A THOMAS CONNICK
411 East Hillsboro Boulevard
Deerfield Beach, Florida 33441
Telephone: (954) 428-0300

September 17, 2026

VIA FEDERAL EXPRESS

Florida Elections Commission
107 West Gaines Street, Suite 224
Tallahassee, Florida 32399-1050
Telephone: (850) 922-4539

Re: Sworn Complaint of A Thomas Connick Against City of Deerfield Beach, Florida - Section 106.113(2), Florida Statutes - November 3, 2026 Charter Amendment Election

Dear Executive Director:

Enclosed for filing is my original sworn FEC Form 1 Complaint against the City of Deerfield Beach, Florida, together with the attached Concise Narrative Statement and supporting exhibits.

The Complaint concerns the City's use of public resources for communications to electors regarding proposed Charter amendments appearing on the November 3, 2026 ballot. It addresses both the City's official "Proposed Charter Amendments" website and its printed and downloadable "Charter Amendments Community Guide," identified by the City document filename:

"English_CharterAmendmentCampaignFlyer_V16_20260910."

The allegations are brought under Section 106.113(2), Florida Statutes, and concern Amendments D, E, G, and H.

Please file the enclosed Complaint and provide me with the Florida Elections Commission case number assigned to this matter and confirmation of receipt at the address or telephone number stated above.

Thank you for your attention to this filing.

Sincerely,



A Thomas Connick

Enclosures: Original sworn FEC Form 1 Complaint,
Concise Narrative Statement, and
Exhibits A-D.

FLORIDA ELECTIONS COMMISSION
107 West Gaines Street, Suite 224, Tallahassee, FL 32399-1050

FEC Form 1 (5/17)
Rules 2B-1.0025 & 2B-1.009, F.A.C.

COMPLAINT

The Commission's records and proceedings in a case are confidential until the Commission rules on probable cause. A copy of the complaint will be provided to the person against whom it is brought.

1. PERSON BRINGING COMPLAINT:

Name: A Thomas Connick **Work Phone:** (954) 428-0300
Address: (Office) 411 East Hillsboro Boulevard **Home Phone:** N/A
City: Deerfield Beach **County:** Broward **State:** FL **Zip Code:** 33441

2. PERSON AGAINST WHOM COMPLAINT IS BROUGHT:

If you intend to name more than one individual or entity, please file multiple complaints. A person can be an individual, political committee, political party, electioneering communication organization, club, corporation, partnership, company, association, or other type of organization.

Name of individual or entity: City of Deerfield Beach, Florida
Address: 150 N.E. 2nd Avenue **Phone:** (954) 480-4200
City: Deerfield Beach **County:** Broward **State:** FL **Zip Code:** 33441
If individual is a candidate, list the office or position sought: N/A

Have you filed this complaint with the State Attorney's Office? ☐ Yes ☒ No

Are you alleging a violation of Section 104.271(2), F.S.? ☐ Yes ☒ No

Are you alleging a violation of Section 104.2715, F.S.? ☐ Yes ☒ No

3. ALLEGED VIOLATION(S):

See attached "Florida Election Commission - Attachment to FEC Form 1 - Concise Narrative Statement" alleging violations of Section 106.113(2), Florida Statutes, arising from the City of Deerfield Beach's publicly funded communications concerning the November 3, 2026 Charter amendment election, including the City's official Proposed Charter Amendments website and its printed/downloadable Charter Amendments Community Guide, with allegations concerning Amendments D, E, G, and H. The attached narrative and exhibits are incorporated herein.

Please attach a concise narrative statement in which you list the provisions of the Florida Election Code that you believe the person named above may have violated. The Commission has jurisdiction only to investigate provisions of Chapter 104 and Chapter 106, Florida Statutes.

- The facts and actions that you believe support the violations you allege;
- The names/telephone numbers of persons whom you believe may be witnesses to the facts;
- A copy or picture of any political advertisement(s) you mention in your statement;
- A copy of each document you mention in your statement;
- An explanation of why you believe information you reference from websites is relevant; and
- Any other evidence supporting your allegations.

SEE REVERSE SIDE OF DOCUMENT FOR ADDITIONAL INFORMATION

Any person who files a complaint while knowing that the allegations are false or without merit commits a misdemeanor of the first degree, punishable as provided in Sections 775.082 and 775.083, Florida Statutes.

FLORIDA ELECTIONS COMMISSION

107 West Gaines Street, Suite 224, Tallahassee, FL 32399-1050

FEC Form 1 (5/17)
Rules 2B-1.0025 & 2B-1.009, F.A.C.

4. OATH:

STATE OF FLORIDA
COUNTY OF BROWARD *(complete where notarized)*

I swear or affirm that the above information is true and correct to the best of my knowledge.

A Thomas Connick
Original Signature of Person Bringing Complaint - A. THOMAS CONNICK

Sworn to and subscribed before me this 17th day of September, 2026.

Theresa J Boutwell
Signature of Officer Authorized to Administer Oaths or Notary Public



Theresa J. Boutwell
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known X ~~Or Produced Identification~~ ☐

Type of Identification Produced _____

5. IMPROPERLY COMPLETED COMPLAINT FORMS MAY BE RETURNED:

- You MUST submit this completed complaint form in order to file a complaint.
- You MUST complete ALL FOUR of the above sections of this form. DO NOT leave any blanks.
- You MUST submit the ORIGINAL complaint form. Copied/faxed/emailed forms are returned.
- Each complaint can only be filed against ONE PERSON or ENTITY. If you wish to file against multiple parties, you MUST submit a complaint form for each party you wish to file against.
- DO NOT submit multiple complaint forms with one set of attachments applying to multiple complaints. You MUST attach copies of attachments to each complaint to which they apply.
- MAKE SURE the alleged violation(s) of Chapters 104 or 106 occurred within the last 2 years.
- MAKE SURE your complaint is sworn and there is no defect to the notarization in Section 4.

FLORIDA ELECTIONS COMMISSION
ATTACHMENT TO FEC FORM 1 — CONCISE NARRATIVE STATEMENT

Complainant:	A. Thomas Connick (address and telephone number as stated on FEC Form 1)
Respondent:	City of Deerfield Beach, Florida
Respondent Address:	150 N.E. 2nd Avenue, Deerfield Beach, Florida 33441
Statute Alleged Violated:	Section 106.113(2), Florida Statutes (2026)

I. PRELIMINARY STATEMENT

This Complaint concerns the distinction between Deerfield Beach informing its electors about proposed Charter amendments and using public resources to present those amendments in an advocacy-oriented manner. F.S. §106.113(2) generally prohibits a local government or a person acting on its behalf from expending or authorizing public funds for a communication to electors concerning an issue, referendum, or amendment subject to a vote, while expressly permitting specified informational activities.

This Complaint does not contend that the City is prohibited from explaining the proposed amendments. It asks the Commission to determine whether the challenged City communications remained within the statutory factual-information exception and were not neutral but advocacy.

II. NATURE OF COMPLAINT

This Complaint concerns two related City communications to electors regarding the nine proposed Deerfield Beach Charter amendments appearing on the November 3, 2026 ballot:

1. The City's official "Proposed Charter Amendments" website, preserved by Complainant on September 10, 2026 and attached as Exhibit A; and
2. The City's two-page printed and downloadable "Charter Amendments Community Guide," linked by the City from the same Charter-amendment website and identified in the City's document system by the filename "English_CharterAmendmentCampaignFlyer_V16_20260910" (the "City Flyer"), attached as Exhibit B.

The City website states that it explains the ballot question, the current Charter provision, the proposed change, and what a YES or NO vote means. It separately displays "YES VOTE" and "NO VOTE" explanations. The City Flyer likewise presents itself as an informational guide, using the headings "YOUR CHARTER, YOUR CHOICE" and "Get the Facts," and states "For informational purposes only." The City's website describes the Flyer as a simplified summary that may be printed and shared.

The Complaint identifies particular statements and omissions concerning Amendments D, E, G, and H and asks the Commission to determine whether, viewed in context, the City used public resources for communications outside the exception for factual information on a government website or in printed materials.

III. RESPONDENT AND USE OF PUBLIC RESOURCES

The Respondent is the City of Deerfield Beach, Florida. FEC Form 1 permits a complaint against one individual or entity, and F.S. §106.113 expressly regulates a "local

government." The challenged communications are official City publications directed to Deerfield Beach electors before the referendum election.

The City's Office of Public Affairs and Marketing publicly states that it manages City communications, marketing, website functions, and community outreach. The Commission should obtain records identifying who drafted, edited, approved, printed, posted, distributed, and paid for the Charter-amendment website and City Flyer, including staff time, printing and mailing costs, website costs, vendor or consultant charges, source materials, drafts, emails, and approvals. If later records identify a particular officer or employee who personally authorized a prohibited expenditure, any separate complaint against that person may be evaluated independently.

IV. COMMON FACTS AND PRESENTATION

1. The City Commission adopted Ordinance No. 2026/008 submitting nine Charter amendments to the voters for the November 3, 2026 election.
2. The City thereafter published and promoted an official webpage titled "Proposed Charter Amendments" and linked from that page to the two-page City Flyer.
3. The website does more than reproduce the ordinance or ballot text. It separately gives voters a "Current Provision," a "YES VOTE" explanation, and a "NO VOTE" explanation.
4. The City Flyer similarly presents YES and NO explanations for each amendment and expressly describes itself as informational.
5. The asymmetry for the YES and NO explanations are relevant when the City selectively supplies asserted benefits, predictions, or reassuring consequences in a YES explanation while the corresponding NO explanation is reduced to a bare statement that existing law remains unchanged.
6. Complainant relies on direct observation of official City communications and official governmental records, not anonymous or second-hand reports.

COUNT I — AMENDMENT D: CITY ELECTION DATES

Alleged violation of §106.113(2), Florida Statutes.

Website. Exhibit A states in the "YES VOTE" explanation that moving regular City elections to November will produce an "anticipated increase in voter participation" and a "decrease in commission election costs for taxpayers to zero." It also explains early voting, the approximately 20-month extensions for the current Mayor and Commissioners, and the replacement of the March 2027 and March 2029 elections. The corresponding "NO VOTE" explanation merely states: "Keep City elections in March of odd-numbered years."

City Flyer. Exhibit B goes further. It states categorically that, with the election-date change, "voter participation will increase" and "the City will save the $150,889.90* cost of separate commission elections," with a footnote stating that the figure comes from the Office of the Broward County Supervisor of Elections. It also states that early voting will be available at no additional cost and repeats the approximately 20-month extensions. The corresponding NO explanation again simply states that City elections would remain in March of odd-numbered years.

Historical turnout percentages and an actual Supervisor of Elections cost estimate may themselves be factual information. The issue presented is different: the Flyer converts those underlying data into categorical future consequences of passage - that voter participation "will increase" and that the City "will save" $150,889.90 - while the website

characterizes the same consequences as anticipated benefits. The Commission should obtain the historical turnout data, the Supervisor of Elections document supporting the $150,889.90 figure, the assumptions and scope of that estimate, and the basis for any statement that election-related costs would be reduced to zero.

The communications also omit a separate provision of the proposed amendment concerning term limits. The proposed Charter language expressly provides that any extended service resulting from the transition "shall not be counted toward the term limits established in Section 3.04(3)." Thus, Amendment D not only extends current terms by approximately 20 months and eliminates the March 2027 and March 2029 elections; it also excludes that period of actual incumbent service from the Charter's existing term-limit calculation. Neither the website's YES/NO explanations nor the City Flyer explains that consequence. The statement that future terms remain four years addresses nominal future term length, but it does not disclose the distinct term-limit calculation rule applied to the transition period.

The Commission should determine whether these statements and omissions, considered together and in the context of the City's YES/NO presentation, are within the statutory exception for factual information or constitute publicly funded advocacy-oriented communications concerning Amendment D.

COUNT II — AMENDMENT E: REFERENDUM REQUIREMENT FOR CITY PROPERTY

Alleged violation of §106.113(2), Florida Statutes.

