



### City Commission

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## REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

March 26, 2015

### PRESENT:

Ben Ziskal, Director of Economic Development

Kenneth Carlson, Architect, P.A.

Sam May, Director of Public Works

Kelly McAtee, Engineering Manager

Dan Booker, Fire Inspector

Andrew Pinney, Associate Planner

Courtney O'Neill, Associate Planner

### ABSENT:

Ken Reardon, Interim Building Director, excused

Sgt. Efrain Suarez, excused

Dan Topp, Code Compliance Officer, excused

Abe Stubbins, Engineering Inspector I

Kim Vazquez, CRA Project Manager

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Ben Ziskal, Director of Economic Development at 10:00 AM on Thursday, March 26, 2015, in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, Florida 33063.

**1) APPROVAL** OF THE MINUTES FROM THE JANUARY 22, 2015, FEBRUARY 12, 2015, FEBRUARY 24, 2015 AND MARCH 12, 2015 DRC MEETINGS.

All of the minutes have been approved as written.

**2) DRC NO. 03-15-03 CONSIDERATION** OF THE CONSTRUCTION OF A NEW FOUR-STORY LIMITED ACCESS STORAGE BUILDING  
**LOCATION:** BANKS ROAD & COCONUT CREEK PARKWAY

**ZONING:** TOC-C CORRIDOR

**LEGAL DESCRIPTION:** A PORTION OF PARCEL "B", OF "CENTRAL PARK OF COMMERCE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PETITIONER: KENNETH CARLSON, ARCHITECT, P.A.**

### Economic Development Department

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Ben Ziskal noted that this project was previously approved a number of years ago. He explained that the self-storage building was planned to be built concurrently with the Social Security Building as part of an overall commercial project; not a stand-alone building. He noted that the self-storage building was never built due to the recession. He said that the applicant had received many extensions on the project, but now those have been exhausted; explaining that the petitioner is here today to ask for reapproval of the site plan and special exception.

Ken Carlson confirmed that this project was active about four to five years ago and that the only deviation from the former plan is that they are trying to change the parking to include 12 spaces and to make the property greener by using a stabilized base that allows fire to circulate with the appropriate radii. He explained that they made some modifications to the building to make it architecturally pleasing; using complimentary colors to the Social Security office. He noted that he had submitted the changes to Staff and will answer all questions.

DRC Comments:

Dan Booker asked if the same automated self-storage interior design was going to be used.

Ken Carlson replied that they are not going to have automated storage and that this would be a standard facility with five foot wide modular hallways and 5 x 5, 10 x 10 and 10 x 20 cubicles. He noted that this would be designed to meet 2014 code requirements. Mr. Carlson added that they built an automated storage facility up the street in Coconut Creek.

Sam May remarked that the sidewalk is actually maintained by Broward County, not Margate, and that the petitioner should be cognizant of it's condition and address any damages.

Kelly McAtee had the following comments:

- The water is showing an 8 x 8 tap; size on size taps are not allowed. A cut-in T is acceptable.
- Some valves are not shown on the plan; which would allow you to isolate and shut off water to do a cut-in without losing any service.
- There is an existing fire hydrant located on the southeast portion of the site that, if abandoned as shown, a dead end water main would be more than 100 feet long; which is not allowed by City Code. If not required by the Fire Department, the main could be abandoned

further back so there would not be a dead end by Coconut Creek Parkway. Another option, if the fire hydrant is to remain, is to have the looping system occur on the east side of the building, rather than the west side.

- The hydrant has to be located within 50 feet of the Fire Department connection on the riser.
- A two inch meter is shown for the building. Per Code, a compound meter with a bypass is required; which is shown on sheet CE-3, but not on sheet CE-7.
- On sheet CE-7, the fire hydrant detail calls out two different Mueller model numbers. Model A-423 is allowable; however; A-421 is not (it doesn't have a 5¼ inch outlet). There are two other hydrant models that we allow, which I will provide to you.
- The scale is hard to find on the civil sheets; it says "as noted".
- There are existing ficus trees on the property along Coconut Creek Parkway, and depending on the requirements and how much of the main is abandoned, some of them may need to be removed because they are not allowed by the water main.
- This property is now in an X zone, instead of the previous AH zone, so flood insurance is not mandatory.
- At a previous DRC meeting, there was a comment concerning the master draining plan for this parcel. A copy of the modified permit is required for review.
- The suction line for the irrigation pump runs onto the adjacent property. The plans show a 100 foot canal. BCPA doesn't show a tract; however, it may be an easement (located in Coconut Creek, not Margate), but I don't have a copy of the original plat for verification. If it doesn't run to an easement, written permission from the property owners would be required.
- Water & Sewer impact fees would be roughly \$9300.00.
- A separate permit for tree removal needs to be obtained, if needed.
- Will there be recycling and garbage at the dumpster enclosure?

