



**REGULAR MEETING OF  
THE DEVELOPMENT REVIEW COMMITTEE**  
<https://us02web.zoom.us/j/83832947459>  
**MINUTES**

**Tuesday, June 11, 2024**

**10:00 a.m.**

City of Margate  
5790 Margate Boulevard  
Margate, FL 33063

**PRESENT:**

Elizabeth Taschereau, Director, Development Services  
Andrew Pinney, AICP, Senior Planner  
Christopher Gratz, AICP, Senior Planner  
David Scholl, Fire Marshal  
Richard Nixon, Director, Building/Code Services  
Randy Daniel, Assistant Director, Department of Environmental and  
Engineering Services (DEES)  
Mary Crabtree, Sergeant, Traffic Unit

**ALSO PRESENT:**

Matthew H. Scott, Esq., Greenspoon Marder, LLP  
Jeff Hodapp, President, Perimeter Surveying and Mapping, Inc.

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order at 10:04 a.m. on Tuesday, June 11, 2024, at the City of Margate Commission Chambers, 5790 Margate Boulevard, Margate, FL 33063.

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**NEW BUSINESS**

- A) *ID2024-190*  
**DRC NO. 23-00400065 RECONSIDERATION OF A SUBDIVISION RESURVEY FOR NOVE OF MARGATE**  
**LOCATION:** 7870 MARGATE BOULEVARD  
**ZONING:** S-1 RECREATIONAL AND R-3A MULTIPLE DWELLING  
**LEGAL DESCRIPTION:** PARCEL 3, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TOGETHER WITH A PORTION OF PARCEL 4 OF SAID PLAT,

**Development Services Department**

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**City Commission**

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

**City Manager**

Cale Curtis

**City Attorney**

Weiss Serota Helfman  
Cole & Bierman

**City Clerk**

Jennifer M. Johnson, MMC

“ORIOLE GOLF AND TENNIS CLUB SECTION TWO,” ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PETITIONER:** MATTHEW H. SCOTT, ESQ., GREENSPOON MARDER, LLP, AGENT FOR MICHAEL FIMIANI, FIMIANI DEVELOPMENT CORPORATION

Andrew Pinney, AICP, Senior Planner, introduced the item and advised that comments were published with the agenda. He invited any additional comments or corrections from staff.

Jeff Hodapp, President, Perimeter Surveying and Mapping, Inc., stated he had spoken with Randy Daniel, Assistant DEES Director, and most of his questions were answered. He asked if it would be possible for him to email staff a copy of the plat to ensure he had addressed all comments.

Randy Daniel, Assistant DEES Director, stated there was no problem with that. He noted the comment he had made to Mr. Hodapp was regarding a request to change the label track in a way that would make it stand out. He noted all his other comments in regard to the application seem to have been addressed.

Mr. Hodapp stated he would email Mr. Daniel later in the day.

Mr. Pinney advised that in the application review software, the application was returned to the applicant for corrections. He stated there were seven (7) comments, six (6) of which were DEES, with the final comment being a minor request he had put in for a name change. He asked the Committee whether they were comfortable with conditional approval and noted the next step would be scheduling a Planning and Zoning Board (PZB) hearing.

Mr. Daniel stated his comments were not substantial and he had no objection to conditional approval of the application.

Matthew H. Scott, Esq., Greenspoon Marder, LLP, agent for the applicant, commented that this was a subdivision exercise simply creating lines and lots, so they were hoping for conditional approval. He asked for clarification on Mr. Pinney’s comment requesting pavement and drainage plan approval, drainage district approval, and utility plan approval.

Mr. Pinney stated those approvals would be uploaded so they would be in the project file, and the sooner the applicant can get them the better, but the Code allows for conditional approval with evidence those processes have been started. He noted staff would need to review something, whether it was a pending application or the document.

Attorney Scott asked if the pavement and drainage and the utility plan were part of the PUD. Mr. Pinney explained the language was being borrowed from the platting chapter for the subdivision process. He asked Mr. Daniel if he had feedback on the paving and drainage requirement.

Mr. Daniel advised this was a broad category under the FEMA conversation. He stated he would like to see where the applicant is in regard to conversation with FEMA, and the last time he spoke with Jeffrey Schnars, Schars Engineering Corp., he had stated he was applying that week for a preliminary letter of map revision (CLOMR).

Attorney Scott stated that was in process, and the CLOMR was complete with great results. He noted typically in his experience he sees the pavement and drainage plan take place with a site plan package, as is a utility plan. He asked if staff was looking for approval, what the mechanism they were looking for was. He pointed out the comment said it was required prior to Commission approval, and he was hoping for an August PZB review of the subdivision resurvey followed by the Commission in the fall.

Mr. Daniel clarified that his biggest obstacle was that he would like to see where the applicant is with FEMA, officially uploaded in ProjectDox. He stated staff wants to see what FEMA has responded on and to make sure the application is moving forward.

Mr. Pinney confirmed the DRC was granting conditional approval on the reconsideration of a subdivision resurvey. He stated the comments are in the system, and any corrected or supplemental documents should be uploaded. He advised there would be an additional internal review and then a date for PZB would be set.

Mr. Daniel noted that in addition to the progress with FEMA being uploaded to ProjectDox, it would be helpful for the applicant to explain the expected timeline for completion.

#### **GENERAL DISCUSSION**

Mr. Pinney called for general discussion. There being no further business to discuss, the meeting was adjourned at 10:13 a.m.

Respectfully submitted,



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Elizabeth Taschereau, Director of Development Services