Both the website and the City Flyer state in the YES explanation that City-owned property transactions over $750,000 would be "streamlined through the City Commission approval process instead of requiring a citywide vote." The corresponding NO explanation states only that the current voter-approval requirement and existing exceptions would remain.

The objectively verifiable legal change is that transactions presently requiring voter approval would instead be subject to City Commission approval. The word "streamlined" is not necessary to describe that transfer of decision-making authority and may reasonably be understood as an efficiency characterization favorable to passage. The Commission should determine who selected that terminology, what factual or analytical basis supported it, and whether taxpayer-supported resources were used to disseminate an evaluative characterization outside the statutory factual-information exception.

Further, the ballot question itself also contains the phrase "thereby eliminating the additional time and cost of conducting referendum elections for such transactions." Complainant believes that language goes beyond describing the legal effect of Amendment E and characterizes elimination of the referendum requirement in terms of an asserted benefit. Florida ballot-language decisions have distinguished between describing the legal effect of a proposed amendment and including evaluative or editorial commentary concerning its asserted advantages. See, e.g., *Evans v. Firestone*, 457 So. 2d 1351, 1355 (Fla. 1984). This Complaint does not ask the Florida Elections Commission to adjudicate the validity of the ballot question under §101.161, Florida Statutes. The ballot wording is identified as context relevant to the City's broader publicly funded presentation of Amendment E, including its separate characterization that approval would "streamline" these transactions.

COUNT III — AMENDMENT G: BEACH AREA DEVELOPMENT REGULATIONS

Alleged violation of §106.113(2), Florida Statutes.

The website's YES explanation emphasizes that the Charter's 45-foot commercial height limit, 55-foot multifamily height limit, and specified rezoning restriction would remain, while floor-area-ratio and mixed/accessory-use restrictions would be removed from the Charter and governed by applicable Land Development Code regulations. The NO explanation simply says to keep all current §11.01 restrictions.

The website's own "Current Provision" acknowledges that the City Commission may adopt stricter rules but cannot amend the Charter restrictions without voter approval. The challenged issue is whether a presentation purporting to explain what a YES vote means is materially incomplete when it emphasizes protections that remain while not expressly explaining that the restrictions being removed will no longer have Charter-level voter protection and may thereafter be changed through the ordinary code-amendment process rather than a Charter referendum.

The City Flyer is somewhat more explicit than the website: it states that later decisions concerning the removed subjects would follow the normal planning and code-amendment process. Complainant does not allege that this sentence is independently false. The Flyer is nevertheless relevant to the overall pattern of the City's YES/NO presentation, because the corresponding NO explanation still simply states that all current Charter §11.01 restrictions would remain.

COUNT IV — AMENDMENT H: MAIN BEACH PARKING AREA

Alleged violation of §106.113(2), Florida Statutes.

The website's YES explanation states that Amendment H would remove "the 15-day annual limit on significant commercial use (ex. City-approved special events)." That parenthetical is inconsistent with the existing Charter text. Current §11.02(a)(5) expressly states that occasional special municipal-sponsored or affiliated events, using Founder's Day as an example, are not considered significant commercial use. The website therefore uses as an example of the restricted category the very type of event the current Charter expressly excludes from that category.

With paragraph §11.02(a)(5) deleted, the Charter no longer contains the existing restriction limiting significant commercial use of the main beach parking property to no more than fifteen days annually. Thus, Amendment H removes the Charter-level protection against expanded commercial use and it removes the existing commercial-use restriction of the Main Beach Parking Area. With that limitation removed, there is no Charter limitation on commercial use in the Main Beach Parking Area. This Complaint does not ask the Elections Commission to adjudicate land-use or Charter construction; it asks whether the City failed in its website to present that the elimination of that provision removed the commercial restrictions contained under Section 11.02.

The ballot question characterizes the change as removal of 'the restriction on commercial use exceeding fifteen days annually.' While that language identifies the existing fifteen-day threshold, it does not explain the broader legal consequence that the entire Charter provision regulating significant commercial use is being deleted. Amendment H does not substitute a different Charter limitation on commercial use. Accordingly, approval removes the existing Charter-level protection against significant commercial use.

V. WHY BOTH COMMUNICATIONS ARE RELEVANT

The website and City Flyer are related official City communications concerning the same referendum election. The website links directly to the Flyer, describes it as a simplified community guide, and states that it may be printed and shared. The Flyer itself is presented as "Get the Facts" and "For informational purposes only." These representations make the factual-information exception in F.S.§106.113(2) directly relevant to both communications.

The Commission should evaluate each challenged statement in its own context and should also consider the overall presentation. The Complaint alleges that the combination of categorical predictions, evaluative terminology, material omissions, and at least one directly verifiable inconsistency warrants investigation into whether the City remained within the statutory exception for factual information.

VI. REQUESTED INVESTIGATION

1. Determine the public funds, employee time, printing costs, website costs, vendor expenses, consultant expenses, and other City resources used to draft, review, publish, print, distribute, host, or promote the website and City Flyer.
2. Identify each City official, employee, attorney, consultant, contractor, or vendor who drafted, edited, reviewed, approved, printed, distributed, or authorized the challenged language in either communication.
3. Obtain the historical turnout data and methodology relied upon for the Amendment D representation that voter participation will increase.
4. Obtain the Broward County Supervisor of Elections record underlying the $150,889.90 figure, determine precisely what that estimate includes and excludes, and determine the basis for the website's representation that commission-election costs to taxpayers would decrease to zero.
5. Determine whether the drafters considered and why the City communications did not explain the proposed Amendment D provision excluding approximately 20 months of transition service from the Charter term-limit calculation.
6. Determine why the word "streamlined" was selected for Amendment E and whether the City treated that word as a factual description or a favorable characterization.
7. Determine what legal analysis supported the Amendment G description of the consequences of removing Charter-level FAR and mixed/accessory-use restrictions.
8. Determine what source supported the Amendment H parenthetical concerning "City-approved special events" and what legal analysis supported the City's stated effect of deleting §11.02(a)(5).
9. Determine whether each challenged communication falls within the statutory exception for factual information on a government website or in printed materials and, if not, determine the violations and impose such relief as authorized by Chapter 106.

VII. WITNESSES / PERSONS WITH RELEVANT INFORMATION

A. A Thomas ("Tom") Connick, Complainant; personally reviewed and preserved the City website and reviewed the City Flyer. Contact information appears on FEC Form 1.

B. City of Deerfield Beach Office of Public Affairs and Marketing — department responsible for City communications and website functions; 150 N.E. 2nd Avenue, Deerfield Beach, Florida 33441; public office telephone 954-250-4116. The responsible authors, editors, designers, and approvers should be identified through City records. It is suggested that the responsible authors, editors, designers, and approvers they may include: David Hunt, Samantha Siegel, Scott Tobin, Paulette Etzel, Rodney Brimlow, Eric Power, Mayor Todd Drosky, Commissioner Michael Hudak, Commissioner Thomas Plaut, Heather Montemayor and Anthony Soroka. This Complaint does not know, so cannot allege who were the responsible authors, editors, designers, and approvers.

C. Rodney Brimlow, City Manager — Office of the City Manager, 150 N.E. 2nd Avenue, Deerfield Beach, Florida 33441; public office telephone 954-480-4263. Listed as a potential custodian/administrative witness. This Complaint does not know so cannot allege if he was a responsible author, editor, designer, or approver.

D. Heather Montemayor, City Clerk — City Clerk's Office, 150 N.E. 2nd Avenue, Deerfield Beach, Florida 33441. Potential witness concerning Ordinance No. 2026/008, election documents, and City records relating to publication of the amendments.

E. Broward County Supervisor of Elections — custodian of the election-cost estimate identified in the City Flyer and of election/turnout records relevant to Amendment D.

VIII. EXHIBITS

Exhibit A: September 10, 2026 preserved copy of the City of Deerfield Beach official "Proposed Charter Amendments" website.

Exhibit B: City of Deerfield Beach "Charter Amendments Community Guide," two-page PDF linked from the City website and identified by the filename "English_CharterAmendmentCampaignFlyer_V16_20260910."

Exhibit C: Ordinance No. 2026/008 and the proposed Charter-amendment language, including the Amendment D transition and term-limit provisions.

Exhibit D: City of Deerfield Beach Office of Public Affairs and Marketing information identifying the office's responsibility for City communications and website functions.

IX. SCOPE OF COMPLAINT

This Complaint alleges violations of §106.113(2), Florida Statutes, arising from the City's official website and printed/downloadable City Flyer.

References in this Complaint to the wording of the official ballot questions are included solely as relevant context in evaluating the City's publicly funded website and printed communications under §106.113(2). Complainant does not request that the Florida Elections Commission adjudicate the legal sufficiency or validity of any ballot question under §101.161, Florida Statutes, and expressly reserves any such issue for determination in an appropriate judicial proceeding.

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DATED: September 17, 2026



A. Thomas Connick, Complainant
Office Address: 411 East Hillsboro Boulevard
Deerfield Beach, Florida 33441
Telephone: (954) 428-0300
Email address: tomconnick@gmail.com

Exhibit A:

September 10, 2026 preserved copy of the City of Deerfield Beach official "Proposed Charter Amendments" website.

PROPOSED CHARTER AMENDMENTS

On Tuesday, November 3, 2026, Deerfield Beach voters will be asked to consider nine proposed amendments to the City Charter.

This page provides information to help residents review the proposed changes, including an overview of the amendments, the existing and proposed Charter language, supporting documents, frequently asked questions, voting information and a glossary of commonly used terms.

Residents are encouraged to review the information provided and become familiar with each proposed amendment before voting.

AT A GLANCE

Election Day

Tuesday, November 3, 2026

Number of Proposed Amendments

Nine

What is Being Considered?

Proposed changes to specific provisions of the Deerfield Beach Charter.

VOTING INFO

FAQs

GLOSSARY

VIEW 9 AMENDMENTS

OFFICIAL DOCUMENTS

AMENDMENTS

The City Charter establishes the framework for Deerfield Beach's municipal government and outlines certain powers, responsibilities and procedures of the City.

The proposed amendments below identify changes that will be presented to voters during the November 3, 2026 election. Following this section, each of the nine proposed amendments is broken down individually to explain the ballot question, the current Charter provision, the proposed change and what a "Yes" or "No" vote means.

For those who wish to review the complete legal language, the official ordinance, proposed Charter amendments and current City Charter are available in the Official Charter Documents section at the bottom of this page.

PROPOSED CHARTER AMENDMENTS

How Your Vote Works

Deerfield Beach voters will make the final decision on each proposed amendment to the City Charter. You will see nine separate yes-or-no questions on the ballot. Each question is decided independently, so you may vote "Yes" on some amendments and "No" on others. A "No" vote leaves the current Charter provision on that subject in place and unamended.

Amendment A | Clarification and Update of City Charter

Ballot Question:

Shall the City Charter be amended for style, clarity and consistency, along with amendments removing outdated provisions, and amendments updating the Charter to conform with State law provisi

Select Language
Google Translate

Current Provision:

The Charter carries legacy wording, outdated newspaper and audit references, paper-check language that no longer match current practice and provisions that have been superseded by state law.

YES VOTE

Update the Charter to make it clearer, more consistent and aligned with current state law.

NO VOTE

Keep the current Charter language.

VIEW AMENDMENT A ›

Amendment A includes changes throughout the Charter. Review the complete proposed Charter amendments PDF. Opens in a new window.

Amendment B | City Boundaries

Ballot Question:

The Charter includes a lengthy and outdated legal description of the corporate limits of the City. Shall the Charter be amended to replace the legal description with a map generally depicting the City's present official corporate limits, and provide that the official map of the corporate limits of the City shall be maintained by the office of the City Clerk?

Current Provision:

Charter §2.01 carries a lengthy metes-and-bounds description assembled over decades from special acts, annexations, plats, ordinances, and right-of-way references. It is difficult for a typical resident to read and grows more cumbersome as boundary records accumulate. Further, the existing legal description is outdated and does not reflect more recent annexations of land into the City.

