



City of Margate, Florida

BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

**Tuesday January 6, 2015
7:00 PM**

City of Margate Municipal Building

Present:

Casey Ahlbum, Acting Chair
Edward DeCristofaro, Secretary
Frederick Schweitzer
Sidney King
Todd Angier (sub)

Also present:

-Ben Ziskal, AICP, CEcD, Director of
Economic Development
-Courtney O'Neill, Associate Planner
-Miryam Jimenez, property owner
-Richard Sound, Little Architects
-Lee Thompson, agent for BB&T Bank
-John Voight, Atty., Doumar Allsworth

The regular meeting of the Board of Adjustment having been properly noticed was called to order by Vice Chair Casey Ahlbum at 7:06 p.m. on Tuesday January 6, 2015. The pledge of allegiance followed. A roll call of the Board members was taken. There were no communications.

1) BA-01-2015 PERMISSION TO CONVERT AN APARTMENT BUILDING TO A GROUP CARE FACILITY LOCATED AT 603 MELALEUCA THAT IS LOCATED APPROXIMATELY 970 FEET FROM AN EXISTING GROUP CARE FACILITY. CODE REQUIRES A MINIMUM SEPARATION OF 1,000 FEET FOR GROUP CARE FACILITIES.

Mr. DeCristofaro, seconded by Mr. Schweitzer, made the following motion:

MOTION: SO MOVE TO APPROVE THE VARIANCE REQUEST AS WRITTEN.

ROLL CALL: Mr. Angier, Yes; Mr. King, Yes; Mr. Schweitzer, Yes; Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5 to 0 vote.

2) BA-02-2015 PERMISSION TO BUILD A BB&T BRANCH BANK WITHIN THE TOC-G GATEWAY DISTRICT WITH THREE DRIVE-THRU LANES. CODE LIMITS BUSINESSES TO A MAXIMUM OF TWO DRIVE-THRU LANES.

Mr. DeCristofaro, seconded by Mr. Angier, made the following motion:

MOTION: SO MOVE TO APPROVE THE VARIANCE REQUEST AS WRITTEN PROVIDED THAT THE DRIVE-THRU FACILITY ACROSS THE STREET WILL CEASE OPERATIONS ONCE THIS BANK IS OPERATIONAL.

ROLL CALL: Mr. Angier, Yes; Mr. King, Yes; Mr. Schweitzer, Yes; Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5 to 0 vote.

3) BA-03-2015 PERMISSION TO BUILD A SINGLE-STORY BB&T BRANCH BANK WITHIN THE TOC-G GATEWAY DISTRICT. CODE REQUIRES A MINIMUM OF TWO ENCLOSED FLOORS OF ACTIVE USE FOR ALL NEW DEVELOPMENTS IN THIS DISTRICT.

The following motion was made by Mr. Schweitzer, seconded by Mr. King:

MOTION: SO MOVE TO APPROVE THE VARIANCE REQUEST AS WRITTEN.

ROLL CALL: Mr. Angier, Yes; Mr. King, Yes; Mr. Schweitzer, Yes; Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5 to 0 vote.

4) BA-04-2015 PERMISSION TO BUILD A BB&T BRANCH BANK WITHIN THE TOC-G GATEWAY DISTRICT AT A SETBACK OF 54 FEET FROM THE ESTABLISHED BUILD-TO-LINE. CODE REQUIRES ALL NEW DEVELOPMENT IN THIS DISTRICT TO BE LOCATED ON THE ESTABLISHED PRIMARY BUILD-TO-LINE.

The following motion was made by Mr. Angier, seconded by Mr. Schweitzer:

MOTION: SO MOVE TO APPROVE THE VARIANCE REQUEST WITH THE ADDITION OF A 30 INCH LANDSCAPE BUFFER ADDED BETWEEN THE REAR OF THE BUILDING AND THE ABUTTING SIDEWALK.

ROLL CALL: Mr. Angier, Yes; Mr. King, Yes; Mr. Schweitzer, Yes; Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5 to 0 vote.

