



Meeting Minutes City Commission

Tuesday, August 17, 2021

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 Todd Drosky
Commissioner Michael Hudak - via Zoom
Commissioner Bernie Parness
Vice Mayor Ben Preston - via Zoom
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

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

APPROVAL OF CITY COMMISSION MINUTES

Budget Workshop Meeting Minutes - June 21 & June 22, 2021

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

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

Nays: 0

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Planning & Zoning Board Meeting Minutes - May 6 & June 3, 2021

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

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

Nays: 0

APPROVAL OF CITY COMMISSION AGENDA

August 17, 2021

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

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

Nays: 0

AWARDS & RECOGNITION**1. Certificate of Recognition presented to BSO Captain Rodney Brimlow on his retirement from the Broward Sheriff's Office after 26 years of service to Broward County.**

Mayor Ganz recognized Captain Rodney Brimlow who has been with the Broward Sheriff's Office (BSO) for 26 years, and has served the Deerfield Beach community on behalf of BSO since June 2017, the last 3 years as Captain. Since joining our City, Captain Brimlow has become an integral part of the DFB family and has been committed to establishing a relationship with the community based on respect and kindness. Additionally, he and his team have worked closely with the City in organizing bi-weekly food giveaways in the height of the pandemic, educated the faith community on crime trends and prevention at the Mayor's Quarterly Faith Breakfasts, and implemented the Operational and Tactical Intelligence Center (OTIC) for the City of Deerfield Beach, a model that the County has replicated in other jurisdictions.

Additionally, Mayor Ganz said Captain Brimlow's contributions go well beyond that of a law enforcement professional. As both an Executive Officer and District Captain, he has been a beacon for dignity, respect, and inclusiveness for this community. The City of Deerfield Beach and so many of its citizens will dearly miss Captain Brimlow but the City is better because of him and we are grateful for his service. Lastly, Mayor Ganz said the City cannot thank him enough for his contributions and he has been happy to have him as the City's chief; whereas, he will be dearly missed.

Captain Brimlow said within his 26-year career, he has had incredible assignments and could not be happier than having Deerfield Beach as part and ending his career. He commented on all the partners throughout the City that have provided an opportunity for good work which was made possible by his staff, City staff and the community organizations. Captain Brimlow said he is grateful for the transformation he has experienced over the years. In closing, he expressed his deepest gratitude.

Mayor Ganz acknowledged County Commissioner Lamar Fisher who was present.

PUBLIC HEARINGS - FIRST READING**2. P.H. 2021-101: ORDINANCE 2021/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, REZONING APPROXIMATELY 11.95 GROSS ACRES LOCATED AT 500-730 NE 38TH COURT, 501-731 NE 38TH COURT, 500-750 NE 39TH STREET AND 3851 N. DIXIE HIGHWAY FROM ONE-FAMILY DETACHED DWELLING DISTRICT (RS-4c) AND INTENSE COMMERCIAL BUSINESS DISTRICT (B-3c) TO PLANNED DEVELOPMENT DISTRICT (PDD) (APPLICATION 19-R-188); PROVIDING FOR A MAXIMUM OF 155 DWELLING UNITS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

The Ordinance was read by title only.

PUBLIC HEARINGS - FIRST READING - CONTINUED

Keith Poliakoff, representing the Broward County Housing Authority and Housing Trust Group, advised that a presentation will be given on the proposed rezoning. Before the presentation, he advised that Broward County Commissioner Nan Rich would like to speak on the item.

Commissioner Rich, present via Zoom, commented on the importance of affordable housing as it has been her top priority throughout her time in the State Legislature. Affordable housing is the most critical issue facing Broward County and there cannot be stability for families unless there is access to safe, affordable housing. When she heard about this project, she wanted to show her support as it is needed, not only in Deerfield Beach, but across the County. Thereafter, she commented on a 2018 FIU Metropolitan Center needs assessment study; whereas, there was a needs deficiency in each city. Nevertheless, in Deerfield Beach, the deficiency was over 4,000 units for extra low, very low- and low-income affordable housing.

Continuing, Commissioner Rich said over the years, she has noticed that there is no true distinction with affordable housing from other developments; the difference is the type of subsidy that makes the property affordable. Further, there is a growing affordability gap and right now, Broward County is considered one of the most cost burdened metropolitan centers in the United States. The assessment showed that 760,000 households in the County are cost burdened, meaning they spend more than 30% of income on housing. It is estimated that there are 147,000 renter households that are cost burdened and about 77,000 that are severely cost burdened and spend over 50% of income on housing. Rent prices are increasing faster than wages; increased demand for rental housing results in very low vacancy rates and there is a tremendous lack of affordable housing production. Commissioner Rich continued to provide statistics showing the need for affordable housing; whereas, the median cost to purchase a home in 2018 was \$360,000 and now, it's \$494,000. She said more multi-unit affordable homes are necessary which this project accomplishes.

