



150 NE 2nd Avenue
Deerfield Beach, FL 33441
954-250-4124

Regular Meeting Planning & Zoning Board

Thursday, June 4, 2026

7:00 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES

Planning & Zoning Board Meeting Minutes

Attachment: May 7, 2026

OLD BUSINESS

NEW BUSINESS

1. **2026-049: Application 25-P-249 (DEFERRED TO A FUTURE DATE)**

Applicant: MBA Development Partners of Florida LLC

Proposal: Seeking PLAT NOTE AMENDMENT application approval to amend the restrictive plat note on the Deerfield Beach FAU - Plat 2 (Plat Book 178, Page 29) to allow for the development of a mix of uses, including workforce housing, retail and restaurant space, a hotel, green space, and other public amenities.

Location: The property is described as DEERFIELD BEACH FAU - PLAT 2 178-29B PARCEL A, more particularly described in the file, and located at **1045 SW 11th Way**.

Attachment: 3. 25-P-249, 1045 SW 11th Way, Staff Report

2. **P.H. 2026-050: PROPOSED LAND DEVELOPMENT CODE AMENDMENT - ZONING DISTRICT REGULATIONS**

Applicant: CITY OF DEERFIELD BEACH

Proposal: Proposed amendment to Chapter 98, Article 1" Definitions and Terms", Section 98-10 "Site Plan or Plat to Be Compatible", Article II "Deerfield Beach Land Development Code", Section 98-12 "Application for Development Permits", Section 98-13 "Requirements for Development Permits", Section 98-14 "DRC Major Development Procedures", Section 98-15 "DRC Minor Development Procedures", of the City's Land Development Code to permit Plats and Plat Note Amendments to be approved administratively.

STAFF REPORT

CHAIRMAN AND MEMBER REPORT

ADJOURNMENT

Any person wishing to appeal any decision made by the Planning and Zoning Board with respect to any of the above, will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The above notice is required by State law (FS 286.0105.) **Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed in order to appeal any decision of the Board. All interested parties may present testimony relevant to the applications and participate in the proceeding. Further information may be obtained from the Planning Office during business hours in City Hall. If anyone requires auxiliary aids for communication, please call (954) 480-4213.