Ken Carlson replied that that area would basically be a containment area that will not be used for garbage.

Andrew Pinney reiterated that this project was approved back in 2008 when it was zoned B-3, Liberal Business district; but it had now been rezoned to TOC-C Corridor. He noted that differences between the two include a minimum set-back requirement in the B-3 district and a build-to line requirement in the TOC-C Corridor. He had the following comments:

- The 25 foot front set-back for the building is based on the urban greenway size; on Coconut Creek Parkway, a 20 foot wide

greenway is required starting at the curb in the right of way going towards the property.

- There is a 15 foot utility easement at the build-to line and the building should be moved up a few feet closer to the easement.
- The GSA building is as close as it can get to the 15 foot utility easement, so the storage building should be moved over to match.
- The Code had changed after the original approval. The urban greenway is a combination of a landscape buffer and a multi-modal path, with a tree required every 30 feet and a minimum 12 foot wide sidewalk.
- Since this item requires a special exception, the urban greenway should extend along Coconut Creek Parkway to Banks Road.
- He suggested that the petitioner not change the footprint of the building; just set it back a little further.
- A pedestrian zone shown between the parking area and the building shows a seven foot sidewalk with 3 feet, 4 inches of landscape relief; however, Code requires eight feet of sidewalk with four feet of landscape relief, so this needs a minor adjustment.
- The TOC requires office space to have a rack for bicycle parking.
- The specifications for disabled parking are shown in one and half inch print; it's required to be in two inch print.
- The signage shown on the west wall doesn't have roadway frontage and is not permitted. You may seek a sign waiver if you would like signage on that wall; however, this may be a proposed change to the Sign Code, so this may not be an issue at the time of permitting.
- The landscape architect provided a calculation table, but it's missing some notes: On the east perimeter landscaping sod is limited to a maximum of 30%, so the ground cover, shrubs or ornamental trees needs to be increased. On the right of way landscape perimeter, the sod is limited to 50%. The Cocoplum hedge terminates on the plan before it gets to the edge of the property, so a little more hedge should be added unless that's clearance for a driveway; it should be called out on the plan. Along the north property line, there is a symbol that looks like a wall; there should be call-outs on that.
- Code restrictions include: no sales, service, outside storage, nor any other Local Business Tax Receipt shall be permitted within the self-service storage premises.
- The exterior colors, façades, windows, roof, architectural treatment of features and building materials of all structures shall be compatible and complimentary with the character of the surrounding area (the GSA building).

- Individual storage units or private postal boxes in a self-service storage facility shall not be considered premises for the purposes of a sign and legal address in order to obtain a Local Business Tax Receipt to do business.
- The urban greenway is generally on half public property/half private property. Starting from the curb of the roadway, the first eight feet would have a landscape buffer, with a tree every 30 feet; beyond those eight feet you would need a 12 foot wide sidewalk.

Ben Ziskal confirmed that the approval for this project was given for the entire property. The Social Security building was allowed to be erected as Phase 1, with the understanding that upon build-out, all improvements would be comply with Code. He elaborated that the Urban Greenway requirement is part of a countywide effort to move towards bicycle, pedestrian and transit safety on major roadways. The City had adopted the Transit Oriented Corridor throughout its main commercial corridors and is in the process of adopting the Complete Streets program. He noted that Coconut Creek had done significant improvements and the City of Margate is following these median improvements all the way to 441. He reminded the petitioner that due to the revised site plan, a special exception is now required. He said that this item will need Commission approval, which Staff would recommend, and would be expedited in order to get on the next agenda. He added that this item may be able to go directly to the City Commission after revisions without returning to this committee, but he would verify that with the City Attorney to be sure.

Andrew Pinney reminded the petitioner that the greenway starts at the existing curb, comes in eight feet, and has a 12 foot sidewalk, and may be entirely on public property. He added that it may only be a 15 or 16 foot set-back just to respect that utility easement. He said that normally in the Code, it would start at the curb to begin that 20 foot greenway and that would be the build-to line at the end of the greenway; however, there are existing utilities. Getting the building to the build-to line could eliminate this landscape perimeter.

Ben Ziskal said that the DRC is having a special meeting next week and may be able to get this item with revisions on the agenda for that meeting; then onto the City Commission meeting for April 15.

### **3) GENERAL DISCUSSION**

Mr. Ziskal announced that a special meeting of the DRC is scheduled for this Wednesday at 11 am. He also noted that this would be the last meeting for Alyson Morales, as she had accepted a position as the

Assistant City Clerk for the City of Coral Springs. He wanted to publicly thank her for all of her hard work and all that she does for making all of these meetings run smoothly.

There being no further business, the meeting adjourned at 10:38 AM.

Respectfully submitted,  
Morales

Prepared by: Alyson

\_\_\_\_\_  
Date\_\_\_\_\_

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

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