Furthermore, Commissioner Rich said Broward County is one of the lowest rent counties in Florida for housing affordability and is the only county in the state with less than 25 housing units for each 100 families earning 60% of the area median income and is over 50% of the population. She advised that rent outpaces many wages for occupations in the County; thereafter, she provided various professions that need affordable housing. Lastly, Commissioner Rich said the County Commission is committed to adding 100% of the sunset CRA dollars toward the affordable housing trust fund for fiscal year 2022, approximately \$8 million. In closing, Commissioner Rich said the County also plans to use American Rescue Act funding for shovel ready projects in Broward County, between \$35 and \$40 million worth of projects.

Mr. Poliakoff waived quasi-judicial proceedings; thereafter, he introduced various associates affiliated with the project and referenced the PowerPoint presentation.

Housing Trust Group (HTG)/Broward County Housing Authority (BCHA) - Mr. Poliakoff said HTG has over 8,000 units of affordable housing throughout the State and 48 multifamily developments. He explained that it is difficult to tell the difference between a market rate and affordable development, aesthetically, but the only difference is the use of tax credit financing. This is a financing system through the State to help subsidize and pay for the development. Doing so, the developer agrees to put a deed restriction on the property to keep it affordable for a minimum of 50 years. In this case, the property is a HUD property therefore, it is deed restricted for life as affordable. BCHA has been around for over 50 years and their main charge is to provide as much affordable housing in Broward as possible.

General Location - Mr. Poliakoff outlined the location, north of Sample Road, fronting Dixie Highway.

History of the Site - Mr. Poliakoff said this site was once Schooler Humphries Villas. It was a dilapidated development owned by the US Department of Housing; monies were not being spent on updates or managements. It had to be demolished; whereby, the Housing Authority did so and took it over with the agreement that it would be built for affordable housing. The structures were demolished in 2006 then the housing crisis was shortly thereafter, creating a financial hardship for new construction, which is why the property has been vacant for so long. He advised that there have been a number of iterations of what could have been built there, but no plans were finalized with the City until HTG produced this project.

PUBLIC HEARINGS - FIRST READING - CONTINUED

Land Use Background - Mr. Poliakoff advised that the proposed ordinance focuses on the rezoning, not the site plan or architectural design, as both will come forward later. The City Commission previously approved the PDD category a number of years ago with properties such as this in mind. The property has mixed zoning category, residential in the rear and commercial in the front which does not create continuity in development. Once the zoning was approved, the development was noticed at a public meeting and the City Commission unanimously agreed to flex units to enable the proper density for development. He continued to outline steps taken by the City Commission which moved the project along; city approved loan for \$640,000 for affordable housing. As a direct result of the City's actions, the site was funded over \$20 million for Florida Housing which enables development of the first phase.

PDD Purpose & Intent - Mr. Poliakoff said the site is 9.05 acres and is separated by several right of ways; the goal is to use the PDD to develop two phases of the development. Phase 1 will be senior side, a 55+ community along Dixie and Phase 2 will be the multi-family side behind it, one-story residential.

Main PDD Goals for the Neighborhood - Mr. Poliakoff said the main goals are to provide privacy along the north and south edges, minimal visibility of parking areas, ensure single family compatibility for the villas, maximize green space and most importantly maintain the Pioneer Grove design standards.

Design Iterations - Mr. Poliakoff reiterated that there have been various iterations, at least 5, in the last five years and have been reviewed by the City. HTG was the first to agree with exactly what the City desired, low rise villas with density along Dixie. He described other iterations that did not work for the community and staff decided against those.

PDD Site Plan - Mr. Poliakoff displayed the original site plan design; whereby, there was an 8-story senior site located along Dixie and behind it was a low-rise one-story site located adjacent to the single-family community. This plan has changed over time and the senior side had 75 units and multi-family had 80.

PDD Statement of Need - Mr. Poliakoff said phase 1, senior site, has already received funding by the State; whereby, construction can begin immediately. Phase 2 was not yet funded by the State, but seeking an application this cycle to receive funding also. The residential units will increase the City's tax base and housing opportunities and enable people of various income levels and age groups to live in the area.

P&Z Meeting Summary - Mr. Poliakoff said on May 6, 2021, the Planning & Zoning Board denied the application and urged the applicant to go back to the community to assure any issues had been addressed. The bulk of the community's concerns were the unknown, who would live in the development and how would it look. He said it took several meetings with the community to get around those issues. He commented on the contentious outlook at the first meeting, whereby, someone was passing around a petition opposing the project before they had a chance to present. Furthermore, Mr. Poliakoff said there were 3 additional community meetings to discuss the development.

