



Meeting Minutes City Commission

Wednesday, March 4, 2020

7:00 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

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

Present: 5 – Commissioner Michael Hudak
Commissioner Bernie Parness
Commissioner Ben Preston
Vice Mayor Todd Drosky
Mayor Bill Ganz

Also Present: 3 – City Manager David Santucci
City Attorney Anthony Soroka
City Clerk Samantha Gillyard

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Mayor Ganz asked everyone to remember Alexis Marion who recently passed during the moment of silence; thereafter was the Pledge of Allegiance.

APPROVAL OF CITY COMMISSION MEETING MINUTES

Regular City Commission Meeting Minutes – February 18, 2020

MOTION was made by Commissioner Parness, seconded by Commissioner Hudak, to approve the minutes as submitted. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky and Mayor Ganz

Nays: 0

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Hillsboro Inlet Meeting Minutes - December 16, 2019 & January 27, 2020

Fire Pension Board Meeting Minutes - March 5, May 20, & September 16, 2019

Non-Uniform Pension Board Meeting Minutes - March 11 & November 12, 2019

ACKNOWLEDGEMENT OF CITY BOARD MINUTES – CONTINUED

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

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky and Mayor Ganz

Nays: 0

APPROVAL OF CITY COMMISSION AGENDA

March 4, 2020

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

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky and Mayor Ganz

Nays: 0

AWARDS & RECOGNITION

1. Proclamation presented to the Jim & Jan Moran Boys & Girls Club recognizing March 30 - April 3, 2020 as Boys & Girls Club Week.

Mayor Ganz read a proclamation outlining the contributions of the Boys & Girls Club to the youth since 1965. There are currently 12 clubs in Broward County, servicing approximately 12,500 children, ages 6-18 annually. During the week of March 30 – April 3, 2020, they will celebrate Boys & Girls Club Week 2020 along with some 4,000 Clubs and more than two million young people nationwide.

Thereafter, Mr. Chris Gentile, Chief Development Officer, Boys & Girls Club, said the Club has had a longstanding relationship with Deerfield Beach as well as JM Family Enterprises. He outlined the services provided to the youth and introduced Amber Gammage, Student of the Year.

Ms. Gammage said she started at the Club at the age of 7. She thanked the Commission for its support of the Club as well as the upcoming teen center.

Johnnie Mobley, Boys & Girls Club Coach, said he has only been there for three (3) weeks and wishes to continue serving the youth.

Mayor Ganz said the City is blessed to have the Club here and when it was first built, their permit fees were waived as a show of appreciation. He asked that the same be considered for the upcoming teen center expansion.

PUBLIC HEARINGS – FIRST READING

2. P.H. 2020-041: ORDINANCE 2020/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, REZONING APPROXIMATELY 8.4 ACRES LOCATED AT 414, 430, 454 & 480 N.E. 1ST AVENUE, 240 N.E. 5TH STREET, 412, 424, 430, 446, 450 & 458 N. RIVER DRIVE, AND 409 N. RIVER AVENUE FROM RS-5 RESIDENCE, SINGLE FAMILY, RM-10 RESIDENCE, MULTI-FAMILY AND B-3 BUSINESS, GENERAL TO PLANNED DEVELOPMENT DISTRICT (“PDD”) (VISTA CLARA); PROVIDING FOR A MAXIMUM OF 326 MULTI-FAMILY DWELLING UNITS; PROVIDING FOR DEVELOPMENT REGULATIONS AND OTHER REQUIREMENTS APPLICABLE TO THE PDD; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

PUBLIC HEARINGS – FIRST READING – CONTINUED

The Ordinance was read by title only.

Dennis Mele, 200 E. Broward Boulevard, Fort Lauderdale, representing the applicant, provided a brief presentation of the location along with the proposed renderings. The area currently includes the Pennell Marine Boatyard, which is a main portion of the site along with the Hillsboro River. Furthermore, the area has three (3) zoning districts: B-3 - intense commercial zoning; RM-10 and RS-5 - residential zoning. The land use plan amendment that was recently approved, changed all the property to residential with 39 units per acre. The planned development district (PDD) is designed for the site, but gives the City the ability to attach conditions. The site plan will be heard during the second reading of the rezoning. Thereafter, Mr. Mele outlined the changes made in compromise to the residents as well as changes to the setback, from 7.5 feet to 10 feet and the sidewalk being built.

