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SPECIAL MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

November 12, 2014

PRESENT:

Benjamin Ziskal, Director of Economic Development
Christopher Cotler, Building Official
Kelly McAtee, Engineer
Kevin Wilson, Fire Inspector
Courtney O'Neill, Associate Planner
Andrew Pinney, Associate Planner
Dan Topp, Code Compliance

ALSO PRESENT:

-Rob Adler, agent for Coconuts Flea Market
-Sidney M. Moskin, Manager, Coconuts Flea Market
-Andrea Lochirco, agent for Rock Island Medical Center

ABSENT:

Sam May, Director of Public Works
Rachel Bach, CRA Assistant Director
Abe Stubbins, Engineering Inspector I, excused
Police Department representative

A special meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Benjamin Ziskal, Director of Economic Development at 9:00 AM on Wednesday, November 12, 2014, in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, Florida 33063.

1) DRC NO. 11-14-02 CONSIDERATION OF AN OUTDOOR EVENT FOR COCONUTS FLEA MARKET GRAND OPENING

LOCATION: 5259 COCONUT CREEK PARKWAY

ZONING: TRANSIT ORIENTED CORRIDOR - CORRIDOR (TOC-C)

LEGAL DESCRIPTION: CENTRAL PARK OF COMMERCE 119-27B PARCEL A

PETITIONER: ROB ADLER

Rob Adler explained that the event, to be held this Saturday, will be allocating parking spots for food trucks; 10 spots for this Saturday and five or less on subsequent event days. He noted that they will provide access for emergency vehicles, space in the front for patio tables and a spot designated for valet parking. He said that spots would be allocated on the following Friday for a "cruise-in" with classic car exhibit. Mr. Adler added that there will be a DJ providing entertainment; completely powered by a truck.

DRC Comments:

Kevin Wilson told the petitioner that all fire lanes are to be kept clear.

Kelly McAtee wanted to clarify if the arrows shown on the plans for traffic flow are for emergency exits or for regular vehicular access; specifically the westernmost entrance. He said that he sees arrows heading out, and wanted to know if it will be a two-way entrance or would there just be barricades.

Rob Adler replied that the arrows shown are for traffic flow, and that there would be several entrances. He added that there would be enough room for an entrance and an exit on the west side with no barricades installed, and just one lane blocked off for the food trucks.

Andrew Pinney had the following comments:

- The Hold Harmless agreement only references the start date of November 15; it needs to reflect the duration of the event dates.
- There is a typo on the insurance certificate for the endorsement; it should say "certificate holder" in the long box on the bottom, instead of just "certificate".
- Provide clarification on the event; the letter says that there would be 3-5 food trucks, but there are 13 food trucks shown on the site plan.
- Is it correct that you are requesting permission for all four of these food truck events this year in your letter?
- Will there be any alcohol served?
- What are the hours of operation?
- Signage regulations can be provided.
- There are other large tenants in your shopping center, like the beauty school, and I was curious if there would be any conflict with parking. It looks like you will need about 200 parking spaces for the event.

Rob Adler stated that there would be 10 food trucks on the opening day of the event and then 3-5 trucks on subsequent days. He said that they intend to submit another application for more events; but would like to see how the first 15 days go before they apply for a permanent request. He confirmed that there would be no alcohol served and that the operating hours would be from 10 am - 6 pm Wednesdays through Sundays; staying open until 9 pm on Friday evenings only. He explained that they have a temporary sign up on the street stating that they will be opening on November 15 and a building sign, as well. Mr. Adler noted that the landlord had allocated sufficient spots for the beauty school and he's not really sure how many students attend on the weekend; so he doesn't believe that parking will be a problem during that time. He also said that the other tenants are located on the other

side of the center; implying that their customers will park away from Coconuts. He added that the owner of the property had given them access to the entire lot, except the spots that are marked for the school, and that they have a path specifically marked for valet parking.

Ben Ziskal asked about bus or trolley service between this event and the Celebrate Margate event.

Rob Adler explained that they are working with the CRA and plan to have a bus drop off and pick up event goers close to their entrance.

Kevin Wilson explained that he has no issues as long as the bus keeps moving after a quick stop and doesn't block the fire lane.

Ben Ziskal stated that he no issues for this event as a temporary use; however, he asked the petitioner to contact the City after 15 days in order to process the paperwork to have this become a permanent use.

Sid Moskin thanked the City and all of its officials. He said that everyone in the City has been wonderful and he appreciated such a great reception. He added that he wants to make the City proud of Coconuts and is looking forward to providing revenue and jobs.

2) DRC NO. 11-14-04 CONSIDERATION OF AN OUTDOOR EVENT FOR ROCK ISLAND MEDICAL CENTER'S COMMUNITY OUTREACH GRAND OPENING CELEBRATION

LOCATION: 400 N. ROCK ISLAND ROAD

ZONING: COMMUNITY BUSINESS B-2

LEGAL DESCRIPTION: PARCEL C OF "ORIOLE - MARGATE," SECTION 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 74, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: ANDREA LOCHIRCO

Andrea LoChirco explained that their event, held at the medical building, will have have two 10 x 20 tents and four 10 x 10 tents for vendors and sponsors; to include Humana, Silver Sneakers and some of their imaging centers that they use. She said that they will be handing out health information, giveaways, hamburgers and hot dogs; as well as have a DJ with his own power source and a bounce house. She noted that they will utilize two driveways for traffic flow and provide ample parking; along with emergency vehicle access. Ms. LoChirco added that they would provide two handicapped accessible bathrooms for all patrons. Additionally, she said that there would be Staff guided tours; along with complimentary carotid artery and body composition analysis screenings; raffles for gift certificates; and one or two food trucks that would not be serving alcohol due to the healthy nature of this event. She summarized that they are reaching out to the 55+ community since the doctor specializes in geriatrics; however, this event is open to the public.

DRC Comments:

Christopher Cotler told the petitioner that she will need permits for the larger tents and should have her provider apply today with the Building Department. He noted that she wouldn't need permits for the 10 x 10 pop-up tents.

Andrea LoChirco confirmed that she would just have the smaller tents at the event.

Kevin Wilson asked if the facility would be open for business during the event. He mentioned that the Fire Department runs calls there frequently and to be mindful to keep the area clear.

Andrea LoChirco said that the facility would just be open for tours and restroom accessibility.

Dan Topp informed the petitioner of a few Code concerns: a large dead branch on the property, a wheel stop askew on the south side of the building and an outstanding paint permit.

Andrew Pinney asked if signage was planned for this event and offered Ms. LoChirco a copy of the sign regulations. He noted that their insurance certificate doesn't specify the City as an additional insured; the endorsement box where it should be noted contains asterisks instead of naming the City.

Andrea LoChirco said that they will hang a Grand Opening banner for the day, which they will take down after; it would only be up for eight hours. She added that they would also hang banners on the tents. She then explained why the box on the insurance certificate had asterisks. Mr. Pinney agreed that it would be sufficient.

Ben Ziskal wished the petitioner good luck and expressed that the City welcomes the new medical center.

3) General Discussion

There was no general discussion.

There being no further business, the meeting adjourned at 9:24 AM.

Respectfully submitted,

Prepared by:
Alyson Morales

Benjamin J. Ziskal, AICP, CECd
Director of Economic Development

cc: Mayor and City Commission, City Manager, City Attorney, Associate Planners,
Petitioners, Committee Members.