City of Margate, Florida

REGULAR MEETING OF
PLANNING AND ZONING BOARD
https://us02web.zoom.us/j/89438615547
MINUTES

Tuesday, July 28, 2026
6:30 p.m.
City of Margate
Commission Chambers
5790 Margate Boulevard
Margate, FL 33063

PRESENT:
Elsa Sanchez, Vice Chair
Michael Marquez, Secretary
Richard Zucchini, Board Member
Varum Ojar, Board Member
Joseph F. Eppy, Chair (via Zoom at 6:38 p.m.)

CITY STAFF:
Elizabeth Taschereau, Development Services Director
Andrew Pinney, AICP, Development Services Senior Planner
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), having been properly noticed, was called to order at 6:33 p.m. on Tuesday, July 28, 2026, at the Commission Chambers, 5790 Margate Boulevard, Margate, FL 33063.

APPROVAL OF MINUTES

A) *ID2026-190*
APPROVAL OF PLANNING AND ZONING BOARD MEETING MINUTES FOR APRIL 7, 2026

Mr. Zucchini commented on an interruption at the April 7, 2026, meeting by Commissioner Tommy Ruzzano during discussion of an administrative item. He asserted this interruption corrupted the proceedings and was not included in the minutes.

David Tolces, City Attorney, advised the meeting minutes are summary minutes and not verbatim. He noted an amendment could be offered.

Mr. Zucchini made the following motion, which failed for lack of a second:

MOTION: TO AMEND THE MINUTES OF THE APRIL 7, 2026, PLANNING AND ZONING BOARD MEETING TO SHOW THERE WAS AN INTERRUPTION BY COMMISSIONER RUZZANO TO YELL OUT WITH NO STANDING IN PROCEEDINGS WHO BOARD MEMBERS SHOULD VOTE OR NOT FOR.

Mr. Marquez made the following motion, seconded by Mr. Ojar:

MOTION: TO APPROVE THE MINUTES OF THE APRIL 7, 2026, PLANNING AND ZONING BOARD MEETING AS PRESENTED.

ROLL CALL: Mr. Ojar – Yes; Mr. Zucchini – No; Mr. Marquez – Yes; Ms. Sanchez – Yes. The motion passed with a 3-1 vote.

NEW BUSINESS

A) *ID2026-187*
CONSIDERATION OF AN UPDATE TO ELEMENT V CAPITAL IMPROVEMENTS AND ELEMENT III SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER & NATURAL GROUNDWATER, AQUIFER RECHARGE.

City Attorney Tolces advised that Mr. Eppy had joined the meeting via Zoom.

Mr. Zucchini made the following motion, seconded by Mr. Ojar:

MOTION: TO ALLOW JOSEPH F. EPPY TO APPEAR VIA ZOOM.

ROLL CALL: Mr. Ojar – Yes; Mr. Zucchini – Yes; Mr. Marquez – Yes; Ms. Sanchez – Yes. The motion passed with a 4-0 vote.

City Attorney Tolces clarified that Ms. Sanchez would continue to act as Chair, as this requires the Board Member to be present in the room.

Andrew Pinney, Senior Planner, introduced the ordinance for review, advising it would amend two (2) elements of the City's Comprehensive Plan. He stated the update to Element V included the data, tables, and goals, objectives, and policies for the City's Capital Improvement Plan. He noted this included a comprehensive list of road improvements City-wide provided by the Public Works Department in order to utilize the Local Option Fuel Tax as a funding source. He advised there was also an update to Element III which added Policy 1.1.5., providing a level of service standard for potable water.

Ms. Sanchez asked for further clarification of the road improvement list. Mr. Pinney stated this was a list compiled by the Public Works Department which identified the location, scope, and cost of the projects, and created a hierarchy of need to determine which to address first. City Attorney Tolces pointed out the first page of the document provided the Fiscal Year for each project.

Mr. Zucchini noted the level of service standard for potable water showed a minimum residential pressure of 20 psi. He asked if this was measured at the house, and whether it was any different from the level of service now being received. Mr. Pinney read the full policy and stated the system should be capable of providing this minimum residual pressure while utilizing fire protection.

Mr. Marquez referenced the current policies and practices on page 29 and asked for a definition of the facilities referred to under the growth management system. Mr. Pinney stated this generally refers to public facilities needed to support a development and maintain minimum level of service standards; which could include things such as a roads or lift stations.

Mr. Marquez clarified this meant that whatever infrastructure was needed would fall on the developer. Mr. Pinney confirmed that if it was demonstrated that a project pushed the infrastructure over the level of service standard, the developer may have to build improvements or pay impact fees, depending on the particular details of the project. He stated this was part of the concurrency review conducted by the Development Review Committee (DRC). Discussion continued regarding the adequate facilities ordinance, formatting of the ordinance document, and impact fees related to development.

Ms. Sanchez pointed out she did not see allocation of funds in the Water and Wastewater Report to PFAS or biosolids monitoring until 2028 and 2030. She asked if this would be taken care of before this. Mr. Pinney stated the schedule was borrowed from the City's Capital Improvement Plan in the budget, and generally when there was a year listed, it was when the improvement was scheduled to be made.

Ms. Sanchez asked if the five (5) year plan would be able to be implemented if the proposed property tax reform passed, and what would be in jeopardy if that happened. Mr. Pinney advised that like any other city or county in the State, a number of things would need to be reviewed if property tax reform passed, but this was not for Development Services to determine, it would be a question for the City Commission collectively.

City Attorney Tolces explained the ordinance would be going before the City Commission, and the Commission was looking for a recommendation from the Board as to how to proceed.

Ms. Sanchez thanked staff for the hard work that had gone into the changes. She stated it was clearly explained, and she trusted the knowledge and experience on issues she did not understand.

City Attorney Tolces stated there were no members of the public present.

Mr. Zucchini made the following motion, seconded by Mr. Ojar:

MOTION: TO RECOMMEND THE CITY COMMISSION APPROVE THE UPDATE TO ELEMENT V AND ELEMENT III

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

GENERAL DISCUSSION

Ms. Sanchez expressed concern with private issues brought up at the last meeting of the PZ. She stated even though the Board was told repeatedly by counsel and staff, these issues continued to be discussed. She asserted rules, protocols, and legal advice should be followed, and the PZ was not the place to bring up personal issues. She asked if anyone else felt the same way.

Mr. Ojar agreed. He stated it was a public forum but not a place for personal issues. He suggested the City Commission might be the more appropriate place.

Mr. Zucchini stated he felt just the opposite.

Mr. Marquez seconded Ms. Sanchez's comments and stated additionally, it was very embarrassing. He noted it was supposed to be a professional board that handles things professionally and handles any grievances outside of this forum.

Mr. Zucchini stated the points raised were not of a personal nature, but refer to recurring issues within the City which dramatically impact the property tax collected.

City Attorney Tolces advised that dealing with Homestead tax exemptions and property tax issues were not within the purview of the Board. He explained the PZ had very limited responsibilities, and agreed the actions referenced were out of bounds for this Board, and the City Manager had sent an email to this effect.

Mr. Zucchini reiterated that it was not an issue of personal nature.

Elizabeth Taschereau, Development Services Director, stated board members and staff are only to hear agenda items. She commented that Cale Curtis, City Manager, had sent an email to the Board and the City Commission to clarify this and should be adhered to.

Mr. Zucchini stated the General Discussion item at the end of the meeting was intended to allow Board members to bring up issues, and that is what occurred.

There being no further business to discuss, the meeting was adjourned at 6:59 p.m. Mr. Zucchini was opposed.

Respectfully submitted,

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Elizabeth Taschereau, Director of Development Services