P&Z Follow Through - Mr. Poliakoff said meetings were held on June 9th, July 12th and August 2nd; all were noticed by mail and given to special interest groups. Although there were still issues regarding who would live in the community that qualify for affordable housing, the background checks, application requirements, zero tolerance policy, and onsite management were discussed. These measures were discussed to give assurance that the development would not become a Schooler Humphries Villas. Furthermore, although site plan issues were discussed with the community, Mr. Poliakoff said the applicant agrees to the conditions of the rezoning, which include: building height not exceeding 65 feet even though the permitted zoning height is 75 feet; tiered building height from 44/45 feet to 65 feet with the lower section being within the community; walls on the southern and northern ends will be installed with lush vegetation. Additionally, when the property was surveyed, they found that the single-family homes along the southern property line, had fences built 10-feet inside BCHA property. So, instead of removing those fences, the Housing Authority said they will grant an easement to allow the owners to keep their back yards. He said a wall will be built adjacent and the current owners will keep their backyards as is.

Considerations Towards Neighbors - Mr. Poliakoff reiterated the stipulation regarding the 6-foot privacy wall with vegetation along the northern and southern border. The wall will go along the back of the wall and fences that already exist.

PUBLIC HEARINGS - FIRST READING - CONTINUED

Additional Design Considerations Pioneer Grove - Mr. Poliakoff outlined the standards met for the senior building: podium parking with high-quality architectural screening; bioswales and pocket parks; Edison lighting and dark metal trims. He reiterated that this is not a site plan application and the consideration is only on the rezoning.

Environmental & Urban Elements - Mr. Poliakoff advised that this is just a representation of what exists today; whereby, when improvements are made, the entire area will look different.

Rents, Income & Management - Mr. Poliakoff outlined the income levels to live in an affordable development and the professions that qualify for affordable housing, i.e. entry level teachers, law enforcement, medical & service industry salaries.

Supporting Local Employment - Mr. Poliakoff said during the community meetings, it was asked why the single-story residences could not be restricted to seniors. He explained that the parcels are less than a quarter of a mile away from the Broward Health systems hospitals and currently have over 900 jobs available for residents in the City; whereby, the positions ranged from medical assistant (\$15/hour) to registered nurse (\$30/hour) and all qualify to live in affordable housing. As such, they have agreed with Broward Health to have a housing fair with the hospital, so when Phase 2 is developed, it will be available and be marketed first to Broward Health and try to attract new employees to the hospital so they can live in this community.

Architectural Design - Mr. Poliakoff provided renderings of the varying structures to be developed; single-family dwelling, clubhouse/tot lot, dog park, and landscaped wall. He said the community will have a full clubhouse, with fitness center, computer room, and activities. The final slide showed the 55+ senior facility across from the single-family dwellings. In closing, Mr. Poliakoff said he understands and respects the community's fears, but this is different from Schooler Humphries Villas as it is not a Section 8 housing development, but an affordable housing community which looks and feels like a market rate housing community. Everyone is vetted as there are both financial and criminal background checks on every applicant; audits are performed yearly to ensure compliance.

Commissioner Hudak said he has been working on this project for over 2 years and this is the best iteration he has seen. He has also worked with the community to explain the difference in what was demolished and the new vision. Commissioner Hudak said he fully supports the project and thanked Commissioner Rich for her input and support.

Vice Mayor Preston asked if additional security measures will be implemented to ensure protection to the existing community as there are questions as to what type people will be moving in.

Mr. Poliakoff replied that there is onsite management for the senior side and multi-family; someone will be there throughout business hours to ensure the site is managed. There are cameras surrounding the entire community, access doors and lights to the homes, walls will be installed to buffer the development from the surrounding community. He reiterated that there will be extensive background checks which is completely different than a Section 8 voucher.

Commissioner Hudak reiterated that this is not Section 8 housing and the people who will live there are working people and cannot afford a \$460,000 home, but are making \$20 to \$30 per hour. The salaries are verified, criminal history is verified. He advised that this property gives hardworking people an opportunity to live in a great home in the City.

Mayor Ganz opened the public hearing.

Cabrini [inaudible], 571 NE 38th Street, Deerfield Beach, spoke in opposition to the project as she does not believe the renters will care for their property or show concern for the community. She continued to pose additional problems that could occur as they occurred with another area within the community.

PUBLIC HEARINGS - FIRST READING - CONTINUED

Mr. Poliakoff replied that the property is deed restricted by HUD as an affordable community; thus, it is a rental community and rates are set by the State based on the median income level. He reiterated that there are two phases to the site, the senior site, 55+, will be developed first. He also reiterated the rigorous guidelines that will be followed for both developments.