YES VOTE

Replace the Charter's written description of City boundaries with a map maintained by the City Clerk. Deerfield Beach's actual boundaries would not change.

NO VOTE

Keep the outdated written boundary description in the Charter.

VIEW AMENDMENT B ›

Review the proposed changes in the amendment PDF. Opens in a new window.

Amendment C | Candidate Residency Requirements

Ballot Question:

The City Charter requires candidates for Mayor to have resided continuously in the City, and candidates for Commissioner to have resided continuously in their qualifying District, for six months immediately before qualifying. Shall the Charter be amended to instead require two years of continuous residency in the City immediately before qualifying for candidates for Mayor, and two years of continuous residency in the qualifying District for Commissioner candidates, except where non-residency results solely from redistricting?

Current Provision:

A mayoral candidate must have lived continuously in the City for six months immediately before qualifying. A Commission candidate must have lived continuously in the City for six months immediately before qualifying and live in the district prior to qualifying as a candidate.

YES VOTE

Require candidates for Mayor to have lived in Deerfield Beach continuously for two years immediately prior to qualifying. Commission candidates would need to have lived continuously in the City and their district for two years immediately prior to qualifying, with an exception for redistricting.

NO VOTE

Keep the current six-month residency requirements for candidates for Mayor and Commissioner.

VIEW AMENDMENT C ›

Review the proposed changes in the amendment PDF. Opens in a new window.

Amendment D | City Election Dates

Ballot Question:

Shall the Charter be amended to change Commission elections from March of odd-numbered years to November of even-numbered years beginning November 2028 to increase voter participation and decrease election costs, resulting in term extensions of approximately 20 months for all current Commissioners and the Mayor to maintain staggered terms, with no elections held in March 2027 or March 2029 and all future terms remaining four years?

Current Provision:

Commission elections are held in March of odd-numbered years with staggered four-year terms. Districts 1 and 2 are next scheduled for election in March 2027; the Mayor and Districts 3 and 4 are next scheduled for election in March 2029.

YES VOTE

Regular City elections would move from March of odd-numbered years to November in even-numbered years, consistent with statewide elections. The November 2028 election will replace the March 2027 election, and the November 2030 election will replace the March 2029 election. As a result, there is an anticipated increase in voter participation and decrease in commission election costs for taxpayers to zero. Early voting will be available, and the current Mayor and commissioners will have a one-time extension of 20 months to their current term. Future terms will not be impacted and will remain for four years with staggered terms.

NO VOTE

Keep City elections in March of odd-numbered years.

VIEW AMENDMENT D ›

Review the proposed changes in the amendment PDF. Opens in a new window.

Amendment E | Referendum Requirement for Certain City Property Transactions

Ballot Question:

Shall the Charter be amended to remove the requirement that voters approve at a referendum election, and instead authorize the City Commission to approve, the sale, gift, trade, transfer, or lease of all or a portion of, or an interest in, city-owned real property with a fair market value exceeding $750,000, thereby eliminating the additional time and cost of conducting referendum elections for such transactions?

Current Provision:

Covered transactions involving City property with a fair market value above $750,000 require majority approval from City voters at a

referendum election. Limited pier restaurant, pier-operation, and beach-amenity contracts may be awarded by a four-fifths Commission vote instead.

YES VOTE

Allow City-owned property transactions over $750,000 to be streamlined through the City Commission approval process instead of requiring a citywide vote. A Yes vote does not approve a specific property transaction or project.

NO VOTE

Keep the current voter-approval requirement and its existing exceptions.

VIEW AMENDMENT E ›

Review the proposed changes in the amendment PDF. Opens in a new window.

Amendment F | Charter Review Board Every Ten Years

Ballot Question:

Shall the Charter be amended to require a Charter Review Board to be appointed by the City Commission in May 2035 and every ten years thereafter, with the Charter Review Board consisting of five regular voting members and five alternate members appointed by the City Commission to review the Charter and make non-binding recommendations to the Commission regarding amendments to the Charter?

Current Provision:

The Charter does not require recurring review. The 2025–2026 Charter Review Board was established by ordinance for this particular review.

YES VOTE

Set a regular Charter review beginning in 2035 and every ten years after, with five resident voting members and five alternates. The City Commission would decide which proposed Charter changes go on the ballot and Deerfield Beach residents would vote on them.

NO VOTE

Keep the Charter without a required ten-year review schedule. Future reviews could still occur through another authorized process.

VIEW AMENDMENT F ›

Review the proposed changes in the amendment PDF. Opens in a new window.

Amendment G | Beach Area Development Regulations

Ballot Question:

Charter Section 11.01 restricts development east of the Intracoastal Waterway, including height limits of 45 feet for commercial and 55 feet for multifamily zoned properties, floor area ratio and lot coverage limits for such properties, mixed use and accessory use restrictions, and restrictions prohibiting rezoning to commercial. Shall the Charter be amended to remove only the floor area ratio regulations and the restrictions on mixed and accessory uses from the Charter?

Current Provision:

Charter §11.01 fixes detailed restrictions back to May 2002 zoning and land development regulations: height caps (45 and 55 feet), floor area ratios of 1.0 commercial and .80 multifamily, lot-coverage limits, mixed- and accessory-use restrictions, and a bar on rezoning to commercial. The Commission may adopt stricter rules but cannot amend the Charter regulations without voter approval.

YES VOTE

The Charter's 45 foot commercial and 55 foot multifamily height limits and specified rezoning restriction would not be affected.

Charter regulations on floor-area ratio and mixed and accessory uses for property east of the Intracoastal would be removed. Floor area ratio, and mixed and accessory uses would be governed by applicable Land Development Code regulations.

NO VOTE

Keep all current Charter Section 11.01 restrictions.

VIEW AMENDMENT G ›

Review the proposed changes in the amendment PDF. Opens in a new window.

Amendment H | Main Beach Parking Area Restrictions

Ballot Question:

Charter Section 11.02 restricts development on the City's main beach parking areas, including limiting permitted uses, restricting garage and parking space size, lot coverage, floor area ratio, and setbacks. Shall this Section be amended to remove the minimum parking space size requirements, the restriction on commercial use exceeding fifteen days annually, and the prohibition on use of this parking to satisfy other properties' parking requirements?

Current Provision:

The covered parcels are limited primarily to parking and roadway purposes, public-safety, restroom, and subordinate public uses. The Charter caps a garage at two above-ground levels, sets a 1.0 floor area ratio, 50-percent lot coverage, and listed setbacks. Spaces must be at least 10 by 20 feet, significant commercial use is capped at 15 days a year, and the parking spaces cannot count toward another property's parking requirement.

YES VOTE

Remove three Charter regulations for City-owned main beach parking parcels: the minimum 10-by-20-foot space size, the 15-day annual limit on significant commercial use (ex. City-approved special events), and the ban on counting the public parking spaces toward another property's parking requirement.

NO VOTE

Keep the current Charter Section 11.02 restrictions.

VIEW AMENDMENT H ›

Review the proposed changes in the amendment PDF. Opens in a new window.

Amendment I | Vote Required For Future Police Or Fire Service Provider Changes

Ballot Question:

Shall the Charter be amended to require that any future action by the City Commission to transition, transfer, contract out, consolidate, or otherwise assign, police or fire services from the existing provider to another governmental entity or agency, special district, or sheriff's office, be approved by an affirmative vote of at least four-fifths (4/5) of the City Commission?

Current Provision:

The Charter does not include a supermajority vote requirement for a change in the City's police or fire services provider, which can be done by a simple majority vote of the Commission. The Commission approved the current transition from BSO toward City police and fire-rescue departments by a four-fifths (4/5) vote, and implementation is underway.

YES VOTE

Require an affirmative vote of four of the five City Commissioners to approve any future change in the City's police or fire services provider.

NO VOTE

Keep the current majority vote requirement for future police or fire services provider decisions.

VIEW AMENDMENT I ›

Review the proposed changes in the amendment PDF. Opens in a new window.

VOTING INFO

The nine proposed Charter amendments will appear on the November 3, 2026, ballot. Find key information below about when, where, and how to vote, along with resources from the Broward County Supervisor of Elections.

- **Election Day**
  Tuesday, November 3, 2026
  7:00 AM - 7:00 PM (if you are in line before 7 PM you must be allowed to vote)
- **Early Voting**
  October 19 - November 1, 2026
  7:00 AM - 7:00 PM
- **Vote-By-Mail**

FAQ'S

Find quick answers to common questions about the proposed Charter amendments and the voting process.

- What is the Deerfield Beach City Charter?
- Why are Charter amendments being considered now?
- Are voters being asked to accept or reject all nine amendments together?
- What does a yes vote, no vote, or blank response mean?
- When would an approved amendment take effect, and

Vote-by-Mail ballots must be received by 7 PM on Election Day. Ballots may be returned by mail or in person at Supervisor of Elections offices and designated ballot return locations.

- **Polling Location & Voter Status**
  Use the City's interactive map to view voting district information and access Broward County Supervisor of Elections resources for polling locations and voter status.

where can residents read the full text?

GLOSSARY

Please note that these are not definitions taken from the Land Development Code.

- **City Charter:** Deerfield Beach's foundational local governing document.
- **Most Current Text:** The most current official available language, from the August 4, 2026 second-reading packet.
- **Charter Amendment:** A voter-proposed change to a specific Charter rule.
- **Conforming Change:** A technical edit needed so approved sections work together.
- **Corporate Limits:** Official City boundaries.
- **Continuous Residency:** Living in the City or district for the full stated period without breaking residency.
- **Election Transition:** The one-time schedule used to move from March odd-year elections to November even-year elections.

- **Term Extension:** An approximately 20-month one-time extension for each current officeholder.
- **Fair Market Value:** The property's market value under the applicable valuation standard.
- **Floor Area Ratio / FAR:** Total building floor area compared with lot area; it affects building bulk, not just height.
- **Lot Coverage:** The share of a lot covered by the building footprint.
- **Mixed Use:** More than one use, such as residential and commercial, within a property or project.
- **Accessory Use**: A secondary use that supports the main use.
- **Parking Credit:** Counting spaces on one property toward another property's required parking.
- **Four-fifths Vote:** At least four of the five Commissioners.
- **Prospective:** Applies to future actions, not the transition already approved.

OFFICIAL CHARTER DOCUMENTS

OFFICIAL ORDINANCE

Official scanned copy of the ordinance.

PROPOSED CHARTER AMENDMENTS

Proposed language showing additions and deletions.

CURRENT CITY CHARTER

Charter currently in effect through Municode.

View Ordinance	View Changes	View Charter

Exhibit B:

City of Deerfield Beach "Charter Amendments Community Guide," two-page PDF linked from the City website and identified by the filename "English_CharterAmendmentCampaignFlyer_V16_20260910."

Deerfield Beach
Florida

YOUR CHARTER, YOUR CHOICE

Get the Facts

WHAT IS THE CITY CHARTER?

The City Charter is Deerfield Beach's local constitution. It sets the ground rules for how City government operates, including government structure, elections, official responsibilities and certain public property and beach-area regulations.

WHY IS IT CHANGING?

The Charter hasn't changed in approximately 20 years, but the City of Deerfield Beach has.

A Charter Review Board reviewed the Charter, gathered public input and presented recommendations for proposed amendments. The City Commission reviewed those amendments and approved nine questions for the ballot. Now, voters will decide whether each proposed amendment is approved.

WHAT ARE THE NINE CHARTER AMENDMENTS?

Nine proposed Charter amendments will appear on the November 3, 2026 ballot. You can vote Yes or No on each amendment.

AMENDMENT A | CLARIFICATION AND UPDATE OF CITY CHARTER

YES Update the Charter to make it clearer, more consistent and aligned with current state law.

NO Keep the current Charter language.

AMENDMENT B | CITY BOUNDARIES

YES Replace the Charter's written description of City boundaries with a map maintained by the City Clerk. Deerfield Beach's actual boundaries would not change.

NO Keep the outdated boundary description in the Charter.

