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MARGATE
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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE MINUTES

Tuesday, July 26, 2016
10:00 AM
City of Margate
Municipal Building

PRESENT:
Ben Ziskal, AICP, CEcD, Director of Economic Development
Kevin Wilson, Fire
Dan Topp, Code Compliance Officer
Andrew Pinney, Associate Planner
Jeanine Athias, Engineering
Tom Vaughn, Building Department
Lt. Paul Fix, Police Department

ALSO PRESENT:
Lisa Marsasek, Fellowship Living Facilities, Inc.
Michael Sanchez, Managed Land Entitlements, LLC
Tom McLeod, McLeod, McCarthy & Associates

ABSENT
Mary Langley, Building Director
Abraham Stubbins, Utilities
Diane Colonna, CRA Executive Director
Sam May, Director of Public Works
Michael Jones, Director of Parks and Recreation

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Ben Ziskal at **10:00 AM on Tuesday, July 26, 2016** in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

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1) APPROVAL OF THE MINUTES FROM THE DRC MEETINGS HELD ON MAY 10, 2016; JUNE 14, 2016; AND JUNE 28, 2016.

Andrew Pinney advised there were a few minor corrections that were needed to the minutes on May 10, 2016. Jeanine Athias said she would follow-up with Rita Rodi on a few corrections as well. Mr. Ziskal advised that the revisions were minor and once they were made, the minutes would be approved for signature.

2) NEW BUSINESS

2A) **DRC NO. 07-16-01**: CONSIDERATION OF AN APPLICATION FOR REZONING
LOCATION: 431 BANKS ROAD AND 441 BANKS ROAD
ZONING: R-3 MULTIPLE DWELLING
LEGAL DESCRIPTION: LAKEWOOD GARDENS, LOT 10, BLOCK 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PETITIONER: RICK RICCARDI, FELLOWSHIP LIVING FACILITIES, INC.

Linda Marcisak, Director of Operations, Fellowship Living, stated they were asking to have the properties at 431 Banks Road and 441 Banks Road rezoned to the same zoning as their other properties at 451, 461, and 471 Banks Road which she said were rezoned last year.

DRC Comments:

Tom Vaughn asked what they were rezoned to last year. Mr. Ziskal responded that the existing zoning on the two properties [431 and 441 Banks Road] was Multiple Family Residential; the three properties to the south were zoned Community Facilities. He said the petitioner wished to rezone from Multiple Family Residential to Community Facilities.

Kevin Wilson had no comment.

Andrew Pinney commented that the property at 431 Banks Road was owned by Fellowship Living and the property located a 441 Banks Road was owned by Marylou Cosby and Ethel Robert; however, the letter of authorization that was included with the rezoning application was from Ms. Cosby solely. He asked Ms. Marcisak to provide either a letter of agent which stated that Marylou Cosby had the authority to authorize on behalf of Ms. Robert or a second letter from Ms. Robert that authorized the rezoning. Ms. Marcisak said Ethel Robert was Marylou Cosby's mother and it would not be a problem obtaining the required letter.

Mr. Pinney asked Ms. Marcisak if they [Fellowship Living] planned to acquire the property at 441 Banks Road. Ms. Marcisak responded that they would love to acquire it but she [one of the owners] was not ready to sell as it was her sole source of income. She said they had been in contract negotiations and she believed they had the first right of refusal when she was ready to sell.

Mr. Pinney explained that rezonings were done by ordinance and that their request would need to go before the Planning and Zone Board for a recommendation and then on to the City Commission where there would be two readings of the ordinance.

Dan Topp had no comment.

Jeanine Athias had no comment.

Paul Fix had no comment.

Ben Ziskal expressed a concern that although the property owner had given them [Fellowship Living] the ability to petition for the rezoning of the property, should the property owner change their mind and decide to have the property zoned back to residential, he said they [Fellowship

Living] would be required to scale back their operations if their business plan were tied to this property. He told Ms. Marcisak that they would be scheduled for the September Planning and Zoning Board meeting and then late September and early October for the City Commission for final approval.