Janorise Carter-Grant, 590 NE 38th Street, Deerfield Beach, said she has been living in her home for 12 years and purchased it under the assumption that single family homes would be built in the area. She said she is opposed to the project as single-family homes are needed and recommended that the City help families purchase homes instead of renting. She also commented on how congested the traffic is on Dixie Highway. Lastly, Ms. Carter-Grant commented on the seniors being subjected to possible crime.

Mr. Poliakoff explained why seniors may want to live in this type facility, i.e. retired and no longer desire maintaining a home. He also said this project is a special district of the State, BCHA, which is a not-for-profit entity and will not get rent on the rents. Lastly, he said HTG and BCHA all support first-time buyers and do what they can to assure residents are getting life skills and training to eventually purchase a home. Moreover, the property is deed-restricted through HUD; BCHA has a charge to maximize the development of the site which is why it has always been geared to multi-family.

Elizabeth Mitchell, 570 NE 38th Street, Deerfield Beach, outlined how she found out about the project and her experience after attending each community meeting. Thereafter, Ms. Mitchell said she researched the impact affordable housing has on property values; whereby, the overwhelming consensus is that affordable housing revitalizes and increases value significantly in neighborhoods with abandoned or dilapidated buildings or houses. Research also shows that affordable housing does negatively impact the neighborhood and property value where there is a larger, more concentrated development than a small project. She continued explaining why the project will diminish the property value.

Larry Alan Westphal, 601 NE 38th Street, Deerfield Beach, spoke in opposition to the project as traffic is already overwhelming and adding more families to the area will not make it better. He said there will be a backlog of traffic and this project will create a ghetto in the future as there will not be a way out of the community.

Lykeisha Sweeting Scott, 581 NE 38th Street, Deerfield Beach, said the community has met with the developers at least 3 times and asked that the people who do not live there, make the decision. She objected to having a high-rise in her backyard; therefore, the developers were asked that single-family, for sale, homes be built there, but was told no. The developer also objected to making all the properties for seniors and reducing the height of the high-rise. No compromises were offered and asked that the Commission do what is best for the residents. Lastly, she said when the current affordable housing project was built, the police lived in the area; so, she does not want it in her backyard.

Omar Buddington, 561 NE 38th Street, Deerfield Beach, spoke in opposition to the high-rise apartments.

Vesta Kinsey, 501 NE 38th Street, Deerfield Beach, asked if background checks will be done for the children because she has experiences with children being in trouble with the law.

Mayor Ganz closed the public hearing.

Commissioner Parness said many people lived in an apartment before they could afford a home and sees the need for affordable housing. He expounded on people needing affordable housing in a decent community. Commissioner Parness also commented on a development built near a senior community, whereby, the values have greatly increased. Commissioner Parness said he supports the project because it gives people a chance to grow, a decent place to live, and a possibility of obtaining employment through Broward Health. Commissioner Parness said the property is owned by HUD; therefore, it will never be private homes. Lastly, Commissioner Parness advised that he received a campaign contribution from the Becker & Poliakoff Law Firm.

PUBLIC HEARINGS - FIRST READING - CONTINUED

Commissioner Drosky thanked the public for their input and encouraged them to stay with the process as the site plan/design is not being considered tonight, only the rezoning. He said the building height, traffic and the look are not being approved tonight but will come back at a later date. He asked that more information from the public be provided so he can address other issues before the next meeting.

Vice Mayor Preston commended the community for coming out as well and agreed with their concerns regarding a deterioration of the community as many have put a lot of work into their homes; notwithstanding, he listed the safeguards being put into place to protect the residents. He explained that the stability of a community is created through single-family homes and if these were, it would be better; however, it could have been a really low-income single-family community, which would have created the same environment the residents want to avoid. Vice Mayor Preston encouraged the residents to reach out to Commissioner Hudak so he could address their concerns.

Commissioner Hudak said he attended the last two community meetings and heard the concerns and challenges. He thanked them for attending the City Commission meeting and said he is their voice and wants to do what is best for the entire community. The land has been vacant since 2006 and because it is federally owned land, designated as low-income, he is trying to find the best solution for the property, one that does not mirror the former dwellings. He reminded the public of Commissioner Drosky's comments to stay engaged as this is a long process; notwithstanding, he wants to work with the community and developer in an effort to maintain and enhance the community. Commissioner Hudak said he is trying to take advantage of a \$20 million grant to start developing the area. Lastly, he said there is nothing that can stop HUD from building Section 8 housing as it is their land and the proposed project is the best way to protect the neighborhood.

