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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

March 12, 2015

PRESENT:

Reddy Chitepu, Director of DEES
Ken Reardon, Interim Building Director
Michael Jones, Director of Parks and Recreation
Andrew Pinney, Associate Planner
Courtney O'Neill, Associate Planner
Lt. Michael Palma, Police
Dan Topp, Code Compliance Officer

ABSENT:

Mr. Ben Ziskal, Director of Economic Development, excused
Dan Booker, Fire Inspector, excused
Sam May, Director of Public Works
Abe Stubbins, Engineering Inspector I
Kim Vazquez, CRA Project Manager

ALSO PRESENT:

-Rafael Arvelo, agent for La Parilla
Restaurant

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Andrew Pinney, Associate Planner at 10:00 AM on Thursday, March 12, 2015, in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, Florida 33063.

1) DRC NO. 03-15-01 CONSIDERATION OF A SITE PLAN AMENDMENT FOR LA PARRILLA RESTAURANT

LOCATION: 1875 NORTH STATE ROAD 7

ZONING: TOC-C CORRIDOR

LEGAL DESCRIPTION: THE NORTH 80 FEET OF THE SOUTH 680 FEET OF LOT 65, IBEC NEIGHBORHOOD NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: RAFAEL ARVELO

Rafael Arvelo is requesting to build a garbage dumpster enclosure and proposing to replace an existing storage container with a storage shed.

DRC Comments:

Ken Reardon asked if there was currently an existing dumpster enclosure. He told the petitioner that the Food Code requires a drain in the dumpster enclosure and that he should obtain permits. He noted that the petitioner's plans are good for the shed; however, it doesn't include the attachment of the shed to the existing slab. He added that a permit would be required if electricity will be installed in the shed.

Rafael Arvelo replied that they don't have an existing dumpster enclosure.

Reddy Chitepu commented that if a drain is needed in the dumpster, it needs to be set at a 25 year stage elevation. He added that the drain needs to connect to the restaurant's grease trap and currently it's too far away; it must connect to the sewer for proper drainage. He confirmed that the Building Official noted that there should be a drain underneath the dumpster on the slab.

Andrew Pinney remarked that the landscape plan is missing some details. He said that he had printed out a copy of Section 23-4 which includes the requirements for that plan, as well as the irrigation plan, and asked the petitioner to submit it to his architect. He added that the landscape plan is to include the calculated Code requirements and that the irrigation plan must include a rain switch. After the corrections to the site plan, he told Mr. Arvelo to submit three signed and sealed final sets of plans to the City. Mr. Pinney said that this item is approved; subject to the comments today.

2) DRC NO. 03-15-02 REVISION TO THE COMPREHENSIVE PLAN OF THE CITY OF MARGATE, APPENDIX B, AMENDING ELEMENT III.

PETITIONER: DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES

Reddy Chitepu explained that this is an update to Element III; potable water element of the 2008 regional water supply plan. He said that by state statute, the City is required to update this plan; which is prepared by SFWMD. He noted that the 2013 update reflects changes in the regional plan; the biggest change relates to the capital projects from 2008 when the economy was booming and the City didn't have sufficient allocation from the district to draw the amount of water needed from the Biscayne Aquifer. Mr. Chitepu explained that one of the capital projects involved providing reused water to the City's golf courses and, in turn, the course would transfer their water allocation to the City's permit. He said that now that the economy has changed, water demand has gone down and that the City is not currently proposing any capital projects. He summarized that if this board passes this revision, it would go on to the Planning & Zoning Board, then to the City Commission, then to the Economic Development Department to send to the State and then back to the City Commission for a second reading and adoption.

DRC Comments:

Andrew Pinney thanked Mr. Chitepu for preparing this revision. He noted that the Economic Development staff had reviewed this and had made some formatting and terminology mark-ups in order to bring it up to date. He said that this item is approved.

3) DRC NO. 03-15-04 PETITION FOR AN AMENDED SITE PLAN TO THE CORAL GATE PARK IN ORDER TO ADD TWO SHADE STRUCTURES TO THE EXISTING PLAYGROUND AREA OF THE PARK.

LOCATION: 5650 CORAL LAKE DRIVE

ZONING: S-1 RECREATIONAL DISTRICT

LEGAL DESCRIPTION: A PORTION OF TRACT 64, BLOCK 90, OF "PALM BEACH FARMS COMPANY PLAT NO. 3," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PETITIONER: MICHAEL JONES, DIRECTOR OF PARKS AND RECREATION

Michael Jones stated that the City had procured two shade systems from Shade Systems, Inc. and they are proposed to go over existing playground equipment. He explained that this is 100% funded through the City's budget and that his department is following procedures to permit this project.

Andrew Pinney noted that Coral Gate Park is in an S-1 zoning district and that an older, yet still effective, provision states that a site plan has to be reviewed by the DRC before the addition of any structures, buildings or uses. He added that there are set-back requirements; when the S-1 is adjacent to residentially zoned property, Code requires a minimum 20 foot set-back. Mr. Pinney said that when this park was redeveloped back in 2008, variances were sought for these same set-backs so he stated that there would not be a conflict with these shade structures. He summarized that since there were no other comments, approval would be granted and final site plans and permits should be filed.

4) GENERAL DISCUSSION

There was no general discussion.

There being no further business, the meeting adjourned at 10:14 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.