



150 NE 2<sup>nd</sup> Avenue  
Deerfield Beach, FL 33441  
954-480-4200

## City Commission Workshop

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Wednesday, July 15, 2026

7:00 PM

Commission Chambers

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CALL TO ORDER & ROLL CALL

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

*July 15, 2026*

ZOOM INFORMATION

Join Zoom Meeting by clicking the below link:

<https://deerfield-beach.zoom.us/j/89189716359?pwd=JO59ag3GoWMju8hLVBRUUTUz1FcU5p.1>

**Join Zoom Meeting via telephone by dialing:**

**Call-in Number: (305) 224-1968**

**Meeting ID: 891 8971 6359#**

**Participant ID: #**

**Passcode: 596119#**

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:** None

## CITY COMMISSION BUSINESS

### 1. Discussion regarding potential Amendments to Charter Article XI.

*Sponsor:* City Commission

***Attachment:*** Article XI

## ADJOURNMENT

## FUTURE CITY COMMISSION MEETINGS

*Special City Commission Meeting - Tuesday, July 21, 2026*

*City Commission Workshop - Thursday, July 30, 2026*

*Regular City Commission Meeting - Tuesday, August 4, 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.*





# City of Deerfield Beach

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

## Face Sheet File Number: I.D. 2026-386

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**Agenda Date:** 7/15/2026

**Status:** CITY COMMISSION  
BUSINESS

**In Control:** City Commission

### **Title**

**Discussion regarding potential Amendments to Charter Article XI.**

### **Background/History**

In connection with presenting proposed Charter amendments to the electorate for a vote at the November 3, 2026, General Election, it is anticipated that the City Commission discussions during the July 15, 2026 Commission Workshop will include:

- Charter Section 11.01. - Protection of beach area from excessive development.
- Charter Section 11.02. - Protection of main beach parking areas.

## ARTICLE XI. BEACH DEVELOPMENT<sup>1</sup>

### Sec. 11.01. Protection of beach area from excessive development.

The City of Deerfield Beach recognized that its "beach area" (defined as the area between the Intracoastal Waterway and the Atlantic Ocean) is a unique area where the citizens desire to preserve the "village" feel and have protections from excessive development so as to not further exacerbate traffic congestion. In furtherance of that goal, the City of Deerfield Beach shall require that any land development regulations for its beach area be at least as strict (but which may be more strict if desired by the city commission) as the following requirements (and, if there are not land development regulations covering these requirements or different land development regulations covering these requirements, then these requirements shall be the requirements upon passage of this referendum. This Charter amendment is effective upon passage of this referendum):

|                                                                                                           |         |
|-----------------------------------------------------------------------------------------------------------|---------|
| (1) Height maximum for any property with a commercial zoning designation as of May 1, 2002:               | 45 feet |
| (2) Height maximum for any property with a multi-family zoning designation as of May 1, 2002:             | 55 feet |
| (3) Floor area ratio maximum for any property with a commercial zoning designation as of May 1, 2002:     | 1.0     |
| (4) Floor area ratio maximum for any property with a multi-family zoning designation as of May 1, 2002:   | .8      |
| (5) Maximum lot coverage percent for any property with a commercial zoning designation as of May 1, 2002: | 50%     |
| (6) Maximum lot coverage percent for any property containing a multifamily and/or hotel or motel use:     | 40%     |

all as calculated in the manner prescribed in Deerfield Beach Land Use Regulations as they existed on May 1, 2002 (except for the floor area ratio maximum for any property with a multi-family zoning designation as of May 1, 2002, and that floor area ratio is calculated in the manner prescribed in Deerfield Beach Land Use Regulations as they existed on January 1, 2000).

- (7) Mixed use involving commercial (including office) or multi-family and hotel/motel use for all property east of the Intracoastal, shall be prohibited except to the extent allowed under the Deerfield Beach Land Use Regulations as existed on May 1, 2002 and the Land Use Plan as existed in May 1, 2002.
- (8) Accessory use involving commercial (including office) or multi-family and hotel/motel use for all property east of the Intracoastal, shall be prohibited except to the extent allowed under the Deerfield Beach Land Use Regulations as existed on May 1, 2002 and the Land Use Plan as existed in May 1, 2002.
- (9) Any property with a single-family zoning designation as of May 1, 2002, shall be bound by the restrictions set forth above in the event that that property is later rezoned to a multifamily zoning designation in that such property shall have the height maximum (fifty-five (55) feet), floor area ratio maximum (.8) and maximum lot coverage percent (forty (40) percent), all as calculated in the manner

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<sup>1</sup>Editor's note(s)—Res. No. 2003/005, § 1, adopted Jan. 7, 2003, accepted the election results which adopted amendments to the Charter, which have been codified herein as Art. XI, §§ 11.01 and 11.02, at the discretion of the editor. See the Charter Comparative Table.