Continuing, Mr. Mele advised that the residents would access the site from River Avenue. When a PDD is done, public improvements are necessary; whereby, finger piers are being incorporated into the design. A sidewalk will be built to allow residents to go to the boardwalk via the existing sidewalk on 5th Street. The boardwalk would be opened during daylight hours, but closed from dusk to dawn with a gate to keep people off the area at night. Along 1st Avenue, an 8-foot sidewalk would be built, as well as curbs and gutters, and other changes for drainage improvement. Along North River Avenue, the road will be improved as well; 5-foot sidewalks and other changes for drainage. Mr. Mele said lift station 48 will be replaced as requested by staff. Thereafter, elevations were shown which will be further discussed on April 7th. The parking garage along 1st Avenue will be very decorative with a green wall and landscaping along the road. He said though lighting is not shown, proper street lighting will be added along the road. Additionally, there will be recreational amenities. Thereafter, he entertained questions of the Commission.

Commissioner Hudak asked who would maintain the landscaping.

Mr. Mele replied they would. Further, during the next hearing, the developer's agreement will be presented, which includes all the changes outlined.

Commissioner Parness asked that there be rope on the finger piers so children are safe.

Mr. Mele replied that he would work with Parks staff.

Mayor Ganz asked various questions regarding different routes to and from the property, trips generated and the maximum usage based on current zoning if the property were built out to the maximum.

Mr. Mele replied that he would provide the alternate routes and traffic trips in the future. Nevertheless, when the land use amendment was done, there was a detailed traffic analysis and there was much more commercial traffic than residential.

Mayor Ganz opened the public hearing.

Rita Masi, 349 NE 19th Avenue, Deerfield Beach, asked if the boardwalk is open to the public and whether the dock is exclusive to the residents or open to the public, and how it's maintained. Lastly, she asked if it is a 55+ community.

Marty Madura, 459 NE 1st Avenue, Deerfield Beach, commented on various changes with the public notice; whereby, he does not feel this meeting should be held tonight. Regarding the developer's agreement, he said they have an out for the entrance on NE 1st Avenue which is supposed to be for emergency and service vehicles, but in the future, it can be used for residents. Mr. Madura also expressed concerns with traffic trips of 1755 on a 2-lane road and the 4-story parking garage.

Willie Rosetta Graham Bracey, 491 NW 1st Terrace, Deerfield Beach, asked if the project will have any effect on her street.

Dave Mirantz, Deerfield Beach Economic Development Council Executive Director, 10 Fairway Drive, Deerfield Beach, spoke in support of the item.

PUBLIC HEARINGS – FIRST READING – CONTINUED

Billy Lane, 11 Tilford A, Deerfield Beach, asked for the pricing of the units and if it will be affordable for the average person; whereby, the average income in the City is approximately \$40,000 to \$50,000.

Felicia Poitier, 140 NE 5th Street, Deerfield Beach, thanked Mr. Mele for working with the neighborhood and reducing the height, but there are still concerns with the traffic. Several traffic problems have been identified and this project will exacerbate it. Also, there are concerns that the service road will one day become a traffic road, residents having to take other detours to leave during rush hour. Ms. Poitier said the economic realities of the project are understood, and while it cannot be stopped, she asked for consideration in terms of easing the neighborhood into the transition. She also asked if there will be public access to the docks; if possible, it would help ease the concerns of the residents along the water.

Mr. Eddie Dickens, 330 N. Deerfield Avenue, Deerfield Beach, said he too is concerned about the traffic. He asked if the area around the Check Cashing Store could be redesigned to allow the flow of traffic to come out on Dixie Highway. He commented on the dangers presented near the railroad tracks due to the slope on the other side of the tracks and how he was almost involved in an accident. Lastly, he asked that the traffic concerns be addressed.

Mayor Ganz closed the public hearing.

Mr. Mele responded to the public's questions. The boardwalk and docks will be open to the public and the proposed development will not be a 55+ community. Additionally, the development agreement provides that the residents' access will be on River Drive, service/emergency vehicles only on 1st Avenue; notwithstanding, the developer's agreement is still in draft and the language will be tightened to outline everything agreed upon tonight. Moreover, Mr. Mele replied that the proposed height meets the current zoning requirements.

Eric Power, Director of Planning & Development Services, advised that the B-3 maximum height is 50 feet and the parking garage has a max height of 39 feet.

Continuing, Mr. Mele replied that the rent will be between \$1250 to \$2650 monthly as there are 1, 2 and 3 bedrooms with higher and lower floors.

In response to Mayor Ganz's question, Mr. Power explained the configuration of the river outing and because there is a dead end, a u-turn is required and it is currently being designed by the applicant; whereas, there would not be any space available for public parking. Additionally, the pocket park, Riverbend Park, is not a developed park and no parking has been proposed; it is a passive park.

David Santucci, City Manager, advised that though it is a passive park, it is not included in the Master Plan, but can be considered for the future.

