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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, March 3, 2026
7:00 p.m.
City of Margate
City Commission Chambers at City Hall**

PRESENT:

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

ABSENT:

ALSO PRESENT:

Andrew Pinney, Development Services Senior Planner
Elizabeth Taschereau, Development Services Director
Paul Ojeda, Development Services Office Manager
Amanda Ingram, Development Services Permit Specialist
David Tolces, City Attorney

The regular meeting of the Planning and Zoning Board (PZ) of the City of Margate, having been properly noticed, was called to order at 7:00 p.m. on Tuesday, March 3rd, 2026, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063. The Board observed a moment of silence for fallen service members, and the Pledge of Allegiance was recited.

1) APPROVAL OF MINUTES

A) *ID 2026-049*

APPROVAL OF PLANNING AND ZONING BOARD MEETING MINUTES FOR THE
DECEMBER 2ND, 2025, MEETING

Mr. Eppy made the following motion, seconded by Ms. Sanchez:

MOTION: TO APPROVE THE MINUTES OF THE DECEMBER 2ND, 2025, PLANNING AND ZONING BOARD MEETING AS PRESENTED.

ROLL CALL: Mr. Brandao – Yes; Mr. Robbins – Yes; Mr. Eppy – Yes; Ms. Sanchez – Yes. Mr. Zucchini – Yes. The motion passed with a 5-0 vote.

1) NEW BUSINESS

A) ID 2026-044

CONSIDERATION OF AN ORDINANCE TO CREATE A 'SPECIAL WAIVER' PROCESS IN THE LAND DEVELOPMENT CODE.

David Tolces, City Attorney, read the title into the record.

Andrew Pinney, Senior Planner, gave a staff presentation. His presentation included the City Commission's direction to draft an ordinance to create the special waiver, the contents of the special waiver process, and the process for going to the City Commission rather than the Board of Adjustment.

Mr. Eppy had concerns about whether this special waiver applicant would apply directly to the City Commission or still go through the Planning and Zoning Board. Andrew Pinney explained that it depended on the project's scope and process. He highlighted that certain processes could go to the City Commission without Planning and Zoning review, but the application would still have DRC review and a staff recommendation.

Mr. Zucchini requested clarification on whether this ordinance applies only to projects with established site plans, such as commercial, industrial, mixed-use, and high-density multi-family, and asked for further explanation of the requirements that impose a burdensome hardship on the project. Andrew Pinney defined a burdensome hardship as a hardship more lenient than that required by a variance, and as an aspect of the project that places a burden on the applicant.

Ms. Sanchez wanted to know if the ordinance would affect only new projects or if current projects could apply for special waivers. Andrew Pinney confirmed that current projects would be able to apply.

Mr. Robbins emphasized the importance of the current checks and balances in other boards' reviews, and the ordinance seemed to largely bypass that process.

Mr. Zucchini disagreed, arguing that the Commission has the final say and that Planning and Zoning is an advisory board that gives recommendations. David Tolces specified that the ordinance would create a new application and process without affecting DRC's current responsibilities.

Mr. Eppy expressed concern that decisions could be based on lobbying.

Mr. Zucchini felt that some comments about the process were incorrect and that the special waiver would be an asset, as the City Commission had access to information and could help with minor issues.

Ms. Sanchez wanted clarification on the criteria for the special waiver, specifically whether it could not increase traffic and how that would be applied. Andrew Pinney explained that particular criterion was relative to the relief sought compared to projects permitted by right.

Chair Brandao requested additional information on the process to ensure consistent decision-making when granting waivers that are not in the City's best interest. David Tolces specified that the City Commission would make that decision.

Chair Brandao followed up with additional questions about an estimate of how often this waiver would be requested compared to variances. Andrew Pinney stated that it couldn't be used on a single-family residence due to a lack of a site plan.

Chair Brandao asked for any public input. There was none.

Mr. Zucchini made the following motion, seconded by Ms. Sanchez:

MOTION: TO RECOMMEND THE CITY COMMISSION APPROVE ITEM AS WRITTEN.

