



REGULAR MEETING OF
THE DEVELOPMENT REVIEW COMMITTEE
<https://us02web.zoom.us/j/89790335653>
MINUTES

Wednesday, November 25, 2025

10:00 a.m.

City of Margate
5790 Margate Boulevard
Margate, FL 33063

PRESENT:

Andrew Pinney, AICP, Senior Planner

Elizabeth Taschereau, Development Services Director

Christopher Gratz, AICP, Senior Planner

David Scholl, Fire Marshal

Paula Fonseca, Engineer, DEES

Sergeant Scot Sawyer, Police Department

Lisa S. Bernstein, Traffic Consultant (via Zoom)

City Commission

Mayor Arlene R. Schwartz

Vice Mayor Antonio V. Arserio

Anthony N. Caggiano

Tommy Ruzzano

Joanne Simone

City Manager

Cale Curtis

City Attorney

David Tolces

City Clerk

Jennifer M. Johnson, MMC

ALSO PRESENT:

Lisa Louis, Owner

Raymond Baladi, A&R BAL LLC, General Contractor and Project Manager

Juan Romero, Caltran, Traffic Engineer (via Zoom)

Raul Nevares, JUNCAL Landscape, Landscape Architect (via Zoom)

Benny Pereda, JAH Studio (via Zoom)

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order at 10:14 a.m. on Wednesday, November 25, 2025, at the City of Margate Commission Chambers, 5790 Margate Boulevard, Margate, FL 33063.

NEW BUSINESS

A) ID2025-337

DRC NO. 25-4000048: Consideration of a Site Plan for new construction of a daycare.

LOCATION: 830 S State Road

ZONING: Corridor

LEGAL DESCRIPTION: A portion of Tract B of "SERINO PARK SECTION 3" according to the plat thereof, as recorded in Plat Book 81, page 46 of the Public Records of Broward County, Florida

PETITIONER: Raymond Baladi, agent for Wilza Lisa Louis, Jade's Holdings, LLC

Development Services Department

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Andrew Pinney, Senior Planner, read the title of the item and stated the agenda was posted with staff comments. He opened the floor to questions and comments.

Raymond Baladi, A&R BAL LLC, General Contractor and Project Manager, commented that with the transfer of sale to the current owner, the plans were supposed to be shovel-ready, and all entitlements were to be included. He asked why the document referenced in the Engineering comments was not previously signed by the developer.

Paula Fonseca, Engineer, DEES, stated the document would allow the transfer to the new owner and would also go before the City Commission. Mr. Baladi asserted this should be addressed by the attorneys with the previous owner.

Elizabeth Taschereau, Development Services Director, stated this was between the new owner, the previous owner, and their attorneys.

Mr. Baladi noted the comments stated there would be an Engineering permit, but he had believed there was an agreement this was already done. Ms. Fonseca advised that this was the DRC process, including pulling the Engineering permit. She stated the plans would be uploaded again to review for any changes. Mr. Baladi confirmed that he had a copy of everything previously approved and would resubmit.

Lisa S. Bernstein, Traffic Consultant, advised that there would be changes to the Site Plan due to the redistribution of the circulation. She stated there would be modifications including signage and pavement markings to make it one way. Juan Romero, Caltran, Traffic Engineer, agreed. He explained the modifications were being made, and he would add this information to the traffic study and the resubmittal.

Mr. Pinney asked if there were any modifications to the curbing. Ms. Bernstein stated there were not. She advised that she had requested a gore area be striped out at the north entrance to narrow the driveway to one-way entrance for one row, along with one-way signs and do not enter signs.

Mr. Baladi stated his reference to no changes had been in relation to the water dynamic shown on the Engineering report. He advised the largest outstanding issue was the parking lot, and this had been worked out between Ms. Bernstein and Mr. Romero. He noted this would limit the number of children in the daycare and asked if there were any further concerns.

Ms. Bernstein provided a brief recap of the conversations held. She stated there had been numerous studies conducted on daycare drop-off and pick-up, so she had asked that the plan be revised to match the information provided, which suggested that 15 percent of the number of children is the number of parking spaces required for drop-off and pick-up. She noted there were also corrections to tables so that everything matched.

Mr. Baladi stated the applicant had agreed to change the flow on the loop to be only one-way and to correct the parking situation. He noted other comments on the traffic report would be

addressed, and there were no further questions. Ms. Bernstein asked that they ensure the number of spaces available for the parents to park and get out and stated this may require staff has to park elsewhere.

Mr. Baladi commented that the parking available is the 24 that they have. Ms. Bernstein advised that the report stated there were 12 staff members, this would leave 12 parking spaces when approximately 16 or 17 were required.

Mr. Romero advised that this had been discussed and would be shown on the plan in an organized manner. He stated staff would need to arrive early enough to guide parents.

Mr. Pinney asked the applicant, Lisa Louis, if she was comfortable with the traffic commitments. Ms. Louis asked for clarification on the challenges. Mr. Baladi explained there would be a requirement for staff to direct drop-off traffic. Mr. Pinney added that whatever conditions were agreed to would be binding.

Ms. Taschereau stated there had been traffic challenges and Ms. Bernstein and Mr. Romero had worked out changes. She advised that ingress and egress were critical to the project, as was parking because parents have to park and walk their children in.

Mr. Baladi explained the plan had been reviewed and it was a matter of the explanation being different, but it would not create anything different for the operation. Ms. Bernstein added that there would be a Traffic Operations Plan in place so that people do not stop in the middle of the drive aisle to try to let their children out or double up in parking spaces. She stated it was a small site, so the plan would be small to keep things flowing.

Mr. Baladi confirmed the applicant had agreed to one-way traffic and this was being addressed by the architectural team.

Raul Nevares, JUNCAL Landscape, Landscape Architect, referenced the landscaping comments. He stated all existing landscaping would remain except the shrubs around the future building. He explained replacement shrubs were being proposed due to construction impacts.

Mr. Pinney asked Mr. Nevares if he had been able to log in to Project Docs to see the marked-up plans. Mr. Nevares stated he had received a printed copy. Mr. Pinney asked that Mr. Nevares be added to the team to see the areas referenced by the comments, including around the dumpster and the perimeter along State Road 7. He stated the aerial photo indicates bushes, but they are not shown on the plan. Mr. Nevares agreed to include these shrubs on the resubmission.

Mr. Pinney confirmed the four-foot foundation planting, and eight-foot sidewalk along the building would be maintained. Mr. Nevares stated this was correct and would be included in the notes.

Mr. Baladi stated the last time they had spoken, Benny Pereda had indicated the mechanical equipment would be placed on the roof. He commented that this would lead to limited space to

install solar panels. Mr. Pinney clarified this was a suggestion not a requirement. He explained the different types of comments briefly.

Mr. Baladi stated solar panels would be investigated. He advised that AC equipment would be placed on the roof. Mr. Pinney stated they should ensure adequate visual screening.

Mr. Baladi commented that he would be submitting with the Building Department the following week and would be requesting permission to move forward with the underground work as soon as possible. Mr. Pinney stated this would be at the discretion of the Building Department.

Mr. Pinney stated the big issue (at the DRC level) had been traffic and parking, and it sounded as though there was a path forward. He recommended conditional approval of the application. There were no objections.

GENERAL DISCUSSION

There being no further business to discuss, the meeting was adjourned at 10:34 a.m.

Respectfully submitted,



Elizabeth Taschereau, Director of Development Services