Mr. Mele said there was a question about the route from NW 1st Terrace from Hillsboro Boulevard; he outlined the rendering displaying green arrows which depict the traffic routes. He said most people will not come off 1st Avenue; however, there is a possibility for those heading east. Nevertheless, there are alternate routes and does not believe there will be a huge impact on 1st Terrace; nonetheless, commercial traffic will be outlined at the next hearing. Thereafter, Mr. Mele provided the timeline of the notices placed on the property regarding the rezoning application and the other applications that were supposed to be considered on March 17th. He explained that he and the applicant could not attend the March 17th meeting, therefore, it was requested that the sign company take down the March 17th sign, but the March 4th sign was removed instead; however, it was down for about 22 hours then put back up. He continued to explain the process for noticing residents, mailers and signs on the property. Lastly, he said after discussing with the City Attorney and researching case law, he is comfortable that they complied with the notice requirements.

Anthony Soroka, City Attorney, advised that he has reviewed the issue and Mr. Mele provided him a copy of the affidavit. Thereafter, he read from it and explained that since the City's Code includes a 15-day requirement, he believes the amount of time the sign was down, and the attestation of 22- hours plus the other notices, i.e. newspaper and mailers, it was not malicious or with intent. Therefore, Mr. Soroka opined that they have substantially complied.

PUBLIC HEARINGS – FIRST READING – CONTINUED

There was a brief discussion with the amount of time the sign was down as well as the steps taken to inform the public by the City.

Vice Mayor Drosky said based on backup material, staff has recommended conditions of approval, which he read: "Owner/applicant shall enter into a Development Agreement, which includes the development requirements, construction of a publicly accessible boardwalk and off-site improvements."; and "Owner/applicant submit proof of County recertification of Land Use Plan Amendment."

Mr. Mele agreed to both conditions.

Vice Mayor Drosky said there are roughly 40 comments from Planning staff and other disciplines and asked if all the comments have been addressed and if staff is satisfied with the comments provided.

Mr. Power replied that there were multiple applications regarding the rezoning and the only outstanding comments is that a development agreement must be brought forward to the City Commission for consideration.

Mr. Mele said all other items, including the development agreement will be presented at second reading.

Commissioner Parness said he does not feel the applicant has obstructed people from finding out about the hearing. Further, any problems presented tonight should be resolved at second reading or it will not be approved; therefore, he motioned approval.

Commissioner Preston said though he does not believe there was any malicious intent, if people complain about the process, they should be heard and is not comfortable with how this was done.

Mayor Ganz explained that the process with notices being placed at the site recently started and prior to, notification was sent by mail and advertised in the newspaper; therefore, he does not think the site notices should be the breaking point to not move forward. Further, he said there will be an increase in traffic because of the new development. Mayor Ganz asked that the development agreement include the road that will only serve as a service emergency entrance and exit, which will address many resident concerns. Lastly, he said what makes him feel better about the notification issue is that Mr. Mele and the applicant are willing to meet with the residents again before April 7th and hopes the notification will go out fairly well.

In response to Mayor Ganz's question, Mr. Mele replied that the residents within the 500-foot radius were mailed notices, same as how the City handles it.

Commissioner Preston agreed with an increase in traffic based on the number of new residents. When a traffic study is done, it looks at the proposed project and how to mitigate the congestion, but it cannot be known until it is built. The traffic will interrupt the rhythm and lives of the people who currently live there.

Commissioner Hudak said he does not believe the signs being removed for a period of time was malicious and therefore suggested moving forward.

Commissioner Parness commented on the steps taken to replant the notices and reiterated his motion.

MOTION was made by Commissioner Parness, seconded by Commissioner Hudak, to approve Item 2 on first reading. Roll Call:

Yeas: 4 - Commissioner Hudak, Commissioner Parness, Vice Mayor Drosky and Mayor Ganz

Nays: 1 - Commissioner Preston

Mr. Soroka advised that the second reading would be held on April 7, 2020.

PUBLIC HEARINGS – FIRST READING – CONTINUED

3. **Plat Note Amendment Application No's 19-P-222, 19-P-223, and 19-P-224 for the property located at 414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue from RS-5 Residence, Single Family, RM-10 Residence, Multi-Family and B-3 Business, General to Planned Development District ("PDD") (Vista Clara).**

Anthony Soroka, City Attorney, advised that the applicant asked that Item 3 be deferred until April 7, 2020.

PUBLIC COMMENT

Vicki Robinson McDougall & Larry McDougall, 4309 NW 1st Drive, Deerfield Beach, said their water bill is typically \$120/month and suddenly received one for \$350. She mentioned it to her husband who found out there was something wrong. In contacting the City, they were told that if the leak was between the meter and street, the City is responsible, otherwise, the owner. She explained the steps taken to locate the leak which was underneath the sidewalk; however, by the time it was found, they received a bill for \$1800. She said the meter reader was aware of the problem before them and asked why they weren't contacted to advise of a potential problem.

