



City Commission

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REGULAR MEETING OF THE PLANNING AND ZONING BOARD MINUTES

Tuesday, February 5, 2019

7:00 PM

City of Margate
Municipal Building

PRESENT:

Todd E. Angier, Chair
Richard Zucchini
August Mangeney
James O'Neill

ALSO PRESENT:

Julie F. Klahr, Interim City Attorney, Goren, Cherof, Doody & Ezrol, P.A.
Robert Massarelli, AICP, Director Development Services

The regular meeting of the Planning and Zoning Board of the City of Margate, having been properly noticed, was called to order by Chair Todd Angier at 7:00 p.m. on Tuesday, February 5, 2019. A roll call of the Board members was done followed by the Pledge of Allegiance.

1) APPROVAL OF MINUTES

ID 2019-028

1A) APPROVAL OF THE MINUTES FROM THE PLANNING AND ZONING BOARD MEETING ON DECEMBER 4, 2018

Mr. Mangeney referenced the general discussion portion of the minutes, asking for more information on "discussion ensued" when Mr. Zucchini was speaking. He stated that he does not recall what was said and asked for clarification on the specifics of that conversation.

Mr. Mangeney made the following motion, seconded by Mr. O'Neill:

MOTION: TO TABLE THE MINUTES

ROLL CALL: Mr. O'Neill, Yes; Mr. Mangeney, Yes; Mr. Zucchini, Yes; Mr. Angier, Yes. The motion passed with a 4-0 vote.

2) NEW BUSINESS

Development Services Department

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2A) PUBLIC ENGAGEMENT AND COMMUNITY OUTREACH PLAN

Mr. Robert Meehan, Associate Planner introduced himself and gave a PowerPoint Presentation on the public engagement and community outreach plan component of the City's Comprehensive Plan amendment process. He explained that there will be three work products that will come out of this effort, which are, a vision statement, a design statement, and the amended future land use plan. Mr. Meehan said the vision statement will be a collective effort to define the Margate community as envisioned in the fifteen to fifty-year horizon. He then stated that when the design statement is completed, it will be the guidance document for all future development proposals; and the amended future land use development will become the principal for managing growth as required by FS Chapter 163. He said that the planning study area is the entire City of Margate and the team includes the Development Services Department and the Mellgren Group, which has been contracted to write the future land use amendment. Mr. Meehan explained the community engagement strategy, which includes the following seven strategies: Documentation, Project Team Kick-off Meeting, Community Input Sessions, Enhanced Public Involvement, Community Surveys, Status Updates, and Public Workshops and Hearings. He went on to address community engagement and public outreach goals and the identification of stakeholders. Mr. Meehan concluded his presentation by discussing and community engagement and public outreach tools, which include media relations and media contacts list.

Mr. Angier asked if there were any questions from the Board.

Mr. O'Neill asked about money allocations to government budgets. Ms. Klahr responded to Mr. O'Neill clarifying that his question focuses on the planning perspective and the planning and zoning regulations that are currently in place. Mr. O'Neill replied that as a tax payer he is always trying to find a way to save money and that government is structured to spend money.

Mr. Zucchini asked if this presentation was prepared by the Mellgren Planning Group? Mr. Meehan responded "yes". Mr. Zucchini then asked if there was anyone present from Mellgren. Mr. Meehan responded "no". Mr. Zucchini asked if this plan was a suggestion and if it is negotiable. Mr. Meehan responded that this is a first statement and should not be viewed as a final plan. Mr. Zucchini strongly recommends being educated as a Planning and Zoning Board and suggests bringing in professional guest speakers from Department of Transportation, South Florida Water Management District, as well as a County Planner.

Mr. Angier stated that he agrees with Mr. Zucchini and feels that in order for the Board to make good decisions, experts will need to be called upon. He also said that a representative from the Mellgren should have been in attendance at this meeting. He then referenced the business wish list and the activities and

amenities wish list, which was mentioned in the presentation, stating that he is unsure how these items fits in with the comprehensive plan. Mr. Angier asked staff when the first public workshop will take place. Mr. Meehan responded that staff was working on the schedule. Mr. Angier responded that the outside experts that the Board is requesting will then need to be scheduled for upcoming Planning and Zoning meetings. He stressed that the Board will need those expert opinions and that they will have to be scheduled fairly quick. Mr. Meehan responded that the Broward Planning Council already agreed to attend a future workshop.

Public Comment:

Manny Lugo, 1129 E. River Drive, commented that the public will need to be educated. He then referenced the TOC, stating that it seems that only the nature of the TOC can be changed. Mr. Lugo mentioned the DRC process and changes should be made.

Steven Wherry commented on the possibility of a future code revision board that will work on improvements to the zoning code, stating that he would be interested.

Mr. Richard Zucchini wanted to address another point in regards to the plan and how the vision is mandated to looking ten years ahead, with an alternate vision component. He recommends that the additional vision component be short term, such as a five-year plan. He said that the City should look at a short term vision as well as the ten-year, and it should be something that can be accomplished.

2) **DIRECTOR'S REPORT**

Andrew Pinney, Senior Planner gave the following updates:

- The Ordinance to amend the Grand Opening Sign is scheduled for first reading with City Commission on February 6th, and second reading on February 20th, 2019.
- Upcoming projects that will be coming to the Planning and Zoning Board will include:
 - Culver's
 - Popeye's Restaurant
 - Medical Office in the Penn Dutch Plaza

Mr. Pinney recommended reviewing Section 31-54, 31-18 and 31-19, as well as Section 3.11 to prepare for the upcoming meetings; stating that he will forward links with that information to the Board. He also mentioned that a detailed staff report will be provided for those items.

Mr. Zucchini made a suggestion in regards to the DRC process, asking staff to inform future developers of any code changes. He then referenced the Marquesa project which had significantly low parking requirements. Mr. Pinney responded that it was determined that the Marquesa project fell under the original code of the first application date. He stated that this was the advice given by the City Attorney.

Mr. Pinney also mentioned to the Board Members that the upcoming items are Quasi-Judicial. He reminded them not to put out any type of opinion or mindset prior to hearing the case with the applicant present. Mr. Mangeney asked why those items are not going in front of the Board of Adjustment. Mr. Pinney responded that the Board of Adjustment is when you need to deviate from code; and a special exception is a selective group of uses that have been identified because of their unique operational characteristics and will need to be given special consideration.

3) **GENERAL DISCUSSION**

Mr. Mangeney mentioned that this may be his last meeting with the Board and he wanted to thank Commissioner Schwartz for appointing him as well as the Commission for approving him to the board. He then thanked his fellow board members and the City Staff.

Mr. Angier thanked Mr. Mangeney and stated that he will miss him as a board member.

Mr. Pinney thanked the board for their service and commented that if new board members will be appointed by the Commission in March, he asked if this board would consider rescheduling the March meeting until after the appointments so staff will have time for orientation. Mr. Angier is in agreeance with that as well as other board members. Ms. Klahr stated that Mr. Mangeney will continue to serve until his successor is appointed. Mr. Pinney stated that he will follow-up with the City Clerk's Office.

There being no further business, the meeting was adjourned at 8:01 p.m.

Respectfully submitted,

Prepared by Melissa M. Miller

Todd E. Angier, Chair