



City of Margate

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

Summary Agenda Development Review Committee

Tuesday, December 16, 2025

10:00 AM

Development Services Department and Zoom.us
Webinar ID: 823 1693 1323

Meeting held at 901 NW 66th Avenue,
Margate, FL 33063

<https://us02web.zoom.us/j/82316931323>

CALL TO ORDER

ROLL CALL

1) NEW BUSINESS

- A. [ID 2025-357](#)** **DRC NO. 25-00400069** Consideration of a **site plan** application to repurpose a 497-square foot former drive-through bank to a Dunkin with drive-through.
LOCATION: 5300 Coconut Creek Pkwy
ZONING: Gateway
LEGAL DESCRIPTION: A portion of Tract A, of "BRANDON-FARRIS DEVELOPMENT PLAT NO. 2", according to the plat thereof, as recorded in plat book 110, page 19 of the public records of Broward County, Florida.
PETITIONER: Ryan Thomas, P.E., Thomas Engineering Group, agent for Mayank Patel, Jai Shree Ram Donut, LLC

Attachments:

[APPLICATION](#)
[SUPPORTING DOCUMENTS](#)
[DRAWINGS](#)
[25-00400069 - Staff Comments](#)

- B. [ID 2025-358](#)** **DRC NO. 25-00400070** Consideration of a **special exception use** application to repurpose a 497-square foot former drive-through bank to a Dunkin with drive-through.
LOCATION: 5300 Coconut Creek Pkwy
ZONING: Gateway
LEGAL DESCRIPTION: A portion of Tract A, of "BRANDON-FARRIS DEVELOPMENT PLAT NO. 2", according to the plat thereof, as recorded in plat book 110, page 19 of the public records of Broward County, Florida.
PETITIONER: Ryan Thomas, P.E., Thomas Engineering Group, agent for Mayank Patel, Jai Shree Ram Donut, LLC

Attachments: [APPLICATION](#)
 [SUPPORTING DOCUMENTS](#)
 [DRAWINGS](#)
 [25-00400070 - Staff Comments](#)

2) GENERAL DISCUSSION

ADJOURNMENT

A representative of the petitioner and the property owner must be present for a petition to be reviewed by the DRC. Representations made before the DRC shall be conditions of said approval. A petitioner appealing findings made by the DRC with respect to any matter considered at a meeting 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 all of the testimony and evidence upon which the appeal is to be made.

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 (2) business days prior to the meeting date.

One (1) or more members of the City Commission or 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: 823 1693 1323 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 THE MEETING:

THROUGH ZOOM TECHNOLOGY:

Instructions for Attendees:

Topic: "Virtual Meeting - Development Review Committee Meeting"

Enter the following link to join the webinar: <https://us02web.zoom.us/j/82316931323>

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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