Mr. McDougall advised that the \$350 bill was paid, but when they received the bill, the problem had been fixed. He said 100 gallons per minute were being used and at night, he would turn the meter off. Thereafter, he provided a detailed explanation as to the steps he took to rectify the problem. This problem has been ongoing since October, but they still owe approximately \$2000.

Mayor Ganz asked that staff work with them to resolve the issue.

Gloria Battle, 1240 SW 6th Way, Deerfield Beach, thanked the Commission for the fence along Dixie Highway to protect the children from Brightline. However, due to additional accidents, she suggested having a citizen on patrol (COP) at various locations when Brightline is approaching to stop some of the accidents.

Rita Masi, 349 NE 19th Avenue, Deerfield Beach, said dumpsters are still overflowing on NE 3rd Street by Club Lux and said they have 20 doors and should have a dumpster large enough to accommodate them. She also commented on the slow wake zones that are controlled by the Army Corps of Engineers, which are havoc and asked if anything could be done. Furthermore, Ms. Masi recommended veteran access to the pier for free like Pompano Beach as well as a water taxi as it would bring more commerce to the City.

There being no others speakers, Mayor Ganz closed public comments.

David Santucci, City Manager, said he will follow up with staff regarding the couple's water bill. He also agreed that having a COP in the area during high traffic would be beneficial. Also, he recently met with Brightline representatives last week regarding the fence being installed and is hopeful on forming a partnership in that regard. Furthermore, they are working on technology to improve the safety of the entire track. Additionally, the second year in a row, he endorsed a letter of recommendation for a grant being submitted by the Broward Sheriff's Office (BSO) for increased police services along the railroad track; it wasn't received the first year. FEC and Brightline will be providing letters of endorsement for the grant. He said staff will investigate dumpsters on NE 3rd Street; in regard to the slow wake zones, the Marine Advisory Board can review. Mr. Santucci said allowing veterans access to the pier free of charge is a Commission decision. Lastly, there have been conversations with the water taxi in the past and unfortunately, no terms have been met due to the contributions they request from the City being prohibitive to the service provided and minimum stops in the City. If it succeeds more in Pompano, maybe the cost contribution will come down and could be revisited.

Mayor Ganz said the City has tried to get the slow wake zone in place, but has run into roadblocks; nevertheless, staff has not given up. He also agreed with Mr. Santucci on the water taxi. Mayor Ganz said in the Keys, if a water bill suddenly increases, they provide a service where the owner is notified of the spike in the water bill and asked that a similar program be investigated.

PUBLIC COMMENT – CONTINUED

Continuing, Mayor Ganz said the veterans receive a fee waiver on various holidays and has no issue expanding it if everyone agrees. Mayor Ganz agreed that action should be taken to prevent loss and accidents.

Commissioner Parness commented on the number of crossings in the City and the problem is due to having short bars as people are able to go around it. He asked how much would it cost the City to remove the short arms when they are down.

Mayor Ganz advised that it is not the City's responsibility and should be discussed with the overseeing agency.

CONSENT – BOARD APPOINTMENTS**4. Resolution 2020/028 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Mary Jones to the Historic Preservation Board; and providing for an effective date.**

The Resolution was read by title only.

Mayor Ganz 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 Commissioner Hudak, seconded by Commissioner Parness, to approve Item 4, adopted Resolution 2020/028. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky and Mayor Ganz

Nays: 0

5. Resolution 2020/029 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Ashley Gombs to the Cultural Committee; and providing for an effective date.

The Resolution was read by title only.

Mayor Ganz opened the public hearing.

Gloria Battle, 1240 SW 6th Way, Deerfield Beach, spoke in support of the appointment.

Mayor Ganz closed the public hearing.

There was no discussion amongst the Commission.

MOTION was made by Commissioner Preston, seconded by Commissioner Parness, to approve Item 5, adopted Resolution 2020/029. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky and Mayor Ganz

Nays: 0

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

- 6. Resolution 2020/030 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the request to Broward County to expand the Community Shuttle Service for the Deerfield Beach Express I and II to include Saturdays from 8 am to 4 pm; providing for implementation and an effective date.**

The Resolution was read by title only.

Mayor Ganz 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 Commissioner Preston, seconded by Commissioner Parness, to approve Item 6, adopted Resolution 2020/030. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky and Mayor Ganz

Nays: 0

- 7. Resolution 2020/031 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an Amendment to the Development Agreement with the Developer of the Crystal Lake Residential Community to address city requested modifications to the plans for the City EMS Station and to provide the City with a \$27,000 payment in the event the City chooses not to have the Developer construct a second right turn lane; authorizing execution; providing for an effective date.**

The Resolution was read by title only.