2B) **DRC NO. 07-16-02:** CONSIDERATION OF A SITE PLAN FOR NUVO MARGATE SELF STORAGE
LOCATION: 750 SOUTH STATE ROAD 7
ZONING: TRANSIT-ORIENTED CORRIDOR-CORRIDOR (TOC-C)
LEGAL DESCRIPTION: A PORTION OF TRACT B, "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: MICHAEL SANCHEZ, MANAGED LAND ENTITLEMENTS

Michael Sanchez, Managed Land Entitlements, LLC, 3710 Buckeye Street, Suite 100, Palm Beach Gardens, advised that they were representing Margate Self Storage, LLC. He said they were requesting Site Plan approval to allow for a self-storage and retail development on a 2.8 acre property at the northeast corner of State Road 7 and S.W. 8th Court. He said the property was vacant and it abutted a project that had been recently approved by the City which contained a 7,500 square foot Dollar General store and a future 4,000 square foot out-parcel building. He said their project would share a common driveway with Dollar General and they planned to mirror the same site and landscape design features so that it would look and operate as one overall project.

Mr. Sanchez said they proposed a fully enclosed self-storage building with five interior levels with a total square footage of about 107,000 square feet. He said the exterior would be made to look like a four-story building with a maximum height to the roof deck of 52 feet. He said they also proposed an out-parcel building of 7,700 square foot that would front the corner of State Road 7 and S.W. 8th Court; no tenant had been secured. He said the buildings were being placed up against a new seven-foot wide sidewalk that would be tied together with the existing five foot sidewalk to create a 12-foot sidewalk and there might be some additional foundation landscaping in the front. He said there would be a sidewalk easement over the portion that was not in the existing road easement and that they tried to mirror what Dollar General had done on the other side. He explained that there would be an internal driveway that would run north-south and connect S.W. 8th Court similar to what was being done on the Dollar General property to allow access from S. W. 8th Court to S.W. 7th Court on the other side of their project. He said there would be 30 parking spaces that would be shared between the storage and retail uses; the storage would have three loading spaces, while the retail would have one space. He said there would also be a retention pond between the two buildings that would satisfy the storm water retention requirements for the project.

DRC Comments:

Tom Vaughn commented that building plans and permits would need to be submitted.

Kevin Wilson pointed out the parking area between the out parcel and retention pond and advised that it did not meet the turning requirements for their fire trucks. He said the corners needed to be reduced. He suggested they speak with him after the meeting. Mr. Wilson

commented that it would be a sprinkled building and he asked for the location of the double detector check valve and fire department connections. Mr. Sanchez pointed out their locations on the plans. Mr. Wilson advised that a fire hydrant was needed within 50 feet.

Andrew Pinney had the following comments:

-Advised that a limited access self-storage facility was a special exception in the Transit Oriented Corridor (TOC) district. He noted that as a special exception it needed to be built as a planned commercial development which was the reason their site plan was designed to tie into the Dollar General site and have complimentary architectural features. He said their property was 2.8 acres and although Code required a minimum of 3-acres for a planned commercial development, he said the aggregate total between the two sites exceeded the 3-acre minimum.
-Advised that the building height with the five internal levels was an issue. He said Section 9.11(c) of the Code indicated that buildings within the (TOC) were permitted up to four stories to a maximum of 66 feet in height. Although it had the appearance of a four-story building from the outside, he said the fifth level inside was a code issue that they would need to resolve with the Board of Adjustment.
-Asked if tenants had been identified for the phase two retail building. Mr. Sanchez said none had been identified to his knowledge. Mr. Pinney advised that the parking calculation they provided was fine for office or retail but it would not be sufficient for an assembly type use.
-Commented that the loading spaces shown were smaller than the Code dimensions. He said Code required the spaces be 12-foot by 45-foot long. He said the retail building did not require a loading space so they could extend the pedestrian zone out to S.W. 8th Court. Mr. Sanchez asked if the three loading spaces for the storage building were sufficient; Mr. Pinney acknowledged that they were sufficient.
-Noted there were wheel stops shown at the pedestrian zone along the retail building and advised that a recent ordinance had been passed whereby wheel stops were no longer required if the sidewalk was seven (7) foot or wider and elevated six (6) foot above the grade of the parking area.
-Referenced the Site Plan and said the primary frontage build-out percentage needed to be shown in the site data. He advised that the minimum frontage build-out was 70 percent in the TOC.
-Asked that a bicycle parking calculation also be shown in the site data.
-Referenced the architectural plans and asked that they show the elevations for all four sides of the storage building. He also asked to see the architectural plans for the retail in phase two and asked that it be consistent and compatible with the planned development.
-Advised that buildings in the TOC district were required to face and be oriented towards the right-of-way on the primary frontage. He referenced the elevation of the storage building and asked whether the two doors shown on the State Road 7 side were customer entrances. Mr. Sanchez said they were likely emergency exits. He said the leasing office currently faced the rear but they could look at that.
-Asked that the landscape data table be expanded to include the right-of-way landscaping perimeter, street trees, as well as an adjustment to the calculation for the interior landscaping. He provided a highlighted copy of the applicable sections of the Code to Mr. Sanchez.
-Asked that the percentage of palm tree substitutions be provided on the landscape plans. He explained that the Code allowed a substitution of three palm trees for one shade tree; however, the substitution was limited to no more than 35 percent of the total shade tree requirement.

