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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

January 22, 2015

PRESENT:

Benjamin Ziskal, Director of Economic Development
Ken Reardon, Interim Building Director
Dan Booker, Fire Inspector
Sgt. Efrain Suarez, Police
Kim Vazquez, CRA Project Manager
Dan Topp, Code Compliance Officer
Andrew Pinney, Associate Planner
Courtney O'Neill, Associate Planner

ALSO PRESENT:

-Matthew Whiteshield, President of
Margate Firefighter Benevolent
-Geraldine Versetti, agent for
Cokesbury United Methodist Church

ABSENT:

Sam May, Director of Public Works, excused
Kelly McAtee, Engineer, excused
Abe Stubbins, Engineering Inspector I, excused

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Benjamin Ziskal, Director of Economic Development at 10:00 AM on Thursday, January 22, 2015, in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, Florida 33063.

1) APPROVAL OF THE DRC MINUTES FROM OCTOBER 23, 2014, NOVEMBER 12, 2014, NOVEMBER 26, 2014 AND DECEMBER 23, 2014.

Ben Ziskal stated that all of the minutes are approved. He noted that the Committee would hear today's items out of order; the items brought forth by petitioners would be heard before the ordinance items.

4) DRC NO. 01-15-03 CONSIDERATION OF THE "FOOD BANK BENEFIT AND CAR SHOW"
OUTDOOR EVENT

LOCATION: 5701 MARGATE BOULEVARD

ZONING: TOC-CC CITY CENTER

LEGAL DESCRIPTION: BLOCK 11 OF PARCEL Z, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: COKESBURY UNITED METHODIST CHURCH

Geraldine Versetti stated that they'd like to hold a car show to benefit the food bank. She said that they feed 160-200 people on the second and fourth Monday of every month. She explained that the show will run from 10 am to 4 pm and that they will be giving out trophies. She added that there will be food trucks, activities for the kids, the Animal Rescue League will show up with a greyhound and Fire Rescue will be out there to put on a demonstration.

DRC Comments:

Kim Vazquez noted that the petitioner came before the CRA Board on September 10, 2014 and they were approved for use of this property.

Ken Reardon wanted to confirm that the church was using Tents and Events to erect their tents and reminded them to acquire all necessary permits.

Dan Booker asked if there would be any cooking on site.

Geraldine Versetti stated that there would not be any cooking on premises.

Sgt. Efrain Suarez inquired about the parking plan. He asked how many people would be in attendance and if they plan on advertising this event. Sgt. Suarez suggested that they may wish to reach out to the City Police Coordinator concerning a detail.

Geraldine Versetti responded that the church has an organization that was recommended to them by the Chamber of Commerce concerning parking. She said that 500 people may show, maybe more; explaining that it's the first show they have ever had, so they really weren't sure. She added that they are advertising the event in several local newspapers, a car magazine, posters, flyers and on the radio. She concluded that she wasn't sure if they would require a Police detail but she had reached out to MPD and they felt that she didn't need one.

Andrew Pinney noticed that the insurance only shows the City as a certificate holder; the certificate will need to be amended to reflect the City as an additional insured. He mentioned that he would give the petitioner allowable event signage information. He asked if there would be any presentations at the event.

Geraldine Versetti said that there would be certificates, awards and trophies for different car categories and that Asphalt Angels would take care of that.

Ben Ziskal mentioned that Fellowship Living Facility would provide eight parking/security volunteers for this event. He wished the petitioner the best of luck; remarking that it was good to see a large car show, maybe 150 cars, that hopefully may become an annual event in the City.

6) DRC NO. 01-15-05 CONSIDERATION OF AN OUTDOOR EVENT FOR THE MARGATE FIREFIGHTER'S BENEVOLENT CARNIVAL

LOCATION: 1000 NORTH STATE ROAD 7

ZONING: TOC-CC CITY CENTER

LEGAL DESCRIPTION: PARCEL A OF "MARGATE," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: MATTHEW WHITESHIELD

Matthew Whiteshield explained that they are looking to hold a carnival that is similar to the one's held at the same location. He said that the Benevolent would receive 25% of the total proceeds from the company holding this event; which is scheduled from February 5 – 15, 2015. He noted that they have contacted the Margate Police Department for security and that he has brought an unsigned copy of that agreement; but the carnival company owner has already faxed a signed copy to the City.

DRC Comments:

Kim Vazquez noted that the CRA had approved the use of the property at the December 9, 2014 CRA Board meeting. She stressed that they do require a new insurance certificate of liability with the dates changed to 2/1/15- 2/19/15.

Ken Reardon commented that any event tents erected would require a permit. He asked for clarification on the plans concerning the carnival layout.

Matthew Whiteshield said that the carnival company drew the layout but he thinks that the area in question is for housing trailers.

Courtney O'Neill stated that she received an updated site plan yesterday and just wanted to clarify that there are now about 20 rides, food trucks in the middle and maybe five large light poles surrounding the property.

Andrew Pinney commented that on the revised plan there are light towers and he asked the petitioner to be careful aiming them because there is residential property behind this event. He added that he had printed the Outdoor Event sign regulations for him as a reference.

Ben Ziskal wished the petitioner good luck with the event.

2) DRC NO. 01-15-01 CONSIDERATION OF AN ORDINANCE TO PERMIT SWIMMING POOLS, HOT TUBS, AND SPAS ON RV SITES WITHIN THE RVRP ZONING DISTRICT AND ALLOW GAZEBOS TO FEATURE CARPORTS.

Andrew Pinney remarked that this ordinance was requested by Aztec RV Resort and they have notified the City that they would like to table this item today in order to make some changes.