Mayor Ganz said he is concerned about this item because the residents are opposed to it and if nothing is done now, it will have a negative impact down the road. Not having the turn lane is short sighted in his opinion and will make the situation worse if it is not done as opposed to later.

Commissioner Parness said there were 70 residents at the meeting and Tom Good, Assistant City Manager, asked how the people felt about this turn lane and they preferred having the money to support a traffic light which County Commissioner Fisher is working on. He explained that having a right turn lane would be dangerous because you cannot see oncoming traffic.

Anthony Soroka, City Attorney, explained that the original agreement required the developer to construct a right turn lane, but the amendment provides that if the City does not authorize the developer to build the turn lane by the 300th building permit, it does not have to be built, and the City will be given \$27,000 to do with it as desired.

Commissioner Hudak asked how much it costs to build the turn lane and whether \$27,000 will cover it two (2) years down the road.

Commissioner Parness continued to explain the hazards of a right turn lane and how the right turn lane will not increase safety or visibility on the corner.

Commissioner Hudak commented on an issue at NW 3rd Street, whereby, there is not a right turn lane and a traffic light will not be installed. His concern is that it will be the same argument years down the road when the residents want the right turn lane in order to get the light.

Mayor Ganz opened the public hearing.

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS – CONTINUED

Dennis Mele, 200 E. Broward Boulevard, Fort Lauderdale, spoke on behalf of the applicant. When the land use plan amendment was done for the property, there was a traffic study. The City's traffic engineer reviewed and recommended a right turn lane which became a condition of approval included in the original development agreement. After work was done to designate the area of the turn lane, a resident called expressing concern that they were cutting into [inaudible], even though it was public right-of-way. After stopping the work and having a series of meetings with staff, their position is to follow whatever directive staff provides. Thereafter, he explained how the \$27,000 was derived.

Mayor Ganz closed the public hearing.

Thereafter was a brief discussion regarding the turn lane and a traffic light which was preferred.

In response to Commissioner Hudak's question, Mr. Soroka replied that there were two (2) amendments to the original development agreement and the amendment considered now; one is an extension of time for them to complete the construction of the EMS station in light of City requested modifications. If approved, they will have an additional year with the ability of the City Manager to extend up to another six (6) months. If the proposed amendment is approved, the language would read that if the City instructs the developer to build the turn lane by or before the 300th building permit, they will build it; if not, they will give the City a check for \$27,000.

MOTION was made by Commissioner Hudak, seconded by Commissioner Parness, to approve Item 7, adopted Resolution 2020/031. Roll Call:

Yeas: 4 - Commissioner Hudak, Commissioner Parness, Commissioner Preston and Vice Mayor Drosky

Nays: 1 - Mayor Ganz

DEPARTMENTAL BUSINESS

- 8. ORDINANCE 2020/ - 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, 2020; APPROVING SUPPLEMENTAL APPROPRIATIONS AND BUDGET TRANSFERS IN THE AMOUNT OF \$2,341,276 FROM FUND BALANCE TO THE GENERAL FUND AND FROM THE GENERAL FUND TO THE BUILDING SERVICES FUND TO APPROPRIATE ADDITIONAL BUILDING FEE REVENUE RECEIVED FROM INCREASED BUILDING, INSPECTION AND PERMITTING ACTIVITY TO RELATED EXPENDITURES; CARRYING FORWARD \$250,000 IN THE SPECIAL REVENUE FUND FOR CDBG PURCHASE ASSISTANCE; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

The Ordinance was read by title only.

David Santucci, City Manager, provided a PowerPoint which outlined the components of the budget transfer; thereafter, he introduced Eric Power, Director of Planning & Development Services, and Gerri Lazarre, TriMerge Consultant to respond to any technical questions. Immediately following this presentation, Calvin Giordano & Associates will outline additional details of their services and how they have expanded throughout the course of their contract. Additionally, they will outline the level of services provided to keep up with building activity in the past three (3) to four (4) years.

Budget Amendment – CDBG – Mr. Santucci said the first component is to carry forward \$250,000 from FY 2009 [s/b 2019] for CDBG funding. The funding was allocated to FY 19 for the Purchase Assistance Program for five (5) residents to provide them with down payment and closing cost assistance to purchase homes from the South Florida Community Land Trust affordable housing construction project. Completion was expected in FY 2019, but delays with construction moved the closings to FY 2020. The request would move the funds from FY 2019 Special Revenue Fund to FY 2020 Special Revenue Fund to accommodate those payments.

