

**PLANNING AND ZONING BOARD
CITY OF DEERFIELD BEACH, FLORIDA
May 7, 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
Judith Lovely, Alternate
Bridgette Beckford, Vice Chair
Brian Bennett, Chair

Also Present: Heather Waldstein, Assistant Director of Planning and Development Services
Emily Cortez, Planner II
Anthony Soroka, City Attorney
Heather Montemayor, City Clerk

Absent: Angela Falzone, Alternate
William Lane
Keith Porter
Brian Shartrand, Alternate

SEATING OF ALTERNATES

None.

APPROVAL OF MINUTES

Vice Chair Beckford made a motion, seconded by Ms. Balaun to approve the March 5, 2026 minutes as submitted. The motion CARRIED by unanimous vote.

NEW BUSINESS

1. P.H. 2026-041: APPLICATION 25-RM15-69

Applicant: Miskel Backman, LLP on behalf of K. Hovnanian

Proposal: Seeking Major Site Plan approval to develop the 4.47-acre vacant property with 43 two-story townhome units and associated site improvements. As part of the Site Plan Approval, the Applicant is also seeking allocation of 43 residential flex units.

Location: The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Boulevard.**

2. P.H. 2026-042: APPLICATION 25-P-243

Applicant: Miskel Backman, LLP on behalf of K. Hovnanian

Proposal: Seeking a Plat Note Amendment, concurrent with a Major Site Plan Approval (25-RM15-69), to allow for the development of 43 residential townhome units.

Location: The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Boulevard.**

3. P.H. 2026-043: APPLICATION 25-R-206**Applicant: Miskel Backman, LLP on behalf of K. Hovnanian**

Proposal: Seeking a Rezone, concurrent with a Major Site Plan Approval (25-RM15-69), from the B1 community, business zoning district to the RM15 residence, multifamily zoning district.

Location: The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Boulevard**.

SUMMARY BACKGROUND/EXPLANATION

Miskel Backman, LLP, authorized agent for K. Hovnanian (“Applicant”), seeks to develop the 4.47-acre vacant property with 43 two-story townhome units, comprising two buildings of eight attached units and three buildings of nine attached units, with associated site improvements, including a community pool. As part of the Major Site Plan request, the Applicant is also seeking an allocation of 43 residential flex units.

Concurrent with the Major Site Plan approval is a request for a Plat Note Amendment (25-P-243) to amend the current language restricting development to “non-residential use” to allow for “43 townhome units”; and a request for Rezone (25-R-206) from the B-1 business community district to the RM-15 residence multifamily district.

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

On March 25, 2026, the item was heard and approved as submitted by the Community Appearance Board.

Emily Cortez, Planner II, provided a brief overview of the applications, which were presented simultaneously, but voted on separately.

In response to Chair Bennett’s question, Ms. Cortez replied that no approval or denial letters had been received; rather, only undeliverable notices were received.

Christina Bilenki, 14 SE 4th Street, Boca Raton, representing the applicant, highlighted a brief PowerPoint presentation. She explained that the applicant is requesting a rezoning from B-1 to RM-15 due to the limited visibility needed to support commercial uses. Furthermore, she noted that there are residential uses in the area along Deer Creek County Club Boulevard, which she briefly outlined. Ms. Bilenki stated that the future land use designation is commercial, which is where the flex unit allocation applies. Thereafter, she displayed the site plan, landscape plan, and elevations, and stated that all comments and applicable criteria have been addressed. Lastly, she explained that the plat note request is to amend the current language restricting development to commercial uses in order to allow the development of 43 townhome units.

In response to Mr. Chancy’s question, Jaime Mayor, 3910 RCA Blvd., Palm Beach Gardens, landscape architect, replied that there are some invasive species on the site that will be removed; however, they plan to replace as much of the removed vegetation as possible. Further, there will be a buffer around the property.

Thereafter, discussion ensued regarding the landscape plan.

In response to Chair Bennett’s question, Ms. Cortez replied that the Community Appearance Board and the City’s Urban Forrester approved the landscape plan. Further, she stated that the project underwent DRC review.

Chair Bennett opened the public hearing; however, there were none to speak and the public hearing was closed. Thereafter, he spoke in support of the project, as it will be a great addition to the area.

Vice Chair Beckford made a motion, seconded by Ms. Balaun to approve Application 25-R-206 as submitted. The motion CARRIED by unanimous vote.

Vice Chair Beckford made a motion, seconded by Ms. Lovely to approve Application 25-P-243 as submitted. The motion CARRIED by unanimous vote.

Vice Chair Beckford made a motion, seconded by Mr. Chancy to approve Application 25-RM15-69 as submitted. The motion CARRIED by unanimous vote.

STAFF REPORT

Next Meeting - Heather Waldstein, Assistant Director of Planning and Development Services, said there will be a meeting on June 4th.

CHAIRMAN'S REPORT

None.

MEMBERS' REPORTS

NE 3rd Avenue - Mr. Chancy thanked the City for their efforts and stated that he looks forward to seeing the upgrades.

Volunteer Appreciation Luncheon - Ms. Balaun thanked city staff, as the luncheon was very enjoyable.

ADJOURNMENT

Vice Chair Beckford made a motion, seconded by Ms. Balaun to adjourn the meeting at 7:30 p.m. The motion CARRIED by unanimous vote.

Brian Bennett, Chair
Planning and Zoning Board