. Thereafter, he commented on the Charter Review Board, as well as the businesses on the S-Curve.

CONSENT - BOARD APPOINTMENTS

3. **Resolution 2026/042 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, reappointing Anthony Pelt and Tony Guadagnino as commissioners of the Deerfield Beach Housing Authority; providing for an effective date.**

The Resolution was read by title.

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

There was no discussion amongst the Commission.

MOTION was made by Vice Mayor Hudak, seconded by Commissioner Preston, to approve Item 3, adopted Resolution 2026/042. Voice Vote:

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

Nays: 0

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

4. **Resolution 2026/043 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the award of ITB #25-041 for citywide assorted apparel and promotional items on an as-needed basis to the five responsive and responsible bidders; authorizing execution of contracts with the five lowest priced responsive and responsible bidders for a three-year term with two, one-year renewal options; providing for implementation and an effective date. (Funds from various accounts)**
5. **Resolution 2026/044 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, authorizing acceptance of coastal dune restoration grant funds in the amount of \$10,000.00 from Broward County; approving the expenditure of \$5,000.00 for the grant matching fund requirement; approving the grant agreement with Broward County for the Dune Restoration Project; providing for execution, implementation and an effective date. (Funds from Account #100-300-340-3701-000-53700-503513 - Equipment Minor, Tools, Hardware)**
6. **Resolution 2026/045 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the award of ITB #26-006 for the supply and delivery of corrosion inhibitor chemicals ("Orthophosphate") on an as needed basis for the water treatment plant to Hawkins, Inc., as the primary contractor, and Carus, LLC, as the secondary contractor; authorizing execution of contracts with the two lowest priced responsive and responsible bidders for a one-year term, with four additional one-year renewal options, in a total aggregate annual amount not to exceed \$75,000.00; and providing an effective date. (Funds from Account #401-300-360-3602-000-53600-503511 - Chemicals)**
7. **Resolution 2026/046 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and authorizing execution of an amendment to the Work Authorization with McKim & Creed, Inc. to provide continuing engineering support services related to the control system support project at the water treatment plant in an increased amount not to exceed \$80,000.00; providing for implementation and an effective date. (Funds from Account #401-300-360-3602-000-53600-503099 - Other Professional Services - SCADA Programming)**
8. **Resolution 2026/047 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a work authorization with Hazen and Sawyer, P.C. to provide professional engineering services related to the update to the City's Emergency Response Plan and Incident Specific Response Procedures in an amount not to exceed \$39,847.04; providing for execution and an effective date. (Funds from Account #401-300-360-3602-000-53600-50399 - Other Professional Services - Consulting Services)**
9. **Resolution 2026/048 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a work authorization with Hazen and Sawyer, P.C. to provide professional engineering services related to the West Water Treatment Plant Injection Well IW-2 Permitting Project in an amount not to exceed \$81,360.00; providing for execution and an effective date. (Funds from Account #413-300-360-3602-000-53600-506530 - Other Professional Services)**

Commissioner Shanetzky commented on Item 4 and requested that special consideration or additional points be given to local businesses.

Rodney Brimlow, City Manager, explained that provisions are included within the scoring sheet for certain types of bids; however, selecting a Deerfield Beach company outright is not permitted.

Anthony Soroka, City Attorney, stated that the Local Preference Program, as well as state regulations are in place.

Commissioner Preston agreed, whereby, the City must engage local businesses involved.

Mayor Drosky opened the public hearing on Items 4 - 9.

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS - CONTINUED

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, asked if any of the selected companies receive federal funding. Thereafter, he commented on the location of each company and suggested amending the scoring sheets.

Mayor Drosky closed the public hearing.

MOTION was made by Vice Mayor Hudak, seconded by Commissioner Plaut, to approve Items 4 - 9 in concert. Roll Call:

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

DEPARTMENTAL BUSINESS

10. Resolution 2026/049 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, adopting the Neighborhood Revitalization Beautification Program, attached as Exhibit "A"; approving and authorizing execution of an agreement with Rebuilding Together Broward County, Inc. to implement the program for residential properties within the target area; waiving the requirements for competitive solicitations set forth in Section 38-116 of the Procurement Code; approving the use of target area trust funds in an amount not to exceed \$200,000.00 to fund the program; providing for implementation and an effective date. (Funds from Account #620-500-520-5200-000-55400-508098 - Target Area Trust Fund/Home Rehabilitation)

The Resolution was read by title only.

Michele Caba, Director of Economic Development, provided a brief background and history of the item. Thereafter, she introduced Robin Martin, Executive Director.

Mr. Martin, 1717 SW 32nd Place, Fort Lauderdale, highlighted a brief PowerPoint presentation. He explained that Rebuilding Together addresses the urgent needs of homeowners who may lack the resources to make essential repairs, focusing on three key areas: safe and healthy homes, building a healthy neighborhood program, and disaster relief. Further, he stated that in 2025, the organization assisted 415 homes and 700 individuals, while strengthening collaboration with local municipalities and community redevelopment agencies to expand the reach and impact of critical home repair and neighborhood revitalization efforts. Thereafter, before and after pictures were displayed. Mr. Martin explained that Rebuilding Together will conduct outreach services, perform minor repairs, and identify eligible homeowners. Lastly, he provided a brief overview of the program's three tiers.

Mayor Drosky thanked Mr. Martin and city staff for their efforts, as rebuilding the Dixie Highway corridor is needed.

Commissioner Preston thanked city staff for their efforts. Further, he stated that it is important to first identify areas within the City that are in dire need of blight reduction and prevention, as it allows growth within the City.

In response to Commissioner Preston's question, Mr. Martin replied that surveys are conducted to ensure positive impacts and to confirm that satisfactory outcomes are being achieved.

Commissioner Shanetzky commented on City's Purchase Assistance and Home Rehabilitation Programs, which are citywide. Thereafter, he asked whether this program could be extended to the condominiums in District 3.

Mr. Martin replied yes, but condominiums do have strict rules; nonetheless, this particular program is slated for a specific area.

DEPARTMENTAL BUSINESS - CONTINUED

Anthony Soroka, City Attorney, explained that this program is being funded through the Target Area Trust Funds; therefore, if the Commission is seeking other locations, an alternative funding source would be required.

Vice Mayor Hudak spoke in support of the program, as the area is in dire need of uplifting and will bring the community together.

Mayor Drosky opened the public hearing.

Jackie Diaz, 278 SW 3rd Street, Deerfield Beach, spoke in support of the program. Thereafter, she volunteered her services.

Joe Chancy, 4250 NE 4th Avenue, Deerfield Beach, spoke in support of the program, as it is desperately needed.

Gwyndolen Clarke-Reed, 1430 SW 6th Way, Deerfield Beach, said this is a rebirth of the target area and looks forward to its success.

Mayor Drosky closed the public hearing.

MOTION was made by Commissioner Preston, seconded by Vice Mayor Hudak, to approve Item 10, adopted Resolution 2026/049. Roll Call:

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

11. Update regarding public safety.

Sean Gladieux, Director of Public Safety, highlighted a brief PowerPoint presentation. He stated that interviews for the transitional Fire and Police Chiefs are ongoing, with selections anticipated by the end of the month and onboarding expected in May. Further, he explained that the City received formal correspondence from the BSO requesting that the City provide a transition plan or, alternatively that the BSO submit one for our consideration. After careful deliberation, the City made a strategic decision to have the BSO present its plan first in order to fully understand its assumptions, timelines, and operational expectations before defining a path forward in the best interest of the community. Mr. Gladieux stated that the BSO recently submitted its proposed transition plan, which has been thoroughly reviewed. He highlighted several key points to avoid any misunderstanding within the community: first, no transition plan will be finalized without meaningful public input; second, the City is still in the process of selecting and onboarding its Police and Fire Chiefs; and third, the August 1, 2026 Phase 1 transition proposed by the BSO is not feasible, not responsible, and will not occur. He explained that the City's current projection for assuming police services is spring 2027. The City's formal response to the BSO will be provided this week and will clearly and professionally reflect these positions, while reinforcing that, although the partnership is valued, the City will proceed on a timeline and under conditions that prioritize resident safety and set future departments up for success. Mr. Gladieux stated that the community-oriented policing plan is in progress and will be shaped through the community engagement charrettes. He stated that staff continues to expand the vendor list and recently met with a new vendor for fire equipment. Thereafter, he presented upcoming community engagement opportunities and encouraged residents to attend.

In response to Commissioner Shanetzky's question, Rodney Brimlow, City Manager, replied that Broward County's decision-making regarding regional services does not impact city services.

COMMENTS BY ADMINISTRATION & LEGAL

CITY ATTORNEY - NONE.

CITY MANAGER - NONE.

COMMENTS BY MAYOR & CITY COMMISSION**COMMISSIONER PRESTON****DISTRICT 2**

City Events - Commissioner Preston commended city staff for the recent events. Thereafter, he said many are looking forward to the Juneteenth festivities.

Activities & Programming - Commissioner Preston requested that staff explore additional activities and programs for children.

COMMISSIONER SHANETZKY**DISTRICT 3**

Century Village - Commissioner Shanetzky thanked the City Manager for his efforts with providing residents with transportation to a food bank.

District 3 Meeting - Commissioner Shanetzky thanked staff for their efforts on April 6, 2026.

South Florida Bible College - Commissioner Shanetzky said a block party will be held on campus on April 18th from 5:00 p.m. to 8:00 p.m.

Public Safety Advisory Board - Commissioner Shanetzky stated that he is working with the City Manager and hopes to bring something forward in the coming months.

COMMISSIONER PLAUT**DISTRICT 4**

Thank You - Commissioner Plaut thanked his colleagues for their efforts.

Events - Commissioner Plaut commended city staff for the recent and upcoming events.

BuckyGram - Commissioner Plaut encouraged everyone to sign up.

VICE MAYOR HUDAK**DISTRICT 1**

Vice Mayor Nancy Metayer Bowen - Vice Mayor Hudak extended his condolences to her family, as well as the City of Coral Springs. Thereafter, he encouraged those in need to seek help.

Public Safety Community Engagement - Vice Mayor Hudak said the first meeting will take place on April 16th at 7:00 p.m. at the Tigner Center. Thereafter, he encouraged everyone to attend and provide their input.

MAYOR DROSKY

Sip & Stroll - Mayor Drosky commended staff for a job well done.

FY27 Budget - Mayor Drosky encouraged the community to share their input now.

ADJOURNMENT

There was no additional business to discuss.

MOTION was made by Commissioner Preston, seconded by Vice Mayor Hudak, to adjourn the meeting at 8:27 p.m. Voice Vote:

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

Nays: 0

CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

Heather Montemayor, CMC, City Clerk

HILLSBORO INLET DISTRICT
Minutes of Special Meeting and Shade Session
Thursday, February 19, 2026
Sea Ranch Lakes Village Hall, 1 Gatehouse Road, Sea Ranch Lakes

MEMBERS PRESENT:

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

OTHERS PRESENT:

David N. Tolces, General Counsel, Weiss Serota
Helfman Cole & Bierman, P.L.
Alicia Gonzalez, Assistant General Counsel, Weiss
Serota Helfman Cole & Bierman, P.L.

QUORUM PRESENT: The Secretary called the roll and established a quorum for the Attorney Client Special Meeting and Shade Session. The meeting was called to order by Chair Bryan at 4:00 PM.

The meeting was recessed into a Shade Meeting regarding:

CASE NO: CACE-24-017895

**2308 BAY DRIVE LLC v. HILLSBORO POINT LLC AND THE STATE OF
FLORIDA, BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND, DEFENDANTS;**

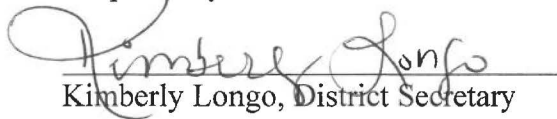
**HILLSBORO POINT LLC, THIRD-PARTY PLAINTIFF v. HILLSBORO
INLET DISTRICT, AND BAY DRIVE BEACH ASSOCIATION, INC.,
THIRD PARTY DEFENDANTS;**

**HILLSBORO POINT LLC, CORSSCLAIM PLAINTIFF v. STATE OF
FLORIDA, BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND, CROSSCLAIM DEFENDANT**

The special meeting was then reconvened.

ADJOURNMENT: Motion was made by Commissioner Loesel to adjourn the Shade Meeting and seconded by Commissioner Vice-Chair Gore. The meeting was adjourned at 4:48 PM by Chair Bryan.

Respectfully submitted,


Kimberly Longo, District Secretary

HILLSBORO INLET DISTRICT
Minutes of Regular Monthly Meeting, Thursday, February 19, 2026
Sea Ranch Lakes Village Hall, 1 Gatehouse Road, Sea Ranch Lakes

MEMBERS PRESENT:

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

OTHERS PRESENT:

David N. Tolces, General Counsel, Weiss Serota
Helfman Cole & Bierman, P.L.
Robert Andrews, District Accountant
Kimberly Longo, District Secretary
Ben Gross, Project Coastal Engineer, Foth Environmental
and Infrastructure, LLC (Via Zoom)
Christopher Smith, Vice President, Commercial Banking
Relationship Manager – Truist Bank (Via Zoom)
Paul Quinn, Vice President, 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 4:50 PM.

APPROVAL OF MINUTES: A Motion to approve the February 2, 2026 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 Randy Strauss
Commissioner Robert O'Neill
Commissioner Tom Campbell

The Motion, to approve the Regular Meeting Minutes was approved unanimously. (6-0)

APPROVAL OF OUTSTANDING BILLS: A Motion was made by Commissioner Loesel and seconded by Commissioner Campbell for approval of all outstanding bills in the amount of \$40,854.06. The bills were reviewed and discussed in detail.

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

The Motion to approve the outstanding bills in the amount of \$40,854.06 was approved unanimously. (6-0)

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

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

The Motion to approve the current month's expenses of approximately \$50,000.00 was approved unanimously. (6-0)

INLET STATUS REPORT: Chair Bryan stated that Captain Draughon could not attend the meeting today. She received notes from the Captain. She advised the Board that no depth chart due to weather and advised that soundings will be provided when weather permits.

Chair Bryan advised the Board that the crew performed general maintenance. Chair Bryan also advised that the crew also performed the following on the dredge:

1. Orange pipe (Intake pipe) had a leak issue;
2. Turbo pipe gasket issue on the dredge; and
3. Exhaust manifold gasket issue on the dredge

PUBLIC COMMENTS: None

OLD BUSINESS

UPDATE REGARDING DEP AND USACOE PERMIT APPLICATIONS: Ben Gross of Foth Environmental and Infrastructure, LLC advised that the District has obtained the ACOE permit modification.

Mr. Gross advised the Board that the FDEP permit Waiver was submitted a few weeks ago and is extended until May 18, 2026.

Attorney Tolces asked Mr. Gross if he could ask Chris Creed of Foth Environmental and Infrastructure, LLC to look into providing a proposal for designing an alternate location for the District's discharge pipe on the south side of the jetty.

NEW BUSINESS

APPROVAL OF LOAN DOCUMENTS FOR TRUIST LOAN – PURCHASE OF CUTTER HEAD DREDGE: Chair Bryan advised the Board that Chris Smith was on zoom to discuss the approval of the loan documents.

Resolution No. 2026-02 was read into the record by District Attorney, David Tolces as follows:

A RESOLUTION OF HILLSBORO INLET DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, AUTHORIZING THE CHAIR AND/OR VICE-CHAIR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO OBTAIN A LOAN IN AN AMOUNT NOT TO EXCEED FIVE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$5,500,000.00) ON BEHALF OF THE DISTRICT FROM TRUIST COMMERCIAL EQUITY, INC., AN AFFILIATE OF TRUIST BANK FOR THE PURPOSE OF FINANCING COSTS OF CONSTRUCTION AND PURCHASE OF A NEW DREDGE; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A LOAN AGREEMENT AND NOTE; COVENANTING TO BUDGET AND APPROPRIATE FUNDS, FROM LEGALLY AVAILABLE AD VALOREM REVENUES, ON AN ANNUAL BASIS TO REPAY SUCH NOTE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Attorney Tolces advised the District that the loan is not being closed tonight but the District is just approving the loan documents and the District will hopefully close the first week in March. Chair Bryan confirmed that the District went with the variable rate loan.

A motion was made by Commissioner Loesel and seconded by Vice Chair Gore to approve Resolution No. 2026-02.

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

The Motion to approve Resolution No. 2026-02 was approved unanimously. (6-0)

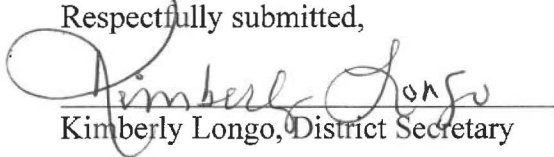
UPDATE REGARDING STATUS OF CUTTER HEAD DREDGE: Attorney Tolces passed out a timeline schedule from Ellicott Dredges, LLC for the building of the District's cutter head dredge. Paul Quinn of Ellicott Dredges, LLC discussed the timeline schedule and the location of where the dredge is being built (Maryland). District Accountant advised Mr. Quinn that a wire transfer will be made on Tuesday.

GENERAL COUNSEL COMMENTS: Attorney Tolces advised that he will provide an update to Commissioners Chappell and Turner regarding the meetings today.

COMMISSIONER COMMENTS: Chair Bryan advised the next meeting is March 16, 2026. Commissioner O'Neill stated he would like to see a payment schedule. Attorney Tolces stated the schedule is in the Contract and he will forward it to Commissioner O'Neill.

ADJOURNMENT: Motion was made by Commissioner Loesel to adjourn the meeting and seconded by Commissioner Strauss. The meeting was adjourned at 5:18 PM by Chair Bryan.

Respectfully submitted,


Kimberly Longo, District Secretary

CODE COMPLIANCE OF DEERFIELD BEACH

MINUTES OF A CODE COMPLIANCE HEARING

February 24, 2026

Special Magistrate Andrew Dunkel, in the City Commission Room, called the meeting to order at 11:00 AM.

