

**PLANNING AND ZONING BOARD
CITY OF DEERFIELD BEACH, FLORIDA
June 4, 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
William Lane
Keith Porter
Bridgette Beckford, Vice Chair
Brian Bennett, Chair

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

Absent: Angela Falzone, Alternate
Brian Shartrand, Alternate

SEATING OF ALTERNATES

None.

APPROVAL OF MINUTES

Ms. Balaun made a motion, seconded by Vice Chair Beckford to approve the May 7, 2026 minutes as submitted. The motion CARRIED by unanimous vote.

NEW BUSINESS

1. P.H. 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.**

Item 1 was deferred to a future meeting.

2. P.H. 2026-050: PROPOSED LAND DEVELOPMENT CODE AMENDMENT**Applicant: City of Deerfield Beach**

Proposal: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AMENDING CERTAIN SECTIONS OF CHAPTER 14 “BUILDINGS AND BUILDING REGULATIONS” SECTIONS 14-69 “PLAT BOOK”, AND 14-72 “DEVELOPMENT PLATS TO CONTAIN STREET NAMES”; AMENDING CERTAIN SECTIONS OF CHAPTER 22 “CEMETERIES” SECTION 22-2 “BURIAL PROHIBITED EXCEPT IN DULY DESIGNATED OR PLATTED CEMETERIES”; AMENDING CERTAIN SECTIONS OF CHAPTER 98 “LAND DEVELOPMENT REGULATIONS” SECTIONS 98-10 “[SITE PLAN OR PLAT TO BE COMPATIBLE]”, 98-12 “APPLICATIONS FOR DEVELOPMENT PERMITS”, 98-14 “DRC MAJOR DEVELOPMENT REVIEW PROCEDURES”, 98-15 “DRC MINOR DEVELOPMENT REVIEW”, AND 98-17 “DEVELOPMENT PERMIT REQUIREMENTS” OF THE CITY LAND DEVELOPMENT CODE TO CLARIFY, REORGANIZE, AND IMPROVE PLAT REGULATIONS WITHIN THE CITY; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

SUMMARY BACKGROUND/EXPLANATION

On June 20, 2025, the Florida Legislature passed Senate Bill 784, which amends Sections 177.071 F.S. and 17.111 F.S. of the Florida Statutes regarding plans. The law was intended to potentially shorten timeframes and carry costs for new development. The law went into effect July 1, 2025, and essentially changed approval of plats to an administrative official (city manager, assistant city manager or high-ranking department or division) to be processed by an administrative authority (department, division or agency) rather than a governing body (council, board, or commission). Section 177.071(1)(5) indicates that if this law is inconsistent with any county charter, the county charter will prevail. Although Broward County is a Charter County, they are considering administrative approval of plats, and other cities within Broward County are doing the same and implementing administrative procedures. The City of Deerfield Beach is also desirous of implementing an administrative procedure.

Section 177.071(1)(a) of the state law requires the governing body to enact an ordinance that will designate an administrative authority for the processing of a plat and an administrative official who is responsible for approving, approving with conditions, or denying the plat. The proposed amendment identifies the Planning & Development Services as the administrative authority, and the administrative official as the Director of Planning & Development Services. The Planning & Development Services Department already processes plats and already has an administrative approval process within the Land Development Code, known as the "minor site plan procedure." Therefore, the proposed amendment essentially changes the processing of plats from a "major site plan procedure" to a "minor site plan procedure." Other sections of the Land Development Code, which refer to a plat approval by the City Commission, were also amended. Major site plan applications, technical deviations, and variances that are part of the site plans would still be required to obtain approval from the City Commission (governing body).

Heather Waldstein, Assistant Director of Planning and Development Services, provided a brief overview of the item.

Anthony Soroka, City Attorney, entertained questions posed by the Board.

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

Vice Chair Beckford made a motion, seconded by Mr. Porter to approve P.H. 2026-050: Proposed Land Development Amendment. 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 July 2nd.

CHAIRMAN'S REPORT

None.

MEMBERS' REPORTS

None.

ADJOURNMENT

There being no further business to discuss the meeting adjourned at 7:18 p.m.

Brian Bennett, Chair
Planning and Zoning Board