**Development Services Department**
901 NW 66th Avenue, Suite C, Margate, FL 33063 • Phone: (954) 979-6213
www.margatefl.com • dsd@margatefl.com

# CITY OF MARGATE

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1

***September 14, 2021***

***Meeting Location:***

*Building Department*

*901 NW 66th Avenue, Margate, FL, 33063*

| | |
|---|---|
| **PROJECT NAME:** | Hebrew Academy Expansion |
| **PROJECT NUMBER:** | 2021-348 |
| **PROJECT LOCATION:** | 1500 North State Road 7 |
| **APPLICANT/AGENT:** | Matthew H. Scott, Esq. Dunay, Miskel & Backman, LLP Agent for Chabad Hebrew Academy, Inc. |
| **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 |
| Engineering | Randy L. Daniel – Assistant Director | rdaniel@margatefl.com | (954) 884-3633 |
| Fire | David Scholl – Fire Department | dscholl@margatefl.com | (954) 971-7010 |
| Public Works | Mark Collins – Director | mcollins@margatefl.com | (954) 972-8126 |
| Public Works | Gio Batista – Assistant Director | gbatista@margatefl.com | (954) 972-8123 |
| CRA | Cale Curtis – Executive Director | ccurtis@margatefl.com | (954) 935-5300 |
| Police | Cpt. Joseph Galaska– Police Department | jgalaska@margatefl.com | (954) 935-5429 |

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

**Applicant is required to address EACH comment and to revise plans accordingly (*acknowledgements are not corrections*).**

**DRC comments follow.**

**NOTE: Please email city staff with names, title and companies from your team that will be in attendance at the DRC meeting and indicate if they will be attending in-person or by zoom.**

# DEPARTMENTAL COMMENTS

## BUILDING

1. No comments.

## FIRE

1. No comments.

## PUBLIC WORKS

1. No comments.

## POLICE

1. No comments.

## CRA

1. No response.

## 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 is Code of Ordinances and finds the following:

**PREAMBLE**

The petitioner is requesting a plat note amendment from 56,600 sf of church and church related facilities to 54,000 sf of private school and 3,000 sf of religious institution.

1. It appears that there are multiple plat note amendments for the property and all were not submitted in support of the application.
2. The most recent plat note amendment is required to process the subject plat note amendment.

**A. TRAFFICWAYS**

1. In accordance with City Code "School must provide a student drop off area for motorists that is dedicated to student drop off activities and will not interfere with onsite parking or roadways adjacent to the school". Based on observation, this requirement is not met by the existing school as vehicle stacking occurs on NW 15th Street to drop off and pick up students. Amend Traffic Study to illustrate how vehicle stacking will be accommodated within the school compound.
2. In accordance with City Code "The appropriate length and dimensions of the drop off area shall be identified in a traffic study prepared by a licensed engineer in the State of Florida.
3. Provide a detailed analysis to develop a proposed traffic circulation pattern within the school compound and show ingress and egress from the school property; no analysis nor technical discussion was provided in the section entitled "Circulation Analysis" in the traffic study.
4. Provide a detailed analysis to identify the student drop-off and pick-up zones within the school compound and show how these zones function in concert with the circulation patterns developed in item (2).