Mayor Ganz said how the property is set up cannot be changed and although the public may be discouraged by what they've heard tonight, this is a long process and they need to stay involved. He said during the meeting, he searched the home costs in the area; wherein, a home was purchased in 2011 for \$120,000 which is affordable, and is now listed for \$315,000. Single-family homes are not safe guards and could create the same problems the community has voiced. Mayor Ganz continued to stress how the housing market has increased and how homes are no longer affordable like years ago. Thereafter, he commented on various issues posed by the public. In closing, Mayor Ganz spoke in support of the proposed ordinance.

Anthony Soroka, City Attorney, asked if the motion included the stipulations agreed to by the applicant: 65-foot maximum height on apartment building; privacy walls and easements for adjacent property owners for fencing encroaching.

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

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

Nays: 0

PUBLIC HEARING - SECOND READING

- 3. P.H. 2021-097: ORDINANCE 2021/017 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AMENDING CHAPTER 66 "TRAFFIC AND VEHICLES" OF THE CITY CODE OF ORDINANCES AT ARTICLE II "STOPPING, STANDING, PARKING" AND ARTICLE III "TOWING OF UNAUTHORIZED VEHICLES FROM PRIVATE PROPERTY" TO PROVIDE CONSISTENCY WITH STATE LAW; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.**

The Ordinance was read by title only.

PUBLIC HEARING - SECOND READING - CONTINUED

Mayor Ganz opened the public hearing.

Brian Meo, 1235 SW 46th Terrace, Deerfield Beach, spoke in opposition to the proposed ordinance. Thereafter, he explained that the ordinance will not increase to as many businesses as outlined by staff and two of the businesses outside the current five are listed as residential locations. Further, there is no monetary benefit for the City or County, although he understands the City is trying to give more options and increase business. Lastly, he asked that the residents not be punished by increasing the limit to 10 miles and commented on the Waterways residents being victimized.

Mayor Ganz closed the public hearing. Thereafter, he spoke in opposition to the 10-mile radius and explained the limitations that rural cities face with finding a tow facility; however, Deerfield Beach is not rural. Mayor Ganz continued to express why the 10-mile radius is a mistake for the residents, especially with the traffic and asked that the ordinance be amended to a 5-mile radius.

Commissioner Drosky spoke in support of a 10-mile radius as it is from the point of the tow; in the middle of the City, the options are then limited. The 10-mile radius increases competition, but 5 miles narrows competition.

In response to Commissioner Hudak's response, Eric Power, Director of Planning & Development Services, displayed the radii outline concerning the location of tow facilities. He explained that the properties were not vetted to determine if they would be willing to be part of the program, but only shows the location within a five or ten-mile radius. Further, the map does not show particular locations related to property owners, associations and does not show all available locations. As Commissioner Drosky mentioned, properties to the south may not be available to properties in the north and vice versa.

Mayor Ganz reopened the public hearing.

Katy Freitag, 418 SE 2nd Street, Deerfield Beach, commented on an experience she had with towing and how people will likely be on foot when their car is towed; therefore, five miles is enough.

A chat message was sent by Jen; no last name or address provided. Part of the chat was read by the City Clerk and outlined objections to the 10-mile radius.

Mayor Ganz closed the public hearing.

MOTION was made by Commissioner Parness, seconded by Vice Mayor Preston, to approve Item 3 as amended, reduce 10-mile to 5-mile radius, adopted Ordinance 2021/017. Voice Vote:

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

Nays: 1 - Commissioner Drosky

Commissioner Drosky left the dais temporarily at 8:54 p.m. and returned at 8:56 p.m.

PUBLIC COMMENT

Katy Freitag, 418 SE 2nd Street, Deerfield Beach, reminded everyone that school starts tomorrow and cautioned against speeding in school zones. Also, there is an estate sale at the Butler House this weekend, Saturday and Sunday. Lastly, Ms. Freitag encouraged people to check out the Historical Society on Facebook and reminded everyone of National Senior Day on August 21st.

Amie Kay Tanner, 111 SE 5th Avenue, Deerfield Beach, said she is honored to serve on the Historic Preservation Board and asked when meetings would start as the board has been formed for about a year. She provided historic information on the home located at 560 E. Hillsboro Boulevard, known as Adam Jones' house, which was built in 1947 and her experiences living in the City as a child. Ms. Tanner said there is a sign where she previously lived and the land is for sale; however, to make it prime development, the home

PUBLIC COMMENT - CONTINUED

must be demolished. Ms. Tanner said the home can be torn down, but the visual of the history must be preserved; whereby, the Historic Preservation Board must meet.

Gwyndolen Clarke-Reed, 1430 SW 6th Way, Deerfield Beach, asked if the Commissioners has received the budget proposal since August 10th; if so, she requested a copy.

Mayor Ganz replied yes.

Continuing, Ms. Clarke-Reed commented on an analogy Mayor Ganz made at the last meeting and asked that he be a little more considerate.