AMENDMENT C | CANDIDATE RESIDENCY REQUIREMENTS

YES Require candidates for Mayor to have lived in Deerfield Beach for two years. Commission candidates would need to have lived continuously in the City and their district for two years, with an exception for redistricting.

NO Keep the current six-month residency requirements for candidates for mayor and commissioners.

ELECTION DAY IS TUESDAY, NOV. 3, 2026

HOW TO GET INVOLVED

1. Use this guide to compare the proposed change with the current rule.
2. Read the exact wording of each question by scanning the QR code below.

SCAN ME

dfb.city/charter

3. Vote "Yes" or "No" for each amendment.

Election Day:
November 3, 2026 | 7 a.m.–7 p.m.
If you are in line by 7 p.m., you can vote.

Early Voting:
October 19–November 1, 2026 | 7 a.m.–7 p.m.

Vote-By-Mail:
Vote-by-Mail ballots must be received by 7 p.m. on Election Day. Ballots may be returned by mail or in person at Supervisor of Elections offices and designated ballot return locations.

Official Polling Information:
Visit the Broward County Supervisor of Elections at **browardvotes.gov** to find your polling location and voter status.

WANT TO READ THE FULL AMENDMENTS?
Visit **dfb.city/charter** for the complete ballot questions, FAQs and official documents.
For informational purposes only.

CityofDeerfieldBeach

Deerfield Beach Florida

YOUR CHARTER, YOUR CHOICE

Get the Facts

SCAN ME

dfb.city/charter

AMENDMENT D | CITY ELECTION DATES

YES Regular City elections would move from March of odd-numbered years to November in even-numbered years, consistent with Presidential and State elections. The November 2028 election will replace the March 2027 election, and the November 2030 election will replace the March 2029 election. With this election date change, voter participation will increase and the City will save the $150,889.90* cost of separate commission elections. Early voting will be available at no additional cost, and the current Mayor and commissioners will have a one-time extension of 20 months to their current terms. Future terms will not be impacted and will remain for four years with staggered terms.

NO Keep City elections in March of odd-numbered years.

**Figure comes from the Office of the Broward County Supervisor of Elections.*

AMENDMENT E | REFERENDUM REQUIREMENT FOR CERTAIN CITY PROPERTY TRANSACTIONS

YES Allow City-owned property transactions over $750,000 to be streamlined through the City Commission approval process instead of requiring a citywide vote. A Yes vote does not approve a specific property transaction or project.

NO Keep the current voter-approval requirement and its existing exceptions.

AMENDMENT F | CHARTER REVIEW BOARD EVERY 10 YEARS

YES Require a regular Charter review beginning in 2035 and every 10 years after, led by a Board with five resident voting members and five alternates. The City Commission would decide which proposed charter changes go on the ballot, and Deerfield Beach residents would vote on them.

NO Keep the Charter without a set 10-year review schedule. Future reviews could still occur through another authorized process.

AMENDMENT G | BEACH AREA DEVELOPMENT REGULATIONS

YES The Charter's 45-foot commercial and 55-foot multifamily height limits, maximum lot coverage, and specified rezoning restriction would remain the same. Charter limits on floor area ratio and selected mixed and accessory uses for property east of the Intracoastal would be removed from the charter and later decisions would follow the normal planning and code amendment process.

NO Keep all current Charter Section 11.01 restrictions.

AMENDMENT H | MAIN BEACH PARKING AREA RESTRICTIONS

YES Remove three Charter regulations for City-owned main beach parking parcels: the minimum 10-by-20-foot space size, the 15-day annual limit on significant commercial use, and the ban on counting the public parking spaces toward another property's parking requirement.

NO Keep the current Charter Section 11.02 restrictions.

AMENDMENT I | VOTE REQUIRED FOR FUTURE POLICE OR FIRE SERVICES PROVIDER CHANGES

YES Require four of the five City Commissioners to approve any future change in the City's police or fire services provider, including a change back to a previous provider.

NO Keep the current majority voting rules for future police or fire services provider decisions.

Exhibit C:

Ordinance No. 2026/008 and the proposed Charter-amendment language, including the Amendment D transition and term-limit provisions.

ORDINANCE NO. 2026/008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING CERTAIN AMENDMENTS TO THE CITY CHARTER, SUBJECT TO VOTER APPROVAL; CALLING FOR A REFERENDUM ELECTION ON THE PROPOSED AMENDMENTS TO THE CITY CHARTER TO BE HELD ON NOVEMBER 3, 2026; PROVIDING FOR SUBMISSION TO THE ELECTORS FOR APPROVAL OR DISAPPROVAL OF THE PROPOSED CHARTER AMENDMENTS; PROVIDING FOR REQUISITE BALLOT LANGUAGE; PROVIDING A PROCEDURE FOR BALLOTING; PROVIDING FOR NOTICE; PROVIDING FOR RELATED MATTERS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the City of Deerfield Beach Charter Review Board has recommended that certain provisions of the City Charter be amended; and

WHEREAS, after considering the recommendation of the Charter Review Board, the City Commission wishes to submit to the City electors the proposed Charter Amendments set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. **Recitals**. The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Ordinance.

Section 2. **Charter Amendments**. Pursuant to Section 166.031, Florida Statutes, and upon voter approval as set forth herein, the City Charter of the City of Deerfield Beach, Florida, is amended as follows:

***

ARTICLE II. – CORPORATE LIMITS

Section 2.01 – Description of corporate limits.

~~The following area shall constitute the corporate limits of the City of Deerfield Beach:~~

~~All that territory lying and situate in Broward County, Florida, as provided in the Laws of Florida, Chapter 59-1214, Special Acts, 1959; Chapter 61-2068, Special Acts, 1961; Chapter 70-647, Special Acts, 1970; Chapter 99-471, Laws of Florida; House Bill 1407, enacted 2004; House Bill 1695, 1697 and 1705, enacted 2000; House Bill 1089, enacted 1999; Ordinance Number 1974/207 (original number 928) and Ordinance Number 1985/24, City of Deerfield Beach, additions thereto, and subsequent additions by ordinance, and Special Act to wit:~~

~~All lands lying within the following described territory, the inhabitants of which are hereby established and organized into a municipal corporation, and over which such municipal corporation shall exercise its jurisdiction and powers and which boundaries, as the same may be hereafter changed by law, shall be known as the "Corporate Limits" of the City of Deerfield Beach, to wit:~~

~~BEGINNING at the northeast corner of Broward County, Florida, being the intersection of the north boundary line of Broward County, Florida with the east boundary line of the State of Florida;~~

~~thence southerly along said east boundary line of the State of Florida to the north line of Section 8, Township 48 South, Range 43 East; thence westerly along said north line of Section 8 to the centerline of the existing Intracoastal Waterway (Florida East Coast Canal) right-of-way;~~

~~thence southerly along said centerline of the Intracoastal Waterway to the intersection with the easterly extension of the south boundary line of Lot 9 of the Subdivision of Government Lots 2 and 3 of Section 8, Township 48 South, Range 43 East, according to the Plat thereof, as recorded in Plat Book "B", Page 154, of the Public Records of Dade County, Florida;~~

~~thence westerly along said easterly extension of the south boundary line of Lot 9 and through the southeast corner thereof, to the southwest corner of said Lot 9;~~

~~thence northerly along the west boundary line of said Lot 9 to the northwest corner of said Lot 9, also being the intersection with the east-west quarter section line of said Section 8;~~

~~thence westerly along said east-west quarter section line of Section 8 to a point of intersection with the east line of Section 7, Township 48 South, Range 43 East;~~

~~thence westerly along the east-west quarter section line of said Section 7 to a point of intersection with the east line of the west one-half (W½) of the northeast one-quarter (NE¼) of the southeast one-quarter (SE¼) of said Section 7;~~

~~thence southerly along said east line to the southeast corner of the west one-half (W½) of the northeast one-quarter (NE¼) of the southeast one-quarter (SE¼) of said Section 7;~~

~~thence westerly along the south line of the north one-half (N½) of the southeast one-quarter (SE¼) of said Section 7 to the southwest corner of the east one-half (E½) of the northwest one-quarter (NW¼) of the southeast one-quarter (SE¼) of said Section 7;~~

~~thence northerly along the west line of the east one-half (E½) of the northwest one-quarter (NW¼) of the southeast one-quarter (SE¼) of said Section 7 to a point of intersection with a line 165.00 feet south of and parallel with the north line of the southeast one-quarter (SE¼) of said Section 7;~~

~~thence easterly along said parallel line to a point of intersection with the west line of the east one-half (E½) of the northeast one-quarter (NE¼) of the northwest one-quarter (NW¼) of the southeast one-quarter (SE¼) of said Section 7;~~

~~thence northerly along said west line to the northwest corner of the east one-half (E½) of the northeast one-quarter (NE¼) of the northwest one-quarter (NW¼) of the southeast one-quarter (SE¼) of said Section 7;~~

~~thence westerly along the east-west quarter section line of said Section 7 to the existing east right-of-way line of U.S. Federal Highway No. 1 (State Road No. 5);~~

~~thence southwesterly along said east right-of-way line to the intersection with the easterly extension of the existing south right-of-way line of S.W. 15th Street (N.E. 54th Street) being the Municipal Boundary of the City of Deerfield Beach as established by Chapter 70-647, Laws of Florida;~~

~~thence westerly along said south right-of-way line to a point of intersection with the northerly extension of the east line of PARCEL "B", MORGAN PLAT NO. 1, according to the Plat thereof, as recorded in Plat Book 110, Page 42, of the Public Records of Broward County, Florida;~~

~~thence along the municipal boundary of the City of Deerfield Beach, as established by Chapter 99-471, Laws of Florida, for the following 3 courses:~~

~~thence southerly along the northerly extension of said east line to the north boundary line of said PARCEL "B", being the northeast corner of said PARCEL "B";~~

~~thence westerly along said north boundary line to the west line of said PARCEL "B" and the east right-of-way line of N.E. 13th Way as shown on said MORGAN PLAT NO. 1;~~

~~thence southwesterly and southerly along said east right-of-way line to the intersection with the east boundary line of PARCEL "A" of said MORGAN PLAT NO. 1;~~

~~thence along the municipal boundary of the City of Deerfield Beach, as established by Ordinance 1985/24, City of Deerfield Beach for the following 2 courses:~~

~~continue southerly along said east boundary line of PARCEL "A" to the south boundary line of said PARCEL "A";~~

~~thence westerly along said south boundary line to the southwest corner of said PARCEL "A" and the east right-of-way line of the Florida East Coast Railway;~~

~~thence along the municipal boundary of the City of Deerfield Beach, as described in House Bill 1407, enacted by the Legislature of the State of Florida in 2004, for the following 4 courses:~~

~~thence continue southwesterly along said east right-of-way line of the Florida East Coast Railway to the centerline of N.E. 36th Street (Sample Road);~~

~~thence westerly along said centerline of N.E. 36th Street (Sample Road) to a point of intersection with the easterly right-of-way line of the Seaboard Coastline railroad;~~

~~thence northeasterly along said easterly right-of-way line to the north right-of-way line of N.E. 36th Street (Sample Road);~~

~~thence westerly along said north right-of-way line to the westerly right-of-way line of the Seaboard Coastline Railroad;~~

~~thence continue westerly along said north right-of-way line of N.E. 36th Street (Sample Road), being the municipal boundary of the City of Deerfield Beach, as established by Chapter 99-471, Laws of Florida to the west right-of-way line of Powerline Road (State Road 845);~~

~~thence continue westerly along a line lying northerly of the forty foot easement for road, utility and related purposes (for Sample Road), G and P Plat, according to the plat thereof, recorded in Plat Book 96, Page 44 of the Public Records of Broward County, Florida as described in House Bill 1697, enacted by the Legislature of the State of Florida in 2000, to a point on the western boundary of said plat, being the west line of a fifty foot canal easement as described in Official Records Book 4655, Page 755 of said Public Records;~~

~~thence continue westerly along the north line of a road easement for Sample Road, J.F.C. Plat, according to the plat thereof, recorded in Plat Book 133, Page 35 of the Public Records of Broward County, Florida as described in House Bill 1695 and House Bill 1705, enacted by the Legislature of the State of Florida in 2000, to a point of intersection with the western boundary of Parcel "A", according to said plat;~~