-Advised that an irrigation plan and photometric plan would be needed at the time final site plans were submitted. He recommended Level II lighting which was a minimum of two foot candles throughout the vehicular use area since retail was proposed in their plan.
-Advised that approval was needed from Waste Management whenever a new dumpster enclosure would be built. He said the dumpsters must be oriented in the same direction and aligned and congruent between the Dollar General site and their site. Mr. Sanchez said they received informal approval from Waste Management the previous day.

Mr. Sanchez asked if they would still meet the intent of the Code if they added a narrow strip of no more than five feet of foundation landscaping between the building and 12-foot sidewalk. Mr. Pinney responded that it would dress it up and it was be a nice option.

Dan Topp had no comment.

Jeanine Athias made the following comments:
-Advised that the sidewalk access easement and the bill of sale must go through the City Commission. She said the City's Public Works department must agree on the maintenance of it. She suggested they speak with Sam May, Public Works prior to the site plan approval.
-Asked that they add a sidewalk detail to show how the sidewalk would be tied in.
-Advised that the alleyway needed to be consistent with what was on Dollar General's site plan. She said the alleyway was for incoming only and stop signs and stop bars would be needed for the other directions of traffic because the alleyway would have the right-of-way.
-Asked that they take a look at the 12 percent grade difference that was shown at the alleyway entrance; also pointed out an 8 percent grade difference from S.W. 8th Court into the property.
-Asked they adjust the location of the catch basin that was being shown at the crosswalk.
-Advised that if they did not have a master plan with Dollar General for the surface water management license, they would need to go to Broward County to obtain one.
-Asked that clean-outs be added for both buildings.
-Referenced Fire's comment about the need for an additional fire hydrant and said that they would need to loop the water line.
-Advised that they would need to verify the water and sewer lines because they differed from the City's Geographic Information System (GIS) records. For example, she said the City records showed the existing water line on S.W. 8th Court was six-inches.
-Asked the reason the water connections from State Road 7 to the two buildings were done differently.
Tom McLeod, McLeod & McCarthy, 1655 Palm Beach Lakes, responded that they tried to avoid another tap off of State Road 7 but that they could do it on the other side as well if it worked better. Ms. Athias said it was preferred over cutting into the road.
-Stated that the City preferred to have the meter close to the entry way of the self-storage building because the City would be updating the manner in which it read the meters.
-Advised that the water service needed to be polyethylene.
-Advised that ductile iron pipe (DIP) was required from the road up to the meter connection.
-Asked that they show how they would connect the irrigation.
-Advised that there would be impact fees on the irrigation based on the meter size used for the irrigation.
-Advised that a tree removal permit and utilities permit would be needed from Engineering.
-Advised that they would need to meet with Abe Stubbins in Engineering to review their tree removal and replacement plan prior to permitting.

-Advised that shrubs needed to be 24 inches per Code.
-Advised that their impact fees were $115,000 for Police; $95,000 for Fire; and water and sewer fees ranged from $15,000 to $30,000, depending on what they placed in the second building.

Paul Fix had no comment.