PRESENT: Patesha Johnson, Code Compliance Supervisor
Thomas Braga, Code Compliance Inspector
Katherine Delve, Code Compliance Inspector
Jamarr Campbell, Code Compliance Inspector
Hector Barrett, Code Compliance Inspector
Jehu, Baptiste, Code Compliance Inspector
Kyle Riquelme, Code Compliance Inspector
Jorge Corzo, Code Compliance Inspector

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>
1	25100046-1 to 11	KURUCZ, LINA KURUCZ, ZOLTAN ETAL/10/25/40/50 year	4400 NW 19 AVE, UNIT A, DEERFIELD BEACH, FL 33064 A	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(2) Building Safety Inspection 40+ Year	RESPONDENT WAS PRESENT- FRANK DIZENZO FINES IMPOSED AS OF 2-20-2026 FOR \$250 PER DAY
12	25110072	2001 SAMPLE RD MEDICAL CENTER LLC/building permits	2001 W SAMPLE RD, 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 WAS DISMISSED
13	25070003	CRYSTAL LAKE COMMERCE CNTR LLC	1900 NW 44 ST, 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 2-20-2026 FOR \$250 PER DAY
14	25120011	1156 HILLSBORO INVESTMENTS LLC	1156 E 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 FINAL ORDER ISSUED COMPLY BY 3-20-2026 \$80 PROSECUTION COST
15	26010119	DEERFIELD BEACH LLC %CAPITAL RESTAURANT GROUP INC	301 E SAMPLE RD, DEERFIELD BEACH, FL 33064	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING 94-8(j)(1) Sec. 94-8. - Minimum standards for interior of structures	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-20-2206 \$100 \$150 \$250 PER DAY PER VIOLATION \$80 PROSECUTION COST

				Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (c) (2) - Minimum standards for exterior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (k) (1) - Minimum standards for interior of structures. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 94-8(b)(1) ELECRC LIGHT AND VENTILATION REQUIREMENTS Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
18	26020033	LC LAKE LLC DS LAKE LLC & ST LAKE LLC ETAL	1101 W SAMPLE RD, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES SECTION. 34-124. - PUBLIC NUISANCE ABATEMENT PROGRAM ESTABLISHED - ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE; DIVISION 1. - GENERALLY,	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-20-2026 \$150 PER DAY \$80 PROSECUTION COST THE SPECIAT MAGISTARE ALSO ISSUED AN ORDER FOR THE CITY TO ABATE IF NOT IN COMPLIANCE

24	25070002	EASTON INVESTMENTS REDUX LLC	100 N 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 NOT PRESENT EXTENDED TO 3-202-206
25	25100067	811 PALM PLAZA FL LLC	811 SE 8 AVE, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-20-2026 FOR \$125 PER DAY
26	26010024	NATURA INC	600 SW NATURA AVE, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. BSO ENFORCED - REGULATIONS, GENERALLY Section 66-59. (c)(1)(b)- Parking on residentially zoned lots.	RESPONENT NOT PRESENT CERTIFIED WITH \$80 PROSECUTION COST
27	25110078	KUHN, HOWARD WILLIAM	273 NE 44 ST, DEERFIELD BEACH, FL 33064	FIRE PREVENTION CODE F- 103.2.9.5 Hurricane Protection Devices - Shutters Up After Storms	RESPONDENT NOT PRESENT CERTIFIED WITH \$80 PROSECUTION COSE
29	25120060	KAMMOUJ, JOSEPH OPRICA, ANDREEA	3803 NW 7 PL, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (2) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-20-2026 \$150 PER DAY \$80 PROSECUTION COST
30	26010045	TROPIC OIL COMPANY LLC	1900 S POWERLINE RD, DEERFIELD BEACH, FL 33442	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT NOT PRESENT CONTINUE TO 3-10-2026

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IX. - CERTIFICATES OF USE Section 98-161(b) - Certificate of use permit requirements.	
37	25120055	PASSE-STFLEUR, TATIANA MATIAS, FELIX.	218 SW 3 ST, DEERFIELD BEACH, FL 33441	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 3-20-2026 \$150 PER DAY \$80 PROSECUTION COST
38	25120056	BROOKS, EMERY W	210 SW 3 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CONTINUED TO 3-24-2026
39	25120057	COOKIES & CRACKERS CORP	282 SW 3 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATION 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(C)(3) - Landscape Requirements.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-20-2026 \$150 PER DAY PER VIOLATION \$80 PROSECUTION COST
40	25120001	UNIVERSITY OF MIAMI	1300 E NEWPORT CENTER DR, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74 - Display of street numbers on buildings. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-24-2026 \$150 PER DAY PER VIOLATION \$80 PROSECUTION COST

				REGULATIONSARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98- 16 - Maintenance of development.	
42	25030005	SOUTH FL COMMERCIAL PROPERTIES LLC % ATTN MARVIN K HEWATT	3355 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 4-24-2026 \$150 PER DAY \$80 PROSECUTION COST
43	25110013	MESSLER, DAVID MESSLER, HARRY EST ETAL	4841 NW 18 AVE, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 (a) PRIVATE PROPERTY -Parking or storage for over 72 hours restricted. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (e) (1) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (c) (3) - Minimum standards for exterior of structures.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-20-2026 FOR \$150 PER DAY PER VIOLATION
44	25110057	TRUE VINE CHURCH	408 NW 1 TER, 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.	REPODENT NOT PRESENT CONTINUED TO 3-24-2026

51	26010018	PROSPER, EUGENE	4300 NE 7 AVE, DEERFIELD BEACH, FL 33064	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 (a) PRIVATE PROPERTY -Parking or storage for over 72 hours restricted 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 IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88. (b) - Off-street parking and loading.	RESPONDENT WAS PRESEN- EUGENE PROSPER FINAL ORDER ISSUED COMPLY BY 3-20-2026 \$100 PER DAY FINDING OF FACT ISSUED TO CHAPTER 66-TRAFFIC AND VEHICLES AND CHAPTER 98- SEC 98-88(B) OFF STREET PARKING AND LOADING
52	26010127	CLARK, DEMITRI	831 SW 12 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-	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-20-2026 \$150 PER DAY PER VIOLATION

				Section 34-160 (a) PRIVATE PROPERTY -Parking or storage for over 72 hours restricted.	
53	26010015	ALBARRAN, WENCESLAO	670 NE 43 ST, 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 14-106(b) - Minimum standards for yard and landscape areas. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117. (b) - Parking prohibitions; enforcement. IRE PREVENTION CODE F-103.2.9.5 Hurricane Protection Devices - Shutters Up After Storms	RESPONDENT NOT PRESENT EXTENDED TO 3-10-2026
54	26010016	HEATH, TREVOR	690 NE 43 ST, 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 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CERTIFIED WITH \$80 PROSECUTION COST
57	26020026	COSTA, ANDERSON & ALLISON K	1109 SE 4 CT, DEERFIELD BEACH, FL 33441	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70. (f) -	RESPONDENT NOT PRESENT FINAL ORDER ISSUED

				Preparation of bulky yard and vegetative wastes 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.	COMPLY BY 3-6-2026 \$500 PER DAY \$80 COST HEALTH AND SAFETY VIOLATION
67	26010113	PUCCIA, LAUREN PUCCIA, THADDEUS J	90 NE 19 AVE, UNIT 12, DEERFIELD BEACH, FL 33441 12	Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (g) - Minimum standards for interior of structures.	RESPONDENTS WAS PRESENT ATTORNEY MATTHEW HUNT CONTINUED TO 3-24-2026
69	26010037	CLARK, ERIC A	272 NE 45 ST, DEERFIELD BEACH, FL 33064	Chapter 66 - TRAFFIC AND VEHICLES Section 66-117. (b) - Parking prohibitions; enforcement.	RESPONDENT NOT PRESENT FINNDING OF FACT ORDER ISSUED COST WAIVED
74	26010049	CASIMIR, JAQUOI	255 NE 40 CT, 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 Sec. 98-88. (b) - Off-street parking and loading.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-20-2026 \$150 PER DAY \$80 PROSECUTION COST
75	25120027	DIXIE PROPERTY HOLDING LLC	5105 N DIXIE HWY, DEERFIELD BEACH, FL 33064	Chapter 102 SIGNS 2025 Section. 102-7(a)(15). Certain sign or sign structures prohibited. Chapter 98 Food TrucksARTICLE IV. – Supplementary Regulations; Sec.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-20-2026 \$150 PER DAY PER VIOLATION \$80 PROSECUTION COST

				98-107(d)(2)(i-vi). – Mobile Food Dispensing Vehicles	
77	25110085	TIMES, JOHN An EST	255 SW 3 ST, 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 14-106(b) - Minimum standards for yard and landscape areas. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 (a) PRIVATE PROPERTY -Parking or storage for over 72 hours restricted.	RESPONDENT NOT PRESENT CONTINUED TO 3-24-2026
79	25110069	ELZ REALTY LLC	1061 E HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT NOT PRESEN FINAL ORDER ISSUED COMPLY BY 3-20-2026 \$150 PER DAY \$80 PROSECUTION COST
80	25110071	SCOTT, DARLENE	198 SW 1 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. BSO ENFORCED- REGULATIONS, GENERALLY Section 66-59. (c)(1)(a)- Parking on residentially zoned lots.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-20-2026 \$150 PER DAY \$80 PROSECUTION COST

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88.(b) - Off-street parking and loading.	
83	25110040	TAYLOR, ELIZABETH YANKOVICH, JAMES A	711 NE 45 CT, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-20-206 FOR \$150 PER DAY
85	25120051	SUMPTER, IDA MAE H/E SUMPTER, JANNIE M EST	560 SW 11 DR, 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 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 (a) PRIVATE PROPERTY -Parking or	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-20-2026 FOR

				storage for over 72 hours restricted.	
86	26010009	MH 308 SE LLC	308 SE 12 ST, 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(4) - Exterior building and structure standards. 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 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (b) (3) - Minimum standards for exterior of structures. CHAPTER 94 HOUSING; Sec. 94-9 (c) (1) - Minimum standards for exterior of structures.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-20-2026 FOR \$200 PER DAY PER VIOLATION

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 94-8(b)(1) ELECRC LIGHT AND VENTILATION REQUIREMENTS Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(3) - Landscape Requirements	
87	26010056	FARRINGTON, JOS EST & FARRINGTON, BASIL ELLIOT R ET AL/MIN. HOUSING	164 SW 2 CT, DEERFIELD BEACH, FL 33441	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 (i) (1) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (i) (2) - Minimum standards for interior of structures.	RESPONDENT WAS PRESENT- BASIL FARRINGTON FINAL ORDER ISSUED COMPLY BY 3-20-2026 \$125 PER DAY PER VIOLATION \$80 PROSECUTION COST

				Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (b) (1) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (b) (10) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (g) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (h) (2) - Minimum standards for interior of 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. 94-9 (b) (1) - Minimum standards for exterior of structures.	
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				Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (c) (2) - Minimum standards for exterior of structures. FIRE PREVENTION CODE F- 103.2.9.5 Hurricane Protection Devices - Shutters Up After Storms	
89	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.	RESPONENTS WERE PRESENT- ATTORNEY ELIZABETH SOMERSTIEN GAIL SCHMIDT EXTENDED TO 5-22-2206
90	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.	RESPONENTS WERE PRESENT- ATTORNEY ELIZABETH SOMERSTIEN GAIL SCHMIDT EXTENDED TO 5-22-2206
91	25070025	MOORER,MARGARET MOORER,EPHRAIM ETAL	F 417 NE 1 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	RESPONDENT NOT PRESENT EXTENDED TO 4-24-2026

				REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	
97	25080035-97 to 145	MAHARAJ,PATRICIA/H/E MAHARAJ,SUSHMA	941 CRYSTAL LAKE DR, UNIT 106,DEERFIELD BEACH, FL 33064 106	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONENT NOT PRESENT FINES IMPOSED AS OF 2-20-2026 FOR \$150 PER DAY
147	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 NOT PRESENT CONTINUED TO 3-10-2026
A	25040016	TENFLIXS 14 LLC	261 NW 2 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(3) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS	RESPONDENT WAS PRESENT- MIGUEL TABERNA FINES MITIGATED FOR \$11,400 TO BE PAID BY 3-24-2026

				Section 14-105(6) - 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(c) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(d) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74 - Display of street numbers on buildings. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE DIVISION 1. - GENERALLY, Section 34-121 - Declaration of nuisance.	
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B	23070052	OSTUNI,MICHAEL /Attorney David Hoines	235 DURHAM F, 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- ATTORNEY DAVID HOINES FINES MITIGATED FOR \$4,700 TO BE PAID BY 3-24-2026
C	22100009	DOLL,WILLIAM J EST	1945 NE 4 ST, DEERFIELD BEACH, FL 33441	Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-10 (1) - General interior maintenance requirements. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-10 (2) (a) - General interior maintenance requirements. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-10 (3) (b) - General interior maintenance requirements. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-10 (4) (b) - General interior maintenance requirements.	RESPONDENT NOT PRESENT SETTLEMENT FOR \$1,600 TO BE PAID BY MAY 26,2026
D	18040022	DOLL, WILLIAM J EST	1945 NE 4 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards.	RESPONDENT NOT PRESENT SETTLEMENT FOR \$1,600 TO BE PAID BY MAY 26,2026

				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.	
E	25010185	HAUN-JA JOH LIV TR JOH,HAUN-JA TRSTEE	1199 S DIXIE HWY, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENTS WAS PRESENT- HAUN-JA JOH FINES MITIGATED FOR \$1,600 TO BE PAID BY March 24,2026

SPECIAL MAGISTRATE MINUTES
CITY OF DEERFIELD BEACH, FLORIDA

Andrew Dunkel, Special Magistrate

Date

CODE COMPLIANCE OF DEERFIELD BEACH

MINUTES OF A CODE COMPLIANCE HEARING

March 24, 2026

Special Magistrate Andrew Dunkel, in the City Commission Room, called the meeting to order at 11:00 AM.

PRESENT: Patesha Johnson, Code Compliance Supervisor
Thomas Braga, Code Compliance Inspector
Katherine Delve, Code Compliance Inspector
Jamarr Campbell, Code Compliance Inspector
Hector Barrett, Code Compliance Inspector
Jehu, Baptiste, Code Compliance Inspector
Kyle Riquelme, Code Compliance Inspector
Chandler Volel, Code Compliance Inspector
Jorge Corzo, Code Compliance Inspector
Adam Osowsky, Code Compliance Inspector
Jake Smilen, Code compliance Inspector

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>
1	26020118	DURANT, JOYCE M JOYCE M DURANT REV TR/permits	299 NE 44 CT, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - 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 14-105(4) - Exterior building and structure standards. 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 V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- JOYCE DURANT FINAL ORDER ISSUED COMPLY BY 4-10-2026 \$150 PER DAY PER VIOLATION \$80 PROSECUTION COST
3	25120032	JOSEPH, AMIDA H/E PERICLES, MAX & JOSEPH, JOSH A/permits	937 NW 45 ST, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION	RESPONDENTS WERE PRESENT- AMIJR JOSEPH MAX PERICLES

				AND ENFORCEMENT Section 98-113(a) Building permits	FINAL ORDER ISSUED COMPLY BY 4-24-2026 \$125 PER DAY \$80 PROSECUTION COST
7	25120011	1156 HILLSBORO INVESTMENTS LLC /permits	1156 E 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 FIRE PREVENTION CODE 1.1 Fire extinguisher(s) need service	RESPONDENT NOT PRESENT EXTENDED TO 6-19-2025
8	26020119	ATTIA, GIL	305 NW 7 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 94 MIN HOUSECHAPTER 94 HOUSING; Sec. 94-8 (e) (1) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (b) (1) -	RESPONDENT NOT PRESENT FINAL ORDER ISSUED \$150 AND \$250 PER DAY PER VIOLATION \$80 PROSECUTION COST

				Minimum standards for exterior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (b) (3) - Minimum standards for exterior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (c) (1) - Minimum standards for exterior of structures. chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (c) (3) - Minimum standards for exterior of structures. Chapter 94 MIN HOUSECHAPTER 94 HOUSING; Sec. 94-11 (a) - Exterior doors.	
12	26030021	CAGATAY, MUAMMER NURER	62 NE 6 CT, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES SECTION. 34-124. - PUBLIC NUISANCE ABATEMENT PROGRAM ESTABLISHED - ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE; DIVISION 1. - GENERALLY,	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-24-2026 \$200 PER DAY' \$80 PROSECUTION COST

13	26030024	JP MORGAN CHASE BANK NA % INDUSTRY CONSULTING GROUP INC/ nab	1100 E HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES SECTION. 34-124. - PUBLIC NUISANCE ABATEMENT PROGRAM ESTABLISHED - ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE; DIVISION 1. – GENERALLY	
15	26030017	CAGATAY, MUAMMER NURER	76 NE 6 CT, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES SECTION. 34-124. - PUBLIC NUISANCE ABATEMENT PROGRAM ESTABLISHED - ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE; DIVISION 1. – GENERALLY Chapter 66 - TRAFFIC AND VEHICLES ARTICLE II. BSO ENFORCED- STOPPING, STANDING, PARKING; DIVISION 3. - REGULATIONS, GENERALLY Section 66-59. (b) - Parking on residentially zoned lots.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-24-2026 \$150 PER DAY \$80 PROSECUTION COST

20	26030025	PAREDES MANDUJANO, MARIA T TAMAYO, MANUEL	620 NE 42 ST, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 (a) PRIVATE PROPERTY -Parking or storage for over 72 hours restricted. Chapter 39- PURPOSE OF DISTRICTS CHAPTER 39- Purpose of districts 39-306 (a) Chapter 58 - SOLID WASTE Chapter 58 Solid Waste; Sec. 58-117 (a). - Unauthorized containers and collections prohibited.	RESPONDENT NOT PRESENT CONTUNUED TO 4-28-2026
21	26030026	PAREDES MANDUJANO, MARIA T TAMAYO, MANUEL	620 NE 42 ST, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCESARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 (a) PRIVATE PROPERTY - Parking or storage for over 72 hours restricted. Chapter 39- PURPOSE OF DISTRICTS CHAPTER 39- Purpose of districts 39-306 (a) Chapter 58 - SOLID WASTE Chapter 58 Solid Waste; Sec. 58-117 (a). - Unauthorized containers and collections prohibited	RESPONDENT NOT PRESENT CONTUNUED TO 4-28-2026
24	26020033	LC LAKE LLC DS LAKE LLC & ST LAKE LLC ETAL	1101 W SAMPLE RD, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL	RESPONDENT NOT PRESENT CERFITIED WITH \$80 PROSECUTION COST