DEPARTMENTAL BUSINESS – CONTINUED

Budget Amendment – FY19 Building Services – Mr. Santucci explained that when the budget is presented to the Commission in June, they are estimating revenues for building services in early April/May. In 2019, above what was originally budgeted, projects were moving a lot quicker than expected; i.e. JM Family Buildings A & B; Fairfield Inn and DoubleTree renovations and others. These unforeseen building revenues totaled \$1.1 million in FY 2019. In addition, there were 1,000 more building permits issued than the previous year which is an indication of the economic activity within the City. He explained how the contractor for building services is paid; the budgeted amount is paid over 12 equal installments throughout the year. At the end of the year, after 90 days of closing, and 30 days thereafter to make payment, a “true-up” must be done, which would determine the actual revenue and net revenue. If more building activity was done than budgeted, they are owed a true-up, if less activity, they would owe the City. Because of the amount of economic development and building activity throughout the City, it was a better year and the “true-up” payment to be paid to the contractor is roughly \$2.3 million.

Additionally, Mr. Santucci said a separate building fund was created this fiscal year; therefore, both revenues and expenditures occur in that fund. In FY19, building services was a separate division, but still within the General Fund. After year-end close, the funds would go into the Fund Balance; thus, the \$2.3 million must be transferred from the Fund Balance to the Building Services Fund to make the contractual obligation payment to Calvin Giordano.

Budget Amendment – FY20 Building Services – Mr. Santucci said staff reviewed FY20 again, whereby, other projects are forthcoming. As such, the year will be better than FY19 and a budget adjustment is suggested to the FY20 Building Services Fund of \$1.7 million as it is the anticipated revenue for the end of the year. This is a budget estimate based on the building activity anticipated.

Budget Amendment – Building Services – Mr. Santucci highlighted the table which outlines the total building permits issued from 2016 through January 2020, which has dramatically increased. The total value of construction is also outlined but varies due to the value of construction and being a large scale project like the Broward North Hospital expansion. When projects are large scale, the complexity of the permitting increases as well.

Continuing, Mr. Santucci commented on the pie chart which shows the distribution of total revenue for building services. Thereafter, he introduced Chris Giordano who will comment on building services and operations.

Inspection Activity & Hours – Mr. Giordano outlined various increases in services, i.e. the number of hours per inspection, per plan review and revenues and permit increases. Inspection activity has increased from 18,742 to 28,834. Inspector hours have increased by approximately 110% because some inspections are more complex and take additional time to complete.

Plan Review Activity & Hours – Mr. Giordano said there was a 27% increase on the number of plan reviews, which those were also more complex. Plan review hours increased by 32.55% with a 4.3% in time to review. As activity increases, they must increase staff; conversely, when the work slows, they decrease staff.

Total Activity & Hours – Mr. Giordano said total staff includes plan reviewers and inspectors, building officials, assistant building officials and permit clerks. Total activity has increased by 43.28%; total staff hours increased by approximately 23%; total staff cost per hour increased by 18.25% wherein, additional staff were brought in to handle more complex cases. He advised that approximately 1,575 hours were paid in overtime during the fiscal year.

Outsourcing Advantages – Mr. Giordano said there is an increased level of customer service and reduced permit turnaround times. He advised that there have been many positive reviews from permit applicants, business owners, etc. Lastly, the City always retains 15% of permit fees and never has to worry about staffing. He continued to outline the advantages to outsourcing.

Customer Service – Mr. Giordano read an excerpt from Lennar, outlining their professionalism and excellence. In closing, he said they are increasing staffing levels to match the demand.

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

Commissioner Parness applauded Calvin Giordano for their service as they are extremely responsive.

DEPARTMENTAL BUSINESS – CONTINUED

Anthony Soroka, City Attorney, asked that the title be amended should the Ordinance be approved; whereas, the change would indicate from the Fund Balance of the General Fund to the Building Services Fund in the title and in the fifth whereas clause. He explained that the Fund Balance is housed in the General Fund and there would only be one (1) transfer from the General Fund to the Building Services Fund.

Vice Mayor Drosky said he understands why it needs to be done, but this would have been simpler if the Building Fund were previously created. He said \$2.4 million is not insignificant and shows the activity in the City. Moreover, he was concerned about the figure, but received verification that it was legitimate. As such, he asked that the percentages in the contract be reconsidered upon renewal since the money is only being transferred now for fiscal year 2019. It seems there is wiggle room for the City and reiterated the City Manager to negotiate because he will not support it moving forward.

Mr. Santucci said the budget amendment does not relate directly to the contract or renewal, it only effectuates the contractual obligation and payments due to Calvin Giordano for Fiscal Year 2019 and to reflect what the budget is perceived to be for Fiscal Year 2020 and transferring the \$250,000 to make payments for the homebuyer assistance program. Lastly, he acknowledged Vice Mayor Drosky's request on contract negotiation.