CONSENT - BOARD APPOINTMENTS

- 4. Resolution 2021/122 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, confirming the election results for a member to the Board of Trustees of the Municipal Police Officer's Pension Retirement Trust Fund; providing an effective date.**

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 Parness, seconded by Commissioner Hudak, to approve Item 4, adopted Resolution 2021/122. Voice Vote:

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

Nays: 0

- 5. Resolution 2021/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Angeline Isen as a regular member to the Deerfield Beach Education Advisory Board to fulfill an unexpired term; and providing for an effective date.**

Item 5 was removed under approval of the agenda.

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

- 6. Resolution 2021/123 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting the 2021 AARP Community Challenge Grant in the amount of \$20,000.00 for the NE 3rd Avenue Tactical Urbanism Project; ratifying execution of the Grant Agreement with the AARP; providing for an effective date.**
- 7. Resolution 2021/124 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the grant of a 10' X 10' utility easement on the northwest corner of 330 N. Ocean Dr. to FPL; approving the grant of a 6' X 85' utility easement along the southern property line of 330 N. Ocean Dr. to FPL; authorizing execution of the two easements for the S-Curve Utility Undergrounding and Streetscape Project; providing for implementation, conflicts, and an effective date.**

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS - CONTINUED

8. **Resolution 2021/125 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an Interlocal Agreement with Broward County for the Surtax-Funded Municipal Transportation Project: Pioneer Grove Infrastructure Improvements and Complete Streets Deer-005 and 006; providing for execution and an effective date.**
9. **Resolution 2021/126 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an Interlocal Agreement with Broward County for the FAU Research Blvd (SW 11th Way) Roadway Improvements/Deer-007 Surtax-Funded Municipal Transportation Project; providing for execution and an effective date.**

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 Parness, seconded by Commissioner Hudak, to approve Items 6-9, in concert. Roll Call:

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

Nays: 0

DEPARTMENTAL BUSINESS

10. **Resolution 2021/127 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, adopting the Revised Comprehensive Beach Management Plan; authorizing the filing of the Local Government Funding Request for Fiscal Year 2022/2023 with the Florida Department of Environmental Protection for projects to mitigate beach erosion in Deerfield Beach; supporting projects for which funding is requested; confirming the City's ability to serve as a local sponsor; confirming the City's ability to fund the appropriate local share of projects; identifying the City's funding source; providing an effective date.**

The Resolution was read by title only.

Patrick Bardes, Coastal & Waterways Coordinator, provided a brief presentation regarding the comprehensive beach management plan and recommendations.

Outline - Mr. Bardes outlined the topics to be discussed during the presentation; background, purpose, funding mechanisms, and others.

Background - Mr. Bardes said the comprehensive beach management plan was initially a recommendation by the Marine Advisory Board. Since then, two coastal workshops were conducted which included the introduction of the new Coastal & Waterway Division, creation of a mission statement and approval by City Commission to proceed with the plan. The plan also aligns with the Coastal Management Element of the overall Comprehensive Plan which is being updated. The plan was also revised to include the recent settlement with the Town of Hillsboro Beach.

Purpose - Mr. Bardes said the mission statement is to protect, conserve and enhance the City's coastal assets. Thereafter, he listed various functions performed: evaluate needs to properly manage the beach, quantify a baseline for best management practices and others.

DEPARTMENTAL BUSINESS - CONTINUED

Project History – Mr. Bardes provided a timeline of the project which started in the 1950s with the installation of a seawall north of the pier and timber groins to the south. In 2011 and 2015, there were joint beach nourishment projects with the Town of Hillsboro Beach, making the beach an engineered beach.

Coastal Setting - Mr. Bardes said for the purposes of the plan, the beach has been set into three sectors. The north sector is a very stable and wide beach; it is supplemented by the City of Boca Raton's beach nourishment program and inlet sand bypassing. The central sector is the transition between the north and south and includes most of the City's public infrastructures, i.e. pier facilities, lifeguard towers, bathrooms, and others. This sector is in the process of being designated as critically eroded. The south sector is already critically eroded and is the location of the exposed rock groins, vegetated duns, boardwalk, and other structures/features.

Coastal Setting: Threats & Challenges - Mr. Bardes outlined the threats and challenges to the beach: climate change and sea level rise; major storm events, erosion and others. Due to erosion, the central and southern portion of the beach loses about 13,000 and 14,000 cubic yards of sand yearly. Taking no action will increase vulnerability and severity of impacts.

Stakeholder Engagement – Mr. Bardes outlined various ways the public was engaged: beachgoer interviews in the spring and fall 2019 and online survey with 288 responses; whereby, 83% were residents who use the beach regularly. The top three responses (86%) of what they enjoy include public access, convenience, and the grassy berm. The top three challenges: parking availability, too many people and lack of transportation options. Continuing, Mr. Bardes outlined the public's needs regarding protect, conserve and enhance.