				PROPERTY Section 34-144 - Maintenance requirements. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCE SECTION. 34-124. - PUBLIC NUISANCE ABATEMENT PROGRAM ESTABLISHED - ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE; DIVISION 1. - GENERALLY,	
25	26030016	HARKINS, PHILIP P	2011 SE 7 ST, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES SECTION. 34-124. - PUBLIC NUISANCE ABATEMENT PROGRAM ESTABLISHED - ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE; DIVISION 1. - GENERALLY,	RESPONDENT NOT PRESENT FINDING OF FACT ORDER ISSUED COST WAIVED
34	26010003	ZWASKA, THOMAS R	325 SW 34 TER, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. FIRE PREVENTION CODE F-103.2.9.5 Hurricane Protection Devices - Shutters Up After Storms	RESPONDENT NOT PRESENT CONTINUED TO 4-28-2026
36	25120060	KAMMOUJ, JOSEPHOPRICA, ANDREEA	3803 NW 7 PL, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS	RESPONDENT WAS PRESENT JUSTIN LANO

				ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (2) Vacation Rental Registration Requirement	FINES IMPOSED AS OF 3-20-2026 FOR \$150 PER DAY
43	25120043	AGF DEERFIELD LLC	2054 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 NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-24-2026 \$150 PER DAY \$80 PROSECUTION COST
46	26010010	HILLSBORO RIVER APARTMENTS LLC	73 NE 7 CT, 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- ATTORNEY ROD FEINER CONTINUED TO 4-28-2026
49	25120086	FIRST SA LLC	5001 N DIXIE HWY, 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 NOT PRESENT FINAL ORDER ISSUED COMPLY BY 5-22-2026 \$150 PER DAY \$80 PROSECUTION COST
50	25120055	PASSE-STFLEUR, TATIANA MATIAS, FELIX/landscape	218 SW 3 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-20-2026 FOR \$150 PER DAY

51	25120057	COOKIES & CRACKERS CORP	282 SW 3 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(3) - Landscape Requirements.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-20-2026 FOR \$150 PER DAY
52	25110057	TRUE VINE CHURCH	408 NW 1 TER, 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 NOT PRESENT CONTINUED TO 6-23-2026
58	26010083	SANTISE, PAUL H/E SANTISE, ROSE	743 SE 12 AVE, DEERFIELD BEACH, FL 33441	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 4-24-2026 \$150 PER DAY \$80 PROSECUTION COST
60	26020005	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	RESPONDENT NOT PRESENT CONTINUED TO 6-23-2026

				98-16 - Maintenance of development.	
65	26010018	PROSPER, EUGENE	4300 NE 7 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas 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 IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88. (b) - Off-street parking and loading.	RESPONDENT NOT PRESENT CERTIFIED WITH \$80 PROSECUTION COST
73	26010058	FRENCH, JOHN K & VELIA M	540 SE 3 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CONTINUED TO 4-28-2026

				Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 (a) PRIVATE PROPERTY -Parking or storage for over 72 hours restricted. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88. (b) - Off-street parking and loading.	
74	26010064	ESTIME MESADIEU REV TR SAINT JUSTE, THOMAS TRSTEE ETAL	279 NE 40 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 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	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-24-2026 \$80 PROSECUTION COST

				VEHICLES AND ABANDONED PROPERTY- Section 34-160 (a) PRIVATE PROPERTY -Parking or storage for over 72 hours restricted. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88. (b) - Off-street parking and loading.	
75	25120078	EULA POITIER REV TR	224 SW 8 ST, UNIT 1-8, DEERFIELD BEACH, FL 33441 1-8	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 6-19-2026 \$150 PER DAY \$80 PROSECUTION COST
76	26010004	ALEXIS, MAXM JEAN-FRANCOIS, DANIEL	921 NE 50 ST, DEERFIELD BEACH, FL 33064	Chapter 66 - TRAFFIC AND VEHICLES Section 66-117. (b) - Parking prohibitions; enforcement. Chapter 98 - LAND DEVELOPMENT REGULATIONS	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 6-19-2026 \$150 PER DAY PER VIOLATION \$80 PROSECUTION COST

				- ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88. (b) - Off-street parking and loading.	
77	26010051	BACSIK, DOREEN M BACSIK, KATHLEEN M	4541 NW 13 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CONTINUED TO 4-28-2026
79	26020060	CONKIE, DANIEL & TARA	3240 SW 2 CT, DEERFIELD BEACH, FL 33442	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 4-24-2026 \$150 PER DAY \$80 PROSECUTION COST
83	26020101	KING, CLAUDE A	4700 NE 2 WAY, 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. FIRE PREVENTION CODE F- 103.2.9.5 Hurricane Protection Devices - Shutters Up After Storms	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-24-2026 \$150 PER DAY \$80 PROSECUTION COST
84-97	26010113	PUCCIA, LAUREN PUCCIA, THADDEUS	90 NE 19 AVE, UNIT 12, DEERFIELD BEACH, FL	Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (g) - Minimum standards for interior of structures.	RESPONDENT WAS PRESENT- ATTORNEY GREGORY McAloon FINAL ORDER ISSUED

			33441 12/Attorney Matthew Hunt		COMPLY BY 4-24-2026 \$125 PER DAY \$80 PROSECUTION COST
98	26010056	FARRINGTON, JOS EST & FARRINGTON, BASIL ELLIOT R ET AL	164 SW 2 CT, DEERFIELD BEACH, FL 33441	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 (i) (1) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (i) (2) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (b) (1) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (g) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (h) (2) - Minimum standards for interior of structures.	RESPONDENT NOT PRESENT EXTENDED TO 6-19-2026

				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. 94-9 (b) (1) - Minimum standards for exterior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (c) (2) - Minimum standards for exterior of structures. FIRE PREVENTION CODE F- 103.2.9.5 Hurricane Protection Devices - Shutters Up After Storms	
99	25110069	ELZ REALTY LLC	1061 E HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-20-2026 FOR \$150 PER DAY
100	25110071	SCOTT, DARLENE	198 SW 1 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. BSO ENFORCED- REGULATIONS,	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-20-2026 FOR 150 PER DAY PER VIOLATION

				GENERALLY Section 66-59. (c)(1)(a)- Parking on residentially zoned lots. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88. (b) - Off-street parking and loading.	
101	25110085	TIMES, JOHN An EST	255 SW 3 ST, 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 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-24-2026 \$150 PER DAY \$80 PROSECUTION COST
102	26010049	CASIMIR, JAQUOI	255 NE 40 CT, 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	RESPONDENT NOT PRESENT CONTINUED TO 4-28-2026

				IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88. (b) - Off-street parking and loading.	
103	25070002	EASTON INVESTMENTS REDUX LLC / mt. of dev	100 N 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- DAVID HEALY EXTENDED TO 4-24-2026
104	26010119	DEERFIELD BEACH LLC %CAPITAL RESTAURANT GROUP INC	301 E SAMPLE RD, DEERFIELD BEACH, FL 33064	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING 94-8(j)(1) Sec. 94-8. - Minimum standards for interior of structures Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (c) (2) - Minimum standards for exterior of structures. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 94-8(b)(1)	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-20-2026 FOR \$150 PER DAY PER VIOLATION

				ELECTRIC LIGHT AND VENTILATION REQUIREMENTS Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
105	26020085	HENNESSY, FRANCINE FOLEY	2660 DEER CREEK EMERALD WAY CIR, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (b) (11) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-11 (a) - Exterior doors Chapter 98 - LAND DEVELOPMENT REGULATIONS	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-20-2026 FOR \$200 PER DAY PER VIOLATION

				- ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-81(E) (8) Tree Removal; A description for the reason for removal.	
106-156	26030032	MOLINE, MARIANO	941 CRYSTAL LAKE DR, UNIT 108, DEERFIELD BEACH, FL 33064 108	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 EXTENDED TO 4-10-2026
159	26030062	SR WATER SPORTS LLC	462 NE 9 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. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34- 144 - Maintenance requirements.	RESPONDENT NOT PRESENT REPEAT IMPOSITION OF LIEN CERTIFIED FOR \$1,000 PER DAY \$80 PROSECUTION COST
160	25110079	GEM DEERFIELD GARDENS LLC	5340 NE 5 TER, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND	RESPONDENT NOT PRESENT CERTIFIED FINES FOR \$103,200

				DEVELOPMENT CODE Section 98-16 - Maintenance of development.	
161	26030074	FTL 806 STORAGE LLC/solid waste nab	721 NE 42 ST, DEERFIELD BEACH, FL 33064	Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION Section 58-83. (c) (1-4 - Refuse containers, contents and collection schedule. 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 3-31-206 \$500 PER DAY \$80 PROSECUTION COST
A	25080061	BIDAISEE, CORY	941 CRYSTAL LAKE DR, UNIT 209, DEERFIELD BEACH, FL 33064 209	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 VACATED

B	17120085	SWEETING, DONALD E H/E & COLLIER, DAWN & EMERY	1490 SW 6 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(6) - 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 DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. - REGULATIONS, GENERALLY Section 66-59. (c)(1)(a)- Parking on residentially zoned lots. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117. (b) - Parking prohibitions; enforcement.	RESPONDENT WAS PRESENT- MICHAEL GOMEZ FINES MITIGATED TO \$2,000 TO BE PAID BY JUNE 23,2026
C	23100060	SWEETING, DONALD E H/E & COLLIER, DAWN & EMERY	1490 SW 6 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V.	RESPONDENT WAS PRESENT- MICHAEL GOMEZ MITIGATION DENIED. FINE OF \$27,955 REMAIN

				- ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
D-H	15080027	UNLIMITED PROPERTIES 1 LLC	4240 NE 3 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1). - Exterior building and structure standards. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES DIVISION 2. - SANITARY NUISANCES - Section 34-57(a)(2). - Declaration of nuisance. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES DIVISION 2. - SANITARY NUISANCES - Section 34-57(a)(3). - Declaration of nuisance. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES DIVISION 2. - SANITARY NUISANCES - Section 34-57(c)(3). - Declaration of nuisance. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES DIVISION 2. - SANITARY NUISANCES - Section 34-	RESPONDENT WAS PRESENT RUDY CORNELL FINES MITIGATED FOR \$33,122.50 FOR ALL CASES TO BE PAID BY JULY 24, 2026

				57(c)(5). - Declaration of nuisance.	
E	17040087	UNLIMITED PROPERTIES 1 LLC	4240 NE 3 AVE, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34- 144 - Maintenance requirements.	RESPONDENT WAS PRESENT RUDY CORNELL FINES MITIGATED FOR \$33,122.50 FOR ALL CASES TO BE PAID BY JULY 24, 2026
F	18110022	UNLIMITED PROPERTIES 1 LLC	4240 NE 3 AVE, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34- 144 - Maintenance requirements.	RESPONDENT WAS PRESENT RUDY CORNELL FINES MITIGATED FOR \$33,122.50 FOR ALL CASES TO BE PAID BY JULY 24, 2026
G	22070214	UNLIMITED PROPERTIES 1 LLC	4240 NE 3 AVE, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34- 144 - Maintenance requirements.	RESPONDENT WAS PRESENT RUDY CORNELL FINES MITIGATED FOR \$33,122.50 FOR ALL CASES TO BE PAID BY JULY 24, 2026
H	15-1455	UNLIMITED PROPERTIES 1 LLC	4240 NE 3 AVE, DEERFIELD BEACH, FL 33064	UNSAFE STRUCTURE	RESPONDENT WAS PRESENT RUDY CORNELL FINES MITIGATED FOR \$33,122.50 FOR ALL CASES TO BE PAID BY JULY 24, 2026

SPECIAL MAGISTRATE MINUTES
CITY OF DEERFIELD BEACH, FLORIDA

Andrew Dunkel, Special Magistrate

Date

**CHARTER REVIEW BOARD
CITY OF DEERFIELD BEACH, FLORIDA
March 19, 2026
MEETING MINUTES**

A regular meeting of the Charter Review Board of the City of Deerfield Beach, a municipal corporation of Florida, was called to order on the above date at 6:32 p.m. in the City Commission Chambers by Chair Noland.

ROLL CALL

Present: Mr. Cahn, Alternate
Ms. Chisholm
Ms. Diaz, Alternate
Ms. Hathaway, Alternate
Ms. Heck
Mr. Medina, Alternate - *tardy*
Ms. Pascar
Vice Chair Ellington
Chair Noland

Also Present: Eric Power, Deputy City Manager
Anthony Soroka, City Attorney
Heather Montemayor, City Clerk

Absent: Ms. Battle, Alternate

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE

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

APPROVAL OF THE MINUTES

February 19, 2026

Vice Chair Ellington made a motion, seconded by Ms. Pascar to approve the February 19, 2026 minutes as submitted. The motion carried unanimously.

APPROVAL OF THE AGENDA

March 19, 2026

Vice Chair Ellington made a motion, seconded by Ms. Pascar to approve the March 19, 2026 agenda as submitted. The motion carried unanimously.

Mr. Medina arrived at 6:33 p.m.

GENERAL ITEMS**A. Old Business****Discussion regarding Section 7.09. Other Referendum Election.**

Vice Chair Ellington stated that based on the information received, threshold requirements vary among municipalities; however, no municipality includes a threshold within its Charter. Further, she suggested removing the dollar amount threshold and replacing it with an acreage-based threshold.

In response to Vice Chair Ellington's question, Eric Power, Deputy City Manager, replied that the city-owned properties vary in size, ranging from a few hundred square feet to several acres.

Chair Noland spoke in support of an acreage-based threshold.

Mr. Medina stated that he supports the concept of an acreage-based threshold; however, upon reviewing materials from other municipalities, many address the matter through an established code process, which he agreed with.

Thereafter, discussion ensued regarding Section 7.09. Other Referendum Election.

Anthony Soroka, City Attorney, explained that the City has an existing ordinance codified within the City Code governing the sale, lease, or transfer of city property with a market value of \$750,000 or less. Thereafter, he briefly outlined the Ordinance. Further, he stated that should the Board desire to recommend a referendum requirement, an additional protective mechanism to ensure greater public input could include requiring that the sale, lease, or transfer above a specified threshold be approved by ordinance, thereby necessitating two readings.

In response to Vice Chair Ellington's question, Mr. Soroka read Section 38-126(b) - Sale of city real property with fair market value of \$750,000.00 or less.

Vice Chair Ellington recommended establishing an ordinance requirement for properties exceeding a certain size. Additionally, she recommended incorporating a provision requiring two appraisals into the language.

Vice Chair Ellington made a motion, seconded by Ms. Pascar, requesting that staff provide the number and size of city-owned parcels, incorporate a requirement for two appraisals, remove the provision from the Charter, and instead establish an ordinance provision for properties exceeding a specified threshold. The motion carried unanimously.

B. New Business**Review Articles X. Transition Schedule and XI. Beach Development.**

After a brief discussion, it was the consensus of the Board to table Article X. Transition Schedule.

Vice Chair Ellington made a motion, seconded by Ms. Heck to table Article X. Transition Schedule. The motion carried unanimously.

Eric Power, Deputy City Manager, highlighted a brief PowerPoint presentation outlining Article XI. Beach Development. The current provisions do not permit amendments to the Code, either now or in the future, that would modify terms for mixed-use developments involving commercial, multi-family, or hotel/motel properties. Similarly, the provisions do not allow amendments to terms for accessory use involving commercial, multi-family, or hotel/motel developments. Furthermore, the Charter does not account for lot size in its restriction on height, floor area, and lot coverage, which has resulted in variances and may explain why small lots that have foreclosed have not been redeveloped. Mr. Power explained that since 2002, the City has received approximately 40 variance requests for reduction in setbacks and landscape buffers. Thereafter, a photograph of the designated main beach parking areas was displayed.

Thereafter, Mr. Power entertained questions posed by the Board.

Vice Chair Ellington commented on the Urban Land Institute and emphasized that a Master Plan should be developed for the Island, including a thorough review of proposed uses and incorporating public input.

Chair Noland agreed, and stated that the area is stagnant.

Vice Chair Ellington suggested that the provision be removed from the Charter, with appropriate safeguards established to prevent overdevelopment of the area. Further, she recommended the creation of a citizen review committee.

Ms. Pascas stated that the committee would serve in an advisory capacity and would need to be vetted.

Chair Noland stated that she does not want the City to become like Boca Raton or Pompano Beach; however, changes and improvements are necessary due to the dilapidation of the area.

Mr. Medina stated that the Board must decide what is in the best interest of the City to ensure it does not fall behind. Further, while there is clarity on what the City does not want to become, there must be discussion to define what it does aspire to be. Thereafter, he commented on the concept of a village feel, which may be interpreted in various ways. Lastly, Mr. Medina emphasized the importance of allowing new residents to have a voice, as well as the need for a unified vision and mission statement.

Chair Noland agreed, and stated that the City must move forward with efforts to beautify the area.

Ms. Chisholm spoke in support of a unified vision and asked that all decision-making remain guided by the best interests of the City.

Discussion ensued regarding Section 11.01.

Vice Chair Ellington made a motion, seconded by Ms. Pascas to recommend removing Section 11.01 from the City Charter. Roll Call: YEAS: Ms. Chisholm, Ms. Heck, Ms. Pascas, Vice Chair Ellington, and Chair Noland. NAYS: None.

Thereafter, discussion ensued regarding Section 11.02, as well as various traffic concerns affecting the barrier island.

In response to Vice Chair Ellington's question, it was the consensus of the Board to include the parking areas within the Master Plan.