MOTION was made by Commissioner Parness, seconded by Commissioner Hudak, to approve Item 8 on first reading, as amended. Roll Call:

Yeas: 4 - Commissioner Hudak, Commissioner Parness, Commissioner Preston and Mayor Ganz

Nays: 1 - Vice Mayor Drosky

COMMENTS BY ADMINISTRATION AND LEGAL

CITY MANAGER

Recycling Update – David Santucci, City Manager, said the first letter received from Waste Management states the removal of mixed paper from the recycling stream effective August 2020. They received a lot of comments on their decision and last week, a second letter was received advising that they would accept mixed paper. Since it is creating a lot of confusion for residents, he recommended not releasing anything else to the public regarding mixed paper due to the varying extremes by Waste Management.

Recycling Workshop - Mr. Santucci said a workshop related to recycling will be held in the near future and will provide all the options on recycling and the impacts to the City. Until the workshop is held, he asked that there not be any additional communication regarding what materials can be recycled.

Commissioner Hudak said he supports a limited stream recycling program to make it simpler for the residents.

Vice Mayor Drosky said mixed paper will either be burned by Waste Management or added to the landfill. The problem still exists and recycling still has limits.

Commissioner Parness said since Waste Management is willing to accept mixed paper, the landfill gets less in terms of what is charged for garbage. If mixed paper goes into regular garbage it costs more per ton to pick up regular garbage than recyclable material and it goes from \$55/ton to \$96/ton. This maybe a stop gap, but the residents pay lower garbage bills than if everything were piled up in the garbage. Even if temporary, it is a better situation than having all garbage.

CITY ATTORNEY

Vacation Rental Legislation – Anthony Soroka, City Attorney, said the Commission previously approved a resolution urging the State Legislature to vote down legislation that would preempt vacation rental regulation to the State. It was moving pretty quickly through the Florida Senate and went on to the Rules Committee. On March 2, 2020, the Rules Committee suspended the Bill which looks good; however, the House Bill is still moving forward. He recommended contacting the House Representatives as it has been placed on the Special Order calendar for Friday, March 6th.

COMMENTS BY MAYOR AND CITY COMMISSIONERS**COMMISSIONER HUDAK****DISTRICT 1**

Legislation – Commissioner Hudak said there was an issue last week in Little Harbor with a party house which was successfully handled by the Broward Sheriff's Office. Also, he attended the HOA meeting on Sunday and received information to send out to the Governor regarding the City's aversion to the Bill going through the House and Senate. He recommended that the residents also reach out to their elected officials.

Upcoming Events - Commissioner Hudak outlined the following events: Chamber Breakfast, tomorrow morning at the Wyndham; Movies in the Park on Friday at Sullivan Park from 7 pm till 9 pm; Kiwanis Family Fun Day on March 14th at Sullivan Park from 11 am till 3 pm.

District Meetings – Commissioner Hudak said the District 1 quarterly meeting will be held on Thursday March 12th in the Commission Chambers at 7 pm. Furthermore, District 1 Saturday hours will be held on March 14th from 10 am till noon.

COMMISSIONER PRESTON**DISTRICT 2**

Coronavirus – Commissioner Preston asked that information be posted to City's website regarding the virus as there is a lot of information going out nationally.

David Santucci, City Manager, advised that staff has started updating the website with information from the CDC and Broward County and will continue to release it to various outlets as the situation moves forward. Additionally, staff is working on obtaining information, resources and supplies for employees as well as event/program participants.

Counseling Session – Commissioner Preston commended the City Manager and staff for the grief counseling session at Fire Station 102 regarding the recent suicide. He and Broward County staff members attended and is thankful for those able to assist families during this time.

Traffic Light – Commissioner Preston asked for an update regarding a traffic light at SW 11th Way and Buck Pride Way.

Branhilda Memorial Park Parking – Commissioner Preston said there is an issue with parking and asked that it be addressed; whereby, he previously asked for assistance.

MLK & Black Heritage Events – Commissioner Preston said these events are grand for the City and organizing them can be extremely challenging; therefore, he asked that letters of commendation go to Ashley Molina, Cory Cody and Carolyn Marshall for their hard work. Lastly, he thanked the Commission for their participation as well.

Town Hall Meeting – Commissioner Preston said during the Town Hall Meeting, residents spoke positively about the event. He thanked the Commission for coming out as it was appreciated by the residents.

Commissioner Parness said this is the 6th year that he attended the Black Heritage event and he enjoys the event.

COMMISSIONER PARNES**DISTRICT 3**

Condolences – Commissioner Parness said he met Justin Flippen, former Wilton Manors Mayor, 15 years ago and knew him as a friend. They were both part of the local Democratic Club where Mr. Flippen was the secretary and had just graduated from law school. Commissioner Parness applauded Mr. Flippen's life and said it is a great loss.