ROLL CALL: Mr. Zucchini – Yes, Mr. Robbins – No, Ms. Sanchez – Yes, Mr. Eppy – No, Chair Brandao – Yes. The motion passed with a 3-2 vote.

B) *ID 2026-046*

CONSIDERATION OF AN ORDINANCE TO ALLOW EXISTING PAWNSHOPS TO EXPAND INTO ADJACENT TENANT SPACE.

David Tolces, City Attorney, read the title into the record.

Andrew Pinney, Senior Planner, gave a staff presentation. His presentation included the City Administration's request for such an ordinance. He noted that pawnshops have been prohibited in Margate since 2012, and those remaining are legally nonconforming, the limitations of a legally nonconforming status, and the ordinance's limitations on any pawnshop that uses it.

Mr. Zucchini disclosed that he'd visited a pawnshop on the same day and felt that an expansion, in that specific example, made logical sense, and the building was in good condition. He expressed his support on the condition that the plaza be improved, including improvements to the lighting, landscaping, and resealing and re-striping the parking lot. Due to concerns about the specifics and challenges of the landscaping and lighting, Mr. Zucchini conceded that he'd continue his support with just the improvements to the parking area.

Mr. Robbins confirmed with staff that the board could recommend additional conditions on any of the existing pawnshops that apply under this ordinance. David Tolces recommended that the board use consistent conditions across all applications.

Mr. Zucchini did attest that he briefly visited other existing pawnshops and felt that not all shared the circumstances that made sense to seek expansion.

Mr. Robbins recalled that the Board had recommended against expanding pawnshops the previous year, as it was at odds with the City's vision for the future.

Mr. Eppy questioned the benefits and the City's need to allow the expansion of existing pawnshops.

Mr. Pinney reminded the board that the Development Services Department was directed to prepare the ordinance, which was why it was before the board.

Mr. Zucchini asked the Board if they'd visited the pawnshops. Mr. Eppy and Mr. Robbins confirmed that they did, but Mr. Eppy still questioned the need for growth. Mr. Zucchini relayed that a pawnshop owner's plans for expansion would include additional security measures, and the expansion isn't very externally visible.

Chair Brandao asked for any public input. There was none.

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

MOTION: TO RECOMMEND THE CITY COMMISSION NOT ADOPT THIS ORDINANCE.

ROLL CALL: Mr. Zucchini – No, Ms. Sanchez – Yes, Mr. Robbins – Yes, Mr. Eppy – Yes, Chair Brandao – No. The motion passed with a 3-2 vote.

C) *ID 2026-045*

CONSIDERATION OF AN ORDINANCE TO ADD 'PET DAYCARE' USE TO B-1, B-2A, CORRIDOR, AND GATEWAY ZONING DISTRICTS.

David Tolces, City Attorney, read the title into the record.

Andrew Pinney, Senior Planner, gave a staff presentation. His presentation included the City Administration's request to present this ordinance, which is complementary to existing pet services ordinances, includes limitations on boarding and outside uses, and applicable zoning areas.

Mr. Eppy expressed concerns about the restrictions on outside areas, which he believes are not conducive to proper animal care.

Andrew Pinney encouraged that all subpar care be reported to Animal Control. He followed up by stating that the restrictions for the outside area were due to noise concerns and to ensure the surrounding properties could enjoy their property.

Mr. Zucchini was supportive of the requirement of internal operations only and soundproofing.

Mr. Zucchini made the following motion, seconded by Mr. Eppy.

Chair Brandao asked for any public input. There was none.

MOTION: TO RECOMMEND THE CITY COMMISSION APPROVE THE ORDINANCE

ROLL CALL: Mr. Zucchini – Yes, Ms. Sanchez – Yes, Mr. Robbins – Yes, Mr. Eppy – Yes, Chair Brandao – Yes. The motion passed with a 5-0 vote.

2. GENERAL DISCUSSION

Andrew Pinney wished the board good luck in their upcoming appointments.

3. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:42 p.m.

Respectfully submitted,

To be determined (TBD), Chair