Economic Benefits - Mr. Bardes said the beach is the City's number one asset and has over 2.7 million visitors annually. The average beach visitor spends about \$14.36 daily which equates to \$38.9 million annually. Mr. Bardes said the City contributes approximately \$1.16 million to the County Tourist Development Tax; whereby, since 2011, the City has contributed almost \$20 million. Parking meter revenue: FY 20, approximately \$2 million; FY 21 projected at almost \$3 million.

Funding Mechanisms - Mr. Bardes said in order to fund the beach, it is important to establish a defined coast funding source and leverage those funds to pursue other available federal, state and local dollars. Others included: an annual application to FDEP Local Government Funding Requests to meet program needs; request reimbursement for projects from Broward County; seek post storm recovery from FEMA; pursue fair share of contributed tourist development tax monies; and others. Furthermore, he said JM Family is a great partner to the City and has conducted a number of beach cleanups, dune restoration projects and is the title sponsor to the Deerfield Beach program. Mr. Bardes said staff is pursuing the Guy Harvey Ocean Foundation to expand the CRA facilities. Lastly, Loggerhead Marineline Center has partnered with the City for the last five years and serves as the sponsor for International Coastal Cleanups.

Summary - Mr. Bardes outlined the steps that will be taken to protect and conserve: collect data via bi-annual surveys to monitor and track beach conditions; restore the native dune vegetation with dune systems to minimize blowing sand and loss; continue support of county efforts to monitor sea turtle nesting activity; implement new revised sea turtle lighting ordinance; and others. He said the new ordinance will be presented to the Planning & Zoning Board next month. Moreover, he outlined ways to enhance the coastal area: conducting a vessel exclusion zone buoy maintenance this year and contracts should be signed by September 1st; conduct dry beach dune restoration project utilizing sand of opportunity at Central City Campus in fiscal year 2022; pursue permits for regional beach nourishment project with the Town of Hillsboro Beach which is targeted for fiscal year 2023; as well as others. Although staff had anticipated the Hillsboro Beach project next year, the Army Corp of Engineers stated that the permitting process had to restart which may take up to a year.

Mayor Ganz said a few years ago, there was a workshop regarding vegetation on the beach to prevent erosion; whereas, a sample study was to be done. He asked for the results.

DEPARTMENTAL BUSINESS - CONTINUED

Mr. Bardes replied that a pilot location was done in front of the wedding deck, but Hurricane Dorian came along and ripped them all out. The proximity of the ocean from the wedding deck is much different than other areas.

Commissioner Parness said he lived on the beach during World War II and recalls the groins going out every 100 yards and never saw the beach renourished as it broke up the waves coming in; notwithstanding, high tide did not wash the tide out. He also outlined other measures taken to reduce the erosion and suggested looking into groins being placed on the beach every 500 yards, about 100 yards into the ocean.

Mr. Bardes said permitting agencies limit how far out groins go due to other offshore resources like natural reefs and hard bottoms; however, the cost and effectiveness of extending the current groin system can be evaluated.

Commissioner Drosky commented on the return on investment and how the City has not received anything back from the County, although, approximately \$20 million has been contributed to the County Tourist Development Tax. He asked if there is anything that can be done to recoup money from the County.

Mr. Bardes replied that after the City moves forward with the Town of Hillsboro Beach, permitting and construction on conducting a beach nourishment, staff will be requesting partial reimbursement which is about 12%.

Mayor Ganz opened the public hearing.

Katy Freitag, 418 SE 2nd Street, Deerfield Beach, said placing groins too far into the water will wreck the surf. Also, she agreed with Commissioner Drosky that \$20 million has been contributed to the County since 2011 and suggested getting money from the County to help make our beach better. Ms. Freitag asked that there not be any more special assessments or tax. Moreover, she said there will always be issues with parking, but recommended better bike lanes to make it to the beach and possibly shuttle service.

Amie Kay Tanner, 111 SE 5th Avenue, Deerfield Beach, provided a historic perspective of how the beach was in the 1940s, 50s and 60s. She explained steps taken to reduce erosion during that era.

Mayor Ganz closed the public hearing.

MOTION was made by Commissioner Hudak, seconded by Commissioner Parness, to approve Item 10, adopted Resolution 2021/127. Voice Vote:

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

Nays: 0

11. Resolution 2021/128 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting the Quit Claim Deeds from Habitat for Humanity of Broward, Inc. for the lots located at 166 SE 2nd Court and 163 SE 2nd Court; approving Quit Claim Deeds to Habitat for Humanity of Broward, Inc. for the lots located at 2 NE 4th Court, 40 NE 40th Court, 436 N. Deerfield Avenue, and 20 NE 4th Court; providing for conflicts and an effective date.