5) BA-05-2015 PERMISSION TO BUILD A BB&T BRANCH BANK WITHIN THE TOC-G GATEWAY DISTRICT AT A SETBACK OF 64 FEET FROM THE ESTABLISHED BUILD-TO-LINE. CODE REQUIRES ALL NEW DEVELOPMENT WITHIN THIS DISTRICT TO BE LOCATED ON THE ESTABLISHED SECONDARY FRONTAGE BUILD-TO-LINE.

The following motion was made by Mr. Schweitzer, seconded by Mr. King:

MOTION: SO MOVE TO APPROVE THE VARIANCE REQUEST WITH THE ADDITION OF A 30 INCH LANDSCAPE BUFFER ADDED BETWEEN THE REAR OF THE BUILDING AND THE ABUTTING SIDEWALK.

ROLL CALL: Mr. Angier, Yes; Mr. King, Yes; Mr. Schweitzer, Yes; Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5 to 0 vote.

6) BA-06-2015 PERMISSION TO BUILD A BB&T BRANCH BANK WITHIN THE TOC-G GATEWAY DISTRICT THAT DOES NOT OCCUPY ANY PORTION OF THE PRIMARY FRONTAGE. CODE REQUIRES ALL NEW DEVELOPMENT IN THIS DISTRICT TO OCCUPY A MINIMUM OF 70 PERCENT OF THE PRIMARY FRONTAGE.

The following motion was made by Mr. Angier, seconded by Mr. Schweitzer:

MOTION: SO MOVE TO APPROVE THE VARIANCE REQUEST AS WRITTEN.

ROLL CALL: Mr. Angier, Yes; Mr. King, Yes; Mr. Schweitzer, Yes; Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5 to 0 vote.

7) BA-07-2015 PERMISSION TO BUILD A BB&T BRANCH BANK WITHIN THE TOC-G GATEWAY DISTRICT WITH PARKING LOCATED IN THE FIRST LOT LAYER. CODE PROHIBITS PARKING TO BE LOCATED IN THE FIRST LOT LAYER FOR NEW DEVELOPMENTS WITHIN THIS DISTRICT. The following motion was made by Mr. DeCristofaro, seconded by Mr. King:

MOTION: SO MOVE TO APPROVE THE VARIANCE REQUEST AS WRITTEN.

ROLL CALL: Mr. Angier, Yes; Mr. King, Yes; Mr. Schweitzer, Yes; Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5 to 0 vote.

8) BA-08-2015 PERMISSION TO BUILD A BB&T BRANCH BANK WITHIN THE TOC-G GATEWAY DISTRICT WHICH UTILIZES THE EXISTING PUBLIC SIDEWALK. CODE REQUIRES ALL NEW DEVELOPMENT TO PROVIDE AN URBAN GREENWAY WITHIN THE FIRST LOT LAYER. Mr. DeCristofaro, seconded by Mr. Schweitzer, made the following motion:

MOTION: SO MOVE TO APPROVE THE VARIANCE REQUEST WITH THE CONDITIONS THAT THE BUS SHELTER REMAINS IN PLACE, THE SIDEWALK IN FRONT OF THE BUS SHELTER REMAINS IN PLACE AND THE GREENWAY STANDARDS ARE MET ON BOTH SIDES OF THE BUS SHELTER.

ROLL CALL: Mr. Angier, Yes; Mr. King, Yes; Mr. Schweitzer, Yes; Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5 to 0 vote.

9) GENERAL DISCUSSION

Mr. Angier thanked the Board for allowing him to substitute this evening and asked Mr. Ziskal about looking into readdressing TOC standards.

Mr. Ziskal explained that the original intent of the TOC districts was meant to enhance major intersections within the City with the addition of new development, office space and jobs. He added that today's market is attracting four specific prospects to these intersections: banks, pharmacies, gas stations and drive-thru restaurants. He stressed that these types of businesses can't conform to the current TOC standards and that future changes to zoning standards are in order.

There being no further business, the meeting was adjourned at 8:18 p.m.

Respectfully submitted,

prepared by Alyson Morales

Mr. Casey Ahlbum
Acting Chair

cc: City Commission, City Manager, City Attorney, City Clerk, Director of DEES, Engineer, Building Official, Board of Adjustment, Petitioner(s).