



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

Regular Meeting Planning & Zoning Board

Thursday, August 6, 2026

7:00 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES

Planning & Zoning Board Meeting Minutes

Attachment: June 4, 2026

NEW BUSINESS

1. P.H. 2026-066: APPLICATION 25-R-202

APPLICANT: Greenspoon Marder LLP

Proposal: Seeking a Rezone concurrent with Minor Site Plan approval (99-B1-146 Rev.1), from the B1 "Business, Community" zoning district to B3 "Business, General" zoning district. Location: The property is described as COLONNADE BUSINESS CENTER 1 139-49 B A POR OF PAR A DESC AS: COMM AT NW COR SAID PAR A; E 420.24; S 107.30 TO POB CONT S 248.97; E 431.71; N 356.23 TO N LINE OF PAR A; W 240.38 TO P/C; WLY & SLY AN ARC DIST OF 41.23; SLY & WLY AN ARC DIST 124.13 TO P/T; W 91.82 TO POB, more particularly described in the file, and located at **2100-2150 SW 10th Street (Folio #484211100011)**.

Attachment: Application 24-R-202

2. P.H. 2026-067: APPLICATION 25-P-243

Applicant: Greenspoon Marder LLP

Proposal: Seeking a Plat Note Amendment, concurrent with the Minor Site Plan (99-B1-146) approval to amend the note restricting development to office and commercial uses and to allow for the proposed warehouse use.

Location: The property is described as COLONNADE BUSINESS CENTER 1 139-49 B A POR OF PAR A DESC AS: COMM AT NW COR SAID PAR A; E 420.24; S 107.30 TO POB CONT S 248.97; E 431.71; N 356.23 TO N LINE OF PAR A; W 240.38 TO P/C; WLY & SLY AN ARC DIST OF 41.23; SLY & WLY AN ARC DIST 124.13 TO P/T; W 91.82 TO POB, more particularly described in

the file, and located at **2100-2150 SW 10th Street (Folio #484211100011)**.

Attachment: Application 25-P-243

3. P.H. 2026-068: APPLICATION 99-B1-146 REV.1

Applicant: Greenspoon Marder LLP

Proposal: Seeking Minor Site Plan approval to convert a portion of an existing office building into a warehouse on an existing 3.14-acre property, including a Technical Deviation (Case 2655) from the minimum requirement of 162 parking spaces to allow for 159 parking spaces, a deviation of three (3) spaces, and associated site improvements.

Location: The property is described as COLONNADE BUSINESS CENTER 1 139-49 B A POR OF PAR A DESC AS:COMM AT NW COR SAID PAR A;E 420.24;S 107.30 TO POB CONT S 248.97;E 431.71;N 356.23 TO N LINE OF PAR A;W 240.38 TO P/C;WLY & SLY AN ARC DIST OF 41.23;SLY & WLY AN ARC DIST 124.13 TO P/T;W 91.82 TO POB, more particularly described in the file, and located at **2100-2150 SW 10th Street (Folio #484311100011)**.

Attachment: Application 99-B1-146 Rev. 1

4. P.H. 2026-069: PROPOSED LAND DEVELOPMENT CODE AMENDMENT - RESIDENTIAL FENCES

Applicant: CITY OF DEERFIELD BEACH

Proposal: Proposed amendment to Chapter 98, Article IV, Section 98-75 "Residential walls, fences and hedges", of the City's Land Development Code to modify the street side (corner) yard setback in Single-Family and two-family dwellings.

Attachment: Land Development Code Amendment

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) 250-4124.