In response to Mr. Medina's question, Mr. Power replied that a public safety master plan is underway; however, there is a need for a three-bay fire station on the Island.

Mr. Medina stated that Section 11.01 cannot be amended without a corresponding change being made to Section 11.02.

Mr. Cahn stated that parking needs to be added, not removed.

In response to Mr. Cahn's question, Mr. Power replied that the main beach parking lot contains 247 spaces, the fire station lot contains 69 spaces, and the lot immediately north contains 23 spaces, for a total of 339 parking spaces.

Chair Noland stated that, in order to make changes to parking and public safety facilities, amendments to Section 11.02 would be necessary.

Ms. Pascas stated that, although she supports amending Section 11.02, she does not believe it should be removed from the Charter.

After a brief discussion, it was the consensus of the Board to defer further discussion to the next meeting.

PUBLIC INPUT

Ms. Hathaway left the meeting at 8:42 p.m.

Rita Masi, 349 NE 19th Avenue, Deerfield Beach, stated that funding had previously been provided to businesses on the S-Curve. Further, she expressed concerns regarding vehicles not being allowed to travel straight on Hillsboro Boulevard and Ocean Drive.

Tom Connick, 411 E. Hillsboro Blvd., Deerfield Beach, requested that the Board not make any recommendations that change Article XI. Thereafter, he commented on the base flood elevation.

Elinda Kiss, 1627 Riverview Road, Deerfield Beach, agreed with the dilapidation on the S-Curve; however, amending the Charter will not resolve the issue. Thereafter, she requested that the Board rescind their vote to eliminate Section 11.01 and hold additional meetings.

Inaudible, expressed concerns with removing Section 7.09. Further, he commented on variance requests that have been issued by the City and the motel on Ocean Drive that is under contract. Thereafter, he expressed concerns with removing Article XI.

Dan Herz, 330 NE 19th Avenue, Deerfield Beach, commented on the Board's roles and responsibilities, the underdeveloped lot in the Cove, and property taxes.

Jon Ounjian, 1938 NE 6th Street, Deerfield Beach, spoke in support of amending Article XI. Thereafter, he commented on the Live Local Act.

Tom Lettie, 1365 E. Hillsboro Blvd., Deerfield Beach, commented on the accomplishments made by the Community Redevelopment Agency. Thereafter, he said the beach looks great the way it is.

Cheyne Cottrell, 1985 NE 2nd Street, Deerfield Beach, stated that additional parking is needed on the S-Curve and recommended that lots be purchased to expand parking.

Joe Chancy, 4250 NE 4th Avenue, Deerfield Beach, stated that he does not recommend abolishing Article XI, but changes should be made. Further, he said the entire city utilizes the beach area and it should be modernized.

Claude Dubois, 2096 NE 2nd Street, Deerfield Beach, spoke in support of change, as the current property costs do not provide sufficient value. Thereafter, he commented on off-season, which is unsustainable.

Toula Amanna, 5030 SW 109th Avenue, Deerfield Beach, commented on State Bill 180, as well as her federal court case.

Frank Rosa, 1609 SE 6th Street, Deerfield Beach, thanked the Board for their efforts. Thereafter, he spoke in opposition to the language outlined in Article XI and asked that it be amended or removed.

Pam Militello, 716 Emerald Way West, Deerfield Beach, provided a brief overview of why Article XI was created. Thereafter, she spoke in support of Article XI and requested that it remain unchanged.

Karly Cottrell, 820 SE 16th Court, Deerfield Beach, stated that although she does not want to become Boca Raton or Pompano, change is needed.

ADJOURNMENT

Vice Chair Ellington made a motion, seconded by Ms. Pascas to adjourn the meeting at 9:04 p.m. The motion CARRIED by unanimous vote.

PEGGY NOLAND, CHAIR

**COMMUNITY APPEARANCE BOARD
MEETING MINUTES
CITY OF DEERFIELD BEACH, FLORIDA
March 25, 2026**

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: James Giasullo, Jr., Alternate
Jason Leet
Janelle Richards, Vice Chair, Alternate
Joseph Cummings, Chair

Also Present: Ramsay Bulkeley, Director of Planning and Development Services
Daniel Mantell, Planning and Zoning Manager
Emily Cortez, Planner II
Debra Reese, Assistant City Attorney
Samantha Charlemont, Assistant City Clerk

Absent: Christina Fink, Alternate
Jack Hugentugler
Scott Mulheron

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 Vice Chair Richards to approve the March 11, 2026 meeting minutes. The motion CARRIED by unanimous vote.

NEW & DEFERRED ITEMS

**#7231 Tides at Deerfield Beach
3116 Deer Creek Country Blvd
Major Site Plan**

Emily Cortez, Planner II, displayed plans and images submitted by the applicant.

Christina Bilenki, representing the applicant, explained that the proposed project includes construction of 43 townhouse units across multiple buildings, along with site improvements, access points, landscaping enhancements, and architectural design featuring a coastal aesthetic.

In response to Chair Cummings' questions, Ms. Bilenki replied that the development is proposed as a gated, standalone community with internal sidewalks and pedestrian connectivity.

Discussion ensued regarding site access, emergency vehicle circulation, and internal roadway design.

Board members expressed concerns regarding the use of T-turnarounds in lieu of traditional cul-de-sacs, noting potential impacts on emergency vehicle maneuverability and general site circulation.

In response to Board member questions, Ms. Bilenki replied that there is sufficient vehicle stacking in front of the gate and that signage will be installed to prevent obstruction within turnaround areas.

Mr. Leet made a motion, seconded by Vice Chair Richards to approve Item #7231 as submitted. Voice Vote: Yeas: Mr. Leet, Mr. Giasullo, and Vice Chair Richards. Nays: Chair Cummings.

Comments by Deerfield Beach Assistant City Attorney

None.

Comments by Deerfield Beach Planning and Development Services Department

Meeting Start Time - Daniel Mantell, Planning and Zoning Manager, informed the Board that starting April 8, 2026, the meeting start time will be adjusted to 6:30 p.m. Staff will provide notification to Board members.

Discussion ensued regarding the scope of the Board's review authority, specifically regarding aesthetic considerations versus operational or circulation-related concerns.

Next Meeting - Mr. Mantell stated there are currently no items for April 8, 2026.

Mr. Giasullo made a motion, seconded by Vice Chair Richards to adjourn the meeting at 7:16 p.m. The motion CARRIED by unanimous vote.

Joseph Cummings, Chair
Community Appearance Board



Regular City Commission Meeting - May 5, 2026

DEERFIELD BEACH - YOU ARE HEREBY NOTIFIED that the **Regular City Commission** meeting will be held on **Tuesday, May 5, 2026, 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 May 5, 2026, 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 May 5, 2026 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,** which now requires participants to authenticate before joining meetings. Please follow the steps below to ensure you can access the meeting without delay.

Before the Meeting

- Ensure you have a Zoom account. **You can sign up for free.**
- Download or update the Zoom application at www.zoom.us if you do not already have it.

Joining the Meeting

1. Click the Zoom meeting link provided below.
 2. When prompted, **sign in to your Zoom account.**
 3. If you are not already signed in, Zoom will redirect you to log in.
 4. After signing in, you will automatically be admitted to the meeting.
- a. **Via Zoom Online** - Access to the meeting will begin at 6:45 PM on May 5, 2026.
 - i. Use the following link below to access the meeting via Zoom:
<https://deerfield-beach.zoom.us/j/83996156588?pwd=BTWtldsROQtngb97t3aqDpJdcF5nxW.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: 839 9615 6588#, Participant ID: #, Passcode: 804355#

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 May 5, 2026, 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. 2026-206

Agenda Date: 5/5/2026

Status: PRESENTATIONS

In Control: City Commission

Title

Presentation and Update from MBA Development Partners of Florida regarding the proposed 1045 SW 11th Way Development.

Background/History

On March 7, 2023, the City Commission adopted Resolution No. 2023/043, approving and authorizing execution of a purchase and sale agreement with MBA Development Partners of Florida, LLC ("MBA"), attached as Exhibit "1", (the "Sale Agreement") for the City's sale of approximately 3.75 acres of property located at 1045 SW 11th Way, Deerfield Beach, as further described in the Sale Agreement, (the "Property") to MBA, subject to referendum approval. The sale of the Property to MBA was approved by the voters at a referendum election held on March 14, 2023.

The closing of the Property sale transaction is subject to MBA receiving the Final Development approvals for the proposed Development and the time frame for the approvals is defined as the Entitlement Period under the Sale Agreement, which commenced upon expiration of the due diligence period provided for in the Sale Agreement. Pursuant to Article 7 of the Sale Agreement, the Entitlement Period was for a total period of 21 months from the day after the Due Diligence Period expired (including extensions provided that MBA provided reasonable supporting documentation to the City Manager verifying MBA is diligently pursuing the Final Development Approvals during the Entitlement Period). MBA previously provided documentation of its pursuit of the Final Development approvals for the development, including preparation and transmittal of draft project plans to the City and frequent coordination and communication with City staff, thereby extending the Entitlement Period referenced in Article 7 of the Sale Agreement through May 7, 2025 (the "Entitlement Period") pursuant to Article 7.6.

Current Activity

On May 6, 2025, the City Commission approved an extension of the Entitlement Period for an additional 12 months through May 7, 2026, with the potential for two additional four-month extensions (through January 7, 2027) if MBA provides reasonable supporting documentation to the City Manager verifying MBA is diligently pursuing the Final Development Approvals, in order for MBA to obtain the Final Development Approvals provided for in the Sale Agreement (the "Entitlement Period Extension"). The Entitlement Period Extension was granted by the City with a commitment from MBA to commence construction on the Mayo Howard Park Improvements (a Community Enhancement) within 30 days after the closing transaction contemplated in the Sale Agreement and issuance of the required permit(s) from the City to enable MBA to commence the improvements.

MBA will be providing an update at the City Commission Meeting regarding the development plans for the Property and their progress in seeking the Final Development Approvals.

RESOLUTION NO. 2025/068

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, EXTENDING THE ENTITLEMENT PERIOD PROVIDED IN THE PURCHASE AND SALE AGREEMENT WITH MBA DEVELOPMENT PARTNERS OF FLORIDA, LLC, ("MBA") THROUGH MAY 7, 2026, WITH THE POTENTIAL FOR TWO ADDITIONAL FOUR MONTH EXTENSIONS PROVIDED MBA IS DILIGENTLY PURSUING THE FINAL DEVELOPMENT APPROVALS, CONTINGENT ON MBA EXPEDITING THE MAYO HOWARD PARK IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on March 7, 2023, the City Commission adopted Resolution No. 2023/043, approving and authorizing execution of a purchase and sale agreement with MBA Development Partners of Florida, LLC ("MBA"), attached as Exhibit "1", (the "Sale Agreement") for the City's sale of approximately 3.75 acres of property located at 1045 SW 11th Way, Deerfield Beach, as further described in the Sale Agreement, (the "Property") to MBA; and

WHEREAS, the sale of the Property to MBA was approved by the voters at a referendum election held on March 14, 2023; and

WHEREAS, Article 7.2 of the Sale Agreement provides for a 15 month Entitlement Period commencing the day after expiration of the Due Diligence Period (expired September 6, 2023), whereby MBA is to diligently pursue and obtain the Final Development Approvals for the Development on the Property; and

WHEREAS, Article 7.6 of the Sale Agreement provides for an automatic six-month extension of the Entitlement Period (for a total of 21 months from the day after the Due Diligence Period) provided that MBA provides reasonable supporting documentation to the City Manager verifying MBA is diligently pursuing the Final Development Approvals; and

WHEREAS, during the Entitlement Period, MBA provided documentation of its pursuit of the Final Development approvals for the Development, including preparation and transmittal of project plans to the City and frequent coordination and communication with City staff, thereby extending the Entitlement Period referenced in Article 7 of the Sale Agreement through May 7, 2025 (the "Entitlement Period") pursuant to Article 7.6; and

WHEREAS, MBA representatives recently requested an extension of the Entitlement Period for an additional 12 months through May 7, 2026, with the potential for two additional four-month extensions if MBA provides reasonable supporting documentation to the City Manager verifying MBA is diligently pursuing the Final Development Approvals, in order for MBA to obtain the Final Development Approvals provided for in the Sale Agreement; and

WHEREAS, Article 15.5 of the Sale Agreement provides for MBA to provide \$7,500,000 in community enhancements, including park and infrastructure improvements, during MBA's development of the Property, and improvements to Mayo Howard Park are contemplated to be effectuated by MBA as part of such obligation.

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. The City Commission hereby approves the extension of the Entitlement Period set forth in Article 7.2 of the Sale Agreement (as extended by Article 7.6) for an additional 12 month period ending on May 7, 2026, with the potential for two additional four-month extensions provided MBA provides documentation to the City verifying MBA is diligently pursuing the Final Development Approvals (the "Entitlement Period Extension"). This Entitlement Period Extension is expressly contingent upon MBA satisfying its representation and commitment to the City to commence construction on the Mayo Howard Park Improvements (Community Enhancement) within 30 days after the closing transaction contemplated in the Sale Agreement and issuance of the required permit(s) from the City to enable MBA to commence the improvements (the "Park Improvements Commitment"). After commencing the improvements, MBA shall diligently pursue completion of the Mayo Howard Park Improvements. The Park Improvements Commitment shall be incorporated into the Development Agreement to be considered at the time that MBA's rezoning application for the Property is considered by the City Commission.

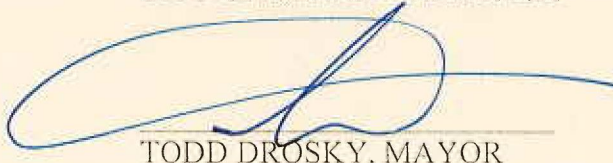
Section 3. The appropriate City officials are authorized to take all necessary steps to implement the aims of this Resolution and the Entitlement Period Extension, including but not limited to execution of an amendment to the Sale Agreement solely to effectuate the Entitlement Period Extension as provided in the Resolution.

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 become effective immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF MAY, 2025.

CITY OF DEERFIELD BEACH



TODD DROSKY, MAYOR

ATTEST:



HEATHER MONTEMAYOR, CITY CLERK

**FIRST AMENDMENT TO
AGREEMENT FOR PURCHASE AND SALE**

THIS FIRST AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE (this "Amendment") is made and entered by and between CITY OF DEERFIELD BEACH, a Florida Municipal Corporation ("Seller") and MBA DEVELOPMENT PARTNERS OF FLORIDA, LLC, a Florida limited liability company ("Buyer").

RECITALS

- A. Seller and Buyer have entered into that certain Agreement for Purchase and Sale with an Effective Date of March 7, 2023 (the "Agreement").
- B. Terms used herein without definition shall have the meanings set forth in the Agreement.
- C. The parties have agreed to amend the Agreement as set forth below.

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.
- 2. Extension of Entitlement Period. Sections 7.2 and 7.6 of the Agreement are hereby amended to extend the Entitlement Period by an additional twelve (12) month period ending on May 7, 2026, with two additional four-month extensions conditioned upon Buyer providing documentation to Seller prior to the expiration of the extended Entitlement Period reasonably evidencing that Buyer is diligently pursuing the Final Development Approvals, to provide Buyer more time to continue to diligently pursue and obtain the Final Development Approvals. The new expiration of the Entitlement Period shall be May 7, 2026, as may be further extended by the two additional four months extensions, which, if Buyer provides said documentation granted, will extend the expiration of the Entitlement Period to no later than January 7, 2027 (collectively, the "Entitlement Period Extension").
- 3. Mayo Howard Park Improvements. The Entitlement Period Extension provided in paragraph 2 above is expressly contingent upon Seller ratifying its prior representation and commitment to Seller to (A) commence construction on the Mayo Howard Park Improvements (Community Enhancement) within 30 days after (i) the closing transaction contemplated in the Agreement, and (ii) issuance of all the required permit(s) from the City to enable Seller to commence the improvements (the "Park Improvements Commitment"), and (B) diligently pursue completion of the Mayo Howard Park Improvements after its commencement thereof. The Park Improvements Commitment shall be incorporated into the Development Agreement to be considered at the time that Seller's rezoning application for the Property is considered by the City Commission.
- 4. Miscellaneous.
 - a. This Amendment shall be governed by and construed in accordance with the laws of the State of Florida.
 - b. This Amendment shall be binding upon and inure to the benefit of Seller and Buyer and their respective successors, assigns and legal representatives.

- c. Except as expressly set forth in this Amendment, the Agreement shall remain unmodified and in full force and effect. In the event of any conflict or ambiguity between the Agreement and this Amendment, this Amendment shall control.
- d. This Amendment may be executed in any number of counterparts, each of which will be an original and all of which, taken together, will constitute one instrument. Facsimile, electronic (such as DocuSign) and PDF signatures will be treated as original signatures.

IN WITNESS WHEREOF, the parties have executed this Amendment and shall be dated effective as of the last of the signatures set forth below ("**Amendment Effective Date**").

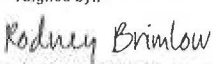
BUYER:

MBA DEVELOPMENT PARTNERS OF
FLORIDA, LLC, a Florida limited liability
company

By: 
Name: MARIO CAPRONI
Title: MANAGER
Date: 6-12-25

SELLER:

CITY OF DEERFIELD BEACH, a Florida
Municipal Corporation

By: 
Name: Rodney Brimlow
Title: City Manager
Date: 6/17/2025



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2026-207

Agenda Date: 5/5/2026

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the settlement of all claims against the City in the litigation styled *Stephanie Newell Parsons vs. City of Deerfield Beach, et al*; authorizing execution of documents necessary to effectuate the settlement; providing for an effective date. (Funds from Account #106-100-131-1902-000-51900-503770 - General Liability - Legal)

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Costs: \$99,500.00

Account Name: General Liability - Legal

Account Number: 106-100-131-1902-000-51900-503770

Background/History

Stephanie Newell Parsons ("Parsons") filed a lawsuit against the City of Deerfield Beach and the Florida Department of Transportation ("FDOT") styled *Stephanie Newell Parsons vs. City of Deerfield Beach, et al*, Case No. CACE-24-015487, in the Seventeenth Circuit Court in and for Broward County, Florida (the "Lawsuit").

