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City of Margate, Florida

**MEETING OF THE
PLANNING AND ZONING BOARD
REGULAR MEETING**
<https://us02web.zoom.us/j/87192907370>
MINUTES

Tuesday, December 2, 2025
6:30 p.m.
City of Margate
City Commission Chambers at City Hall

PRESENT:

Joao D. Brandao, Chair
Sloan Robbins, Secretary
Joseph F. Eppy, Board Member
Richard Zucchini, Board Member

ABSENT:

Elsa J. Sanchez, Board Member

ALSO PRESENT:

Alan L. Gabriel, Weiss Serota Law Office/Attorney
Andrew Pinney, AICP, Senior Planner
Elizabeth Taschereau, Development Services Director
Paul Ojeda, Development Services Office Manager
Curt Keyser, DEES Director
Martha Reczko, DEES Assistant Director

The regular meeting of the Planning and Zoning Board (PZ) of the City of Margate, having been properly noticed, was called to order at 6:30 p.m. on Tuesday, December 2, 2025, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063. The Pledge of Allegiance was recited.

1) APPROVAL OF MINUTES

- A) ID2025-345
APPROVAL OF PLANNING AND ZONING BOARD MEETING MINUTES FOR THE OCTOBER 7, 2025, MEETING

Mr. Eppy made the following motion, seconded by Mr. Robbins:

MOTION: TO APPROVE THE MINUTES OF THE OCTOBER 7, 2025, PLANNING AND ZONING BOARD MEETING AS PRESENTED.

ROLL CALL: Mr. Brandao – Yes; Mr. Robbins – Yes; Mr. Eppy – Yes; Mr. Zucchini – Yes. The motion passed with a 4-0 vote.

2) NEW BUSINESS

- A) ID2025-269
A COMPREHENSIVE PLAN AMENDMENT TO UPDATE THE CITY'S 10-YEAR WATER SUPPLY FACILITY WORK PLAN.

Alan L. Gabriel, City Attorney, read the title into the record.

Andrew Pinney, Senior Planner, explained the Comprehensive Plan amendment before the Board would provide for an update to the City's 10-year Water Supply Facility Work Plan. He explained the South Florida Water Management District adopted its Lower East Coast Water last year and Statute requires the City to make a subsequent update within 18 months. He stated the Department of Engineering and Environmental Services (DEES) had contracted with Hazen and Sawyer to prepare the plan and amendment.

Mr. Pinney provided a high-level review of the changes, including revision of the analysis that ensures the City has water supply for the future population projections, necessary capital improvements, and a new requirement adopted by the Environmental Protection Agency (EPA) to address Per- and Polyfluoroalkyl Substances (PFAS) chemicals. He stated the Director and Assistant Director of DEES were present to answer any detailed questions.

Chair Brandao and Mr. Eppy asked for clarification on when updates to the plan would be made. Mr. Pinney explained this was that update. He noted a study was underway regarding the PFAS response. Discussion continued.

Mr. Eppy asked if there were funds available in the budget for any needed projects to address PFAS. Mr. Pinney advised that would be a separate issue addressed through the capital improvement schedule.

Mr. Zucchini asked if the new reservoir was operational. Martha Reczko, DEES Assistant Director, confirmed the reservoir had been fully operational for the last two (2) years. She stated phase two (2) for the reservoir was also planned. She discussed the available water supply briefly and stated the City has sufficient water supplies.

Mr. Zucchini inquired as to the quantity of golf course consumption. Ms. Reczko stated the golf course owns a private well and does not use drinking water to irrigate. She advised that the college and hospitals are among the largest users in the City.

Mr. Zucchini asked if the golf course shares water supply in the aquifer. Ms. Reczko responded that the golf course receives a separate permit from the South Florida Water Management District, but likely utilizes the shallow aquifer, though she has not seen this permit. She noted that they complete monthly reports and follow the permit process as the City does. She stated the City's permit expires in 2065 and utilizes two (2) separate aquifers.

Mr. Robbins asked if the area of Coconut Creek would be serviced by the City of Margate indefinitely. Ms. Reczko confirmed the service area is larger than the municipality. She stated the service area for utilities was established by putting pipes in the ground and is owned in perpetuity. She discussed the impact of the turnpike on the service area.

Mr. Zucchini asked the current PFAS values in comparison to the goals. Ms. Reczko outlined the rules and stated the limit is four (4) parts per trillion, and the City averages about six (6) and 20 parts per trillion, so treatment was required to meet the goal. She noted the EPA deadline for every municipality in the country to come into compliance was 2031. She discussed the current pilot program to address the issue.

Mr. Zucchini inquired as to the reasons the City had not gone with reverse osmosis. Ms. Reczko stated reverse osmosis is among the most expensive processes and would also require drilling new wells to retrofit the plant. Discussion continued regarding life cycle and the condition of the existing wells.

Mr. Robbins asked about the bond, and whether it was approved at \$60 million or up to a higher amount. Ms. Reczko confirmed the bond total was not to exceed \$120 million with a plan to withdraw the first portion of \$60 million this year for wastewater. Discussion continued regarding projects associated with the bond driven by aging infrastructure and new regulations.

Ms. Reczko noted the technology for treatment of PFAS would address water color, as well.

Chair Brandao opened the item to public comment. There being no one to speak, he closed public comment.

Mr. Zucchini made the following motion, seconded by Mr. Robbins:

MOTION: To recommend the City commission approve a comprehensive plan amendment to update the city's 10-year water supply facility work plan.

ROLL CALL: Mr. Brandao – Yes; Mr. Robbins – Yes; Mr. Eppy – Yes; Mr. Zucchini – Yes. The motion passed with a 4-0 vote.

3) GENERAL DISCUSSION

None.

4) ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:51 p.m.

Respectfully submitted,

Joao D. Brandao, Chair