District 3 Meeting – Meadow Lakes – Commissioner Parness said on March 30th, a District 3 meeting will be held at Meadow Lakes. Further, he advised that the Meadow Lakes residents are interested in having staff attend to understand what they do and how to reach out to them.

COMMENTS BY MAYOR AND CITY COMMISSIONERS – CONTINUED**VICE MAYOR DROSKY****DISTRICT 4**

Condolences – Vice Mayor Drosky said Mr. Flippen served on the Broward League of Cities with him and his contributions will be missed. He said his thoughts and prayers go out to his family.

Sip & Stroll – Vice Mayor Drosky said the event was very successful and sold out. He commended parks staff, in particular, Adele, for undertaking the event as it was even better than last year.

Office Hours – Vice Mayor Drosky said he will hold office hours on March 7th from 10 am till noon.

Waste Management Electrical Generation Facilities – Vice Mayor Drosky said other colleagues in Broward County believe this is just the first step to the increase in height of “mount trashmore”. The change from electrical generation facilities to industrial is code for removing the electrical [inaudible] and filling in that quadrant up to 215 or 225 and once that space is filled out then making the entire dump higher than that. The letter sent from staff to the County outlined the opposition; nevertheless, we must keep an eye on this going forward.

Mr. Santucci said the City submitted a letter to the Planning Council, but it was a required staff report that had to be sent in a short time.

Vice Mayor Drosky said another notification was received today, but he has not had an opportunity to read it; notwithstanding, it seems the notices keep coming forward. He said both he and the Mayor are keeping an eye on it since it borders his district.

Greater Fort Lauderdale Alliance Conference – Vice Mayor Drosky thanked the Commission for changing the meeting to tonight as he attended a biannual trip to a sister city, Charlotte, North Carolina to study their best practices. He was the only elected official from a municipality, whereas, it gave Deerfield Beach the platform throughout the three-day conference. Thereafter, Vice Mayor Drosky briefly highlighted historical facts on Charlotte. Vice Mayor Drosky commented on steps Charlotte has taken to make their city tech savvy in the uptown area. As part of the Health Committee, Vice Mayor Drosky said the Chair asked at the end of every meeting what they thought of Fort Lauderdale/Broward County and all the responses included the weather, retirement, beaches, etc. No one said technology or had a desire to relocate their business for tech or medical, as the area is not thought of that way. He said there must be a way to rebrand ourselves so the area is thought of for more than the aforementioned.

Continuing, Vice Mayor Drosky said the health care system in Charlotte is dominated by two (2) companies; Atrium and Novant, but in Broward County we have Broward Health and the Memorial Systems. The difference being in Charlotte, both the competitors communicate with each other as it pertains to the patients. There is also a non-profit board that helps promote healthy eating choices, dietary habits and food desserts to its residents and school children. This is also a way to bring food to lower income individuals. The board is composed of Atrium, Novant and other community partners who work together in harmony. He commented on how healthcare has dramatically improved and that the doctors are second to none.

Additionally, Vice Mayor Drosky said Memorial and Broward Health were on the same committee as well as Florida Blue and realized that their companies are not necessarily friendly which is not in the best interest of the consumer. He said having this void provides an opportunity to the Deerfield Beach Economic Development Council (EDC). Although there is no easy fix, companies are looking for various aspects to relocate and there are many attributes South Florida offers. Thereafter, Vice Mayor Drosky provided other takeaways from the conference; wherein, myriad changes have helped to redevelop the area. The last meeting consisted of those in the health/life sciences field; e.g. a company who only makes the coating for a needle for easy insertion has moved to the area. He recommended working with the City's Economic Development staff and the EDC.

Meeting Change – Vice Mayor Drosky asked if it is possible to move the May 19th City Commission Meeting to Monday, May 18th because the Florida League of Cities has an advocacy meeting from May 20th – 21th. He said he will be attending, but has to leave on May 19th.

COMMENTS BY MAYOR AND CITY COMMISSIONERS – CONTINUED**MAYOR BILL GANZ**

Accolades - Mayor Ganz thanked Vice Mayor Drosky for attending the event. He also thanked Commissioner Parness for having a meeting in Meadow Lakes and Commissioner Preston for the Town Hall meeting, which was educational and outstanding. Mayor Ganz also thanked staff for Sip N Stroll which was also successful.

Complaints – Mayor Ganz said there have been numerous complaints regarding the beach restrooms and he is not happy with them and hopes it has been resolved.

ADJOURNMENT

There was no further business to be conducted.

MOTION was made by Commissioner Parness, seconded by Commissioner Hudak, to adjourn the meeting at 9:39 p.m. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Parness, Commissioner Preston, Vice Mayor Drosky and Mayor Ganz

Nays: 0

BILL GANZ, MAYOR

Samantha Gillyard, CMC, City Clerk