



City Commission

Mayor Tommy Ruzzano
Vice Mayor Joyce W. Bryan
Lesa Peerman
Joanne Simone
Frank B. Talerico

City Manager

Douglas E. Smith

City Attorney

Douglas R. Gonzales

City Clerk

Joseph J. Kavanagh

REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE MINUTES

Tuesday, June 28, 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
Lt. Paul Fix, Police Department

ALSO PRESENT:

Hope Calhoun, Dunay, Miskel, Backman, LLP
C.J. Maier, Wheat Capital Management

ABSENT

Mary Langley, Building Director
Abraham Stubbins, Utilities
Jeanine Athias, Engineering
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 **10:04 AM on Tuesday, June 28, 2016** in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

- 1) APPROVAL OF THE MINUTES FROM THE DRC MEETING HELD ON MAY 24, 2016

The minutes for May 24, 2016 were approved as written.

- 2) NEW BUSINESS
- 2A) **DRC NO. 06-16-03:** CONSIDERATION OF A PLAT AMENDMENT FOR THE ALEXANDER PLAT
LOCATION: 5600 NORTHWEST 31ST STREET
ZONING: TRANSIT ORIENTED CORRIDOR-CORRIDOR (TOC-C)
LEGAL DESCRIPTION: ALL OF PARCEL "A" OF THE ALEXANDER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT

Economic Development Department

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BOOK 164, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: C.J. MAIER, WHEAT CAPITAL MANAGEMENT FOR CUBE SMART STORAGE

Hope Calhoun, Dunay, Miskel, Backman, LLP, on behalf of the applicant, said they were proposing an amendment to the note of the Alexander Plat that was located at the southeast corner of N.W. 31st Street and State Road 7. She explained that the current plat was restricted to 15,000 square feet of commercial use and 20,000 square feet of office use. She said they proposed changing the note to 14,740 square feet of existing commercial use and 132,000 square feet of self-storage use; the balance of the note would remain the same. She said they proposed building a self-storage facility on the property which was currently vacant and was adjacent to an existing Walgreens store.

DRC Comments:

Kevin Wilson had no comment.

Andrew Pinney had no comment; however, he passed along comments from Jeanine Athias, Engineering Department, who was unable to attend the meeting. He said she advised that the survey and all permitting documents needed to be done in NAVD instead of NGVD.

Dan Topp had no comment.

Paul Fix had no comment.

Ben Ziskal asked if the plat was the same plat that contained the existing Walgreens. Ms. Calhoun responded that it was the same plat. Mr. Ziskal asked if their proposal would take up all the development rights on the property. Ms. Calhoun responded that it appeared that their proposal would take up all the square footage on the property. Mr. Ziskal advised that any additional increases to either Walgreens or the proposed self-storage facility would require an additional plat note amendment for additional entitlements. Ms. Calhoun said they understood.

Mr. Ziskal said that the plat amendment was approved and could move forward to the City Commission. Upon approval by the City Commission, a letter of no objection would be sent to the County so that they could finalize the process with the County.

3) GENERAL DISCUSSION

There was no discussion. There being no further business, the meeting adjourned at 10:08 AM.

Respectfully submitted,

Prepared by: Rita Rodi

Date: _____

Ben Ziskal, AICP, CECd,
Director of Economic Development

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

DRAFT