



**City of Margate, Florida**  
**PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY**  
**REGULAR MEETING**  
**MINUTES**

Tuesday March 4, 2014 7:00 PM  
City of Margate Municipal Building

**PRESENT**

Pat Maher, Chair  
Todd Angier, Vice Chair  
Anthony Caggiano, Secretary  
Catherine Yardley

**ALSO PRESENT**

-Benjamin J. Ziskal, AICP, Director  
of Economic Development  
-Andrew Pinney, Associate Planner

**ABSENT**

Samuel Harris

The regular meeting of the Planning and Zoning Board/Local Planning Agency of the City of Margate having been duly noticed was called to order by Chairwoman Pat Maher on **Tuesday March 4, 2014 7:03 PM**, in the Commission Chambers, Margate City Hall, 5790 Margate Boulevard, Margate, Florida. The Pledge of Allegiance was followed by Roll Call.

---

**1) MOTION APPROVING THE MINUTES OF THE DECEMBER 2, 2013 PLANNING AND ZONING BOARD REGULAR MEETING.**

Mr. Caggiano, seconded by Mrs. Yardley, made the following motion:

**MOTION:** SO MOVE TO APPROVE THE MINUTES AS WRITTEN

**ROLL CALL:** Mrs. Yardley, Yes; Mr. Caggiano, Yes; Mr. Angier, Yes; Ms. Maher, Yes. The motion passed with a 4 - 0 vote.

**2) CONSIDERATION OF A PUD (PLANNED UNIT DEVELOPMENT) AMENDMENT, IN ORDER TO CHANGE NUMBER OF DWELLING UNITS FROM 290 TO 282, CHANGE THE BEDROOM MIX OF THE DWELLING UNITS, CHANGE THE SIZE OF THE DWELLING UNITS, AND PROVIDE A NEW CLUB HOUSE LAYOUT AND DESIGN FOR PHASE I OF CELEBRATION POINTE..**

Mr. Angier, seconded by Mrs. Yardley, made the following motion:

**MOTION:** SO MOVE TO RECOMMEND APPROVAL.

**ROLL CALL:** Mrs. Yardley, Yes; Mr. Caggiano, Yes; Mr. Angier, Yes; Ms. Maher, Yes. The motion passed with a 4 - 0 vote.

### 3) GENERAL DISCUSSION

Mr. Ziskal advised the members that a new Board would be reappointed at the March 19, 2014 City Commission meeting and asked if any of the current members were interested in serving for another term. He explained that the City is now utilizing Granicus Legistar in order to provide a standard format for all of its meeting agendas and that this rolled out at the same time as the City's new website. He explained that some of the key features of Legistar are hyperlinks for attachments and identification numbers for items that would maintain consistency and make items easier to reference. He added that the website would include individual department pages that would be updated on a regular basis.

Mr. Ziskal also updated the Board on last meeting's discussion regarding the Board's ability to bring forward items to discuss and recommend to the City Commission. He said that he spoke with the City Attorney and that the Board may make planning and zoning recommendations via memo to the City Commission. He noted that Staff could compose this memo and add their recommendations, as well.

Mr. Angier inquired about the School Impact Report done for the proposed PUD amendment and expressed that since private schools were not reflected in the report, that it's not a true picture of the school-age population.

Mr. Ziskal replied that the numbers shown on the report are always shown as a worst case scenario to guarantee that a project doesn't exceed its capacity.

Mr. Angier asked about the traffic impact for the area; considering other projects in the works such as new medical offices and the hospital expansion.

Mr. Caggiano noted that this is an exciting time for the City and that although the plans from RMA are really nice, he doesn't want Margate to turn into one big traffic jam.

Mr. Ziskal explained that many agencies, such as the City, County, FDOT and Broward County Transit, are looking into traffic on a regular basis as it relates to this region. He noted that a dedicated bus lane had recently been added and that the County can't further expand North State Road 7 from 150 feet to 200 feet. He added that the City has taken steps to provide alternative routes and other options, changing the pattern from suburban oriented development, in order for travelers to avoid traffic on State Road 7.

The Board agreed that bus ridership isn't very reliable, convenient or cost-effective.

Mr. Angier asked if the City could do anything about the rush hour back-ups on westbound Royal Palm Boulevard. He noted that Coral Springs is making improvements to their entryway into the city and they are closing lanes during this time of the day for construction.

The Board commended the Planning and Zoning Board Staff for doing a great job.

There being no further business, the meeting was adjourned at 7:56 p.m.

Respectfully submitted,

transcribed by Alyson Morales

Pat Maher, Chair

cc: City Commission, City Manager, City Attorney, City Clerk, Director DEES, P & Z Board, Petitioner(s)