



Development Services Department
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CITY OF MARGATE
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1
February 23, 2021
Revised on March 1, 2021

PROJECT NAME:	First Gate Commerce Center		
PROJECT NUMBER:	2021-057		
LOCATION:	N/W/C of Copans Road and Banks Road		
APPLICANT/AGENT:	Mike Gai, Sun-Tech Engineering, Inc agent for Chris Willson		
REVIEW/APPLICATION	Plat Note Amendment		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chairman	Elizabeth Taschereau – Director	etaschereau@margatefl.com	(954) 884-3686
Planning	Andrew Pinney – Senior Planner	apinney@margatefl.com	(954) 884-3684
Planning	Alexia Howald – Associate Planner	ahowald@margatefl.com	(954) 884-3685
Building	Richard Nixon – Building Official	rnixon@margatefl.com	(954) 970-3004
Engineering	Curt Keyser – Director	ckeyser@margatefl.com	(954) 884-3631
Fire	David Scholl – Fire Department	dscholl@margatefl.com	(954) 971-7010
Public Works	Mark Collins – Director	mcollins@margatefl.com	(954) 972-8126
CRA	Vacant		
Police	Lt. Ashley McCarthy – Police Department	amccarthy@margatefl.com	(954) 972-1232

Any questions regarding the DRC comments, please contact the appropriate department.

Applicant is required to provide a response letter addressing **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*).

DRC comments are as follows:

DEPARTMENTAL COMMENTS

BUILDING

1. No comments

ENGINEERING

The Director of the Department of Environmental and Engineering Services, or his qualified designee, has conducted a review of the submitted documentation in accordance with Article IV, Chapter 31 of the City of Margate Code of Ordinances and finds the following:

A. TRAFFICWAYS

Please amend the traffic statement to analyze the fully developed plat. If you believe that credits are due for vested trips, include those in the study/statement and comply with the procedure outlined in section 31-43 of the City's Code of Ordinances.

Presuming that the total trips attributable to the fully developed plat will exceed 500 trips per day, please note, that your study will need to include an analysis of all public streets and intersections within a one-mile radius of the perimeter of the plat, in accordance with Code Section 31-35(2)C.

~~Adequate. The proposed development meets the prescribed level of service.~~

A Traffic analysis prepared by TrafTech Engineering, Inc. is attached to address this increase in traffic.

B. POTABLE WATER AND WASTEWATER

Adequate. The City's water and wastewater plants both have available capacity to meet the service demands of the proposed development, which are 13,500 GPD for water to be delivered and wastewater to be generated.

Please note that this determination shall not be construed as a reservation of capacity for the development unless a developer's agreement has been executed with the City specifically reserving water and wastewater treatment capacity.

So Noted

C. DRAINAGE

Provide copies of the permits and associated documentation, including plans and

drainage calculations, referenced in your concurrency review. Such documentation must demonstrate that the developed site has been approved and accepted by Cocomar Water Control District and SFWMD.

Attached are copies of the original South Florida Water Management Permit from 1996 for the 29.12 acre Mullinax Ford permit of which this parcel is a part of. Also attached is an aerial indicating the original permit area and our proposed site. A total of 4.80 acres of lake was provided at the north end of the site to meet the 15% requirement for projects within the COCOMAR Water Control District Criteria. Given this was the last parcel to be developed within the site Broward County Surface Water Management Licensing Division, the permitting authority for COCOMAR, requested that we provided calculations to show how much storage was being provided on the parcel at elevation 12.50 NAVD which is the base flood design elevation for this basin of the COCOMAR Water Control District. Given the building Finish Floor elevation was higher than the original permit of design of 13.25 NAVD, we provided additional dry retention areas than was required under the original permit and the net was more storage was provided at the 12.50 elevation on the proposed development than what was permitted. We have provided a copy of said calculations for your information. The County agreed with our calculations and the permit was issued. We have provided a copy of the permit and calculations for your information.

D. SOLID WASTE

Adequate

E. GENERAL

1. The application indicates that its intent is to “Revise Plat Note **from** ‘This plat is restricted to 71,705 square feet of automobile dealership use and a fire station on Tract A’ **to** ‘This plat is restricted to 71,705 square feet of automobile dealership use and a fire station on Parcel A and 135,000 square feet of Industrial on Parcel B.’”

However, the only restrictive note on the Sherman Plat provided with your application reads “This plat is restricted to Industrial use only. Commercial / Retail uses are not permitted without the approval of the Board of County Commissioners, who shall review and address these uses for increased impacts. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.”

- A. Accordingly, please provide sufficient clarification or amend the application to accurately describe the revision being sought. In accordance with the existing note on the existing plat, the proposed increased intensity of industrial use shall be approved by the Broward County Board of County Commissioners prior to issuance of Building or Engineering Permits.
- B. Please revise your application to accurately reflect the wording of the current restrictive plat note so that the documentation accurately memorializes the changes being made or sought at this time.

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The original plat note on the Sherman Plat was restricting the property to Industrial use only. In May of 1996 the County Commission approved a Plat Note Amendment restricting the plat to 71,705 Square feet of automobile dealership. See attached documentation on such. Then in December of 1996 the plat note was amended to restrict development to 71,705 square feet of automobile dealership use and a Fire Station, which was approved by the County Commission on

December 17, 1996, see attached document indicating such. Based upon this the plat note modification request to amend the note from 71,705 square feet of automobile dealership use and a fire station on Parcel A and 135,000 square feet of industrial development on Parcel B is the correct request and was agreed to by Broward county at the pre application meeting held with them. Broward County requires an approval from the city prior to them placing the item on the County Commission meeting for approval.

FIRE

1. No comments

PUBLIC WORKS

1. No comments

POLICE

1. No comments

DEVELOPMENT SERVICES

1. No comments