Ben Ziskal commented that the preference would be to have the leasing office relocated to the State Road 7 side of the building instead of facing the alley as it was a good architectural feature to have it on the corner and visible from State Road 7. He recommended turning it 90 degrees so that the entrance door faced the south or they could have two doors.

Mr. Ziskal asked what stage they planned to take the phase two building to during the construction of the storage building, retention pond, and parking, i.e., empty shell, slab, or stub out and leave it grass. Mr. Sanchez said he had not discussed it with his client but he thought they would stub it out and finish it later in the event a tenant had not been secured. Mr. Ziskal said the more solidified the plan for a building at that location the better it would be for receiving a favorable recommendation and approval from the City Commission since there was a question as to when Dollar General's phase two was going to be built. He commented that the intent was to transform the entire section into an active, pedestrian friendly retail area and self-storage use did not have the same foot traffic as a retail store.

Mr. Ziskal suggested they might consider putting in the infrastructure for a wet dumpster in the event they subdivided the phase two retail space and secured a smaller restaurant, rather than having to convert it at a later date.

Mr. Ziskal explained the Site Plan would not need to go to another hearing; they needed to submit three final site plans that would be circulated among City staff members. He said, however, approval of the use would need to go before the City Commission.

2C) **DRC NO. 07-16-03:** CONSIDERATION OF A SPECIAL EXCEPTION USE TO ALLOW FOR A LIMITED ACCESS SELF-SERVICE STORAGE FACILITY
LOCATION: 750 SOUTH STATE ROAD 7
ZONING: TRANSIT-ORIENTED CORRIDOR-CORRIDOR (TOC-C)
LEGAL DESCRIPTION: A PORTION OF TRACT B, "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: MICHAEL SANCHEZ, MANAGED LAND ENTITLEMENTS

DRC Comments:

Ben Ziskal advised that it was not necessary to go through a full presentation since it was explained in the previous agenda item. He advised that this item was specific to the use. He explained that it was in the Transit Oriented Corridor (TOC) zoning district and the zoning category allowed for the limited access self-storage; however, the intent of the TOC was to promote it as pedestrian-friendly, bicycle-friendly, and to have everything oriented towards the public realm so that everything faced State Road 7. He noted that this property was located directly north of an existing park where the City planned to continue to enhance activities and to provide a walkable nature to the area.

Mr. Ziskal said that when he first reviewed the elevation, he thought there was going to be stairwells with actual windows, but then he realized they were faux windows and a door at ground level. He asked that as they looked at moving the leasing office and orienting it toward the road, they consider creating an actual window with some sort of artistic stairwell to enhance the visibility of the façade. He commented that he liked the placement of awnings in the middle of the property and some of the roof line elevation changes; however, to the left of the left entrance into the right of the right entrance, there was a significant blank wall of stucco that he would like to see enhanced. He asked them to consider making the doors into real stairwells and the faux windows into real windows and between the faux windows and the ones on the corners, he would like to see additional awnings, more faux windows or some type of artistic feature to enhance the blank stucco area. He pointed out the preferred location of the leasing office which he said would allow some signage opportunities on the south side and in the middle of the building. He suggested they look to enhance the outdoor area between the retail building and the storage building by the retention pond with additional benches, seating areas and possibly incorporating some public art or something aesthetically pleasing.

Mr. Ziskal said his comments would be part of the recommendation he would make to the City Commission when it went to them as a quasi-judicial item for their approval of the use. Mr. Sanchez responded that they were great comments and they would take them all under consideration.

There were no other comments from the committee members.

Mr. Ziskal advised that the item would move to the City Commission for approval. He said Staff would be touch with them concerning any necessary variances. He suggested that any design changes and variances be made prior to going to the City Commission so that the representation made to them is as close to a final design as possible.

3) GENERAL DISCUSSION

There was no discussion.

There being no further business, the meeting adjourned at 10:37 AM.

Respectfully submitted,

Prepared by: Rita Rodi

Ben Ziskal, AICP, CEcD,
Director of Economic Development

Date: 27 Aug 16

cc: Mayor and City Commission, City Manager, City Attorney, Associate Planner, Petitioners, Committee Members