

**RESOLUTION NO. 2023/155**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE PLAT APPLICATION SUBMITTED BY Z&B INVESTMENT GROUP, LLC, TO AMEND THE PLAT NOTE FOR THE .323 ACRE SITE LOCATED AT 488 NW 1ST TERRACE, WITHIN THE RM-10 RESIDENCE, MULTI-FAMILY ZONING DISTRICT, FROM 14,328 SQUARE FEET OF CHURCH USE TO A DUPLEX (APPLICATION NO. 23-P-236); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, Application No. 23-P-236 (the "Plat Application") has been submitted to the City by Z&B Investment Group, LLC (the "Applicant") to amend the plat note for the .323-acre parcel located at 488 NW 1<sup>st</sup> Terrace, within the RM-10 Residence, Multi-family Zoning District, from 14,328 square feet of church use to restricting development to a duplex (the "Development"); and

**WHEREAS**, the site for the Development is approximately .323 acres described as B T H C PLAT 157-18 B PARCEL A, as more particularly described in the file and located at 488 NW 1<sup>st</sup> Terrace, Deerfield Beach, Florida (the "Property"); and

**WHEREAS**, the Property is currently vacant and platted for Church use; and

**WHEREAS**, the Applicant is requesting an amendment to the restrictive plat note for the Property from 14,328 square feet of church use to a duplex to accommodate a 1 story duplex development; and

**WHEREAS**, the Plat Application for the Development was reviewed by pertinent City staff and recommended for approval; and

**WHEREAS**, the City Commission has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of the various City of Deerfield Beach review agencies and staff; and

**WHEREAS**, the City Commission has determined that the Plat Application meets all departmental and Land Development Code requirements and finds it in the best interest of the City to approve the Plat Application.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:**

**Section 1.** The above referenced "Whereas" clauses are true and correct and made a part hereof.

**Section 2.** The Plat Application is hereby approved, subject to the conditions set forth in the Plat Application and the Development Review Comments, as amended and dated August 18, 2023, which conditions are hereby incorporated herein by this reference.

**Section 3.** All resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflict.

**Section 4.** Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

**Section 5.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF SEPTEMBER, 2023.

  
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BILL GANZ, MAYOR

ATTEST:

  
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HEATHER MONTEMAYOR, CITY CLERK