



**REGULAR MEETING OF  
THE DEVELOPMENT REVIEW COMMITTEE  
VIRTUAL MEETING  
<https://us02web.zoom.us/j/82611284178>  
MINUTES**

**Tuesday, July 28, 2020**

**10:00 AM**

City of Margate  
Municipal Building

**PRESENT:**

Elizabeth Taschereau, Director of Development Services attended in person  
Andrew Pinney, Senior Planner attended in person  
Richard Nixon, Building Department Director attended via Zoom  
David Scholl, Fire Marshal attended via Zoom  
Cale Curtis, CRA Executive Director attended via Zoom  
Curt Keyser, DEES Director attended in person  
Pedro Stiassni, Engineer, DEES attended in person  
Lt. Ashley McCarthy, Police Department attended in person

**City Commission**

Mayor Tommy Ruzzano  
Vice Mayor Arlene R. Schwartz  
Antonio V. Arserio  
Anthony N. Caggiano  
Joanne Simone

**City Manager**

Cale Curtis

**City Attorney**

Janette M. Smith, Esq.

**City Clerk**

Joseph J. Kavanagh

**ALSO PRESENT:**

Janette M. Smith, City Attorney attended via Zoom  
Steve Brasgalla, Architect, P.A. attended via Zoom

**ABSENT:**

Mark Collins, Public Works Director

The regular meeting of the Margate Development Review Committee (DRC) having been properly noticed was called to order at 10:10 a.m. on Tuesday, July 28, 2020, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063. Melissa Miller read a statement pertaining to the City's virtual public meeting pursuant to the Sunshine Law and the Governor's Executive Orders followed by roll call of the board members.

**1) APPROVAL OF MINUTES**

*ID 2020-263*

1A) APPROVAL OF MINUTES FROM THE DEVELOPMENT REVIEW COMMITTEE MEETING HELD ON FEBRUARY 25, 2020

The minutes for the February 25, 2020 meeting were approved as written.

**2) NEW BUSINESS**

*ID 2020-079*

**Development Services Department**

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1A) RECONSIDERATION FOR A **CHANGE OF OCCUPANCY** FROM A VETERINARY CLINIC TO A DAYCARE CENTER.

**LOCATION:** 5350 WEST ATLANTIC BLVD

**ZONING:** TRANSIT ORIENTED CORRIDOR-CORRIDOR (TOC-C)

**LEGAL DESCRIPTION:** A PORTION OF TRACT C, OF "LAKEWOOD COMMERCIAL", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PETITIONER:** STEPHEN BRASGALLA, P.A., AGENT FOR MERCEDES FLEMING

Mr. Stephen Brasgalla introduced himself and gave a brief review of the project. He stated that this process has been ongoing for the past year and that he is now looking to get DRC approval. He said that there is no change to the exterior of the building, but in order to make the site work a portion of the parking lot was converted into an outdoor play area. Mr. Brasgalla closed by stating that this is the overall summary of the changes to the project.

**DRC Comments:**

Richard Nixon, had no comment

David Scholl, had no comment

Andrew Pinney, stated that there are still minor comments in regards to the ground cover requirements notated on the landscape plan. He clarified that St. Augustine sod cannot be used and will need to be replaced with an approved ground covering. He then made the following comments:

- Per Section 23-6 (B) (1), Required landscaping abutting rights-of-way, the remaining area of this strip shall be covered with ground covers and turf. Ground covers shall cover at least fifty (50) per cent of the landscaping strip not occupied by trees and shrubs.
- Per Section 23-7 (A), Required landscaping adjacent to other perimeters, the remaining area of the perimeter landscape strip shall be planted with small ornamental trees, shrubs, ground covers, and turf. Not more than thirty (30) per cent of the perimeter landscape strip may be sodded with turf.
- Per Section 23-8 (B), Parking area and pedestrian zone interior landscaping, in addition to the tree requirement, all such areas shall be landscaped with turf, ground covers, and shrubs. Not more than thirty (30) per cent of the parking area interior landscaping may be sodded with turf.

Mr. Pinney concluded by stating to be sure all of the affected sheets reflect the most current design, and that the plans are consistent in order to expedite final site plan approval.

Cale Curtis, had no comment

Curt Keyser, commented on the lift station and access easement, stating that this has been discussed with both the City Attorney and the Architect, in which an agreement has been determined to move forward.

Janette Smith, City Attorney, wanted to clarify for the record that she spoke with both city staff and the applicant and they have come to a mutual agreement that the site plan will be resubmitted with a change to the dumpster location. She said that the City of Margate will be responsible to pay for and have instruments executed (including the survey) for the easements of the public utility, which will include an access easement to get to the lift station as well as the utility easement, for both access and maintenance. Ms. Smith explained the process saying that the City of Margate will retain the documentation to be reviewed by Mr. Brasgalla, and upon agreement it will then be executed and brought to the City Commission for approval. Mr. Keyser reassured that the process will be done as quickly as possible.

Ashley McCarthy, had no comment.

Elizabeth Taschereau, had no comment

Mr. Pinney said that he will grant a conditional approval, stating that the next step is to submit three complete signed and sealed sets of site plans for approval.

## **GENERAL DISCUSSION**

Andrew Pinney introduced the new Development Services Director Elizabeth Taschereau.

There being no further business, the meeting was adjourned at 10:25 AM

Respectfully submitted,

  
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Andrew Pinney, Senior Planner

Prepared by Melissa M. Miller

Date: 10/14/2020