The Lawsuit alleges that Parsons tripped and fell over a broken tree grate that was maintained by the City on a sidewalk owned by FDOT, causing her to suffer two broken arms and seek medical treatment, including significant arm surgery. Parsons was transported by ambulance from the scene on the day of the alleged incident to seek medical treatment and has provided documentation to the City of approximately \$119,000.00 in medical bills.

Current Activity

Parsons is willing to settle all of her claims against the City and FDOT, including all costs and attorney's fees incurred in this matter, for the total sum of \$180,000.00, with the City paying \$99,500.00 and FDOT paying \$80,500.00. The enclosed Resolution approves the settlement of the Lawsuit for the total payment amount of \$99,500.00 from the City, including attorney's fees and costs, thereby disposing of all claims against the City and its employees that were or could have been asserted by Parsons against the City or its employees.

Recommendation

Approval.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE SETTLEMENT OF ALL CLAIMS AGAINST THE CITY IN THE LITIGATION STYLED *STEPHANIE NEWELL PARSONS VS. CITY OF DEERFIELD BEACH, ET AL*; AUTHORIZING EXECUTION OF DOCUMENTS NECESSARY TO EFFECTUATE THE SETTLEMENT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Stephanie Newell Parsons (“Parsons”) filed a lawsuit against the City of Deerfield Beach and the Florida Department of Transportation (“FDOT”) styled *Stephanie Newell Parsons vs. City of Deerfield Beach, et al*, Case No. CACE-24-015487, in the Seventeenth Circuit Court in and for Broward County, Florida (the “Lawsuit”); and

WHEREAS, the Lawsuit alleges that Parsons tripped and fell over a broken tree grate that was maintained by the City on a sidewalk owned by FDOT causing her to suffer two broken arms and seek medical treatment, including significant arm surgery; and

WHEREAS, Parsons was transported by ambulance from the scene on the day of the alleged incident to seek medical treatment and has provided documentation to the City of approximately \$119,000.00 in medical bills; and

WHEREAS, Parsons is willing to settle all of her claims against the City and FDOT, including all costs and attorney’s fees incurred in this matter, for the total sum of \$180,000.00, with the City paying \$99,500.00 and FDOT paying \$80,500.00; and

WHEREAS, although the City asserts that it was not responsible for Parsons’s alleged damages, the City Commission desires to approve the settlement of the Lawsuit in the total amount of \$99,500.00 from the City, including attorney’s fees and costs, thereby disposing of all claims that were or could have been asserted against the City and its employees by Parsons.

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 settlement of the Lawsuit for the total payment amount of \$99,500.00 from the City, including attorney’s fees and costs, thereby disposing of all claims against the City and its employees that were or could have been asserted by Parsons against the City or its employees.

Section 3. The appropriate City officials are authorized to execute all documents deemed necessary by the City Attorney to implement the intent of this Resolution and to provide for payment as indicated.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

CITY OF DEERFIELD BEACH

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. 2026-200

Agenda Date: 5/5/2026

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the submission of an application to the U.S. Department of Transportation for Safe Streets and Roads for All Grant Program funding in the amount of \$9,000,000.00 for the implementation of targeted roadway safety measures at high risk corridors within the City; authorizing the City expenditure of 20% matching funds and execution of a grant agreement, if the grant is awarded to the City; providing for an effective date. (Funds from Account #399-000-360-0000-000-38100-381400 - Unassigned)

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Cost: \$1,800,000.00 (matching funds)

Account Name: Unassigned

Account Number: 399-000-360-0000-000-38100-381400

Background/History

On March 27, 2026, the U.S. Department of Transportation announced the availability of more than \$993,488,194, including \$687,809,874 designated for Implementation projects, under the revised Safe Streets and Roads for All (SS4A) Grant Program. This federal initiative provides competitive funding to local, regional, and tribal governments to implement strategies that prevent roadway fatalities and serious injuries. The FY 2026 Notice of Funding Opportunity (NOFO) emphasizes a streamlined application process and prioritizes practical, results-oriented safety interventions designed to address urgent transportation safety needs.

The City of Deerfield Beach remains committed to advancing transportation safety, equity, and multimodal connectivity through its Vision Zero framework and broader community planning efforts. Participation in the SS4A program supports the City's continued focus on high-risk corridors, data-driven decision-making, and the implementation of proven safety countermeasures to reduce crashes and improve outcomes for all roadway users, including pedestrians, bicyclists, transit users, motorists, and commercial operators. This program reinforces the City's long-term commitment to livability, accessibility, and safe, resilient infrastructure.

Project Funding Breakdown

Funding Source	Amount (\$)
----------------	-------------

City Grant Request	9,000,000.00
Required Match (20%)	1,800,000.00
Other Non-City Funds	3,112,603.73
Total Project Cost	13,912,603.73

Current Activity

City staff is preparing to submit an application for the U.S. Department of Transportation FY 2026 Safe Streets and Roads for All (SS4A) Implementation Grant in the estimated amount of \$9,000,000.00 (the "Grant"). The SS4A Grant requires a 20% match, which is estimated to be \$1,800,000.00, if the full grant amount is awarded. This application advances the City's Vision Zero objectives through the delivery of construction-ready, data-driven safety improvements.

If awarded, the grant will fund the implementation of targeted roadway safety countermeasures designed to reduce fatal and serious injury crashes. The project will focus on identifying and addressing high-risk corridors, implementing proven safety strategies, and enhancing multimodal safety for pedestrians, bicyclists, transit users, and motorists. The effort also supports engagement with community stakeholders and reinforces the City's commitment to equity, resilience, and sustainable transportation infrastructure.

Recommendation

Staff recommends that the City Commission authorize the submittal of the FY 2026 Safe Streets and Roads for All (SS4A) Implementation Grant application to the U.S. Department of Transportation and expenditure of the 20% matching funds and execution of a Grant Agreement if the Grant is awarded to the City.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION FOR SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM FUNDING IN THE AMOUNT OF \$9,000,000.00 FOR THE IMPLEMENTATION OF TARGETED ROADWAY SAFETY MEASURES AT HIGH RISK CORRIDORS WITHIN THE CITY; AUTHORIZING THE CITY EXPENDITURE OF 20% MATCHING FUNDS AND EXECUTION OF A GRANT AGREEMENT, IF THE GRANT IS AWARDED TO THE CITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on March 7, 2023, the City Commission passed and adopted Resolution No. 2023/045 supporting the development of a Vision Zero action plan to eliminate traffic-related fatalities within the City; and

WHEREAS, City staff has identified the U.S. Department of Transportation’s Safe Streets and Roads For All Grant Program (“SS4A”) as an opportunity to fund the implementation of targeted roadway safety countermeasures by identification of high-risk corridors within the City and the implementation of safety strategies and improvements (the “Project”); and

WHEREAS. City staff desires to submit a grant application to the U.S. Department of Transportation (the “Department”) for consideration under the SS4A Implementation Grants Category to obtain funding for the Project; and

WHEREAS, the estimated cost of the Project is \$13,912,603.73; and

WHEREAS, the City is seeking SS4A funding in the amount of \$9,000,000.00 (the “Grant”), and the SS4A Grant Program requires a 20% matching fund contribution, which would total \$1,800,000.00 if the full amount of the requested Grant is awarded to the City; and

WHEREAS, staff recommends that the City Commission approve the submission of the Grant Application to the Department and authorize execution of a Grant agreement with the Department and expenditure of the 20% matching funds if the Grant is awarded to the City.

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 submission of a Grant Application to the Department for the Grant in the amount of \$9,000,000.00 for the Project. The City Manager is authorized to sign and submit the Grant Application.

Section 3. If the Grant is awarded to the City, the City Commission hereby authorizes the appropriate City officials to execute a Grant Agreement with the Department for the Grant, subject to the terms of the Grant Agreement being acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. If the Grant is awarded to the City, the City's expenditure of the City's 20% matching funds (estimated at \$1,800,000.00) is hereby approved.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

CITY OF DEERFIELD BEACH

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. 2026-134

Agenda Date: 5/5/2026

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 issuance of a purchase order to Millenium Products, Inc. for the purchase of security equipment, including security cameras, license plate readers, and associated equipment and infrastructure to be located within the Oveta McKeithen Recreational Complex in an amount not to exceed \$170,775.03; waiving the requirements for competitive solicitations set forth in Section 38-116 of the Procurement Code; approving the use of the Target Area Trust Funds in the amount of \$170,775.03 for the purchase and installation of the security equipment; providing for implementation and an effective date. (*Funds from Account #620-200-210-2101-000-52100-503999 - Target Area Trust Fund*)

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Costs: \$170,775.03

Account Name: Target Area Trust Fund

Account Number: 620-200-210-2101-000-52100-503999

Background/History

The Parks and Recreation Department, in partnership with the Office of Public Safety, has worked collaboratively to identify key areas throughout the Oveta McKeithen Recreational Complex for the strategic installation of security cameras and license plate readers. This initiative includes the installation of supporting infrastructure, such as poles, as well as full system implementation to ensure optimal coverage and functionality.

This proactive investment reflects the City's ongoing commitment to enhancing public safety, protecting community assets, and creating a secure environment for all residents and visitors. By increasing surveillance capabilities, this project will serve as both a deterrent to criminal activity and a valuable tool for incident response and investigations.

Overall, these improvements will significantly strengthen security measures within the park and surrounding community center, while providing peace of mind to families, patrons, and staff who utilize the facility on a daily basis.

The City currently has deployable camera and enhanced license plate reader systems within the City, and some of the equipment has previously been purchased from Millenium Products, Inc.

Current Activity

In order to have continuity and consistency in security enhancements throughout the City, City staff determined that purchasing the necessary equipment from Millenium Products, Inc ("Millenium") would be in the City's best interest as Millenium is familiar with the City's infrastructure and operational needs. Further, city staff reviewed the General Services Administration ("GSA") current cooperative agreement for utilization; however, some of the required equipment was not included in the GSA contract.

City staff obtained the attached quote from Millenium and determined that the pricing provided is fair, reasonable and consistent with other governmental contracts.

Section 38-116 of the City Code provides that the City Commission may waive the City's competitive selection requirements when the City Commission finds that it is in the best interests of the City to do so and that the waiver will not inure to the financial disadvantage of the City.

The equipment to be purchased will be utilized throughout the Oveta McKeithen Recreational Complex and will not only enhance the security measures within the Complex, but will be a deterrent to criminal activity, which will improve the quality of life within the Target Area.

Recommendation

The Parks and Recreation Department recommends approving the issuance of a Purchase Order to Millenium for the security equipment, waiving the competitive solicitation requirements as to the Purchase Order, and authorizing the use of \$170,775.03 in target area trust funds for the purchase and installation of the Equipment within the Target Area.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE ISSUANCE OF A PURCHASE ORDER TO MILLENIUM PRODUCTS, INC. FOR THE PURCHASE OF SECURITY EQUIPMENT, INCLUDING SECURITY CAMERAS, LICENSE PLATE READERS, AND ASSOCIATED EQUIPMENT AND INFRASTRUCTURE TO BE LOCATED WITHIN THE OVETA MCKEITHEN RECREATIONAL COMPLEX IN AN AMOUNT NOT TO EXCEED \$170,775.03; WAIVING THE REQUIREMENTS FOR COMPETITIVE SOLICITATIONS SET FORTH IN SECTION 38-116 OF THE PROCUREMENT CODE; APPROVING THE USE OF TARGET AREA TRUST FUNDS IN THE AMOUNT OF \$170,775.03 FOR THE PURCHASE AND INSTALLATION OF THE SECURITY EQUIPMENT; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE.

WHEREAS, the Department of Parks and Recreation and the Office of Public Safety have collaboratively evaluated and identified key areas throughout the Oveta McKeithen Recreational Complex (the “Complex”) that would benefit by having enhanced security measures around the Complex through the installation of security equipment, including security cameras, license plate readers and associated equipment and infrastructure (the “Enhancements”); and

WHEREAS, the Enhancements will create a more secure environment for all residents, visitors and employees and will be a deterrent for criminal activity; and

WHEREAS, the Enhancements will be a valuable tool for public safety operations related to incident response and investigations in and around the Complex and surrounding community; and

WHEREAS, Millenium Products, Inc. (“Millenium”) provides a turnkey solution consisting of cameras, license plate readers, and certain electrical and civil components that are compatible with the City’s existing security infrastructure; and

WHEREAS, Millenium has provided similar equipment to the City in the past and for continuity and compatibility purposes, City staff has determined that it would be in the best interest of the City to purchase comparable products from Millenium; and

WHEREAS, pursuant to Section 38-116 of the City Code, the City Commission may waive the City’s competitive selection requirements when the City Commission finds that it is in the best interests of the City to do so and that the waiver will not inure to the financial disadvantage of the City; and

WHEREAS, the City is seeking to issue a purchase order to Millenium (the “Purchase Order”) for the purchase of certain Enhancements, including security cameras, license plate readers and associated equipment and infrastructure, and related installation services, as further

identified in Millenium's Quote attached as Exhibit "A", (collectively, the "Security Equipment") in an amount not to exceed \$170,775.03; and

WHEREAS, City staff and Procurement have reviewed Millenium's Quote and determined that the prices are fair and reasonable and consistent with other governmental contracts, including the GSA contract, for similar equipment; and

WHEREAS, City staff recommends that the City Commission approve the issuance of a Purchase Order to Millenium for the purchase of the Security Equipment, waive the competitive solicitation requirements as to the Security Equipment and Purchase Order (the "Waiver"), and authorize the use of \$170,775.03 in target area trust funds for the purchase and installation of the Security Equipment at the Complex, which is located within the Target Area.

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 Waiver of the competitive solicitation requirements for the Security Equipment and Purchase Order and finds that it is in the best interests of the City to do so and that the Waiver will not inure to the financial disadvantage of the City.

Section 3. The City Commission approves the issuance of the Purchase Order to Millenium for the purchase and installation of the Security Equipment in an amount not to exceed \$170,775.03.

Section 4. The City Commission hereby finds that the allocation of \$170,775.03 from the Target Area Trust Fund to fund the purchase and installation of the Security Equipment to be installed within the Target Area will deter crime and improve the quality of life in the Target Area, and approves the use of \$170,775.03 in Target Area Trust Funds for the Security Equipment.

Section 5. The appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution, including but not limited to, executing and issuing the Purchase Order and making the necessary appropriations or budget transfers to fund the purchase.

Section 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

ESTIMATE

Millenium Products Inc.
4185 35th St N
Saint Petersburg, FL 33714

info@milleniumproducts.net
888 901 7430
www.milleniumproducts.net

**Bill to**

City of Deerfield Beach
401A SW 4th Street
2nd Floor
Deerfield Beach, FL 33441

Ship to

City of Deerfield Beach
300 NE Eller St
Deerfield Beach, FL 33441

Estimate details

Estimate no.: Q 00277
Estimate date: 04/20/2026
Expiration date: 05/20/2026

Contract: GS-07F-0031W Terms: Net 30

EIN or TXMAS VID#: 86-1159194 T&C:

<https://milleniumproducts.net/terms/>

#	Product/service	SIN	Description	Qty	Rate	Amount
1.	GSA-ACC7-ENT-BUNDLE-1YR	334220	Avigilon ACC7 Enterprise w/ 1 Year Smart Plan - Focus of attention interface, next-generation analytics and self-learning video analytics, 45 Day ARO	8	\$266.89	\$2,135.12
2.	Open Market Option	Open Market	TF S3212 32 32TR6 S2 A10 25 VIGILANT 3000 Series: 2U 12 bay rackmount, Xeon Silver Processor, Dual OS M.2, Redundant PSU, KB/Mouse, iDRAC Enterprise, 32GB, (4) Dell 8 TB SATA RAID 6 (16TB Usable), Windows Server IOT 2022 Standard, DICE/SRC, NVIDIA RTX A1000 8GB, 2x 1GbE RJ45, 2x 25GbE SFP285 yr. Onsite Warranty MSRP \$23,068	2	\$16,916.54	\$33,833.08
3.	GSA-32C-H5A-4MH-DP1	334220	Camera 4X8MP, WDR, 360 degree max field of view, Lightcatcher, 3.3-5.7MM, with pendant adapter and clear dome cover, 45 Day ARO	1	\$2,994.23	\$2,994.23
4.	GSA-24C-H5A-3MH-DP1	334220	Camera 3X8MP, WDR, 270 degree max field of view, Lightcatcher, 3.3-5.7MM, with pendant adapter and clear dome cover, 45 Day ARO	7	\$2,561.63	\$17,931.41

5.	GSA-WLMT-1001	334220	Wall Mount for large pendant camera	8	\$112.50	\$900.00
6.	GSA-PLMT-1001	334220	Pole Mount Adapter	3	\$100.38	\$301.14
7.	GSA-CRNMT-1001	334220	Corner Mount Adapter	4	\$102.18	\$408.72
8.	GSA-VSS-H4AMH-AD-IRIL1	334220	Optional IR illuminator ring, up to 30m	8	\$321.30	\$2,570.40
9.	GSA-POE60U-1BTE	334220	PoE Injector	3	\$155.51	\$466.53
10.	OLM	OLM	H60-044-90-250 Aetek 4-Port Outdoor Gigabit Switch - 240W Outdoor 4*90W bt/PoH PoE, 2*SFP, 2*RJ45 L2 Pro Managed Switch MSRP \$1,313	4	\$990.00	\$3,960.00
11.	OLM	OLM	AT-100 Pole mount adaptor MSRP \$70	3	\$55.00	\$165.00
12.	OLM	OLM	OLM - ORDER LEVEL MATERIALS C058900C901B. CAM ePMP 5G Force300-19R SM FCC.UScord QTY 4 MSRP \$340.16ea CAM-C050910D301A. ePMP 5GHz 17 dBi 4x4 MU-MIMO 90 degree Sector Antenna with Mounting Kit for ePMP 3000 AP QTY 1 MSRP \$399ea KPPA-J-ARM-24-2P. KP J-Arm dish antenna bracket (2-Pack). QTY 2 MSRP \$32.68ea C000000L033B. Cambium radio Gigabit Surge Suppressor (56V) QTY 4 MSRP \$58.59ea C62-084-91-770. 8xGbE bt PoE + 2xGbE RJ45 + 2xGbE SFP Switch QTY 1 MSRP \$700ea P1465-LE-3. AXIS P1465-LE-3 L.P- VERIFIER KIT QTY 2 MSRP \$1,419ea	1	\$5,597.36	\$5,597.36

