



City of Margate

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

Summary Agenda Planning and Zoning Board

Joao D. Brandao, Chair
Shekinah Awofadeju Major, Vice Chair
Sloan Robbins, Secretary
Joseph F. Eppy, Board Member
Elsa J. Sanchez, Board Member

Tuesday, October 7, 2025

6:30 PM

Commission Chambers and Zoom.us

Webinar ID: 838 9757 5721

<https://us02web.zoom.us/j/83897575721>

CALL TO ORDER

ROLL CALL

1) APPROVAL OF MINUTES

- A. [ID 2025-273](#) APPROVAL OF PLANNING AND ZONING BOARD MEETING MINUTES

Attachments: [2025-0911 Draft Minutes](#)

2) NEW BUSINESS

- A. [ID 2025-269](#) CONSIDERATION OF A LAND USE PLAN AMENDMENT FOR THE REDEVELOPMENT OF CAROLINA CLUB GOLF COURSE (DRC NO. 24-00400057)

Attachments: [ORDINANCE](#)
[Applicant Memo - NEW](#)
[Applicant Presentation](#)
[Conceptual Master Plan - REVISED](#)
[Future Land Use Exhibit - REVISED](#)
[Draft Development Agreement - REVISED](#)
[Application](#)
[Supporting Documents](#)
[Exhibit H Survey and Legal](#)
[Exhibit P Phase I ESA](#)
[Exhibit Q Phase II ESA](#)
[Exhibit R Traffic Analysis LUPA](#)
[Staff Presentation - REVISED](#)
[DRC Review Comments](#)
[2025-0826 COM-DRC Minutes](#)

B. [ID 2025-270](#) CONSIDERATION OF A **REZONING** FOR THE REDEVELOPMENT OF THE CAROLINA CLUB GOLF COURSE (**DRC NO. 24-00400056**)

Attachments: [ORDINANCE](#)
[Applicant Memo - NEW](#)
[Conceptual Master Plan - REVISED](#)
[Draft Development Agreement - REVISED](#)
[Application](#)
[Supporting Documents](#)
[Exhibit D Survey](#)
[Exhibit H Traffic Impact Statement](#)
[Traffic Memo 2025 0919](#)
[DRC Review Comments](#)
[2025-0826 COM-DRC Minutes](#)

3) 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.

[Unified Land Development Code – Section 40.300(C)] Any representation made before any City Board, any Administrative Board, or the City Commission in the application for a variance, special exception, conditional use or request for any other permit shall be deemed a condition of the granting of the permit. Should any representation be false or should said representation not be continued as represented, same shall be deemed a violation of the permit and a violation of this section.

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: 838 9757 5721 or can listen 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: "Planning and Zoning Board Meeting "

Enter the following link to join the webinar: <https://us02web.zoom.us/j/83897575721>

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US: +1 312 626 6799 or +1 929 205 6099