



City of Margate

5790 Margate Boulevard
Margate, FL 33063
954-972-6454
www.margatefl.com

Summary Agenda Development Review Committee

Tuesday, November 13, 2018

10:00 AM

Commission Chambers

CALL TO ORDER

1) APPROVAL OF MINUTES

- A. [ID 2018-575](#) APPROVAL OF THE MINUTES FROM THE DEVELOPMENT REVIEW COMMITTEE ON AUGUST 14, 2018.

Attachments: [BACKGROUND: DRAFT MINUTES 2018-0814](#)

2) NEW BUSINESS

- A. [ID 2018-570](#) **DRC NO. 11-18-01:** RECONSIDERATION OF A **REPLAT** OF 8.113 ACRES TO CONVERT A PORTION OF A SHOPPING CENTER TO 220 UNIT APARTMENT COMPLEX.

LOCATION: 5203 COCONUT CREEK PARKWAY

ZONING: TOC-C CORRIDOR

LEGAL DESCRIPTION: A PORTION OF PARCEL "A" OF "CENTRAL PARK OF COMMERCE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: ANTONIO QUEVEDO OF HSQ GROUP, INC. FOR ROBERT CAMBO OF ALLIANCE XVI, LLC

Attachments: [BACKGROUND: PLAT APPLICATION](#)

[BACKGROUND: SURVEY](#)

[BACKGROUND: CONCURRENCY REPORT](#)

[BACKGROUND: PLAT](#)

[MINUTES: DRC 2017-0613](#)

[MINUTES: DRC 2018-0313](#)

[BACKGROUND: SCAD LETTER - SBBC-2275-2017](#)

[BACKGROUND: SCAD LETTER EXTENSION - SBBC-2275-2017](#)

- B. [ID 2018-573](#)** **DRC NO. 11-18-02:** RECONSIDERATION OF A **SITE PLAN** FOR MARQUESA TO REDEVELOP 8.113 ACRES OF A SHOPPING CENTER TO 220 UNIT APARTMENT COMPLEX.
LOCATION: 5203-5281 COCONUT CREEK PARKWAY
ZONING: TOC-C CORRIDOR
LEGAL DESCRIPTION: A PORTION OF PARCEL "A" OF "CENTRAL PARK OF COMMERCE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
PETITIONER: ANTONIO QUEVEDO OF HSQ GROUP, INC. FOR ROBERT CAMBO OF ALLIANCE XVI, LLC

Attachments:

[BACKGROUND: SITE PLAN APPLICATION](#)
[BACKGROUND: SITE PLAN](#)
[BACKGROUND: SURVEY](#)
[BACKGROUND: TRAFFIC STUDY](#)
[BACKGROUND: DRAINAGE CALCS](#)
[BACKGROUND: UNDERGROUND WIRING WAIVER APPLICATION](#)
[MINUTES: DRC 2017-0613](#)
[MINUTES: DRC 2018-0313](#)

- C. [ID 2018-594](#)** **DRC NO. 11-18-03** CONSIDERATION OF A **SITE PLAN** FOR THE NEW CONSTRUCTION OF A 2,137 SQUARE FOOT POPEYE'S CHICKEN RESTAURANT.
LOCATION: 830 SOUTH STATE ROAD 7
ZONING: TOC-C
LEGAL DESCRIPTION: A PORTION OF TRACT B, "SERINO PARK SECTION 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PETITIONER: DARREN VEGA, C.O.O, GI OF MARGATE, LLC

Attachments:

[BACKGROUND: SITE PLAN APPLICATION](#)
[BACKGROUND: SITE PLAN](#)
[BACKGROUND: PHOTOMETRIC](#)
[BACKGROUND: DRAINAGE REPORT](#)
[BACKGROUND: TRAFFIC STUDY](#)
[BACKGROUND: UNDERGROUND WIRING WAIVER APPLICATION](#)

- D. [ID 2018-597](#) **DRC NO. 11-18-04** CONSIDERATION OF A **SPECIAL EXCEPTION** FOR THE NEW CONSTRUCTION OF A 2,137 SQUARE FOOT POPEYE'S CHICKEN RESTAURANT WITH A DOUBLE DRIVE-THROUGH.

LOCATION: 830 SOUTH STATE ROAD 7

ZONING: TOC-C

LEGAL DESCRIPTION: A PORTION OF TRACT B, "SERINO PARK SECTION 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: DARREN VEGA, C.O.O, GI OF MARGATE, LLC

Attachments:

[BACKGROUND: SPECIAL EXCEPTION APPLICATION](#)

[BACKGROUND: SPECIAL EXCEPTION JUSTIFICATION](#)

[BACKGROUND: SITE PLAN](#)

[BACKGROUND: PHOTOMETRIC](#)

[BACKGROUND: DRAINAGE REPORT](#)

[BACKGROUND: TRAFFIC STUDY](#)

3) GENERAL DISCUSSION

ADJOURNMENT

A representative of the petitioner and the property owner must be present for a petition to be reviewed by the DRC. Representations made before the DRC shall be conditions of said approval. A petitioner appealing findings made by the DRC with respect to any matter considered at a meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes all of the testimony and evidence upon which the appeal is to be made.

Any person with a disability requiring auxiliary aids and services for this meeting may call the City Clerk's office at (954) 972-6454, with their request at least two business days prior to the meeting date.