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prescribed in Deerfield Beach Land Use Regulations as they existed on May 1, 2002 (except for the floor area ratio maximum, and that floor area ratio is calculated in the manner prescribed in Deerfield Beach Land Use Regulations as they existed on January 1, 2000).

- (10) Any property east of the Intracoastal which did not have a commercial zoning designation as of May 1, 2002 shall not be allowed to be rezoned to a commercial or mixed use commercial or other commercial zoning designation.

(Res. No. 2003/005, § 1, 11-5-02/1-7-03)

### **Sec. 11.02. Protection of main beach parking areas.**

- (a) The City of Deerfield Beach recognizes that part of its uniqueness is the public's safe and convenient access to the beach and ocean. In furtherance of that purpose, the real property designated in this section ("designated main beach parking area" and "property") shall be limited in use as follows (This Charter amendment is effective upon passage of this referendum):
- (1) Parking and roadways for ingress and egress.
  - (2) If a garage is constructed on the property, the garage facility shall not be more than two (2) stories in height (a ground level floor and additional floor above ground) and, if desirable, a below level floor may also be constructed. No garage facility constructed on the property specifically designated as the "main beach parking lot" shall be closer to the beach than one hundred ten (110) feet west of Ocean Way (N.E. 21st Avenue). Any garage facility must not be developed in excess of a maximum floor area ratio of 1.0 and a maximum lot coverage percent of fifty (50) percent, and all side and rear setbacks as existed on May 1, 2002 under the Deerfield Beach Land Use Regulations (except that the setback on the western portion of the property shall be at least twenty (20) feet), and all as calculated in the manner prescribed in Deerfield Beach Land Use Regulations as they existed on May 1, 2002.
  - (3) The parking space on this property shall be of a size of at least ten (10) feet (width) by twenty (20) feet (length).
  - (4) The city shall be allowed to place fire, rescue, police, public safety, public restroom facilities and shower facilities on the property.
  - (5) Other than vending machines, there shall be no other significant commercial use (using this property occasionally for special municipal sponsored or affiliated events such as Founder's Day is not considered a significant commercial use. Significant commercial use is described for purposes of this section as use of the property for commercial purposes for more than fifteen (15) days per annum).
  - (6) Subordinate to the parking, a portion of said property may also be used for public non-commercial purposes, which include, but are not limited to a bandshell.
  - (7) The parking on this property cannot be used in any manner, either directly or indirectly, for technical parking deviations for other properties or to in any way lessen or decrease the off-street parking requirements of any other properties.
- (b) The city owned real property that is subject to this section and described as "designated main beach parking areas" is described as being in Deerfield Beach, Broward County, Florida as follows:
- (1) *"Main beach parking lot"*: Deerfield Beach Plat Book 4, Page 4, Lot 1, 2, 22, BLK 11; Deerfield Beach Plat Book 4, Page 4, Lot 3, 4, 5, 6 BLK 11; Deerfield Beach Plat Book 4, Page 4, Lot 7, 8, 9 E 30 BLK 11; Deerfield Beach Plat Book 4, Lot 9 less E 30, 10 BLK 11; Deerfield Beach Plat Book 4, Page 4, Lot 11 BLK 11; Deerfield Beach Plat Book 4, Page 4, Lot 17, 18 BLK 11; Deerfield Beach Plat Book 4, Page 4, Lot 19, 20, 21 BLK 11;

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- (2) *Property where current fire station and parking area behind fire station:* Deerfield Beach Plat Book 4, Page 4, Lot 4 to 7 BLK 10; Deerfield Beach Plat Book 4, Page 4, Lot 8, 9, 10 less W 10 BLK 10; Deerfield Beach Plat Book 4, Page 4, Lot 19, 20 BLK 10.
  - (3) *NE First Street:* To extent that it is contiguous to city owned property.
  - (4) *"Conrad House property":* Lots 19 and 20, Block 10, Deerfield Beach, according to the plat thereof, as recorded in Plat Book 4, Page 4 of the Public Records of Broward County, Florida.
  - (5) *Property deeded by South Florida Beach Properties, LLC:* Lot 11, Block 11, Deerfield Beach, according to the plat thereof, as recorded in Plat Book 4, Page 4 of the Public Records of Broward County, Florida.

(Res. No. 2003/005, § 1, 11-5-02/1-7-03)