13.	OLM	OLM	CAM-C058910A102A	1	\$986.46	\$986.46
			CAMBIUM C058910A102A EPMP 3000 5GHZ ACCESS POINT FCC US			
			MSRP \$1,034.03			
14.	OLM	OLM	RK830WALVS	1	\$620.11	\$620.11
			StarTech.com 8U 19" Vertical Wall Mount Server Rack Cabinet			
			MSRP \$620.11			
15.	OLM	OLM	SMART1500LCD	1	\$560.48	\$560.48
			Rack mounted UPS 1500KVA			
			MSRP \$644.48			
16.	OLM	OLM	DTK-WM8NETS	1	\$429.57	\$429.57
			9822384 8 CHANNEL SURGE PROTECTOR WALL MOUNT SHIELDED ETHERNET, POE			
			MSRP \$478			
17.	OLM	OLM	CM-00424CS34O-6-02	2	\$541.43	\$1,082.86
			CS34O Category 6 U/UTP filled Cable, outdoor direct burial, black jacket, 4 pair count			
			MSRP \$720.81			
18.	OLM	OLM	CMP-00423CS34-6U-06	1	\$450.91	\$450.91
			CS34P ETL Verified Category 6 U/UTP Cable, plenum, blue jacket, 4 pair count, 1000 ft (305 m) length, CommPak			
			MSRP \$665.31			
19.	GSA-VH-ENC-AETK-5G-90W	334220	(1) Aetek Mini Surveillance Enclosure 5G L2 PRO 8-Port Gigabit PoE+ Switch 6KV Ethernet port surge protection Supports 100-240VAC power input Pepwave BR1 Mini 5G Pole mount kit with Band-It Straps, Est Ship Date 60 Days ARO, M0132	1	\$2,446.59	\$2,446.59
20.	OLM-01165-001	OLM	AXIS T91B47 Pole Mount (01165-001) 50-150mm	2	\$94.00	\$188.00
			MSRP \$94			
21.	GSA-3PC-1SL	334220	(LINC) Single camera license-Central	2	\$500.00	\$1,000.00

22.	GSA-VSS-ROI-04	334220	Fixed LPR Installation Per Pole	1	\$2,310.40	\$2,310.40
23.	OLM	OLM	VSS-PROJ-INSTALL	1	\$3,750.00	\$3,750.00
			Vetted Project Installation Materials			
24.	GSA-VSS-ROI-07	334220	Vetted Installation Technician (Per... Vetted Security provided Installation Technician (Per Hour) Can be contracted	16	\$159.05	\$2,544.80
25.			Line 24 Detail - Vetted Installation Project Manager			
26.	GSA-VSS-ROI-07	334220	Vetted Installation Technician (Per... Vetted Security provided Installation Technician (Per Hour) Can be contracted	44	\$159.05	\$6,998.20
27.	Shipping Customer Charge	Shipping	Standard Delivery	1	\$1,500.00	\$1,500.00
28.	GSA-VSS-ROI-05	334220	Rate For Subcontracted Services	72	\$592.41	\$42,653.52
29.			Line 28 Detail			
			Tigner Center			
			Bore approximately 100' to two Musco poles from the walking path light poles. Install cameras and radios on poles. Install photocells on twenty-two poles and switch them over to constant power. Pull three cables for 2 cameras and a radios on on the concession stand.			
			Installation of CCTV system Permitting			
30.	GSA-VSS-ROI-05	334220	Rate For Subcontracted Services	54	\$592.41	\$31,990.14
31.			Line 30 Detail			
			Ovita McKeithan Park			
			Supply and install a 12' aluminum pole at the entranceway to the park. Bore approximately 30' to the existing service from the aluminum pole. Install three cameras on the concession stand and pull cables back to headend. Bore approximately 150' from the existing service to the existing shade pole.			
			Installation of CCTV system Permitting			

Total

\$170,775.03

Note to customer

Please Remit to Address Above
or
EFT To:
The Bank of Tampa
Routing # 063108680
Account # [REDACTED]

Expiry
date

05/20/2026

Accepted date

Accepted by



Memorandum

TO: Procurement and Contract Administration Division

FROM: Greg Warner, Director, Parks & Recreation

DATE: April 20, 2026

SUBJECT: Oveta McKeithen Park Security Purchase Vendor

Recommendation:

I recommend the the issuance of a purchase order to Millenium Products, Inc. for the provision of materials and installation of items to strengthen security and safety for the outdoor areas at Oveta McKeithen Park determining this vendor is in the city's best interest.

Issue:

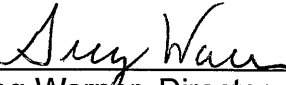
Section 38-116 (3)e of the City Code of Ordinances provides for the ability to acquire or contract for non-real property, goods or services without utilizing a sealed competitive method or the written quotations method where the city commission declares by a majority affirmative vote that the sealed competitive method or the written quotations method is not in the best interest of the city, and that such acquisition will not inure to the financial disadvantage of the city. The city commission shall make specific factual findings that support its determination, and such acquisitions shall be placed on the regular city commission agenda.

Background/Justification:

To provide safe and secure environments for all users, and as funding becomes available, the city is installing cameras at our parks. The parks will be prioritized based upon items such as attendance, amenities and variety of uses. Oveta McKeithen Park, with the inclusion of the Tigner Center is the most used park in the City of Deerfield Beach. Over the past year, there has been an average of approximately 600 individuals utilizing the park and center each day, with that number jumping to 1,200 each Saturday during the Packer Rattlers football season. This level of usage, coupled with the number of youth programs makes Oveta McKeithen a priority park. The Parks and Recreation Department has worked closely with the Office of Public safety to identify the

best methods to provide a safe and secure park. In seeking proposals for the provision and installation of equipment, the city identified Millenium Products, Inc. due to their past work with the city and the fact that their software systems are compatible with the city's current systems. Millenium Products, Inc. has worked with the city's Information Technology Department on multiple surveillance and security projects. Through this work, they have gained deep institutional knowledge of the city's network architecture, camera environment and backend systems. This knowledge enables a seamless turnkey integration of the new system into the existing infrastructure without additional hardware, software or redesign costs. All proposed system hardware and software will integrate into current systems leveraged by the city. In addition, Millenium utilizes Vetted Security Solutions (VSS) to provide installation of equipment. VSS has a Broward County location making them easily accessible for service continuity, and a long term maintenance capability. Millenium pricing includes federal competitively bid General Services Administration (GSA) contract pricing at \$117,651.20 or 69% of the \$170,775.03 total cost. The additional 31% or \$53,123.83 is a mixture of Open Market items and Order Level Materials (OLM). There is one (1) Open Market item on the quote which is provided at \$16,916.54 at a quantity of two (2) totaling \$33,833.08. The Manufacturer's Suggested Retail Price (MSRP) for this item is \$23,068.00 or \$46,136.00 for two (2). The pricing provided by Millenium Products, Inc. is a fair price as it is lower than the MSRP for the items. As part of the GSA Contract award, Millenium was also provided the award for Special Item Number (SIN) 334220, which covers the OLM items. These items have restrictions that include they must be incidental to a contract item and necessary to fulfilling an order. Pricing needs to be fair and reasonable and cannot exceed 1/3 of the contract item order total. In showing fair and reasonable pricing for the OLM items, Millenium Products, Inc. has provided them at the MSRP while meeting all restrictions of GSA.

Due to these reasons, we are recommending to issue a purchase order to Millenium Products, Inc. in an amount not to exceed \$170,775.03 to furnish and install cameras and related security equipment at Oveta McKeithen Park pursuant to the Best Interest section of the City of Deerfield Beach Code of Ordinances.



Greg Warner, Director of Parks and Recreation



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2026-186

Agenda Date: 5/5/2026

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by the DopeGirlsOnly Foundation for a Pilates in Pink event at the Highlands Community Center on June 6, 2026, from 9:00 a.m. to 11:00 a.m.; 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 DopeGirlsOnly Foundation has submitted a request to host a Pilates and wellness event at the Highlands Community Center from 9:00 AM to 11:00 AM on June 6, 2026. The event will include Pilates instruction, food, refreshments, and wellness immunity beverages. A registration fee of \$40 per participant will be charged by the Foundation.

In accordance with City policy, Commission approval is required due to the collection of a registration fee for participation.

Current Activity

This is the first time this event has taken place in Deerfield Beach.

Recommendation

The Parks and Recreation Department recommends approval of this application.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE SPECIAL EVENT PERMIT APPLICATION SUBMITTED BY THE DOPEGIRLSONLY FOUNDATION FOR A PILATES IN PINK EVENT AT THE HIGHLANDS COMMUNITY CENTER ON JUNE 6, 2026, FROM 9:00 A.M. TO 11:00 A.M.; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the DopeGirlsOnly Foundation (the “Applicant”) intends to hold a Pilates in Pink Wellness Experience event on June 6, 2026, from 9:00 a.m. to 11:00 a.m. at the Highlands Community Center (the “Event”) in the City of Deerfield Beach (the “City”); and

WHEREAS, according to the Special Event Permit Application submitted by the Applicant (the “Application”), approximately 20 to 40 individuals are anticipated to attend the Event, and the Applicant will be providing food, refreshments and wellness beverages; and

WHEREAS, the Applicant will be requiring participants to pay a registration fee of \$40 per participant (the “Registration Fee”) at the Event; and

WHEREAS, the City Commission finds that it is in the best interest of the City to approve the Application, including the Registration Fee for the Event.

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 Application for the Event, including the Registration Fee, 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 Event.

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 its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

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: DopeGirlsOnly Foundation	
Contact Name: Sidonnie Hutchinson	Contact Phone: 5615970285
Email Address: siddyceo@icloud.com dopegirlsonlyfoundation@outlook.com	
Address: 580 Northeast 41st street Apt 302	City, State, ZIP: Deerfield Beach FL 33064
Organization Status: ☐ For Profit ☐ Non-Profit (must include IRS 501(c) tax exempt letter) ☒ Other:	

EVENT INFORMATION																													
Event Name: Pilates in Pink: A Wellness Experience	Proposed Date: 6/6/2026	Alternative Date: 6/13/2026																											
Event Address: _____ City, State, ZIP: _____																													
Venue/Location Name (if applicable): Highlands Community Center + Park																													
Type of Event: Wellness Experience																													
Description of Event: Fitness and wellness event for women of color in South Florida.																													
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 20%;">Date</th> <th style="width: 20%;">Day</th> <th style="width: 20%;">Start Time</th> <th style="width: 20%;">End Time</th> </tr> </thead> <tbody> <tr> <td>Setup</td> <td>6/6/2026</td> <td>saturday</td> <td>8</td> <td>9am</td> </tr> <tr> <td>Event Start</td> <td></td> <td></td> <td>9am</td> <td>11am</td> </tr> <tr> <td>Event End</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Breakdown</td> <td></td> <td></td> <td>11</td> <td>12pm</td> </tr> </tbody> </table>						Date	Day	Start Time	End Time	Setup	6/6/2026	saturday	8	9am	Event Start			9am	11am	Event End					Breakdown			11	12pm
	Date	Day	Start Time	End Time																									
Setup	6/6/2026	saturday	8	9am																									
Event Start			9am	11am																									
Event End																													
Breakdown			11	12pm																									
# of years this event has taken place (including previous locations & attendance if applicable): First Time																													
Anticipated Attendance: 25-40 women																													
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. <i>*City property is exempt (no signature necessary).</i>																													
Name:		Signature:																											
Phone:		Date:																											
*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 1 st – October 31 st , must contact the Florida Department of Environmental Protection and obtain a field permit .																													
Will you require parking spaces in the Main Beach Parking Lot?																													
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☒ 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:

Food - refreshments and beverages / light food preparation
Wellness Immunity beverages

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

*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: SH

*Request forms available through Special_Details@sheriff.org

PROMOTIONAL INFORMATION

Website/Social Media: www.tiktok.com/siddyceo

How do you plan on advertising your event? **Please list.** Online and banners via eventbrite

Promotional & Event Signs/Banners

Sign/Banner Size	Location	Description

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):

This wellness event will have a fee of \$40 which includes the 1 hour long pilates session with certified

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: sh

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.
	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).
	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.
	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, sidonnie hutchinson, individually and as the agent/
(Individual's Name)
representing DopeGirlsOnly Foundation, 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
_____ during the conduct
(Vendor/Company's Name/description of service/performance/product being sold)
of 6/6/2026 (the "Special Event") being held at _____
on the date(s) of: Highlands Community Center

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.



Signature
Founder
Title
5615970285
Daytime phone number
Date: 4/1/2026
Address: _____
City: _____ **State:** _____ **Zip:** _____
Witness: _____ **Print Name:** _____ **Date:** _____
Signature



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2026-187

Agenda Date: 5/5/2026

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by North Broward Arts, Inc. for an Art Show at the Deerfield Beach Arboretum within Constitution Park to be held on November 14, 2026, from 10:00 a.m. to 6:00 p.m. and November 15, 2026, from 10:00 a.m. to 5:00 p.m.; 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

North Broward Arts, Inc. (the "Applicant"), a registered 501(c)(3) nonprofit organization, is requesting approval to host an art show at the Deerfield Beach Arboretum on November 14th and 15th, 2026. Event setup is proposed for Friday, November 13th, from 10:00 AM to 4:00 PM. The event will be open to the public on Saturday, November 14th, from 10:00 AM to 6:00 PM, and on Sunday, November 15th from 10:00 AM to 5:00 PM.

The anticipated attendance over the two-day event is approximately 200 to 300 participants. The event will feature between 10 and 20 vendor spaces, with each artist utilizing a 10'x10' space. Vendor participation fees will be \$100 per space. The Applicant requests approval to charge this vendor fee.

This event is intended to promote and support local artists within the community. The City will partner in the event by providing tented space, and the organization will collaborate with the Friends of the Arboretum to further support and highlight local artists. The event will be offered at a nominal fee to encourage participation while also showcasing the natural beauty of the Arboretum.

Recommendation

The Parks and Recreation Department recommends approval of this application.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE SPECIAL EVENT PERMIT APPLICATION SUBMITTED BY NORTH BROWARD ARTS, INC. FOR AN ART SHOW AT THE DEERFIELD BEACH ARBORETUM WITHIN CONSTITUTION PARK TO BE HELD ON NOVEMBER 14, 2026, FROM 10:00 A.M. TO 6:00 P.M. AND NOVEMBER 15, 2026, FROM 10:00 A.M. TO 5:00 P.M.; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, North Broward Arts, Inc. (the “Applicant”) intends to hold an Art Show event on November 14, 2026, from 10:00 a.m. to 6:00 p.m. and November 15, 2026, from 10:00 a.m. to 5:00 p.m. at the Deerfield Beach Arboretum (the “Event”) in the City of Deerfield Beach (the “City”); and

WHEREAS, according to the Special Event Permit Application submitted by the Applicant (the “Application”), approximately 200 to 300 individuals are anticipated the Event, which will include 10 to 20 vendor spaces utilizing a 10’ x 10’ tent (the “Tented Space”) for a fee of \$100 per Tented Space (the “Vendor Fee”); and

WHEREAS, the City Commission finds that it is in the best interest of the City to approve the Application, including the Vendor Fee for use of the Tented Space.

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 Application, including the Vendor Fee, subject to 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 Event.

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 its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

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: <u>NORTH BROWARD ART, INC</u>	
Contact Name: <u>GARY DUNNING</u>	Contact Phone: <u>904-533-3080</u>
Email Address: <u>NBARTS2526@Gmail.com</u>	
Address: <u>6622 VILLA SORPRESA DR #811</u> City, State, ZIP: <u>DADE COUNTY, FL</u>	
Organization Status:	
☐ For Profit	
☒ Non-Profit (must include IRS 501(c) tax exempt letter)	
☐ Other:	

* MAILING ADDRESS NBA
 P.O. BOX 4011
 DEERFIELD BEACH, FL 33442

EVENT INFORMATION

Event Name:

NORTH BROWARD ART@ THE REBORN

Proposed Date:

10-14 11/13-15

Alternative Date:

Event Address:

2841 W. HILLSBORO

City, State, ZIP:

DADE CO FL 33134

Venue/Location Name (if applicable):

CONSTITUTION PARK

Type of Event:

ART SHOW SALE

Description of Event:

	Date	Day	Start Time	End Time
Setup	<i>11-13-26</i>	<i>FRIDAY</i>	<i>10:00 AM</i>	<i>4:00 PM</i>
Event Start	<i>11-14-26</i>	<i>SAT</i>	<i>10:00 AM</i>	<i>6:00 PM</i>
Event End	<i>11-15-26</i>	<i>SUNDAY</i>	<i>10:00 AM</i>	<i>5:00 PM</i>
Breakdown				

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

Anticipated Attendance:

200 - 300 OVER 2 DAYS

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:

Signature:

Phone:

Date:

*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
10 x 10	15-20

*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: _____

*Request forms available through Special_Details@sheriff.org

PROMOTIONAL INFORMATION

Website/Social Media: *Free Book*

How do you plan on advertising your event? Please list.

EVENT BRIGHT - INSTAGRAM - BROWARD CULTURAL, Free Book

Promotional & Event Signs/Banners

Sign/Banner Size	Location	Description
	<i>SOCIAL MEDIA</i>	

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):

Selling Space to Artists \$100.00

Will this event create an impact on parking?

