



CITY OF MARGATE

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3

August 10, 2021

PROJECT NAME:		FirstGate Commerce Center	
PROJECT NUMBER:		2021-314	
LOCATION:		5301 Copans Road	
APPLICANT/AGENT:		Mike Gai, Sun-Tech Engineering, Inc., agent for Chris Willson, 5355 Northwest 24 th Street, LLC.	
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
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Public Works	Gio Batista – Assistant Director	gbatista@margatefl.com	(954) 972-8123
CRA	Cale Curtis – Executive Director	ccurtis@margatefl.com	(954) 935-5300
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 address EACH comment and to revise plans accordingly (acknowledgements are not corrections).

DRC comments follow.

DEPARTMENTAL COMMENTS

BUILDING

1. No comments.

FIRE

1. No comments.

PUBLIC WORKS

1. No comments.

POLICE

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's Code of Ordinances and finds the following:

A. TRAFFICWAYS

1st review comments italicized

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.

2nd Review comments

1. Illustrate in your submission where and how you have complied with comments from the first City review dated February 21, 2021. **PROVIDE A WRITTEN RESPONSE ON FIRM'S LETTER HEAD**
2. Provide your rationale for using 0.78% growth rate to determine traffic count in 2023. **DONE**
3. Your current traffic study appears to include analysis of only the three intersections adjacent to the site and no roadway segments. In accordance with Section 31 -35(c) of the city Code, an applicant for a development permit which will generate in excess of five hundred (500) trips per day shall be required to submit to the city a traffic impact statement that assesses the impact of the proposed development on all public streets and intersections within a one-mile radius of the perimeter of the development. Accordingly, submit a traffic impact statement that complies with the code. **DONE**
4. The traffic report predicts that all intersections will operate adequately until 2023. Explain what happens after 2023. **DONE**
5. Explain the difference between "Existing" and "Background" in Table 2 and show the existing and future LOS. **DONE**

B. POTABLE WATER AND WASTEWATER

1st review comments italicized

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.

2nd Review comments

None

C. DRAINAGE

1st review comments italicized

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.

2nd Review comments

Illustrate in your submissions where and how you have complied with comments from the first City review dated February 21, 2021. **DONE**

D. SOLID WASTE

1st review comments italicized

Adequate.

2nd Review comments

None

E. GENERAL

Ist review comments italicized

- 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.

2nd Review comments

Illustrate in your submissions where and how you have complied with comments from the first City review dated February 21, 2021. PROVIDE A WRITTEN RESPONSE ON FIRM'S LETTER HEAD

DEVELOPMENT SERVICES

A review was conducted of the plat note amendment application in accordance with Chapter 31 of the Code of the City of Margate.

Advisory Note 1: Per the requested additional information, the applicant has provided a rationale for their request of 135,000 square feet of industrial use on Parcel B, when the proposed building total will only be 131,680 square feet in area. The applicant states “*Per pre application with the County they requested that we revise the square footage of the plat note to increase the square footage. Their reasoning for this is if the building increases by a few square feet, we will not have to go through the plat note amendment process again. Furthermore, the county considers canopy and overhangs as part of the building square footage and many city’s do not. Also if the developer wants to add a small amount of square footage to the building we would not have to go through this process again at the county level. The 135,000 square feet was the number that the county requested.*”