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City of Margate, Florida

**REGULAR MEETING OF
THE DEVELOPMENT REVIEW COMMITTEE**
<https://us02web.zoom.us/j/84468297734>
DRAFT MINUTES

Tuesday, February 24, 2026

10:00 a.m.

City of Margate
5790 Margate Boulevard
Margate, FL 33063

PRESENT:

Andrew Pinney, AICP, Senior Planner
Scott Sawyer, Police Department Representative
Mark Young, Building Assistant Director
Paula Fonseca, Engineer, DEES
Amanda Ingram, Development Services Permit Specialist
Christopher Gratz, AICP, Senior Planner
Elizabeth Taschereau, Development Services Director
Gio Batista, Public Works Director
David Scholl, Fire Marshall
Lisa S. Bernstein, Traffic Engineer (via Zoom)

ALSO PRESENT:

Ryan O. Thomas, President, Thomas Engineering Group
Spencer Thomas, El Thomas Engineering Group
Michael Ventura, Founder, Ventura Architecture Development Inc.
Mike Patel, Dunkin's Franchisee
Manish Patel, Dunkin's Franchisee
Atul Patel, Dunkin's Franchisee
Craig Peregoy, PE, Senior Principal, Dynamic Traffic (Via Zoom)
Scott Barber, Principal Scott Barber Designs (Via Zoom)

Development Services Department

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The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order at 10:02 a.m. on Tuesday, February 24, 2026, at the City of Margate Development Services Department, 901 NW 66th Avenue, Margate, FL 33063.

NEW BUSINESS

A. ID2026- 042

DRC NO. 25-40069: Reconsideration 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 Parkway

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.

B. ID 2026-043

DRC NO. 25-40070 Reconsideration 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 Parkway

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.

Andrew Pinney, Senior Planner, read the title of the items and stated staff comments were published with the agenda. He asked the committee members if there were any additions or edits to the comments. There were none.

Mr. Thomas asked for clarification of comments 55, 56, 57, and 58 related to signs. He had no issue complying with the 6ft height limit of the sign but questioned the limitation for electronic messaging. Mr. Pinney informed Mr. Ryan Thomas, P.E., Thomas Engineering Group, that the city sign code currently allows up to 25% electronic messaging, which means that a manually operated changeable copy sign is required. The applicant was unsure if a manually operated changeable copy sign is even available.

Mike Patel, Dunkin's Franchisee, mentioned that depending on how quickly a response is provided and the permit is pursued, it may not even alter the design. It has been almost a year since the permitting process started. The landlords gave the project until May and there is a strong desire to complete it.

Mr. Pinney informed Mr. Thomas and other petitioners that conditional approval could be granted to avoid delaying the project, pending the requirement for a revised display and height adjustment. Meanwhile a sign waiver can be pursued separately. Mr. Pinney asked if there were any objections. There were none.

Mr. Thomas mentioned that the sign faces south toward the shopping center and will not be visible from the main road. He also agreed that conditional approval would be appropriate to allow the project to move forward. He will make the requested adjustments and submit for a permit.

Craig Peregoy, PE, Senior Principal, Dynamic Traffic stated that he would correct the project name on the traffic report, then asked for clarification of the driveway volume and queue analysis. Lisa S. Bernstein, Traffic Engineer clarified that the driveway volumes are the total traffic volumes and the queue analysis should include the time from the order board to the pick-up. Discussion ensued.

Mr. Pinney asked Ms. Bernstein if when the traffic report was revised, would there be a possibility that the new analysis would warrant any type of substantial changes or modifications to the site layout? Ms. Bernstein clarified that because this project was within a shopping center, that it would be able to manage the traffic without disrupting the roads.

Ms. Bernstein expressed concern over the vacant space around the former ATM, that it may create haphazard parking. Spencer Thomas stated that the first submittal had bollards, but staff agreed that the bollards were not necessary. Mr. Thomas offered 'No Parking' signs in addition to the asphalt striping currently shown on the site plan. Ms. Bernstein agreed.

Ms. Bernstein asked that the traffic report show trips returning to the roadway. Mr. Peregoy stated that primary trip are on Figure 3 and total trips are on Figure 6, which shows the distribution of trips. Ms. Bernstein stated that pass by trips are not to be included in total trips. Mr. Peregoy offered to remove Figure 3.

Lisa Bernstein, Traffic Engineer, clarified that access to State Road 7 is at the base of the Dunkin site and should be shown accordingly rather than in the middle of the shopping center. The group requested the drawings be made more realistic within a simplified style so that non-professionals can easily understand driveway locations. Driveway and access locations must be graphically represented at the south end of the Dunkin site to reflect the connection to State Road 7.

Ms. Bernstein reiterated the need to graphically represent driveways and queuing clearly for reviewers and agreed to minor cleanup edits to improve overall readability. Queuing and minor plan details should be cleaned up to make the plans understandable to non-professionals. Craig Peregoy, PE, Senior Principal, Dynamic Traffic confirmed he understood the requested changes.

Mr. Thomas noted existing shade trees and agreed that new perimeter trees should be small to prevent conflicts with power lines. Perimeter landscaping must avoid conflicts with existing overhead utilities by specifying smaller tree species where needed.

Mr. Peregoy and Ms. Bernstein discussed revising the graphic set by removing figure three and showing figure six with improved legends to eliminate unnecessary iterative steps and increase accuracy. Mr. Peregoy agreed to simplify the figures and clean up labeling to better reflect actual access points.

Mr. Peregoy will simplify the submission by removing figure three and instead show figure six with improved legends for clarity.

Mr. Thomas wanted clarification of the landscaping comments and did not recall any new trees along the north property line. Mr. Pinney confirmed that a new tree was proposed for the north property line, and a smaller tree species was required due to existing overhead utilities.

Mr. Pinney proposed granting a conditional approval to advance the special exception application to public hearing. Mr. Pinney asked if there were any objections. There were none.

Procedural steps were reviewed including a deadline for filing a sign waiver application, preparing public notice mailings and signs 15 days prior to hearings, and timing for Commission meetings. Mr. Pinney agreed to compile action items, dates, and the mailing list and requested that applicant's PowerPoint presentations be submitted one week prior to hearings for agenda publication.

Mr. Pinney mentioned the Planning and Zoning Board hearing date would be April 7 and the anticipated City Commission hearing in early May due to public notice requirements.

There being no further business to discuss, the meeting was adjourned at 11:41 a.m.

Respectfully submitted,

Elizabeth Taschereau, Director of Development Services