- ☒ No
☐ Yes

If yes, please list where additional parking will be located:

INDEMNIFICATION AGREEMENT

I, GARY DUNNING, individually and as the agent/
(Individual's Name)

representing NORTH BROWARD NATS, INC., 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

ART FESTIVAL during the conduct
(Vendor/Company's Name/description of service/performance/product being sold)

of ART SHOW (the "Special Event") being held at CONSTITUTION PARK,
on the date(s) of:

ARBORETUM - NOV 13-14-15-2026

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.

[Signature]
Signature

PRESIDENT
Title

Date: 3-18-26

Address: P.O. Box 4011

City: DEERFIELD BCH

GARY DUNNING
Print Name

904-553-3080
Daytime phone number

State: FL Zip: 33442

Witness: [Signature]
Signature

Print Name: BARB KELLY Date: 3-18-26



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/21/2025

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	CONTACT NAME: Devlin Henry	FAX (A/C, No):
ivly	PHONE (A/C, No, Ext):	E-MAIL ADDRESS:
02 W Eufaula St Ste 200		
Insured	INSURER(S) AFFORDING COVERAGE	NAIC #
Johnman	INSURER A: Ohio Security Insurance Company	24082
OK 730695656	INSURER B:	
	INSURER C:	
Insured	INSURER D:	
North Broward Arts Inc	INSURER E:	
622 Villa Sonrisa Dr Apt 811	INSURER F:	
Florida Raton	FL 33433	

OVERAGES CERTIFICATE NUMBER: 0139658577 REVISION NUMBER: 2016-03

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.

SR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
X	COMMERCIAL GENERAL LIABILITY					EACH OCCURRENCE \$ 1,000,000
	CLAIMS-MADE X OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
						MED EXP (Any one person) \$ 15,000
		X X	BLS69811474	10/21/2025	10/21/2026	PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE \$ 2,000,000
	X POLICY PRO-JECT LOC					PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:					\$
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO					BODILY INJURY (Per person) \$
	OWNED AUTOS ONLY					BODILY INJURY (Per accident) \$
	HIRED AUTOS ONLY					PROPERTY DAMAGE (Per accident) \$
	SCHEDULED AUTOS NON-OWNED AUTOS ONLY					\$
	UMBRELLA LIAB					EACH OCCURRENCE \$
	EXCESS LIAB					AGGREGATE \$
	DED RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A			E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below					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)

*See Additional Remarks**

CERTIFICATE HOLDER	CANCELLATION
North Broward Arts, Inc	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
3622 Villa Sonrisa Dr #811	AUTHORIZED REPRESENTATIVE
Boca Raton	Curtis Luken
FL 33433	

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ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Liberty Mutual Insurance		NAMED INSURED North Broward Arts Inc 6622 Villa Sonrisa Dr Apt 811 Boca Raton FL 33433	
POLICY NUMBER BLS69811474			
CARRIER Ohio Security Insurance Company	NAIC CODE 24082	EFFECTIVE DATE: 10/21/2025	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 0025 FORM TITLE: 2016-03

Certificate Holder is Additional Insured if required by written contract or written agreement subject to General Liability Blanket Additional Insured Provision.
Waiver of Subrogation applies. This Policy is Primary, and we will not ask for contribution of the Policy issued to the Additional Insured. Ongoing Operations
Coverage applies.

**ADDITIONAL REMARKS SCHEDULE**

Page 1 of 1

AGENCY

Liberty Mutual Insurance

POLICY NUMBER

BLS69811474

CARRIER

Ohio Security Insurance Company

NAIC CODE

24082

NAMED INSURED

North Broward Arts Inc

6622 Villa Sonrisa Dr Apt 811

Boca Raton FL 33433

EFFECTIVE DATE:

10/21/2025

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** 0025 **FORM TITLE:** 2016-03

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Waiver of Subrogation applies. This Policy is Primary, and we will not ask for contribution of the Policy issued to the Additional Insured. Ongoing Operations
Coverage applies.



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

NORTH BROWARD ARTS INC
6622 VILLA SONRISA DR 811
BOCA RATON, FL 33433

Date: 08/13/2025
Employer ID number: 39-2466616
Person to contact: Name: S. Baker
ID number: 1747331
Telephone: 877-829-5500
Accounting period ending: December 31
Public charity status: 509(a)(2)
Form 990 / 990-EZ / 990-N required: Yes
Effective date of exemption: July 01, 2025
Contribution deductibility: Yes
Addendum applies: No
DLN: 26053597004535

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements



North Broward Arts, Inc and the Ladies of the Arboretum

Art Show & Sale!

November 14th & 15th

9am – 6pm

Mary Hannagan for the Ladies of the Arboretum & **Gary Dunning** for North Broward Arts, Inc. **Agreed that we co produce this event and that North Broward Arts will donate 1/3 of all proceeds to the Arboretum.** The arboretum will serve soda and water maybe sell a plant or two. *No food is planned currently.* All sales entries and fees will go through **North Broward Arts, Inc**

904-553-3080

Northbrowardarts.com

Email info@northbrowardarts.com

Contact: Gary Dunning

We will be excepting Art for this event from all **South Florida Artists** from newcomers to professional artists, **who will be showing and selling their art. We welcome all artists'**

Times

Setup: November 13th ^{start} 11:00am until sunset, **security arrives 6:00pm until 6:00am the 14th**

Day 1 November 14th 9:00am - 6:00pm **security arrives 6:00pm until 6:00am**

Day 2 November 15th 9:00am- 5:00 Take Down & Clean up

Artists will provide their own Tent no larger than 10x10", Tables, Hanging supplies.

Artists must have their tents weighted. All sales will go through **North Broward Arts, Inc**

The back parking lot is the best place for artists to drop off in the shaded tree area right there to set up their tents and artwork. On the following pages, I took photos to explain.

Mary Hannigan and I did a site inspection together, and came to these decision
And we previously had a meeting with the director of Park and Recreation Mr. Warner

North Broward Arts Remains Committed to the Community.

Sincerely

Gary Dunning

President
North Broward Arts, Inc

Creating Community Through The Arts

North Broward Art, Inc is a 501(c)(3) non-profit organization

Located in the City of Deerfield, Beach



South entranceway to the showgrounds



north entranceway to the Showgrounds.



Artist parking



sitting area with Guitar player



Artist parking Entrance Path To Show Grounds



Artist Entrance & drop off

All Visitors to see the art show will enter through the front of the park Show is free for the Public



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2026-189

Agenda Date: 5/5/2026

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by Artists Dream Performing Arts Center, Inc. for a benefit dinner show at the Johnny L. Tigner Community Center to be held on September 26, 2026, from 6:00 p.m. to 9:00 p.m.; approving a waiver of fees; 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

Artist Dream Performing Arts Center, Inc. has submitted a special event application to host a benefit dinner show on Saturday, September 26, 2026 at the Johnny L. Tigner Center ballroom. The event will include dinner and a performance program and is scheduled to run from 6:00 P.M. to 9:00 P.M. Event setup will take place from 1:00 P.M. to 4:00 P.M., with breakdown scheduled from 9:15 PM to 10:00 PM.

This is the organization's second annual event; however, it will be their first time hosting the event within the City of Deerfield Beach. Ticket pricing is set at \$50 for an individual, \$95 for a couple, and \$450 for a reserved table.

Pursuant to Section 50-129C, facilities may be rented for personal use when no admission fee or associated costs are charged. As this event includes an admission fee, Artist Dream Performing Arts Center is requesting City Commission approval for both the event permit and the proposed admission fees. Additionally, the organization is requesting a 50% discount on the facility rental fee for use of the space from 1:00 PM to 10:00 PM. The cost would be \$450 for the rental if approved.

Recommendation

The recommendation from the Parks and Recreation Department is to approve the application.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE SPECIAL EVENT PERMIT APPLICATION SUBMITTED BY ARTISTS DREAM PERFORMING ARTS CENTER, INC. FOR A BENEFIT DINNER SHOW AT THE JOHNNY L. TIGNER COMMUNITY CENTER TO BE HELD ON SEPTEMBER 26, 2026, FROM 6:00 P.M. TO 9:00 P.M.; APPROVING A WAIVER OF FEES; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Artists Dream Performing Arts Center, Inc. (the “Applicant”) intends to hold a benefit dinner show on September 26, 2026, from 6:00 p.m. to 10:00 p.m. at the Johnny L. Tigner Community Center within the Ballroom (the “Event”) in the City of Deerfield Beach (the “City”); and

WHEREAS, the Applicant intends on utilizing the Event space from 1:00 p.m. to 10 p.m. for setup, hosting of the Event and breakdown of the Event; and

WHEREAS, the Applicant is requesting a waiver of 50% of the facility rental fee, which would reduce the facility rental fee to \$450.00 (the “Facility Fee Waiver”); and

WHEREAS, according to the Special Event Permit Application submitted by the Applicant (the “Application”), approximately 250 individuals are anticipated to attend the Event, which will include food prepared off-site and musical entertainment; and

WHEREAS, the Applicant intends on selling tickets to the Event at the following ticket prices: \$50 for individuals, \$95 per couple, and \$450 for a reserved table as part of the fundraising Event (the “Admission Fees”); and

WHEREAS, the City Commission finds that it is in the best interest of the City to approve the Application, including the 50% Facility Fee Waiver and approval of the Admission Fees for the Event.

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 Application, including the 50% Facility Fee Waiver, and approval of the Admission Fees for the Event, subject to 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 Event.

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 its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

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: Artists Dream Performing Arts Center	
Contact Name: G. Townsel/Bath-Scheba Payoute	Contact Phone: 561-436-0868/862-900-6744
Email Address: adpacinc@aol.com	
Address: 174 S. W. 4th Street	City, State, ZIP: Deerfield Beach, Fl.33441
Organization Status:	
☐ For Profit	
☒ Non-Profit (must include IRS 501(c) tax exempt letter)	
☐ Other:	

EVENT INFORMATION

Event Name: ADPAC BENEFIT DINNER SHOW **Proposed Date:** September 26, 2026 **Alternative Date:**

Event Address: 445 S. W. 2nd Street, **City, State, ZIP:** Deerfield Beach, Florida 33441

Venue/Location Name (if applicable): Johnny L. Tigner Community Center

Type of Event: Fundraiser

Description of Event: Cabaret Style Dinner Show

	Date	Day	Start Time	End Time
Setup	9/26/26	Saturday	1:00 PM	4:00 PM
Event Start	9/26/26	Saturday	6:00 PM	9:00 PM
Event End	9/26/26	Saturday	9:00 PM	9:00 PM
Breakdown	9/26/26	Saturday	9:15 PM	10:00 PM

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

One- Pat Larkins Community Center/ Pompano Beach, 250 in attendance

Anticipated Attendance: 300

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:
Phone:

Signature:
Date:

*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:

Chef Sheldon

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
No	

*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: _____

*Request forms available through Special_Details@sheriff.org

PROMOTIONAL INFORMATION

Website/Social Media: <https://www.facebook.com/profile.php?id=61562169238859> <https://youtu.b>

How do you plan on advertising your event? Please list.

Videos and Podcasts

Promotional & Event Signs/Banners

Sign/Banner Size	Location	Description
4x6, 8 1/2 x 11, 11x17,	Churches, Businesses, Schools	Flyers, Posters
24 x 72	Park Fence, Churches, etc.	Banners

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):

Admission is by ticket; \$50 single, \$95 couple, \$450 table

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: _____

Completed Application Packet Checklist

x	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.
x	Non-refundable application fee.
x	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).
X	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.
x	Any applicable Certificates of Insurance and/or licensing for vendors
x	Signed Hold Harmless Agreement.
	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, GENE TOWNSEL, individually and as the agent/
(Individual's Name)

representing ARTISTS DREAM PERFORMING ARTS CENTER, 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

ARTISTS DREAM PERFORMING ARTS CENTER / BENEFIT DINNER / concert during the conduct
(Vendor/Company's Name/description of service/performance/product being sold)

of DINNER concert / VIDEO (the "Special Event") being held at Johnny Tiger
on the date(s) of:
COMMUNITY CENTER

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.

Gene Townsel
Signature

GENE TOWNSEL
Print Name

PRESIDENT / FOUNDER
Title

561-436-0868
Daytime phone number

Date: 4/8/26

Address: P.O. Box 74

City: DEERFIELD BEACH State: FL. Zip: 33443

Witness: Flossie Follins Print Name: F. FOLLINS Date: 4/8/26
Signature



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

ARTISTS DREAM PERFORMING ARTS CENTER
C/O WILLARD EUGENE TOWNSEL
1588 NW 5TH AV
POMPANO BEACH, FL 33060

Date:
11/17/2021
Employer ID number:
86-3510462
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: 877-829-5500
Accounting period ending:
March 31
Public charity status:
509(a)(2)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
June 23, 2021
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053639003751

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

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For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

State of Florida

Department of State

I certify from the records of this office that ARTISTS DREAM PERFORMING ARTS CENTER, INC. is a corporation organized under the laws of the State of Florida, filed on June 24, 2021, effective June 23, 2021.

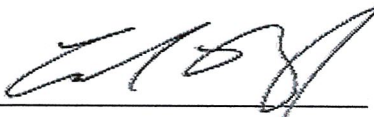
The document number of this corporation is N21000007673.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on March 18, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Eighteenth day of March, 2026*




Secretary of State

Tracking Number: 5707218839CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/02/2026

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 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 Foresite Sports LLC DBA: Eventsured 3553 West Chester Pike #418 Newtown Square, PA 19073	CONTACT NAME: Eventsured Customer Service PHONE (A/C, No, Ext): 888-882-5902 E-MAIL ADDRESS: info@eventsured.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: Houston Casualty Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 42374
--	---	------------------------

COVERAGES**CERTIFICATE NUMBER:** TM514390**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 INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC	Y	H25SE00172/TM514390	09/26/2026 12:01AM	09/27/2026 2:01AM	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 DEDUCTIBLE \$ 0
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ EXCESS LIAB DED ☐ RETENTION \$	☐ OCCUR ☐ CLAIMS-MADE				EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				WC STATU-TORY LIMITS ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insureds must be venue managers or municipalities and are added with respect to our insured's operations only. Waiver of Subrogation (WOS) and Primary & Non-Contributory (PNC) wording applies only when coverage is purchased by the insured, required by written contract and as indicated below. This coverage is with respect to the Story Teller to be held on 09/26/2026 - 09/26/2026 with 250 attendees at JOHNNY L TIGNER COMMUNITY CENTER 445 S. W. 2nd Street Deerfield Beach, FL 33441. Additional Insureds include: JOHNNY L TIGNER COMMUNITY CENTER 445 S. W. 2nd Street Deerfield Beach, FL 33441; City of Deerfield Beach.

CERTIFICATE HOLDER**CANCELLATION**

City of Deerfield Beach
150 N. E. 2nd Ave.
Deerfield Beach, FL, 33441

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



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2026-208

Agenda Date: 5/5/2026

Status: DEPARTMENTAL BUSINESS

In Control: City Commission

Title

Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a loan agreement with New World Aquarium, Inc., an affiliated entity of the Museum of Discovery and Science, Inc., ("New World") for the City to provide a short term loan in the amount of \$1,000,000.00 to New World for the Museum of Discovery and Science City of Deerfield Beach Nature Center exhibits, secured by a gift agreement with JM Family Enterprises, Inc.; providing for execution, conflicts, severability, and an effective date. (*Funds from multiple accounts*)

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Costs: \$1,000,000.00 (Short-term Loan)

Account Name: General Capital Fund - Infrastructure

Account Number: 399-500-520-5200-000-55200-506304

Secondary Account Name: General Fund - Use of Fund Balance

Secondary Account Number: 100-000-130-0000-000-38990-389100

Interfund Transfer Accounts

Account Name: Transfer-out General Capital Fund

Account Number: 100-810-130-8100-000-58100-509010

Secondary Account Name: Transfer-in General Fund

Secondary Account Number: 399-000-130-0000-000-38100-381010

Background/History

This item is seeking to approve a short-term loan agreement between the City of Deerfield Beach and the New World Aquarium, Inc. ("New World"), the manager and operator of the Museum of Discovery and Science Deerfield Beach Nature Center at Sullivan Park (the "Nature Center"). The Nature Center is a key component to the Community Redevelopment Agency's (CRA) redevelopment plan, with construction anticipated to be completed within the next couple of months.

New World is the manager and operator of the Nature Center pursuant to the terms of the Management Agreement between New World, the CRA and the City, and is responsible for installation of Exhibits at the Nature Center. New World has secured a charitable gift from JM Family Enterprises, Inc. ("JMFE") in the total amount of \$2,000,000.00 (the "Gift") pursuant to a gift agreement between the Museum of Discovery and Science and JMFE, dated February 4, 2026, (the "Gift Agreement") to support the Museum of Discovery and Science's Build a Better World exhibit

construction at the Nature Center and the Museum of Discovery and Science location in Fort Lauderdale, Florida.

In connection with the Gift from JMFE and the current funding needs for the Exhibits for the Nature Center, New World has requested that the City provide New World with a short-term loan in the amount of \$1,000,000.00 at the rate of 0% APR secured by the Gift Agreement (the "Short-Term Loan"), which will be repaid to the City by New World by no later than the first to occur of: (i) five business days after New World's or the Museum of Discovery and Science's receipt of the full amount of the Gift from JMFE; (ii) one year after New World's receipt of the Loan Proceeds, or (c) June 30, 2027.

Current Activity

Approval of this Resolution will provide interim funding to ensure the timely opening and operation of the Nature Center while protecting the City's financial interests through a secured and time-limited repayment structure.

