



City of Margate

5790 Margate Boulevard
Margate, FL 33063
954-972-6454
www.margatefl.com

Summary Agenda Board of Adjustment

Fred T. Bourdin, Board Member
Joao D. Brandao, Board Member
Kandi L. Harris, Board Member
Diana Perमान, Board Member
Bradley Uribe, Board Member

Tuesday, April 7, 2026

6:30 PM

Commission Chambers and Zoom.us

Webinar ID: 818 8548 9734

<https://us02web.zoom.us/j/81885489734>

CALL TO ORDER

ROLL CALL

1) OATHS

2) NEW BUSINESS

- A. [ID 2026-093](#) ELECTION OF CHAIR
- B. [ID 2026-095](#) ELECTION OF VICE CHAIR
- C. [ID 2026-096](#) ELECTION OF SECRETARY
- D. [ID 2026-098](#) APPROVAL OF 2026 TERM CALENDAR

Attachments: [BOA 2026 Calendar](#)

- E.** [ID 2026-058](#) **VARIANCE APPLICATION: 26-00400012 Panda Express** - Applicant Matthew H. Scott, Esq., Greenspoon Marder, LLP, Agent for Panda Express, Joe Celento proposes a 3,381 sq. ft. restaurant with drive-through by renovating the former Boston Market site at 5681 West Atlantic Boulevard, Margate, Florida 33063. The renovation costs represent substantial redevelopment, therefore the project must comply with all applicable land development regulations. The applicant is requesting relief from requirements of the Margate Unified Land Development Code (ULDC) in order to allow some existing site features to remain unchanged.

Attachments: [APPLICATION](#)
[SURVEY](#)
[SITE PLAN](#)
[STAFF REPORT](#)
[STAFF PRESENTATION](#)
[APPLICANT PRESENTATION](#)

3) APPROVAL OF MINUTES

- A.** [ID 2026-084](#) APPROVAL OF THE BOARD OF ADJUSTMENT MEETING MINUTES FOR THE OCTOBER 14, 2025 MEETING.

Attachments: [2025-1014 BOA Draft Minutes](#)

4) GENERAL DISCUSSION

ADJOURNMENT

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, the person 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 to be based. Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the transcript.

Any person with a disability requiring auxiliary aids and services for this meeting may call the City Clerk's office at 954-972-6454 with their request at least two business days prior to the meeting date.

One or more members of the City Commission or advisory boards of the City of Margate may be in attendance and may participate at the meeting.

Members of the public are invited to view this meeting through Zoom using Webinar ID: 818 8548 9734 or can call in via telephone by calling one of the following phone numbers: US: +1 312 626 6799 or +1 929 205 6099.

- A copy of the Agenda for this Meeting is posted on www.MargateFL.com and on the main bulletin board outside City Hall located at 5790 Margate Blvd, Margate, FL 33063.

THROUGH THE CITY'S WEBSITE:

Go to www.margatefl.com.

Go to "Agendas & Minutes" > Find the respective meeting date and click "Agenda Summary" to view the agenda items and see the Zoom meeting information.

ALTERNATE OPTION FOR VIEWING AND LISTENING TO THE MEETING THROUGH ZOOM.US Instructions:

Topic: "Board of Adjustment Meeting" Enter the following link to join the webinar:

<https://us02web.zoom.us/j/81885489734>

Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 929 205 6099

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