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## **REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE**

February 12, 2015

### **PRESENT:**

Andrew Pinney, Associate Planner  
Courtney O'Neill, Associate Planner  
Ken Reardon, Interim Building Director  
Dan Booker, Fire Inspector  
Dan Topp, Code Compliance Officer

### **ALSO PRESENT:**

-Omar Giraldo, owner, Galhuma  
Tires and Wheels  
-Anthony Perez, Events Coordinator  
for JM Lexus

### **ABSENT:**

Mr. Ben Ziskal, Director of Economic Development, excused  
Sam May, Director of Public Works, excused  
Kelly McAtee, Engineer, excused  
Abe Stubbins, Engineering Inspector I, excused  
Kim Vazquez, CRA Project Manager, excused  
Sgt. Efrain Suarez, Police

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Andrew Pinney, Associate Planner at 10:03 AM on Thursday, February 12, 2015, in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, Florida 33063.

### **1) DRC NO. 02-15-01 CONSIDERATION OF AN OUTDOOR EVENT FOR JM LEXUS**

**LOCATION:** 5350 WEST SAMPLE ROAD

**ZONING:** B-2 COMMUNITY BUSINESS

**LEGAL DESCRIPTION:** PARCELS A, B AND C OF "WESTWOOD PLAZA," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 140, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PETITIONER:** ANTHONY PEREZ

Anthony Perez stated that JM Lexus was going to have its annual Import vs. Domestic Car Show on Sunday, February 15 and that the only thing different this year would be that the dyno machine may be shifted to the back of the property. He explained that last year the dyno was too loud where it was set up and it lessened the parking area; causing inventory to be moved to Peppertree Plaza. He said that the show would run from noon to 5 pm; with early birds arriving between 9:00 am and 9:30 am. He added that Police Officers would be directing show attendees to the import or domestic side; while another officer would determine whether arrivals are dealership customers or participants in the car show. He said that they are almost capped out at the 219 total spaces available; about 200 people that have registered and paid for the show. He added that emergency personnel would be on premises; having access to Banks Road and NW 54<sup>th</sup> Avenue. He explained that they will have a 20 x 30 tent and some 10 x 10 weighted pop-up tents for VIP Lexus owners. Mr. Perez noted that they will only sell dyno tickets for up to 20 cars because having more would cause traffic congestion. Additionally, he said that they would still be open for regular business during this event and that customers would park in a specified area.

DRC Comments:

Ken Reardon noted that petitioner had already come in for a tent permit and that the tent will be inspected this afternoon.

Dan Booker asked how the pedestrian traffic would flow from the spectator parking area to the event and wanted to confirm that spectators would stay out of the service bays. He also asked if there would be any food.

Mr. Perez explained that they will place many traffic safety cones dividing the cars and the pedestrians, block off the garage area and have golf carts escorting patrons. He said that they would have food provided by Char-Hut and possibly have a food truck.

Ken Reardon asked if bathrooms would be provided.

Mr. Perez confirmed that spectators would have access to the bathrooms inside the automobile showroom.

Andrew Pinney noted that this event is essentially the same as in previous years with minor adjustments that would improve the traffic flow. He reminded the petitioner that Code allows for one event sign per roadway frontage up to 24 square feet and to ensure that there is a minimum of clear space around the dyno, in the event of a strap failure or other possible mishap. Mr. Pinney confirmed that this event was approved.

**2) DRC NO. 02-15-02 CONSIDERATION OF A SPECIAL EXCEPTION TO EXPAND CURRENT USE AS A TIRE SHOP**

**LOCATION:** 1840 NORTH STATE ROAD 7

**ZONING:** TOC-C CORRIDOR

**LEGAL DESCRIPTION:** PARCEL "A" OF D.J.M. PROPERTIES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE, 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY.

**PETITIONER:** OMAR A. GIRALDO

Mr. Giraldo told the Board that an auto repair business had always occupied this particular complex. He explained that he wants to expand his business to 1850, the next building, since he has too much tire inventory for his current space. He noted that he has a warehouse around the corner; but would prefer to keep his inventory next to his current business. He noted that he has always followed the Code and has kept in touch with Fire; however, this property has lost the zoning required for the changes he is requesting. He said that he would like to do something else to offset the cost of the requested space; but mainly wants to store tires.

DRC Comments:

Ken Reardon told the petitioner that if approval is granted, he should submit a floor plan and a description of how the building would be utilized so that all of the Code requirements are met.

Dan Booker noted that Mr. Giraldo needed fire sprinklers when he opened and had complied; however, he will probably need them in the new building. He explained that as of December 31, a new Code had gone into effect and the new use will have to be reviewed.

Dan Topp mentioned that there are tires and a pallet lying around on the property; along with an oil drum in the back that should not be kept outside.

Andrew Pinney stated that the photometric plan certification only reviews the parking lot immediately surrounding the 1840 building and that Code requires that it apply to the entire use area of the property; an engineer would need to examine the rest of the property. Mr. Pinney noted that the survey lacks detail for landscape and irrigation compliance. He recommended hiring a landscape architect who could address plant location, size, grade, names, planting instructions, soil and fertilizer requirements, mulch specifications, protected curbing and a description of adjacent conditions that may affect landscaping. He added that the irrigation plan needs to show the source of water, pumps, valves, pipe sizes, rain sensors, head types, locations and spray patterns. He noted that it's good that the petitioner's business is growing and, that upon resubmittal with the requested documentation, he recommends approval.

### **3) DRC NO. 02-15-03 CONSIDERATION OF AN ORDINANCE TO REVISE BUILDING HEIGHT REQUIREMENT IN TOC-G GATEWAY DISTRICTS**

Courtney O'Neill explained that this ordinance revises the TOC Gateway design guidelines. She said that a City Commission workshop was recently held based on Gateway uses and the businesses that are attracted to them: pharmacies, drive thrus, gas stations and banks. She commented that most of these business uses don't typically build two stories, so the City

Commission gave direction to remove the requirement for all Gateway districts. She added that this was an expedited request and that other parts of the ordinance would be revisited at a later date.

DRC Comments:

Ken Reardon thought that this revision was a good idea.

Andrew Pinney noted that back in 2007, the City worked with a consultant from the South Florida Regional Planning Council that recommended the current height requirements at that time. He said that he was glad that the City is now revisiting the Gateway requirements because businesses interested in locating at these intersections, such as drive thrus and gas stations, currently need special review and perhaps they should have their own building criteria, as well. Mr. Pinney suggested that all references to two story requirements be addressed and then this ordinance may move on to the Planning & Zoning Board.

**4) DRC NO. 02-15-04 CONSIDERATION OF AN ORDINANCE TO REVISE THE DEFINITION OF "SHED"**

Courtney O'Neill stated that a month or two ago, an ordinance came through for sheds. She explained that the City Commission recommended revising the shed definition to now read that a shed is permanently affixed to the ground; meeting all Florida Building Code requirements, with no plumbing or air conditioning installed. Ms. O'Neill said that Code currently reads that a shed could be situated on a slab or footings.

Andrew Pinney wanted to clarify that this revised definition would exclude the snap together type sheds that are temporary in nature.

Courtney O'Neill confirmed that to be true.

Andrew Pinney noted that this item was approved and could move on to the Planning & Zoning Board.

**5) GENERAL DISCUSSION**

There was no general discussion.

There being no further business, the meeting adjourned at 10:24 AM.

Respectfully submitted,

Prepared by: Alyson Morales

\_\_\_\_\_  
Date \_\_\_\_\_  
Andrew Pinney, Associate Planner

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