5. The traffic study incorrectly categorizes NW 15th Street as a collector road; NW 15th Street is a local road. Amend traffic study and clearly identify what project changes will be made to accommodate this amendment. Provide an explanation if no changes are deemed necessary.
6. The study incorrectly states that there are parking lanes on both sides of NW 15th Street. Travel lanes are delineated by white solid lines and the resulting shoulders are provided to allow easy maneuverability of trailer truck traffic. The shoulders behind the white solid lines are NOT for parking and no parking signs are currently posted on NW 15th Street.
7. The traffic study utilizes an incorrect ITE code for Pre K-8, in Table 3. Amend Traffic Study and clearly illustrate the project modifications to accommodate the correct ITE code. Provide an explanation if there are no consequential project modifications.
8. Provide supporting documentation that the software used for the "Turning Movement Count Report" is approved/endorsed by ITE, or other applicable regulatory body.
9. From staff observations, the number of U-turns during AM and PM peak hours far exceeded the U-turn numbers reported in Appendix A – traffic Counts. Redo traffic counts and ensure that the individual performing the traffic counts signs all field collected data.
10. Provide analysis and discussion to illustrate how the AM and PM trip distributions were determined.
11. The traffic study indicates that the applicant had always "intended to have a total of 400 students". Please provide documented evidence to illustrate that the applicant had approval for a school population of 400 students.
12. The traffic study uses a maximum proposed student population of 450, but the parking statement uses 400 students; clarify which number is correct.
13. Discuss the relevance of the 2019 Historical AADT Report that was sourced from FDOT and attached in Appendix A, and show how this information was used in the analysis.
14. The existing building (31,000 sf) will be increased by 21,000 sf or 67.74%; it stands to reason that notwithstanding (2) and (3), the new school may be able to accommodate 67.74 % more students, or (0.6774 x 350 = 237) 237 more students.
15. If 206 additional trips would occur from 50 additional students, according to the calculations provided in the traffic study, 237 students would yield ((237/50) times 206 trips, which equals to 977 trips.
16. The code requires evaluation of the development based on its maximum impact on the surrounding properties and based on 237 additional students it appears based on the calculations presented, that 977 new trips will be added and therefore the traffic study ought to be redone for a one-mile radius, consistent with Section 31-35 of the Code.
17. Verify the name of the individual and firm who collected the field data for Appendix C – Existing Traffic Conditions Analysis.
18. Provide an analysis of the differences between the Existing Traffic Conditions Analysis (Appendix C) and the Background Traffic Conditions Analysis (Appendix D).
19. Verify the name of the individual and firm who collected the field data for Appendix E– Total Traffic Conditions Analysis.
20. Provide modification factor(s) to take into account the impact of COVID-19, to determine more realistic traffic counts. Provide explanation if this factor is deemed to be unnecessary.
21. Provide data to support the statements that "the HCM analysis software does not model six-lane roadways well", and "HCM software doesn't evaluate the queue of vehicles turning right from a freeflow through movement onto a more minor street or driveway."
22. In lieu of the HCM analysis software that is alleged by the applicant to be deficient, provide an alternative software/literature that models "six-lane roadways well".
23. The conclusion of the traffic study appears to be baseless and shall be redone based on responses to request for information outlined in items (1) through (19).

## B. PARKING

1. The Parking Statement uses a maximum student population of 400; the traffic analysis uses 450 students; clarify which number is correct.
2. A proposed student population of 584 (i.e. 1.6674 times 350 students) will require a minimum of 76 spaces, according to the average rate of 0.13 per student that was presented in the Master Parking Statement.
3. The parking spaces east of property (on the aerial) appear to have been removed on the site plan. If these spaces are disconnected from the main parking lot they may not contribute to the required spaces for the project.

## C. POTABLE WATER

Potable water service is available to serve the needs of the proposed addition. The water treatment plant has sufficient available capacity to satisfy the potable water needs of the proposed development, other developments in the service area which are occupied, available for occupancy, for which building permits are in effect, or for which potable water treatment capacity has been reserved.

The determination that potable water service is available shall not be construed as reservation of capacity for the development submitted unless a developer's agreement is executed with the city specifically reserving water capacity.

The size of the water service to the school will be based on the maximum school population; confirm the maximum number of students that can be enrolled in the school.

## D. WASTEWATER

Wastewater treatment and disposal service is available to serve the needs of the proposed development. The wastewater treatment plant has sufficient capacity to provide for the wastewater treatment and disposal needs of the proposed development, other developments in the service area which are occupied, available for occupancy, for which building permits are in effect, or for which wastewater treatment and disposal capacity has been reserved.

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 wastewater treatment and disposal capacity.

## E. DRAINAGE

Submit calculations to illustrate changes in the volume of storm water run-off from the property. Show how stormwater runoff from the site will be managed.

## F. SOLID WASTE

The City has hired a private vendor for collecting solid waste. There are four categories for collection of solid waste and the subject project is more closely aligned with the requirements of commercial developments. The developer shall make arrangements with the approved vendor(s) for the waste streams that are associated with their operations.