The Resolution was read by title only.

David Santucci, City Manager, advised that the two lots being given back to the City by Habitat have been deemed undevelopable and they will be given the other four properties included in the backup. The four lots are very small and will be assembled into two lots for the purpose of developing affordable housing.

DEPARTMENTAL BUSINESS - CONTINUED

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

Commissioner Hudak said when the Tallman Pines area was being investigated two years ago, the City tried to get Habitat to build single-family homes. Since it is not private property, that was not an option. He said he is disappointed that the properties in District 1 could not be developed, but is happy that there is an opportunity to have them in the City. Lastly, Commissioner Hudak said he fully supports the item.

MOTION was made by Vice Mayor Preston, seconded by Commissioner Parness, to approve Item 11, adopted Resolution 2021/128. Roll Call:

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

Nays: 0

COMMENTS BY ADMINISTRATION & LEGAL

CITY ATTORNEY - No Report.

CITY MANAGER - No Report.

CITY COMMISSION BUSINESS

12. Resolution 2021/129 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving free sightseeing admission to the International Fishing Pier for active first responders; authorizing amendment to the appropriate fee schedule to the extent required; providing for conflicts and an effective date.

The Resolution was read by title only.

Vice Mayor Preston urged the commission to support this as they provide a great service and commitment to the residents, especially with the pandemic. Thereafter, he commented on those who have been diagnosed and injured during work.

Commissioner Hudak asked how first responders will be defined.

Mayor Ganz said it is included in the agenda backup.

David Santucci, City Manager, advised that the potential cost is negligible with veterans and active first responders, classified as fire, EMS, or police and is approximately \$1,000 for pier sightseeing admission.

Mayor Ganz opened the public hearing.

Katy Freitag, 418 SE 2nd Street, Deerfield Beach, spoke in support of the resolution and recommended the same for teachers especially during Teachers' Week.

Mayor Ganz closed the public hearing.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Preston, to approve Item 12, adopted Resolution 2021/129. Roll Call:

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

Nays: 0

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

First Day of School - Commissioner Hudak advised that the first day of school for Broward County starts tomorrow, August 18th. He asked everyone to be careful while driving.

Florida League of Cities Annual Conference - Commissioner Hudak said he was in Orlando the last 4 days at the conference. It was very educational as various topics were discussed. One bill that was passed was for home-based businesses which will be very challenging for the City. Commissioner Hudak said he has asked the City Attorney to investigate ways to protect the City.

VICE MAYOR PRESTON**DISTRICT 2**

Backpack Giveaway - Vice Mayor Preston said the event was tremendously successful and will be renamed after Deputy Harold Morrison. His daughter was involved in giving away the backpacks and wanted him to relay to the Commission the generosity and respect shown to her father.

Pier Admission - Vice Mayor Preston thanked the Commission for their support.

Upcoming Events - Vice Mayor Preston said there will be a District 2 meeting at the Hillsboro Community Center on August 31st at 7:00 p.m. Also, another backpack giveaway is scheduled for this Saturday at 10:00 a.m. at the Oveta McKeithen Complex; it will be sponsored by Senator Gary Farmer.

Appeals Board - Vice Mayor Preston asked that the Commission consider reinstating the appeals board. There was an appeals board in place that worked; furthermore, reinstating the board would be a cost savings to the City, the safety of the kids was not compromised and it gives the community a chance to be involved. The committee was comprised of the City Manager, or designee, police officer, and residential volunteer. He reiterated his request to reinstate the board and if it does not work, he is open to stopping it. The people that represented the committee, i.e. Flora Philpart, Bernard Adams, were people of integrity and asked that it be considered for a topic at a later date.

COMMISSIONER PARNESS**DISTRICT 3**

COVID Cases - Commissioner Parness said he supports Broward County teachers and their efforts to keep kids safe. He said he once received reports from the State every day and the last report he received was several months ago, which showed the City having 7,000 cases. Since then, reports are no longer being sent. Commissioner Parness commented on the importance of wearing masks to keep the children safe. He further advised that 3 Broward County teachers and 1 teacher's aide passed away last week from COVID; whereas, Tallahassee needs to allow the cities to protect their constituents properly.

COMMISSIONER DROSKY**DISTRICT 4**

Appeals Board - Commissioner Drosky suggested having an agenda item with backup material to discuss the appeals board.

MAYOR BILL GANZ

None.

ADJOURNMENT

There being no additional business, the meeting adjourned at 9:45 p.m.

CITY OF DEERFIELD BEACH

BILL GANZ, MAYOR

Samantha Gillyard, CMC, City Clerk