~~thence continue along the municipal boundary of the City of Deerfield Beach, as referenced in said House Bill 1695, for the next 2 courses:~~

~~northerly along said western boundary of Parcel "A" to the northwest corner of said Parcel;~~

~~thence easterly along the north boundary of said Parcel "A" and the northerly limits of said J.F.C. Plat to the northeast corner of said Parcel being a point on the west line of said fifty foot canal easement as described in Official Records Book 4655, Page 755 of said Public Records being the western boundary of said G and P Plat as described in said House Bill 1697;~~

~~thence along the municipal boundary of the City of Deerfield Beach, as referenced in said House Bill 1697, for the next 2 courses:~~

~~northerly along the west line of said fifty foot canal easement as described in Official Records Book 4655, Page 755 of said Public Records being the western boundary of said G and P Plat to the northwest corner of said plat;~~

~~thence easterly along the north boundary of said G and P Plat to the northeast corner of Parcel "B" of said plat being a point on the westerly right-of-way line of Powerline Road (State Road 845) and the municipal boundary of the City of Deerfield Beach, as established by Chapter 99-471, Laws of Florida;~~

~~thence northerly along said westerly right-of-way line of Powerline Road (State Road 845) and the municipal boundary of the City of Deerfield Beach, as established by said Chapter 99-471 to the intersection with a line 55.00 feet north of and parallel with the south line of the southeast one-quarter (SE¼) of Section 9, Township 48 South, Range 42 East;~~

~~thence westerly along said parallel line to the intersection with the east line of the southwest one-quarter (SW¼) of said Section 9;~~

~~thence southerly along said east line to the intersection with a line 40.00 feet north of and parallel with the south line the southwest one-quarter (SW¼) of said Section 9;~~

~~thence westerly along said parallel line to a point of intersection with the east right-of-way line of the Florida's Turnpike;~~

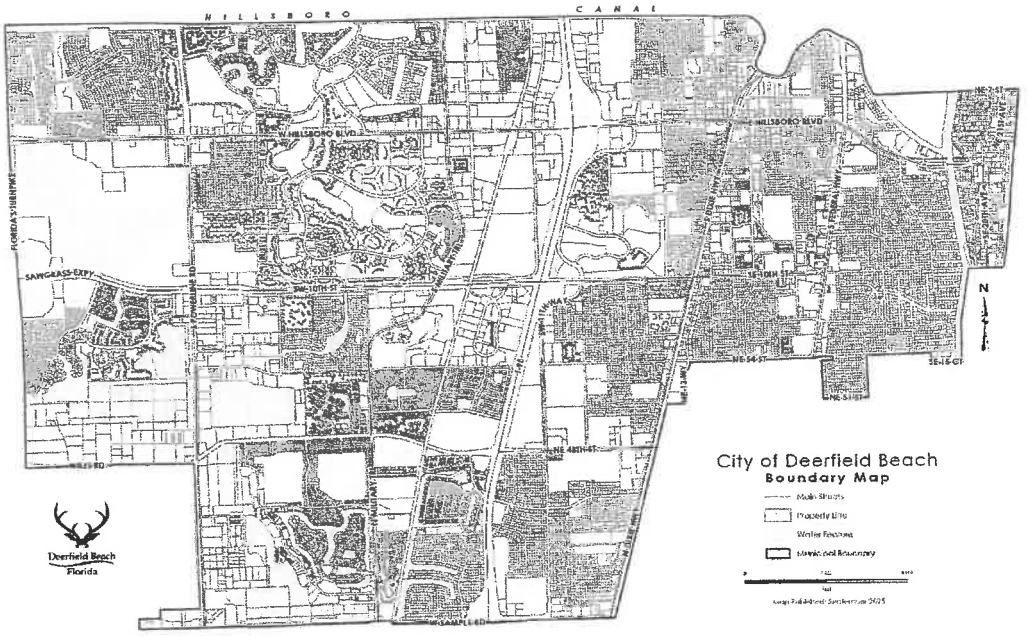
~~thence northerly along said east right-of-way line to the south right-of-way line of the Sawgrass Expressway (State Road 869) as shown on the Broward County Expressway Authority map of Sawgrass/Deerfield Expressway for Project Number 10444, Sheets 22 and 23, dated June 26, 1984 with a revised date of January 21, 1986 as described in House Bill 1089, enacted by the Legislature of the State of Florida in 1999;~~

~~thence continue northerly along said east right-of-way line of Florida's Turnpike and the westerly municipal boundary as described in said House Bill 1089 to the south right-of-way line of Hillsboro Boulevard (State Road 810);~~

~~thence continue northerly along said east right-of-way line of the Florida's Turnpike to a point on the north boundary line of Broward County, Florida;~~

~~thence easterly along said north boundary line to the northeast corner of Broward County, Florida being the POINT OF BEGINNING of this description.~~

An official map of the City of Deerfield Beach denoting the official boundaries at present and as amended shall be maintained by the Office of the City Clerk. The official boundaries of the City are generally depicted on the following map:



ARTICLE III. – LEGISLATIVE

***

Section 3.02. - Qualifications of mayor and commissioners.

(1) *Mayor*. Any qualified Broward County elector whose principal place of residence is in the City of Deerfield Beach and who has resided continuously in the city for ~~six (6) months~~ two years immediately prior to qualifying as a candidate for the office shall be eligible to hold the office of mayor. The mayor must continue to live within the city limits during the term of office or forfeit the office.

(2) *Commissioner*. Any qualified Broward County elector whose principal place of residence is in the City of Deerfield Beach and who has resided continuously (i) in the city for ~~six (6) months~~ two years immediately prior to qualifying, and (ii) in the district from which he or she seeks to qualify for two years immediately prior to qualifying as a candidate for the office, except if he or she did not reside continuously in the district for the two years immediately prior to qualifying solely due to redistricting, shall be eligible to hold the office of city commissioner. During the term of office, a commissioner must continue to live within the district from which he or she was elected or forfeit the office.

Section 3.03. - Judge of qualifications.

The commission shall be the judge of the election and qualification of its members and of the grounds for forfeiture of their office. A member charged with conduct constituting grounds for forfeiture of his office shall be entitled to a public hearing on demand, and notice of such hearing shall be published ~~in one or more newspapers of general circulation in the city~~ as required by Florida law, at least one week in advance of the hearing.

Section 3.04. - Election and terms.

(1) *Regular election.* There shall be no primary election. All candidates who qualify for an elective office in the city shall run in the regular election scheduled for the particular seat. When there is only one (1) candidate, the candidate shall be deemed to have voted for himself/herself and the person's name shall not appear on the ballot. The regular biannual election for the city commission shall be held pursuant to the Laws of Florida and Broward County. Beginning in ~~March~~ November ~~2009~~ 2028 and continuing thereafter, ~~e~~City commission elections shall be held every two (2) years in ~~March~~ November of every ~~odd~~ even numbered year. It is the intent of the city to have staggered commission terms and elections. ~~In March 2009 all four (4) commission seats and the mayor shall be on the ballot for election. The mayor shall stand for a four (4) year term. At least ninety (90) days prior to that election the city commission shall draw lots to determine the other two (2) commission districts which shall be for a four (4) year term. The two (2) districts chosen shall have a four (4) year term; the two (2) districts not chosen shall have a two (2) year term and consequently shall be up for election in March 2011. Thereafter all terms shall be four (4) years.~~

The City intends to transition elections for mayor and city commission from March of odd-numbered years to November of even numbered years to coincide with the statewide general elections. To ensure continuity of governance and staggered terms, the seats of the city commission shall be divided into two groups for purposes of election scheduling:

(a) Group A Seats shall consist of commission district seats 1 and 2. Beginning in November 2028, and every four years thereafter, Group A seats shall be placed on the general election ballot.

(b) Group B Seats shall consist of commission district seats 3 and 4 and the mayor. Beginning in November 2030, and every four years thereafter, Group B seats shall be placed on the general election ballot.

Transition. The following transition provisions are adopted pursuant to Sections 100.3605 and 166.021(4), Florida Statutes, to provide for the orderly transition of office necessitated by the change in municipal election dates from March of odd-numbered years to November of even-numbered years. The staggered structure of commission terms requires that Group A seats and Group B seats be assigned to different even-numbered election years in order to preserve the continuity of governance that staggered terms are intended to provide. The term adjustments set forth below are the minimum adjustments necessary to accomplish this transition while preserving the two-year offset between seat groups.

The March 2027 and March 2029 municipal elections shall be rescheduled. In November 2028, the commission seats for Group A (districts 1 and 2) shall be on the ballot for election. In November 2030, the commission seats for Group B (districts 3 and 4, and mayor) shall be on the ballot for election.

(i) *Group A seats – Extension to November 2028.* The terms of all persons serving in Group A seats (districts 1 and 2) on the effective date of this amendment, whose terms would otherwise have expired following the March 2027 municipal election, are hereby extended by approximately 20 months and shall expire upon the qualification and taking of the oath of office by their successors elected at the November 2028 election. No election for Group A seats shall be held in March 2027. The extension of terms provided by this subsection is necessitated solely by the change in election dates and the requirement to preserve staggered terms and does not otherwise alter the four-year term length applicable to future officeholders elected to Group A seats.

(ii) *Group B seats – Extension to November 2030.* The terms of all persons serving in Group B seats on the effective date of this amendment, whose terms would otherwise have expired following the March 2029 municipal election, are hereby extended by approximately 20 months and shall expire upon the qualification and taking of the oath of office by their successors elected at the November 2030 election. No election for Group B seats shall be held in March 2029. The extension of terms provided by this subsection is necessitated solely by the change in election dates and the requirement to preserve staggered terms and does not otherwise alter the four-year term length applicable to future officeholders elected to Group B seats.

(iii) Any period of extended service resulting from the transition adjustments provided in (i) and (ii) above shall not be counted toward the term limits established in Section 3.04(3) of this Charter.

The candidate receiving the greatest number of votes for mayor shall be elected as mayor. The candidate receiving the greatest number of votes in the district in which he/she ran shall be elected as the commissioner from that district. The mayor and commissioners shall be chosen for a term of four (4) years ~~(except for the two (2) seats transitioning to staggered terms as noted above for the March 2009 election only)~~ and shall hold office until their successors are elected and qualified or until the office is forfeited or until a person resigns or until a person is removed from office as provided elsewhere.

(2) *District representation.* ~~At least ninety (90) days~~ Within the time period provided by state law prior to ~~the regular city commission election to be held in March 2009 and~~ the regular city commission election held in November 2030 and every four (4) years thereafter, the commission shall divide the city into four (4) districts (District 1, 2, 3 and 4) for the purpose of electing one (1) commissioner from each district. The division of the city into four (4) districts shall be as nearly as practicable on an equal population basis by contiguous boundaries. No sitting commissioner shall be disqualified from completing his or her term as a result of redistricting.

(3) No person may appear on the ballot for re-election to the Deerfield Beach City Commission (as defined in Section 3.01) if, by the end of the current term of office the person will have served (or, but for resignation, would have served) as a member of the Deerfield Beach City Commission

for eight (8) consecutive years; provided that a commissioner subject to these term limitations by virtue of prior service as a commissioner shall be permitted to run for mayor and may serve as mayor and if elected shall be subject to the same term limit restrictions with regard to mayoral service as set forth above for commission service~~; provided further that should the person serving as mayor on the date this amendment is approved wish to appear on the ballot for re-election as mayor at the March 2009 election he shall be permitted to do so and may serve only that term and shall be barred from appearing on the ballot for a position on the city commission in the March 2013 election~~.

***

Section 3.06. – Mayor and Vice Mayor.

(a) *Mayor*. The mayor shall preside at meetings of the commission and shall be recognized as head of the city government for all ceremonial purposes; by the governor for purposes of military law and civil disaster; for execution of contracts, deeds and other documents except as otherwise provided in article IV; for service of process; and as the city official designated to represent the city in all agreements with other governmental entities or certifications to other governmental entities, but shall have no administrative duties except as required to carry out the responsibilities herein.

