

**PLANNING AND ZONING BOARD  
CITY OF DEERFIELD BEACH, FLORIDA  
March 5, 2026  
MEETING MINUTES**

A regular meeting of the Planning and Zoning Board of the City of Deerfield Beach, a municipal corporation of Florida, was called to order on the above date at 7:00 p.m. in the City Commission Chambers by Chair Bennett.

**ROLL CALL**

Present: Michelle Balaun  
Joe Chancy, Alternate - *arrived at 7:07 p.m.*  
Angela Falzone, Alternate  
William Lane  
Keith Porter  
Brian Shartrand, Alternate  
Bridgette Beckford, Vice Chair  
Brian Bennett, Chair

Also Present: Ramsay Bulkeley, Director of Planning and Development Services  
Heather Waldstein, Assistant Director of Planning and Development Services  
Anthony Soroka, City Attorney  
Samantha Charlemont, Assistant City Clerk

Absent: Judith Mergilles, Alternate

**SEATING OF ALTERNATES**

None.

**APPROVAL OF MINUTES**

Vice Chair Beckford made a motion, seconded by Mr. Lane to approve the January 8, 2026 minutes as submitted. The motion CARRIED by unanimous vote.

**NEW BUSINESS**

**P.H. 2026-030: APPLICATION 83-B1-11 Rev.8**

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

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

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

**SUMMARY BACKGROUND/EXPLANATION**

The applicant, Medallion Deerfield 3701 LLC, is seeking Major Site Plan approval to construct a new one-story 2,036 square foot Fifth Third Bank with associated site improvements on an outparcel of a greater 5.5-acre site. Site improvements include associated parking, drive thru lanes, drainage, dumpster enclosure, landscaping improvements, and a pedestrian connection to the public right-of-way.

The building is proposed to be 18 feet 9 inches high, and the maximum height allowed in the B-1 zoning district is 45 feet. The architecture meets the minimum design standards outlined in the City's Land Development Code Section 78-7(b).

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On January 28, 2026, the item was heard and approved by the Community Appearance Board (CAB).

Heather Waldstein, Assistant Director of Planning and Development Services, stated that 95 public notices were mailed, three were returned undeliverable, and no letters of approval or objection were submitted. Thereafter, she provided a brief overview of the item.

Leonardo Figueroa, 8751 West Broward Boulevard, Plantation, representing the applicant, highlighted a brief PowerPoint presentation. He stated that the applicant is seeking to construct a new bank building with associated site improvements.

In response to Ms. Balaun's question, Tim Loken, 550 South Caldwell Street, Charlotte, North Carolina representing the applicant, replied that the building design incorporates an open interior layout with modern banking features, including virtual teller stations and customer service areas to accommodate evolving banking operations.

In response to Chair Bennett's questions, Ms. Waldstein replied that all comments were addressed through Development Review Committee (DRC) process and that the CAB recommended approval. She explained that the proposed building height is approximately 18 feet 9 inches, well below the 45-foot maximum permitted within the zoning district, and the project does not meet the traffic threshold for additional traffic analysis, as projected trips are well below 500 daily trips.

Chair Bennett opened the public hearing; however, there were none to speak.

Vice Chair Beckford made a motion, seconded by Ms. Balaun to close the public hearing. The motion CARRIED by unanimous vote.

Discussion ensued regarding site access, drive-through circulation, and potential traffic impacts within the shopping center. It was noted that the existing plaza has historically operated without significant circulation issues and that the proposed bank use is not expected to generate substantial traffic compared to other commercial uses.

Vice Chair Beckford made a motion, seconded by Mr. Lane to approve Application 83-B1-11 Rev.8 as submitted. The motion CARRIED by unanimous vote.

**STAFF REPORT**

*Director of Planning and Development Services* - Heather Waldstein, Assistant Director of Planning and Development Services, introduced Ramsay Bulkeley.

Chair Bennett congratulated Mr. Bulkeley and welcomed him to the City.

*Next Meeting* - Ms. Waldstein said potential code amendments may be brought forward for consideration at a future meeting.

**CHAIRMAN'S**

None.

**MEMBERS' REPORTS**

None.

**ADJOURNMENT**

Vice Chair Beckford made a motion, seconded by Mr. Porter to adjourn the meeting at 7:24 p.m. The motion CARRIED by unanimous vote.

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Brian Bennett, Chair  
Planning and Zoning Board