



**REGULAR MEETING OF  
THE BOARD OF ADJUSTMENT  
REGULAR MEETING  
<https://us02web.zoom.us/j/89894576355>  
MINUTES**

**Tuesday, May 7, 2024  
6:30 p.m.  
City of Margate  
City Commission Chambers at City Hall**

**PRESENT:**

Joao D. Brandao, Chair  
Barbara Farias, Secretary  
Sloan Robbins, Board member

**ABSENT:**

Erin Enwright, Vice Chair  
Kandi L. Harris, Board member

**ALSO PRESENT:**

Amelia Jadoo, Weiss, Serota, Helfman, Cole, & Bierman, City Attorney  
Elizabeth Taschereau, Director of Development Services  
Andrew Pinney, AICP, Senior Planner  
Paul Ojeda, Associate Planner  
Mikhailia Alleyne, Office Manager, Notary  
Tony Hatchell, President, Bennu Enterprises, Inc., representative for HCA Florida Northwest Hospital

The regular meeting of the Board of Adjustment (BOA) of the City of Margate, having been properly noticed, was called to order at 6:30 p.m. on Tuesday, May 7, 2024, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063. The Pledge of Allegiance was recited.

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**OATH OF OFFICE**

Mikhailia Alleyne, Office Manager, Notary, administered the Oath of Office to Board member Sloan Robbins.

**City Commission**

Mayor Tommy Ruzzano  
Vice Mayor Arlene R. Schwartz  
Antonio V. Arserio  
Anthony N. Caggiano  
Joanne Simone

**City Manager**

Cale Curtis

**City Attorney**

Weiss Serota Helfman  
Cole & Bierman

**City Clerk**

Jennifer M. Johnson, MMC

**Development Services Department**

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**1) APPROVAL OF MINUTES**

- A) *ID2024-148*  
APPROVAL OF APRIL 9, 2024, MEETING MINUTES

Ms. Farias made the following motion, seconded by Mr. Robbins:

**MOTION:** TO APPROVE THE MINUTES OF THE APRIL 9, 2024, MEETING AS PRESENTED.

**ROLL CALL:** Mr. Brandao – Yes; Ms. Farias – Yes; Mr. Robbins – Yes; Ms. Farias – Yes. The motion passed with a 4-0 vote.

**2) NEW BUSINESS**

- A) *ID2024-149*  
SIGN WAIVER APPLICATION NO. 24-00400014  
PERMISSION TO INSTALL TWO BANNER SIGNS.

City Attorney Jadoo advised the Board, applicant, and public of the rules and process for quasi-judicial hearings. She asked if there were any ex-parte disclosures from the Board, and there were none to disclose. City Attorney Jadoo directed the Board, individually and collectively, that their decision at the conclusion of the hearing must be based on competent, substantial evidence related to the City's Code and not generalized support or opposition that is not fact-based.

Ms. Alleyne swore in the witnesses, including Tony Hatchell, on behalf of the applicant, and Andrew Pinney, Senior Planner.

Mr. Pinney presented the application on behalf of staff. He explained the applicant, HCA Florida Northwest Hospital at 2801 N State Road 7, had made a sign waiver application which was partially approved at the April 9, 2024, BOA meeting, with the request to install two (2) banner signs tabled to this meeting. He provided a brief overview of the approved and existing signs and noted the proposed locations of the banners.

Mr. Pinney stated the initial staff recommendation for the banners was denial in favor of something more robust and permanent, as this type of banner is not built for quality presentation or durability. He advised that during the April 9 meeting, the applicant had proposed a flex face, wall-mounted tension frame that would hold the sign taut. He shared that he had since researched the materials, and even though the proposal remains a banner sign, it looks more presentable than the previous proposal. He stated the banners proposed at this time have a wall-mounted tension bracket around the full perimeter and the banners are pre-stretched to hold tight.

Mr. Pinney stated the applicant's narrative had helped to sway the staff recommendation, including that the banners would be installed using a flex face framing system to ensure they are

stretched tight to maintain aesthetics and durability, that the content of the banners will be refreshed every six (6) months, and a commitment to temporary removal in the event of a storm. He advised staff's concerns were adequately addressed and staff was recommending approval.

Tony Hatchell, President, Bennu Enterprises, Inc., representative for HCA Florida Northwest Hospital, shared images of signs in other applications. He stated it was permanent signage solution which was robust and could be on a wall or a standard sign. He noted they are designed to survive storms.

Chair Brandao opened a public hearing on the item, however there being none to speak, he closed the public hearing.

Ms. Farias made the following motion, seconded by Mr. Robbins:

**MOTION:** TO APPROVE THE SIGN WAIVER APPLICATION AS SUBMITTED BASED ON STAFF RECOMMENDATION.

**ROLL CALL:** Mr. Brandao – Yes; Ms. Farias – Yes; Mr. Robbins – Yes; Ms. Farias – 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 6:42 p.m.

Respectfully submitted,



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Joao D. Brandao, Chair