(b) *Vice mayor*. ~~Dependent upon the length of the term to which the commissioners have been elected, p~~Pursuant to the provisions of section 3.04(2) of this Charter, and to the extent possible, each commissioner shall serve as vice mayor of the city for a term of one year during his term as commissioner.

At the first meeting following the regularly scheduled municipal election ~~in March~~ the commission shall designate which of its members shall serve which year as vice mayor. The commission shall designate its member with the greatest prior length of service as a commissioner to be immediately installed and to serve as vice mayor for the first year immediately following the election. The commissioner with the next greatest prior length of service as a commissioner shall be designated to serve as vice mayor for the second year immediately following the election. The commissioner with the next greatest prior length of service as a commissioner shall be designated to serve as vice mayor for the third year immediately following the election. ~~If commissioners are serving four-year terms then t~~The commissioner with the least prior length of service shall be designated to serve as vice mayor for the fourth year. In the event of equal lengths of prior service among commissioners then the order of years in which such commissioners, with such equal service, shall serve as vice mayor shall be determined by lot. Each vice mayor's term shall expire on the date of the first city commission meeting following the three hundred sixty-fifth (365th) day after ~~his~~ the commissioner's installation as vice mayor. Each successive vice mayor shall be installed at the same city commission meeting at which ~~his~~ the vice mayor's predecessor's term expired.

In the event of a vacancy in the office of vice mayor created because the commissioner then serving as vice mayor leaves ~~his~~ office as commissioner, ~~then~~ the ~~then~~ remaining

commissioners shall elect one of their members to serve as vice mayor for the remaining term that the absent commissioner would have served had ~~he~~ the commissioner completed ~~his~~ the commissioner's term ~~as commissioner~~.

The vice mayor shall act as mayor during the absence or disability of the mayor.

***

Section 3.14. – Independent Audit.

The commission shall provide for an independent annual audit of all city accounts and may provide for such more frequent audits as it deems necessary. Such audits shall be made by a certified public accountant or firm of such accountants who have no personal interest, direct or indirect, in the fiscal affairs of the city government or any of its officers. ~~The commission may, without requiring competitive bids, designate such accountant or firm of accountants annually or biennially, provided that the designation for any particular fiscal year shall be made not later than ninety (90) days after the beginning of such fiscal year. If the state makes such an audit, the commission may accept it as satisfying the requirements of this section.~~ The selection of a certified public accountant or firm of such accountants for performance of the independent annual audit shall be conducted in accordance with applicable state law.

Section 3.15. – Procedure and meetings.

***

(6) *Rules and ~~journal~~written record.* The commission shall determine its own rules and order of business and shall provide for keeping a written record ~~or journal~~ of its proceedings. The ~~journal~~ written record shall be a public record.

(7) *Voting.* Voting on ordinances and resolutions shall be by roll call and shall be recorded in the ~~journal~~ meeting minutes. A majority of the commission shall constitute a quorum; but a smaller number may adjourn from time to time and may compel the attendance of absent members in the manner and subject to the penalties prescribed by the rules of the commission. No action of the commission, except as otherwise provided in this Charter, in the preceding sentence, and in section 3.10(3), shall be valid or binding unless adopted by the affirmative vote of the majority of the commission.

Section 3.16. – Ordinances and resolutions.

"Ordinance" means an official, legislative action of the commission, which action is a regulation of a general and permanent nature and enforceable as a local law. A "resolution" is an expression of the commission on matters of official concern, opinion, or administration, of a temporary character, or a provision for the disposition of a particular item of the administrative business of the governing body.

***

(2) *Procedure.* A proposed ordinance shall be read by title or in full on the first reading, and by title or in full on the second reading on at least two (2) separate days, at either regular or special meetings of the commission. Prior to second reading, a proposed ordinance shall

be advertised, as required by Florida ~~State~~ law~~, in a newspaper of general circulation in the city~~. The notice of proposed enactment shall state the date, time, and place of the meeting, the title or titles of proposed ordinances and the place or places within the city where such proposed ordinances may be inspected by the public. Said notice shall also advise that interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

***

Section 3.17. – Emergency ordinances.

To meet a public emergency affecting life, health, property or the public peace, the commission may adopt one (1) or more emergency ordinances, but such ordinances may not levy taxes, grant, ~~review [~~renew,~~]~~ or extend a franchise, set service or user charges for any municipal services or authorize the borrowing of money except as provided under the emergency appropriations provisions of article V, section 5.05(5) of this Charter.

(1) *Form*. An emergency ordinance shall be introduced in the form and manner prescribed for ordinances generally, except that it shall be plainly designated in a preamble as an emergency ordinance and shall contain, after the enacting clause, a declaration stating that an emergency exists and describing it in clear and specific terms.
(2) *Procedure*. An emergency ordinance may be adopted with or without amendment or rejected at the meeting at which it is introduced, but the affirmative vote of at least a majority of the commission shall be required for adoption. After its adoption, the ordinance shall be published once in ~~a newspaper of general circulation~~ accordance with state law for publishing public notices.

***

Section 3.18. – Authentication, recording and disposition of ordinance[s], resolutions and charter amendments.

***

(2) *Recording*. The city clerk shall keep properly indexed ~~books in which shall be recorded~~ records, in full, of all ordinances and resolutions passed by the commission. Ordinances shall be codified periodically, published and made available for distribution on a continuing basis. The city clerk shall also maintain the city charter in current form and shall enter all Charter amendments and send a copy of the revised charter incorporating amendments to the ~~Secretary of State's Office~~ applicable state agency.

***

ARTICLE IV. – ADMINISTRATIVE

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Section 4.02. – Removal of city manager.

The city commission may, by majority vote, adopt a motion providing for the termination of the city manager. Upon adopting such motion, the city commission shall schedule a hearing, to be held no sooner than ten (10) days, nor later than twenty-one (21) days after the adoption of the motion, at which time it shall consider a resolution for termination of the city manager. If the resolution for termination is adopted by a majority of the city commission, the city manager shall be removed, effective on the date of the adoption of the resolution.

~~The provision for termination of the city manager, as set forth above, shall not be effective until June 1, 2007. Any termination of the city manager prior to that date shall be undertaken in conformance with the provisions of the City of Deerfield Beach Charter as it existed prior to approval of this amendment by the voters of the City of Deerfield Beach.~~

***

Section 4.06. - City clerk.

The city manager shall appoint the city clerk with the consent of the city commission when a vacancy exists. The city clerk shall administer any oath required by law or ordinance of the city; shall give notice of meetings of the city commission, shall attend the meetings of the city commission, shall keep the ~~journal~~ written record of its proceedings, shall authenticate by ~~his/her~~ signature on record in full the ~~book~~ records kept for the purpose of recording ordinances and resolutions of the commission, shall be the custodian of the seal and of all official city records, and shall perform such ~~[~~other~~]~~ duties as shall be required by law, by this Charter, by city ordinance or by the city manager.

***

Section 4.08. - Acting city manager.

By letter filed with the city clerk, the city manager shall designate~~, subject to approval by the commission,~~ a qualified city administrative officer to exercise the powers and perform the duties of city manager during the manager's temporary absence or disability. During such absence or disability, the commission may revoke such designation at any time and appoint another officer of the city to serve until the manager shall return or the disability shall cease.

***

ARTICLE V. – FINANCIAL PROCEDURES

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Section 5.05. - Amendments after adoption.
***

(5) *Emergency appropriations*. To meet a public emergency affecting life, health, property or the public peace, the commission may make emergency appropriations. Such appropriations may be

made by emergency ordinance in accordance with the provisions in section 3.17. To the extent that there are no available unappropriated revenues to meet such appropriations, the commission may by such emergency ordinance authorize the issuance of emergency ~~notes~~ debt, which may be renewed from time to time, but the emergency ~~notes~~ debt and renewals of any fiscal year shall be paid not later than the last day of the fiscal year next succeeding that in which the emergency appropriation was made.

Section 5.06. - Payment of money by city.

Money shall be paid out of the city treasury only on ~~warrants~~ electronic funds transfers or checks signed by the director of management and budget and countersigned by the city manager.

***

ARTICLE VI. – ELECTIONS

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Section 6.09. – Certificate of election.

Results of elections conducted under provisions of this charter shall be certified by the county supervisor of elections ~~on the day~~ following the election or when any recount or protest shall have been completed and certified.

ARTICLE VII. - RECALL, INITIATIVE AND REFERENDUM

Section 7.07. - Action on petitions.

***

(2) Submission to voters. When there is to be a vote of the city on a proposed or referred ordinance it shall be held not less than forty-five (45) days and not later than one hundred eighty (180) days from the date of the final commission vote thereon. If no regular city or general election is to be held within the period described in this subsection, the commission shall provide for a special election, except that the commission may, in its discretion, provide for a special election at an earlier date within the described period. Copies of the proposed or referred ordinance shall be published at least by title only ten (10) days before any such election ~~in a newspaper of general circulation in the city~~ and shall be made available in full at the city hall and at the polls.

***

Section 7.09. - Other referendum election.

(1) *Repeal or amendment of ordinance*. Any existing ordinance of the city, including ordinances approved by the qualified electors of the city, may be repealed or amended by a majority of the qualified electors of the city voting at a regular city, general or special election.

~~(2) *Sale, gift, trade, transfer or lease of public property*. Any (a) sale, gift, trade, transfer or lease of all or a portion of city-owned real property, or (b) sale, gift, trade, transfer or lease of any interest right to all or a portion of city-owned real property, must be approved by a majority of the qualified electors of the city voting at a regular city, general or special election if the fair market value of the real property is in excess of $750,000.00. If a portion of city-owned real property is being considered, the value of the entire parcel must be determined for purposes of determining fair market value. Fair market value is defined as the highest price valued in terms of money that the land would bring in if exposed for sale in the open market, with reasonable time allowed in which to find a purchaser, buying with knowledge of all the uses and purposes for which it may be capable of being used. Sale is defined as any transfer of real property to another party. Gift is defined as the conveying of title or interest in real property to another party. Trade is defined as the exchange of real property to another party for consideration. Transfer is defined as conveying of title, interest or rights in real property to another party. Lease is defined as a contract for possession or use of real property. The only exceptions to this referendum requirement are that the city commission may, upon a four-fifths majority vote, award leases or contracts (but may not sell, gift, trade or transfer) for a pier restaurant or snack facility located east of Ocean Drive or for the operation of the pier itself or for the operation of a business for cabanas, umbrellas and chairs on the beach.~~

(~~3~~2) *Commission procedure*. When such matters are submitted to a referendum either on motion of the commission or as the result of initiative or referendum proceedings arising under the preceding sections of article VII, the commission shall pass a resolution calling for a referendum election in accordance with the provisions of article VII.

***

ARTICLE IX. – CHARTER AMENDMENTS

Section 9.01. - Charter amendment.

(1) *Initiation by ordinance*. The commission may, by ordinance, propose amendments to any part or all of this Charter, except article II prescribing boundaries, and upon passage of the initiating ordinance, shall place the proposed amendment to a vote of the electors at the next regular city or general election held within the city or at any special election called for such purpose. Amendment of article II resulting from annexation done in accordance with general law shall be by ordinance of the commission and shall not be subject to a vote of the electors, except as provided by general law.

(2) *Initiation by petition.* The electors of the city may propose amendments to this Charter by a petition signed by the percentage of the registered electors of the city, as of the last preceding municipal general election, as required by Florida State Law and in accordance with Chapter 166, Florida Statutes, as amended.

~~(a) (c) [Reserved.]~~

~~(d)~~ *Time for filing Charter amendment petitions*. Charter amendment petitions in completed form must be filed with the city clerk within ninety (90) days after the commencement of proceedings according to section 9.01(2)~~(a)~~.

(~~e~~b) ~~[~~*City attorney*.~~]~~ The sole responsibility of the city attorney with reference to Charter amendment provisions shall be to offer an opinion on the legal sufficiency of the petition language.

