



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

Regular Meeting Planning & Zoning Board

Thursday, September 3, 2026

7:00 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES

Planning & Zoning Board Minutes

Attachment: August 6, 2026

NEW BUSINESS

1. P.H. 2026-081: APPLICATION 92-PID-2X Rev.2

Applicant: JFL Realty Corp, represented by Shane Ames

Proposal: Seeking Major Site Plan approval to construct an addition of 8,264 square feet to an existing warehouse building with associated site improvements on a 3.08-acre (net) site in the PID, Planned Industrial zoning district.

Location: The property is generally described as NEWPORT CENTER 115-13 B LOTS 53 THRU 56 and is located at **1241 West Newport Center Drive (Folio #484211070560)**

Attachment: Application 92-PID-2X Rev. 2

2. P.H. 2026-082: APPLICATION 25-P-242

Applicant: Moraca Acquisitions LLC represented by JSR Design

Proposal: Seeking a Plat Note Amendment, concurrent with a Major Site Plan (21-LAC-4 Rev.1) approval to amend the note restricting development to office and to allow for the proposed commercial and office use.

Location: The property is generally described as A PORTION OF PARCEL "A", DOWNTOWN DEERFIELD PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LYING IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, and located at **301 N Dixie Highway (Folio #474331200010).**

Attachment: Application 25-P-242

3. P.H. 2026-083: APPLICATION 21-LAC-4 Rev.1**Applicant: Moraca Acquisitions LLC represented by JSR Design****Proposal:** Seeking Major Site Plan approval to construct a new three-story 14,138 square-foot commercial building consisting of 4,880 square feet of brewpub space on the first floor, 4,642 square feet of office space on the second floor, and 4,616 square feet of recreational lounge space on the rooftop, with associated site improvements on a 0.63-acre site.**Location:** The property is generally described as A PORTION OF PARCEL "A", DOWNTOWN DEERFIELD PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LYING IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, and located at **301 N Dixie Highway (Folio #474331200010)**.**Attachment:** Application 21-LAC-4 Rev. 1**4. P.H. 2026-084: APPLICATION LUPA#67A****Applicant: MBA Development Partners of Florida LLC****Owner: City of Deerfield Beach****Proposal:** Seeking a Small-Scale Land Use Plan Amendment to change the City of Deerfield Beach Future Land Use designation on 3.75 net acres from Community Facilities to Commercial.**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 (Folio # 484212530010)**.**Attachment:** Application LUPA #67A**5. P.H. 2026-085: APPLICATION 26-R-211****Applicant: MBA Development Partners of Florida, LLC****Owner: City of Deerfield Beach****Proposal:** Seeking a rezone from Community Facilities (CF) to Planned Development District (PDD) with an allocation of 150 flex units and an associated Conceptual Master Plan.**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 (Folio #484212530010)**.**Attachment:** Application 26-R-211**6. P.H. 2026-086: APPLICATION 25-P-249****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 a future development of a mix of uses, including workforce housing, a hotel, commercial space, 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 (Folio #484212530010)**.**Attachment:** Application 25-P-249

7. P.H. 2026-087: APPLICATION 25-R-207

Applicant: **JBL Rivertowne Square LLC represented by Greenspoon Marter LLP**

Proposal: Seeking approval to rezone the subject parcels from B-2, Highway Business to PDD, Planned Development District

Location: The property contains 3 parcels described as 7-48-43 COMM NW COR OF NW1/4 OF NE1/4 OF SEC 7, S ALG W/L OF NW1/4 OF NE1/4 OF SAID SEC 213.95, E 35 TO POB, E 44, ELY 390.74, SELY 117.83, ELY 191.76, SWLY ALG W R/W/L OF STATE RD 898.40, W 459.17, N 133.50, W 115, N 874.85 TO POB LESS OR 1107/447, LESS NEW PLAT 180-97 B; and 7-48-43 THAT PT OF N1/2 OF NW1/4 OF NE1/4 LYING W OF FED HWY REFERRED TO AS PAR B IN OR 1107/447, LESS NEW PLAT 180-97 B LESS TIJUANA TAXI 180-184 B; and TIJUANA TAXI 180-184 B LOT A, more particularly described in the file, and located at 1015-1219 S Federal Highway.

Attachment: Application 25-R-207

8. P.H. 2026-088: APPLICATION 25-P-244

Applicant: JBL Rivertowne Square LLC represented by Greenspoon Marder LLP

Proposal: Seeking Plat approval to plat a 13.04-acre property to be restricted to 736 mid-rise residential units and 75,527 square feet of commercial use known as "Rivertowne Square" Plat.

Location: The property contains 3 parcels described as 7-48-43 COMM NW COR OF NW1/4 OF NE1/4 OF SEC 7, S ALG W/L OF NW1/4 OF NE1/4 OF SAID SEC 213.95, E 35 TO POB, E 44, ELY 390.74, SELY 117.83, ELY 191.76, SWLY ALG W R/W/L OF STATE RD 898.40, W 459.17, N 133.50, W 115, N 874.85 TO POB LESS OR 1107/447, LESS NEW PLAT 180-97 B; and 7-48-43 THAT PT OF N1/2 OF NW1/4 OF NE1/4 LYING W OF FED HWY REFERRED TO AS PAR B IN OR 1107/447, LESS NEW PLAT 180-97 B LESS TIJUANA TAXI 180-184 B; more particularly described in the file, and located at 1017-1219 S Federal Highway.

Attachment: Application 25-P-244

9. P.H. 2026-089: APPLICATION 25-PDD-5

Applicant: JBL Rivertowne Square LLC represented by Greenspoon Marder LLP

Proposal: Seeking Major Site Plan approval to redevelop an existing shopping center with a mix of uses including the retention of roughly 56,941 square feet of existing retail, the addition of 24,000 square feet of new retail and 736 dwelling units on an existing 13.04-acre property with associated site improvements.

Location: The property contains 3 parcels described as 7-48-43 COMM NW COR OF NW1/4 OF NE1/4 OF SEC 7, S ALG W/L OF NW1/4 OF NE1/4 OF SAID SEC 213.95, E 35 TO POB, E 44, ELY 390.74, SELY 117.83, ELY 191.76, SWLY ALG W R/W/L OF STATE RD 898.40, W 459.17, N 133.50, W 115, N 874.85 TO POB LESS OR 1107/447, LESS NEW PLAT 180-97 B; and 7-48-43 THAT PT OF N1/2 OF NW1/4 OF NE1/4 LYING W OF FED HWY REFERRED TO AS PAR B IN OR 1107/447, LESS NEW PLAT 180-97 B LESS TIJUANA TAXI 180-184 B; and TIJUANA TAXI 180-184 B LOT A, more particularly described in the file, and located at 1015-1219 S Federal Highway.

Attachment: Application 25-PDD-5

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.