Recommendation

Approval is recommended.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A LOAN AGREEMENT WITH NEW WORLD AQUARIUM, INC., AN AFFILIATED ENTITY OF THE MUSEUM OF DISCOVERY AND SCIENCE, INC., (“NEW WORLD”) FOR THE CITY TO PROVIDE A SHORT TERM LOAN IN THE AMOUNT OF \$1,000,000.00 TO NEW WORLD FOR THE MUSEUM OF DISCOVERY AND SCIENCE CITY OF DEERFIELD BEACH NATURE CENTER EXHIBITS, SECURED BY A GIFT AGREEMENT WITH JM FAMILY ENTERPRISES, INC.; PROVIDING FOR EXECUTION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the City of Deerfield Beach Community Redevelopment Agency (the “CRA”) has been coordinating with the City for the development of a marine science center at Sullivan Park as part of the CRA’s redevelopment plan; and

WHEREAS, a construction contract for construction of the facility, including the marine science center that has recently been named the Museum of Discovery and Science Deerfield Beach Nature Center (the “Nature Center”), was approved and executed, and the construction is anticipated to be completed within the next couple of months; and

WHEREAS, New World is the manager and operator of the Nature Center pursuant to the terms of the Management Agreement between New World, the CRA and the City, and is responsible for installation of Exhibits at the Nature Center; and

WHEREAS, New World has secured a charitable gift from JM Family Enterprises, Inc. (“JMFE”) in the total amount of \$2,000,000.00 (the “Gift”) pursuant to a gift agreement between the Museum of Discovery and Science and JMFE, dated February 4, 2026, (the “Gift Agreement”) to support the Museum of Discovery and Science’s Build a Better World exhibit construction at the Nature Center and the Museum of Discovery and Science location in Fort Lauderdale, Florida; and

WHEREAS, the Gift Agreement provides for \$1,000,000.00 of the Gift to be paid in the first quarter of 2026 and the remaining balance of the Gift to be paid a year later; and

WHEREAS, in connection with the Gift from JMFE and the current funding needs for the Exhibits for the Nature Center, New World has requested that the City provide New World with a short-term loan in the amount of \$1,000,000.00 at the rate of 0% APR secured by the Gift Agreement (the “Short-Term Loan”), which will be repaid to the City by New World by no later than the first to occur of: (i) five business days after New World’s or the Museum of Discovery and Science’s receipt of the full amount of the Gift from JMFE; (ii) one year after New World’s receipt of the Loan Proceeds, or (c) June 30, 2027; and

WHEREAS, City staff recommends that the City Commission approve and authorize execution of the Loan Agreement with New World, attached as Exhibit “A”, (the “Loan Agreement”) for the City to provide the Short-Term Loan to New World for Nature Center Exhibits and for the Short-Term Loan to be secured by the Gift Agreement; and

WHEREAS, the City Commission finds it to be in the best interest of the City to approve the Loan Agreement with New World, attached as Exhibit “A”, and provide the Short-Term Loan for the Nature Center Exhibits pursuant to the terms and conditions of the Loan Agreement.

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 Loan Agreement with New World, attached as Exhibit “A”, for the City to provide the Short-Term Loan to New World for the Nature Center Exhibits pursuant to the terms and conditions of the Loan Agreement. The Short Term Loan is hereby approved.

Section 3. The City Manager is hereby authorized to execute the Loan Agreement with New World, attached as Exhibit “A,” together with such non-substantial changes 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 and expedient to carry out the aims of this Resolution.

Section 5. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 6. The Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

**LOAN AGREEMENT BETWEEN CITY OF DEERFIELD BEACH, FLORIDA
AND THE NEW WORLD AQUARIUM, INC.**

THIS LOAN AGREEMENT (the “Agreement”) is made and entered into this _____ day of May, 2026, by and between the City of Deerfield Beach, a municipal corporation of the State of Florida (“City”) and the New World Aquarium, Inc., an affiliated entity of the Museum of Discovery and Science Inc. (“New World”).

WITNESSETH:

WHEREAS, the City of Deerfield Beach Community Redevelopment Agency (the “CRA”) has been coordinating with the City for the development of a marine science center at Sullivan Park as part of the CRA’s redevelopment plan; and

WHEREAS, a construction contract for construction of the facility, including the marine science center that has recently been named the Museum of Discovery and Science Deerfield Beach Nature Center (the “Nature Center”), was approved and executed, and the construction is anticipated to be completed within a couple months of execution of this Agreement; and

WHEREAS, New World is the manager and operator of the Nature Center pursuant to the terms of the Management Agreement between New World, the CRA, and the City and is responsible for facilitating the installation of Exhibits at the Nature Center; and

WHEREAS, New World has secured a charitable gift from JM Family Enterprises, Inc. (“JMFE”) in the total amount of \$2,000,000.00 (the “Gift”) pursuant to a gift agreement between the Museum of Discovery and Science and JMFE, dated February 4, 2026, (the “Gift Agreement”) to support the Museum of Discovery and Science’s Build a Better World exhibit construction at the Nature Center and the Museum of Discovery and Science location in Fort Lauderdale, Florida; and

WHEREAS, the Gift Agreement provides for \$1,000,000.00 of the Gift to be paid in the first quarter of 2026 and the remaining balance of the Gift to be paid a year later; and

WHEREAS, in connection with the Gift from JMFE and the current funding needs for the Exhibits for the Nature Center, New World has requested that the City provide New World with a short-term loan in the amount of \$1,000,000.00 at the rate of 0% APR secured by the Gift Agreement (the “Short-Term Loan”), which will be repaid to the City by New World by no later than the first to occur of: (i) five business days after New World’s or the Museum of Discovery and Science’s receipt of the full amount of the Gift from JMFE; (ii) one year after New World’s receipt of the Loan Proceeds, or (c) June 30, 2027; and

WHEREAS, the City has agreed to provide the Short-Term Loan to New World in the amount of \$1,000,000.00 in accordance with the terms and conditions of this Loan Agreement.

NOW, THEREFORE, in consideration of the mutual promises, terms and conditions set forth herein, the parties hereby agree as follows:

ARTICLE 1 **RECITALS**

The above recitals and the findings of fact contained in this Agreement are true and correct and incorporated into this Agreement by this reference.

ARTICLE 2 **CITY FUNDING AND NEW WORLD REPAYMENT OBLIGATION**

2.1 The City shall loan New World One Million and 00/100 Dollars (\$1,000,000.00) (the "Loan Proceeds"), for a period not to extend beyond June 30, 2027, to be utilized solely for the funding of the Exhibits for the Nature Center. Payment of the Loan shall be made by the City to New World within 30 days of execution of this Agreement.

2.2 The Loan Proceeds shall be used exclusively by New World to fund the Exhibits at the Nature Center and for no other purpose or location. Any use of the Loan Proceeds for any purpose or location other than the Exhibits at the Nature Center shall constitute an Event of Default under this Agreement. New World shall segregate the Loan Proceeds from its other funds in a separate, identifiable account maintained at a federally insured financial institution, and shall not commingle the Loan Proceeds with any other funds. For the term of this Agreement (as defined in Article 3 below), New World shall provide the City, not less frequently than quarterly and within fifteen (15) days after the end of each calendar quarter, with a written accounting of all disbursements from such account, accompanied by copies of invoices, receipts, and such other supporting documentation as the City Manager may reasonably request. New World shall maintain complete and accurate books, records, and accounts relating to the Loan Proceeds and the Exhibits for a period of not less than three (3) years following the expiration or termination of this Agreement. The City, through the City Manager, or the City Manager's designee, shall have the right, upon not less than five (5) business days' prior written notice (or immediately and without notice upon the occurrence of an Event of Default), to inspect, audit, and make copies of such books, records, and accounts at any reasonable time during normal business hours. Any portion of the Loan Proceeds not expended on the Exhibits on or before June 30, 2027, shall be promptly returned to the City, and such return shall not reduce or offset New World's repayment obligation under Section 2.3.

2.3 New World shall remit payment to the City in the amount of \$1,000,000.00 by no later than the first to occur of the following (the "Maturity Date"): (a) five (5) business days after New World's or the Museum of Discovery and Science's receipt of the full amount of the Gift from JMFE; (b) one (1) year after New World's receipt of the Loan Proceeds, or (c) June 30, 2027. Notwithstanding anything in this Agreement to the contrary, any unpaid amount outstanding after the Maturity Date shall bear interest at the rate of twelve percent (12%) per annum, from the Maturity Date until paid in full, together with all costs of collection, including without limitation reasonable attorneys' fees and costs (at both trial and appellate levels and in any bankruptcy or insolvency proceeding).

2.4 *Collateral Assignment of Gift Agreement; Direction Letter.* As security for the full and timely performance of New World's obligations under this Agreement, including without limitation the obligation to repay the Loan Proceeds, New World hereby grants to the City a first-priority security interest in, and collaterally assigns to the City, all of New World's right, title, and

interest in and to (a) the Gift Agreement, (b) all proceeds of the Gift (including each installment thereof), and (c) all claims, causes of action, and rights to payment arising under or in connection with the foregoing (collectively, the “Collateral”). Contemporaneously with the execution of this Agreement, New World shall cause the Museum of Discovery and Science to execute and deliver to the City (i) a written acknowledgment and consent to such collateral assignment, and (ii) an irrevocable direction letter to JMFE, in form and substance satisfactory to the City Attorney, directing JMFE, upon written notice from the City of the occurrence of an Event of Default, to pay all remaining Gift proceeds directly to the City until the Loan and all accrued interest, costs, and fees are paid in full. New World shall take all further actions and execute all further documents that the City may reasonably request to perfect and maintain the City’s security interest in the Collateral.

2.5 *Representations and Warranties of New World.* New World represents and warrants to the City, as of the date of this Agreement and as of the date of disbursement of the Loan Proceeds, that: (a) New World is a corporation duly organized, validly existing, and in good standing under the laws of the State of Florida, and has full power and authority to enter into and perform this Agreement; (b) the execution, delivery, and performance of this Agreement have been duly authorized by all necessary corporate action and do not and will not violate any law, regulation, court order, or contractual obligation binding on New World; (c) this Agreement constitutes the legal, valid, and binding obligation of New World, enforceable against New World in accordance with its terms; (d) the Gift Agreement is in full force and effect, has not been amended, modified, terminated, or assigned, and New World has delivered to the City a true, correct, and complete copy thereof; (e) no default or event which with notice or the passage of time would constitute a default has occurred and is continuing under the Gift Agreement; (f) New World has not pledged, assigned, encumbered, or otherwise transferred any interest in the Gift or the Gift Agreement to any party other than the City; and (g) there is no litigation, investigation, or proceeding pending or, to New World’s knowledge, threatened against New World or the Museum of Discovery and Science that could reasonably be expected to impair New World’s ability to perform its obligations under this Agreement.

2.6 *Covenants of New World.* Until the Loan and all other amounts payable under this Agreement have been paid in full, New World shall not, without the prior written consent of the City Manager (which may be granted or withheld in the City’s sole and absolute discretion): (a) amend, modify, supplement, waive, terminate, cancel, or release any provision of the Gift Agreement; (b) consent to any assignment, transfer, or delegation of the Gift Agreement by JMFE or any other party; (c) sell, pledge, assign, encumber, or otherwise transfer any interest in the Gift, the Gift Agreement, or any Gift proceeds; (d) incur any indebtedness secured by the Collateral or that would be senior to the City’s rights hereunder; or (e) take any action that could reasonably be expected to delay, impair, or reduce the payment of any portion of the Gift. New World shall: (i) promptly notify the City in writing of any default, breach, or alleged breach under the Gift Agreement, or of any event that could reasonably be expected to result in the nonpayment of any portion of the Gift; (ii) promptly deliver to the City copies of all material notices, correspondence, and other communications with JMFE relating to the Gift or the Gift Agreement; (iii) diligently enforce all of its rights and remedies under the Gift Agreement; (iv) maintain its existence and good standing; and (v) comply in all material respects with all applicable laws and regulations.

2.7 *Prepayment.* New World may prepay the Loan, in whole or in part, at any time without premium or penalty.

ARTICLE 3

TERM

The term of this Agreement shall commence upon execution of this Agreement by both parties and shall continue until all funding provided by the City to New World through the Short Term Loan has been fully repaid to the City (the “Term”).

ARTICLE 4

EVENTS OF DEFAULT AND REMEDIES

4.1 *Events of Default.* The occurrence of any one or more of the following events shall constitute an “Event of Default” under this Agreement: (a) New World fails to pay when due any amount payable under this Agreement, (b) New World uses any portion of the Loan Proceeds for any purpose or location other than the Exhibits at the Nature Center, (c) New World breaches any covenant or other obligation under this Agreement and, if such breach is reasonably capable of cure, fails to cure such breach within ten (10) days after written notice from the City, (d) the Gift Agreement is terminated, amended in any manner adverse to the City’s interests, or is no longer in full force and effect, or JMFE fails to pay any portion of the Gift when due; (e) New World becomes insolvent, makes a general assignment for the benefit of creditors, files or has filed against it any petition under any bankruptcy or insolvency law (which, if involuntary, is not dismissed within sixty (60) days), or a receiver is appointed for any of its assets; (f) New World dissolves, liquidates, or ceases to conduct its business as currently conducted; or (g) the Management Agreement between New World, the CRA, and the City is terminated or materially breached.

4.2 *Remedies of the City.* Upon the occurrence of any Event of Default, the City may, in its sole and absolute discretion and without further notice or demand (except as expressly required by applicable law and as provided in Article 4.1 above), exercise any one or more of the following remedies, each of which shall be cumulative and not exclusive of any other remedy available at law, in equity, or under this Agreement: (a) declare the entire unpaid principal balance of the Loan, together with all accrued and unpaid interest and all other amounts payable under this Agreement, immediately due and payable, whereupon the same shall become immediately due and payable without demand, protest, or notice of any kind, all of which are hereby expressly waived by New World; (b) deliver the direction letter described in Section 2.4 to JMFE and collect the Gift proceeds directly from JMFE, and apply such proceeds to the amounts owed by New World; (c) exercise all rights and remedies of a secured party under the Florida Uniform Commercial Code and other applicable law with respect to the Collateral; (d) set off and apply any and all amounts otherwise payable by the City or the CRA to New World (including, without limitation, any payments under the Management Agreement or any other agreement between the parties) against the amounts owed to the City under this Agreement; (e) terminate this Agreement and withhold any undisbursed portion of the Loan Proceeds; (f) pursue specific performance, injunctive relief, and any other equitable remedy; (g) recover from New World all costs and expenses of collection and enforcement, including reasonable attorneys’ fees and costs at trial, on appeal, and in any bankruptcy or insolvency proceeding; and (h) exercise any other right or remedy available to the City at law, in equity, under statute, or otherwise. No failure or delay by the City in exercising any right or remedy shall operate as a waiver thereof.

4.3 *Default Interest; Late Charge.* Upon the occurrence and during the continuance of an Event of Default, all amounts outstanding under this Agreement shall bear interest at the rate set forth in Section 2.3, accruing daily and compounded monthly, until paid in full.

ARTICLE 5

INDEMNIFICATION

To the fullest extent permitted by law, New World shall indemnify, defend, and hold harmless the City, the CRA, and their respective elected officials, officers, employees, agents, and attorneys (collectively, the “Indemnified Parties”) from and against any and all claims, demands, losses, liabilities, damages, costs, and expenses (including reasonable attorneys’ fees and costs at all levels) arising out of or relating to (a) any breach by New World of any representation, warranty, covenant, or other obligation under this Agreement, (b) the use or misuse of the Loan Proceeds, or (c) any claim by JMFE, the Museum of Discovery and Science, or any third party relating to the Gift or the Gift Agreement. The obligations set forth in this Article shall survive the expiration or termination of this Agreement. Nothing in this Agreement shall be construed as a waiver by the City of the limitations on liability or sovereign immunity provided under Section 768.28, Florida Statutes.

ARTICLE 6

NOTICES

Whenever either party desires to give notice to the other, it must be given in writing, sent by (i) hand delivery, (ii) nationally recognized overnight courier service, or (iii) certified United States mail, return receipt requested, with a courtesy copy by email (provided that email alone shall not constitute valid notice) and addressed to the party for whom it is intended, at the addresses designated below. The place for giving notice shall remain the same unless changed by either party. For the present, the parties designate the following as the respective places for giving notice:

AS TO NEW WORLD:

Joe Cox, CEO
401 Southwest 2nd Street
Fort Lauderdale, FL 33312

AS TO CITY:

Rodney Brimlow, City Manager
City of Deerfield Beach
150 NE 2nd Avenue
Deerfield Beach, FL 33441

Copy to:

Anthony Soroka, City Attorney
2255 Glades Road, Suite 200E
Boca Raton, FL 33431

ARTICLE 7
JURISDICTION, VENUE AND GOVERNING LAW

This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement shall be held in Broward County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No Single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof. In any action or proceeding brought by the City to enforce this Agreement or to collect any amounts owed by New World hereunder, the City shall be entitled to recover its reasonable attorneys' fees, paralegal fees, court costs, and all other costs and expenses incurred, whether incurred before suit, at trial, on appeal, in any administrative proceeding, or in any bankruptcy, insolvency, or similar proceeding. THE PARTIES KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT.

ARTICLE 8
MISCELLANEOUS

8.1 *No Third-Party Beneficiaries* - Nothing in this Agreement shall be construed or interpreted to give any rights or benefits to anyone other than the City and New World.

8.2 *Waiver* - No waiver of any provision in this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be continuing or future waiver.

8.3 *Assignment* - New World shall not assign, delegate, or transfer any of its rights or obligations under this Agreement, in whole or in part, without the prior written consent of the City, which consent may be granted or withheld in the City's sole and absolute discretion. Any purported assignment, delegation, or transfer in violation of this provision shall be void.

8.4 *Entirety of the Agreement* – The City and New World agree that this Agreement sets forth the entire agreement between the parties regarding the subject matter in this Agreement and that there are no promises or understandings other than those stated herein. None of the provisions, terms or conditions contained in this Agreement may be added to, modified, superseded or otherwise altered, except through a written instrument executed with the same formalities as this Agreement, and signed by duly authorized representatives of the City and New World.

**LOAN AGREEMENT BETWEEN CITY OF DEERFIELD BEACH, FLORIDA
AND THE NEW WORLD AQUARIUM, INC.**

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: The City Commission of the City of Deerfield Beach, Florida, signing by and through its MAYOR, authorized to execute same on the 5th day of May, 2026, and the New World Aquarium, Inc., signing by and through its CEO, authorized to execute same by action on the ____ day of May, 2026.

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

ATTEST:

By: _____
Todd Drosky, Mayor

Heather Montemayor, City Clerk

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

THE NEW WORLD AQUARIUM, INC.

By: _____
Joe Cox, CEO