***

Section 9.03. - Action on petitions.

(1) *Action by commission.* When a Charter amendment petition has been finally determined sufficient, the commission shall take steps to hold an election on the proposal. Such election shall be held not less than forty-five (45) days and not later than one hundred eighty (180) days from the date of the final sufficiency of the petition. If no regular city or general election is to be held within the period described in this subsection, the commission shall provide for a special election, except that the commission may, in its discretion provide for a special election at an earlier date. Copies of the proposed amendment shall be published at least once by title only ten (10) days before any such election ~~in a newspaper of general circulation in the city~~ and shall be made available in full at the city hall and at the polls.

***

(4) *End of petitions process*. The petitions process may be declared null, void and at an end if petitions with a sufficient number of signatures have not been submitted to the city clerk within the required time limits according to section 9.01(2)(~~d~~a).

Section 9.04. – Charter Review Board.

There shall be a Charter Review Board appointed by the city commission in May of 2035 and every ten years thereafter. The Charter Review Board shall consist of five regular voting members and five alternate members appointed by the city commission. The mayor and each commissioner shall have the right to appoint one regular member and one alternate member. The board shall meet to review the Charter and make recommendations for amendments. The board's recommendations shall be nonbinding and the city commission shall have sole discretion to determine which amendments, if any, it places on the ballot, the final wording of any amendments, and the timing of any election on Charter amendments. Nothing set forth in this Section shall limit the ability of the City Commission to offer amendments on its own initiative.

***

ARTICLE XI. - BEACH DEVELOPMENT.

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

The City of Deerfield Beach recognized that its "beach area" (defined as the area between the Intracoastal Waterway and the Atlantic Ocean) is a unique area where the citizens desire to preserve the "village" feel and have protections from excessive development so as to not further exacerbate traffic congestion.

In furtherance of that goal, the City of Deerfield Beach shall require that any land development regulations for its beach area be at least as strict (but which may be more strict if desired by the city commission) as the following requirements (and, if there are not land development regulations covering these requirements or different land development regulations covering these requirements, then these requirements shall be the requirements upon passage of this referendum. This Charter amendment is effective upon passage of this referendum):

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

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

~~(7) Mixed use involving commercial (including office) or multi-family and hotel/motel use for all property east of the Intracoastal, shall be prohibited except to the extent allowed under the Deerfield Beach Land Use Regulations as existed on May 1, 2002 and the Land Use Plan as existed in May 1, 2002.~~

~~(8) Accessory use involving commercial (including office) or multi-family and hotel/motel use for all property east of the Intracoastal, shall be prohibited except to the extent allowed under the Deerfield Beach Land Use Regulations as existed on May 1, 2002 and the Land Use Plan as existed in May 1, 2002.~~

(~~9~~5) Any property with a single-family zoning designation as of May 1, 2002, shall be bound by the restrictions set forth above in the event that that property is later rezoned to a multifamily zoning designation in that such property shall have the height maximum (fifty-five (55) feet), ~~floor area ratio maximum (.8)~~ and maximum lot coverage percent (forty (40) percent), all as calculated in the manner prescribed in Deerfield Beach Land Use Regulations as they existed on May 1, 2002 ~~(except for the floor area ratio maximum, and that floor area ratio is calculated in the manner prescribed in Deerfield Beach Land Use Regulations as they existed on January 1, 2000)~~.

(~~10~~6) Any property east of the Intracoastal which did not have a commercial zoning designation as of May 1, 2002 shall not be allowed to be rezoned to a commercial or mixed use commercial or other commercial zoning designation.

Sec. 11.02. - Protection of main beach parking areas.

(a) The City of Deerfield Beach recognizes that part of its uniqueness is the public's safe and convenient access to the beach and ocean. In furtherance of that purpose, the real property designated in this section ("designated main beach parking area" and "property") shall be limited in use as follows (This Charter amendment is effective upon passage of this referendum):

(1) Parking and roadways for ingress and egress.

(2) If a garage is constructed on the property, the garage facility shall not be more than two (2) stories in height (a ground level floor and additional floor above ground) and, if desirable, a below level floor may also be constructed. No garage facility constructed on the property specifically designated as the "main beach parking lot" shall be closer to the beach than one hundred ten (110) feet west of Ocean Way (N.E. 21st Avenue). Any garage facility must not be developed in excess of a maximum floor area ratio of 1.0 and a maximum lot coverage percent of fifty (50) percent, and all side and rear setbacks as existed on May 1, 2002 under the Deerfield Beach Land Use Regulations (except that the setback on the western portion of the property shall be at least twenty (20) feet), and all as calculated in the manner prescribed in Deerfield Beach Land Use Regulations as they existed on May 1, 2002.

~~(3) The parking space on this property shall be of a size of at least ten (10) feet (width) by twenty (20) feet (length).~~

(4) The city shall be allowed to place fire, rescue, police, public safety, public restroom facilities and shower facilities on the property.

~~(5) Other than vending machines, there shall be no other significant commercial use (using this property occasionally for special municipal sponsored or affiliated events such as Founder's Day is not considered a significant commercial use. Significant commercial use is described for purposes of this section as use of the property for commercial purposes for more than fifteen (15) days per annum).~~

(6) Subordinate to the parking, a portion of said property may also be used for public non-commercial purposes, which include, but are not limited to a bandshell.

~~(7) The parking on this property cannot be used in any manner, either directly or indirectly, for technical parking deviations for other properties or to in any way lesson or decrease the off-street parking requirements of any other properties.~~

(b) The city owned real property that is subject to this section and described as "designated main beach parking areas" is described as being in Deerfield Beach, Broward County, Florida as follows:

(1) *"Main beach parking lot"*: Deerfield Beach Plat Book 4, Page 4, Lot 1, 2, 22, BLK 11; Deerfield Beach Plat Book 4, Page 4, Lot 3, 4, 5, 6 BLK 11; Deerfield Beach Plat Book 4, Page 4, Lot 7, 8, 9 E 30 BLK 11; Deerfield Beach Plat Book 4, Lot 9 less E 30, 10 BLK 11; Deerfield Beach Plat Book 4, Page 4, Lot 11 BLK 11; Deerfield Beach Plat Book 4, Page 4, Lot 17, 18 BLK 11; Deerfield Beach Plat Book 4, Page 4, Lot 19, 20, 21 BLK 11;

(2) *Property where current fire station and parking area behind fire station*: Deerfield Beach Plat Book 4, Page 4, Lot 4 to 7 BLK 10; Deerfield Beach Plat Book 4, Page 4, Lot 8, 9, 10 less W 10 BLK 10; Deerfield Beach Plat Book 4, Page 4, Lot 19, 20 BLK 10.

(3) *NE First Street*: To extent that it is contiguous to city owned property.

(4) *"Conrad House property"*: Lots 19 and 20, Block 10, Deerfield Beach, according to the plat thereof, as recorded in Plat Book 4, Page 4 of the Public Records of Broward County, Florida.

(5) *Property deeded by South Florida Beach Properties, LLC*: Lot 11, Block 11, Deerfield Beach, according to the plat thereof, as recorded in Plat Book 4, Page 4 of the Public Records of Broward County, Florida.

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ARTICLE XIV. - FOUR-FIFTHS VOTE FOR TRANSITION OF POLICE OR FIRE SERVICES.

No future action to transition, transfer, contract out, consolidate, or otherwise assign, the provision of police services or fire services from the existing provider to another governmental entity or agency, special district, or sheriff's office, shall be effective unless approved by an affirmative vote of at least four-fifths (4/5) of the City Commission.

Section 3. **Election Called**. That a referendum election is hereby called, to be held on Tuesday, the 3rd day of November 2026, in conjunction with the statewide general election, to present to the qualified electors of the City of Deerfield Beach the ballot questions provided in Section 4 of this Ordinance.

Section 4. Form of Ballot. That the form of ballot for the Charter amendments provided for in Section 2 of this Ordinance shall be substantially as follows:

Ballot Questions:

A. Clarification and Update of City Charter.

Shall the City Charter be amended for style, clarity and consistency, along with amendments removing outdated provisions, and amendments updating the Charter to conform with State law provisions?

Yes [ ]

No [ ]

B. Description of City Corporate Limits Update.

The Charter includes a lengthy and outdated legal description of the corporate limits of the City. Shall the Charter be amended to replace the legal description with a map generally depicting the City's present official corporate limits, and provide that the official map of the corporate limits of the City shall be maintained by the office of the City Clerk?

Yes [ ]

No [ ]

C. Two Year Residency Requirement for Candidates for Mayor or City Commissioner.

The City Charter requires candidates for Mayor to have resided continuously in the City, and candidates for Commissioner to have resided continuously in their qualifying District, for six months immediately before qualifying. Shall the Charter be amended to instead require two years of continuous residency in the City immediately before qualifying for candidates for Mayor, and two years of continuous residency in the qualifying District for Commissioner candidates, except where non-residency results solely from redistricting?

Yes [ ]

No [ ]

D. Change Municipal Election Dates to November of Even-Numbered Years and Transition of Commission Terms.

Shall the Charter be amended to change Commission elections from March of odd-numbered years to November of even-numbered years beginning November 2028 to increase voter participation and decrease election costs, resulting in term extensions of approximately 20 months for all current Commissioners and the Mayor to maintain staggered terms, with no elections held in March 2027 or March 2029 and all future terms remaining four years?

Yes [ ]

No [ ]

E. Removal of Referendum Election Requirement for the Sale, Transfer, or Lease of City-Owned Property.

Shall the Charter be amended to remove the requirement that voters approve at a referendum election, and instead authorize the City Commission to approve, the sale, gift, trade, transfer, or lease of all or a portion of, or an interest in, city-owned real property with a fair market value exceeding $750,000, thereby eliminating the additional time and cost of conducting referendum elections for such transactions?

Yes [ ]

No [ ]

F. Charter Review Board to Convene Every Ten Years.

Shall the Charter be amended to require a Charter Review Board to be appointed by the City Commission in May 2035 and every ten years thereafter, with the Charter Review Board consisting of five regular voting members and five alternate members appointed by the City Commission to review the Charter and make non-binding recommendations to the Commission regarding amendments to the Charter?

Yes [ ]

No [ ]

G. Amending Charter Section 11.01 Beach Area Development Regulations.

Charter Section 11.01 restricts development east of the Intracoastal Waterway, including height limits of 45 feet for commercial and 55 feet for multifamily zoned properties, floor area ratio and lot coverage limits for such properties, mixed use and accessory use restrictions, and restrictions prohibiting rezoning to commercial. Shall the Charter be amended to remove only the floor area ratio regulations and the restrictions on mixed and accessory uses from the Charter?

Yes [ ]

No [ ]

H. Amending Charter Section 11.02 Regarding Main Beach Parking Area Restrictions

Charter Section 11.02 restricts development on the City's main beach parking areas, including limiting permitted uses, restricting garage and parking space size, lot coverage, floor area ratio, and setbacks. Shall this Section be amended to remove the minimum parking space size requirements, the restriction on commercial use exceeding fifteen days annually, and the prohibition on use of this parking to satisfy other properties' parking requirements?

Yes [ ]

No [ ]

I. Four-Fifths Vote for Transition of Police or Fire Services.

Shall the Charter be amended to require that any future action by the City Commission to transition, transfer, contract out, consolidate, or otherwise assign, police or fire services from the existing provider to another governmental entity or agency, special district, or sheriff's office, be approved by an affirmative vote of at least four-fifths (4/5) of the City Commission?

Yes [ ]

No [ ]

Section 5. **Balloting**. That balloting shall be conducted pursuant to the laws of the State of Florida as applied by the Broward County Supervisor of Elections. All qualified City electors who are timely registered in accordance with law shall be entitled to vote. The City Clerk is authorized to obtain any necessary election administration services from the Broward County Supervisor of Elections. The County registration books shall remain open at the Office of the County Supervisor of Elections until the date at which the registration books shall close in accordance with the provisions of the general election laws. The City Clerk and the Broward County Supervisor of Elections are each hereby authorized to take all appropriate action necessary

to carry into effect and accomplish the provisions of this Ordinance. Pursuant to Section 102.141, Florida Statutes, this election shall be canvassed by the City Clerk with assistance from the County Supervisor of Elections or as required by law.

