



**MEETING OF
THE PLANNING AND ZONING BOARD
REGULAR MEETING
<https://us02web.zoom.us/j/85994527846>
MINUTES**

Thursday, September 11, 2025

6:30 p.m.

City of Margate

City Commission Chambers at City Hall

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

PRESENT:

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

ABSENT:

Shekinah Awofadeju-Major, Vice Chair

ALSO PRESENT:

David Tolces, City Attorney
Elizabeth Taschereau, Director of Development Services
Andrew Pinney, AICP, Senior Planner
Christopher Gratz, AICP, Senior Planner
Paul Ojeda, Associate Planner
Matthew H. Scott, Greenspoon Marder LLP

The regular meeting of the Planning and Zoning Board (PZ) of the City of Margate, having been properly noticed, was called to order at 6:31 p.m. on Thursday, September 11, 2025, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063. The Pledge of Allegiance was recited and a moment of silence observed for the 25th anniversary of the September 11 attacks.

1) NEW BUSINESS

- A) *ID2025-240*
APPROVAL OF MINUTES

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

MOTION: TO APPROVE THE MINUTES OF THE JULY 1, 2024, PLANNING AND ZONING BOARD MEETING AS PRESENTED.

Development Services Department

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

2) NEW BUSINESS

- A) *ID2025-231*
CONSIDERATION OF A LAND USE PLAN AMENDMENT FOR THE REDEVELOPMENT OF CAROLINA CLUB GOLF COURSE (DRC NO. 24-00400057).
- B) *ID2025-232*
CONSIDERATION OF A REZONING FOR THE REDEVELOPMENT OF CAROLINA CLUB GOLF COURSE (DRC NO. 24-00400056).

City Attorney Tolces advised that the applicant's counsel had submitted a letter requesting that both items be continued to the October 7, 2025, Planning and Zoning Board meeting due to changes being made within the application.

MOTION: TO CONTINUE THE APPLICATIONS FOR A LAND USE AMENDMENT FOR THE REDEVELOPMENT OF CAROLINA CLUB GOLF COURSE (DRC NO. 24-00400057) TO THE OCTOBER 7, 2025, PLANNING AND ZONING BOARD MEETING.

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

City Attorney Dolces stated the public hearings for ID2025-231 and ID2025-232 had been continued to the October 7, 2025, Planning and Zoning Board meeting, to be held at 6:30 p.m. in the City Commission Chambers at City Hall.

3) GENERAL DISCUSSION

None.

4) ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:35 p.m.

Respectfully submitted,



Joao D. Brandao, Chair