Ben Ziskal said that since there were no objections, this item would be tabled.

3) DRC NO. 01-15-02 CONSIDERATION OF AN ORDINANCE TO REVISE PORTABLE STORAGE CONTAINER REGULATIONS.

Andrew Pinney explained that this ordinance was drafted by Staff after noticing that numerous Building permits were rejected for single family homeowners with single driveways. He said that homes with single driveways aren't able to have a portable storage container under current regulations. He stressed that this modification loosens the regulations; while keeping safety issues in mind.

DRC Comments:

Ken Reardon asked if a driveway has one parking space, can the resident have a POD. He inquired as to whether a parking plan would need to be submitted to the City or if street parking would be allowed.

Andrew Pinney replied that if the Commission approves this ordinance, then homes with a single driveway would be able to have a temporary storage container permitted without the need to submit a parking plan. He added that most neighborhoods in Margate allow for some type of on-street parking, the portable storage containers are temporary, and this change would make it easier for residents.

Ben Ziskal said that the City is just trying to provide the same opportunity for all residents. He concluded that this ordinance would go to the February Planning and Zoning Board meeting; then onto the City Commission for approval.

Public Comment:

Mitch Pellecchia, 6890 NW 9 Street, liked the revision and noted that on Margate Boulevard, especially in the Paradise Gardens neighborhood, most homes have single car driveways. He said that when a POD is placed on their driveway, they can't park on Margate Boulevard, so they have to park elsewhere and suggested that language be added to this ordinance to assure that drivers always park their cars in a legal space. He noted that he has observed vehicles parked illegally along double yellow lines by intersections; which creates safety hazards for other vehicles on the road from turning the corners onto these streets.

Ben Ziskal noted that Mr. Pellecchia had a great comment and that the City could add a clause to comply with all applicable parking regulations before this moves on to the Planning and Zoning Board. Staff was in agreement.

5) DRC NO. 01-15-04 CONSIDERATION OF AN ORDINANCE TO REVISE OUTDOOR EVENT REGULATIONS.

Courtney O'Neill explained that this ordinance clarifies some of the Outdoor Event regulations pertaining to definitions and other terminology. She noted that the first change was to give a better description of what the 15 event business days are. She said that they are 15 consecutive business days of operation. She added that each event could now be allowed three days prior and three days after the event for set-up and tear-down; to allow for a maximum of 21 days total for the event. She confirmed that the City Commission could now add an additional event and that City Administration could grant up to seven additional calendar days for the event; in the event of unforeseen circumstances. For the second change, Ms. O'Neill stated that a clause has been added, providing a new regulation for turning in applications to the DRC; requiring expedited applications to be handed in 14 days prior to the first day of an event. She questioned whether the verbiage should read expedited applications *must* be received or *may* and if the applications are supposed to be received 14 days prior to the event or prior to the DRC meeting.

DRC Comments:

Andrew Pinney commented about page 2; where it talks about one additional event being granted by the City Commission. He inquired that when there's an event on CRA property, and it's their fifth consecutive event, whether the property owner goes back to the Commission again for the fifth approval for the same type of event; after the property owner goes to the CRA and the DRC for approval? He asked that if not, could the language be changed to allow an additional event to be approved by the City Commission or the CRA Board. He also suggested that the limit be changed from one additional event to additional events in order to give the City more discretion. He suggested that the submission deadlines should reflect calendar days and not business days.

Kim Vasquez expressed that she is in agreement with Mr. Pinney's proposals. She said that the clarification of the event days is a good thing and that the CRA is aware of the extra days it takes for set-up and tear down. She asked if the expedited application would still go before the DRC because it would still need to go before the CRA for permission to use the property; adding that this may cause confusion or conflict in approving the application within 14 days.

Ben Ziskal explained that the City had enacted an ordinance limiting the number and length of events for recurring events a few years ago as a result of some businesses wanting to have events on a frequent basis. He said that some of the proposals were actually part of an ongoing use for the business; rather than an event. He noted that this ordinance would apply to all properties in the City; not exclusively to CRA properties. He explained that a lot

of the carnivals try to capture two or three weekends and there is some confusion about the total days of an event; so he just wants to clarify the language. For instance, he said that with a three week event, the practice has been to count that event as two events. He explained that this ordinance would make it one event. Mr. Ziskal noted that the recommendation of this ordinance was discussed with the City Manager and City Attorney. He said that regarding the 14 day expedited review, they could amend that going forward, since it's not codified; currently, there is 30 day submission deadline for everything. He remarked that they see a lot of events coming before the Committee too soon before the actual event, and as a result there is not enough notice for posting and review. He suggested that if no inspections are required and there are no objections for an event, then it may not be necessary for it to be submitted 30 days before. Mr. Ziskal reiterated that anything that occurs on CRA property needs CRA approval and would require more time to plan and schedule; probably more than 14 or 30 days before. He added that if the event is the fifth one, and the same event, it would need Commission approval; however, the DRC wouldn't need to review again.

Andrew Pinney noted that a lot of times on CRA properties, an event may be the same type, but not conducted by the same operator; which would trigger a different review. He suggested that the verbiage of this ordinance include "granted by the City Commission or the CRA" because they include the same members.

Ben Ziskal explained that the CRA is only approving the event on their property; they have their own policy, which is not in the City Code; however, they would still need City Commission approval for the fifth event. He said that after some necessary revisions, this would move on to the Planning and Zoning Board.

7) GENERAL DISCUSSION

There being no further business, the meeting adjourned at 10:30 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.