Section 6. Notice of Election. That notice of said referendum election shall be published in accordance with Section 100.342, Florida Statutes, at least 30 days prior to said election, the first publication to be in the fifth week prior to the election, and the second publication to be in the third week prior to the election, and shall be in substantially the following form:

"NOTICE OF REFERENDUM ELECTION
PUBLIC NOTICE IS HEREBY GIVEN THAT PURSUANT TO ORDINANCE NO. 2026/008 ADOPTED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AN ELECTION HAS BEEN CALLED AND ORDERED TO BE HELD WITHIN THE CITY ON TUESDAY, THE 3RD DAY OF NOVEMBER, 2026, BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M., AT WHICH TIME THE FOLLOWING CHARTER AMENDMENT PROPOSALS SHALL BE SUBMITTED TO THE QUALIFIED ELECTORS OF THE CITY.

Ballot Questions:

A. Clarification and Update of City Charter.

Shall the City Charter be amended for style, clarity and consistency, along with amendments removing outdated provisions, and amendments updating the Charter to conform with State law provisions?

Yes [ ]

No [ ]

B. Description of City Corporate Limits Update.

The Charter includes a lengthy and outdated legal description of the corporate limits of the City. Shall the Charter be amended to replace the legal description with a map generally depicting the City's present official corporate limits, and provide that the official map of the corporate limits of the City shall be maintained by the office of the City Clerk?

Yes [ ]

No [ ]

C. Two Year Residency Requirement for Candidates for Mayor or City Commissioner.

The City Charter requires candidates for Mayor to have resided continuously in the City, and candidates for Commissioner to have resided continuously in their qualifying District, for six months immediately before qualifying. Shall the Charter be amended to instead require two years of continuous residency in the City immediately before qualifying for candidates for Mayor, and two years of continuous residency in the qualifying District for Commissioner candidates, except where non-residency results solely from redistricting?

Yes [ ]

No [ ]

D. Change Municipal Election Dates to November of Even-Numbered Years and Transition of Commission Terms.

Shall the Charter be amended to change Commission elections from March of odd-numbered years to November of even-numbered years beginning November 2028 to increase voter participation and decrease election costs, resulting in term extensions of approximately 20 months for all current Commissioners and the Mayor to maintain staggered terms, with no elections held in March 2027 or March 2029 and all future terms remaining four years?

Yes [ ]

No [ ]

E. Removal of Referendum Election Requirement for the Sale, Transfer, or Lease of City-Owned Property.

Shall the Charter be amended to remove the requirement that voters approve at a referendum election, and instead authorize the City Commission to approve, the sale, gift, trade, transfer, or lease of all or a portion of, or an interest in, city-owned real property with a fair market value exceeding $750,000, thereby eliminating the additional time and cost of conducting referendum elections for such transactions?

Yes [ ]

No [ ]

F. Charter Review Board to Convene Every Ten Years

Shall the Charter be amended to require a Charter Review Board to be appointed by the City Commission in May 2035 and every ten years thereafter, with the Charter Review Board consisting of five regular voting members and five alternate members appointed by the City Commission to review the Charter and make non-binding recommendations to the Commission regarding amendments to the Charter?

Yes [ ]

No [ ]

G. Amending Charter Section 11.01 Beach Area Development Regulations.

Charter Section 11.01 restricts development east of the Intracoastal Waterway, including height limits of 45 feet for commercial and 55 feet for multifamily zoned properties, floor area ratio and lot coverage limits for such properties, mixed use and accessory use restrictions, and restrictions prohibiting rezoning to commercial. Shall the Charter be amended to remove only the floor area ratio regulations and the restrictions on mixed and accessory uses from the Charter?

Yes [ ]

No [ ]

H. Amending Charter Section 11.02 Regarding Main Beach Parking Area Restrictions

Charter Section 11.02 restricts development on the City's main beach parking areas, including limiting permitted uses, restricting garage and parking space size, lot coverage, floor area ratio, and setbacks. Shall this Section be amended to remove the minimum parking space size requirements, the restriction on commercial use exceeding fifteen days annually, and the prohibition on use of this parking to satisfy other properties' parking requirements?

Yes [ ]

No [ ]

I. Four-Fifths Vote for Transition of Police or Fire Services.

Shall the Charter be amended to require that any future action by the City Commission to transition, transfer, contract out, consolidate, or otherwise assign, police or fire services from the existing provider to another governmental entity or agency, special district, or sheriff's office, be approved by an affirmative vote of at least four-fifths (4/5) of the City Commission?

Yes [ ]

No [ ]

Polling place information and the full text of the proposed Charter Amendments as set forth in the enabling Ordinance are available at the office of the City Clerk located at 150 N.E. 2nd Avenue, Deerfield Beach, Florida 33441.

_____"

City Clerk

Section 7. Copies. That copies of this Ordinance proposing the Charter Amendments are on file at the offices of the City Clerk located at 150 N.E. 2nd Avenue, Deerfield Beach, Florida 33441, and are available for public inspection during regular business hours.

Section 8. Effectiveness.

A. Each of the Charter Amendments provided for in Sections 2 and 4 above shall become effective only if the majority of the qualified electors voting on the specific Charter Amendment vote for its adoption, and it shall be considered adopted and effective upon certification of the election results.

B. That the City Attorney is authorized to revise the Charter to the extent necessary to assure that any amendments adopted conform to one another and are properly included in the publication of the revised City Charter. Further, that in the event that some of the Charter Amendments are approved by the electors, conforming amendments shall be deemed to be adopted and the City Attorney is authorized to reflect and implement such revisions of the Charter to the extent necessary to assure that each amendment adopted conforms to all remaining Charter provisions.

C. That following the adoption of the Charter Amendments, the City Clerk shall file the adopted Charter Amendments with the Florida Department of State.

Section 9. Inclusion in the Charter. That subject to the requirements of Section 8 above, it is the intention of the City Commission and it is hereby provided that the Charter Amendments shall become and be made a part of the Charter of the City of Deerfield Beach, Florida, and that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention.

Section 10. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence or clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part. Each ballot question set forth in this Ordinance, and each Charter amendment approved by the electors pursuant thereto, is separate, distinct, and independent of every other ballot question and amendment, and the City Commission would have placed each ballot question before the electors regardless of any other. If any ballot question or charter amendment is for any reason held invalid, unconstitutional, or stricken by any court of competent jurisdiction, whether before or after the referendum election, such holding shall not affect the validity of any remaining ballot question, or of any other approved amendment. If any portion of any approved Charter amendment is held invalid or unconstitutional, such portion shall be deemed severable, and the remaining portions of that amendment shall remain in full force and effect, it being the intent of the City Commission that each approved amendment be given the maximum effect permitted by law.

Section 11. Application of Amendments. That each of the Charter Amendments adopted by the electors shall be applied prospectively only.

Section 12. Effective Date. This Ordinance shall become effective immediately upon adoption.

PASSED 1ST READING ON THIS 21STDAY OF JULY, 2026.

PASSED 2ND READING ON THIS 4TH DAY OF AUGUST, 2026.

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

Exhibit D:

City of Deerfield Beach Office of Public Affairs and Marketing information identifying the office's responsibility for City communications and website functions.

PUBLIC AFFAIRS AND MARKETING

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The mission of the Office of Public Affairs and Marketing for the City of Deerfield Beach is to serve as the primary link between the City and the general public/media. The goal of the department is to execute responsible and effective communications, which is a basic obligation of government and an essential component of the democratic process.

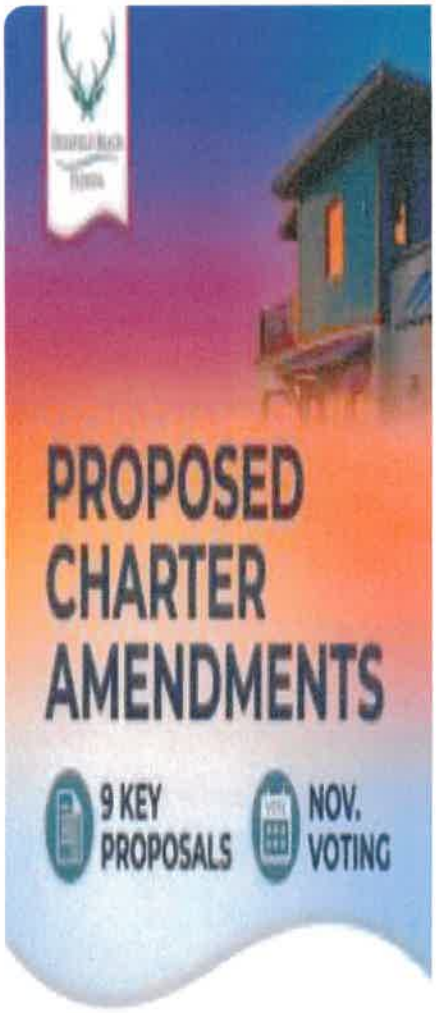
We are a small team of four who manages all city communications, social media, video production, public relations, marketing, website functions, community outreach, and the city beach cameras. Our goal is to create public awareness of all municipal initiatives and civic events and be as innovative as possible to promote Deerfield Beach, its location, and its uniqueness to residents, businesses, and visitors.

Public Affairs and Marketing

150 NE 2nd Avenue
Deerfield Beach, Florida

954-250-4116
Email Us

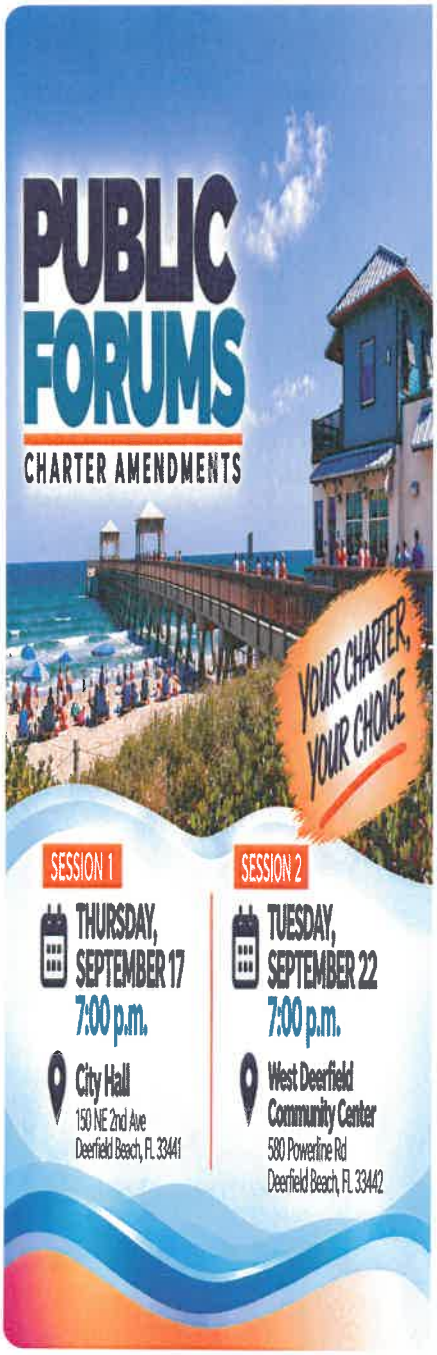
NEWS & ANNOUNCEMENTS



PROPOSED CHARTER AMENDMENTS

On Tuesday, November 3, 2026, Deerfield Beach voters will be asked to consider nine proposed amendments to the City Charter.

Read on...



YOUR CHARTER, YOUR CHOICE: PUBLIC FORUMS

The City of Deerfield Beach will host two public forums this September to inform residents about the proposed city charter amendments appearing on the upcoming November election ballot.

Read on...



JR. ANGLERS DAY

Get ready for a morning of fun, learning, and excitement at the Annual Deerfield Beach Jr. Anglers Day at the International Fishing Pier.

Read on...

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