## G. RECREATION

Not Applicable.

## DEVELOPMENT SERVICES

After review of the above referenced DRC application, the Development Services Department has provided the following comments and advisory notes. Comments require a written response from the applicant and correction(s) to the application. Advisory notes are for informational purposes only.

# I. CONFORMITY WITH CODE

**Advisory Note 1:** This application is for a plat note amendment and is therefore subject to the requirements of Chapter 31 of the Code of the City of Margate.

**History:**

**A. Original Plat Notation on March 31, 1986**

The initial plat and use notation recorded for Parcel A - Abundant Life Christian Centre stated:

A replat of a portion of TRACT 31, BLOCK 93, PALM BEACH FARMS COMPANY PLAT NO. 3 in the City of Margate, Broward County, Florida in SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

Plat filed for record **31, MARCH 1986** in PLAT BOOK 126, PAGE 45

**Original Plat Notation Text:**

"This plat restricted to 56,600 square feet of the Church and Church related facilities. Residential uses not permitted without approval of the Board of County Commissioners, who shall review and address these uses for increased impacts."

**B. First Amended Plat Notation on February 11, 1999**

Subsequently, the Broward County Board of Commissioners approved an Agreement for Amendment of Notation on Plat that stated:

This plat is restricted to 71,560 square feet of mini storage, including a truck and equipment rental facility, 4,800 square feet of school use and 22,978 square feet of existing worship center and school use.

**C. Second Amended Plat Notation on August 30, 2021**

Currently, the City of Margate has under review a second Agreement for Amendment Notation that proposes the following text:

This plat is restricted to 3,000 square feet of religious institution use and 54,000 square feet of private school use.

**Comment 1:** Applicant's Plat Note Amendment narrative does not consider the plat note amendment that was approved in 1999, but instead references the original plat note restriction from 1986. As such, the proposal appears to delete the mini storage and truck/equipment rental uses from the plat, which are active uses at 1700 N State Road 7.

**Comment 2:** The current plat note restriction allows '4,800 square feet of school use and 22,978 square feet of existing worship center and school use,' for a total of 27,778 square feet on the subject property. The Broward County Property Appraiser website shows that the subject property has 32,469 square feet existing building on-site, classified under use code 71: "Churches.". These numbers indicate that the subject property

has built 4,691 square feet more than the current plat note allows. Applicant is encouraged to consult with Broward County Environmental Protection and Growth Management Department, Planning and Development Management Division staff to reconcile discrepancy in square footage and usage prior to resubmission. All existing and proposed notation uses and square footages must be consistent with Broward County records.

**Comment 3:** Identify and differentiate between the religious institution uses and the private school use on the proposed floor plans for both the first and second story. Include the square footage for each use to confirm the proposed expansion is consistent with the requested plat note amendment application.

**Comment 4:** Provide a before and after maximum capacity/occupant load calculations for the subject property prepared by a qualified design professional. Provide an appropriate concurrency analysis for the increase in square footage, in accordance with Chapter 31 of the Code of the City of Margate.

## II. CONSISTENCY WITH COMPREHENSIVE PLAN

**Advisory Note 2:** The subject property has a land use designation of Activity Center. Policy 1.1.2 of Element I, Future Land Use of the Margate Comprehensive Plan describes permitted uses within each land use category, and community facilities such as the subject property are permitted.

**Advisory Note 3:** Applicant is requesting a plat note amendment to allow 3,000 square feet of religious institution and 54,000 square feet of private school use, for a total of 57,000 square feet. The current plat note restriction allows '4,800 square feet of school use and 22,978 square feet of existing worship center and school use,' for a total of 27,778 square feet. This request indicates an increase 29,222 square feet from the current notation on the plat. Policy 13.2 of Element I, of the Comprehensive Plan of the City of Margate limits the amount of new development within the Activity Center land use category by use type. The City maintains sufficient square footage to accommodate this request.

**Comment 5:** The school is located on the northeast corner of State Road 7 and Northwest 15th Street. Policy 5.3.1 of Element I, Future Land Use of the Margate Comprehensive Plan guides schools to be located away from major traffic corridors and mass transit routes. The current use of the school is not consistent with this policy.