



REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

Tuesday April 14, 2015

10:00 AM

City of Margate
Municipal Building

City Commission

Mayor Joanne Simone

Vice Mayor Tommy Ruzzano

Joyce W. Bryan

Lesa Peerman

Frank B. Talerico

City Manager

Douglas E. Smith

City Attorney

Eugene M. Steinfeld

City Clerk

Joseph J. Kavanagh

PRESENT:

Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development
Diane Colonna, CRA Executive Director
Leo Zervas, Engineer
Ken Reardon, Interim Building Director
Andrew Pinney, Associate Planner
Courtney O'Neill, Associate Planner
Abe Stubbins, Engineering Inspector I
Dan Topp, Code Compliance Officer
Dan Booker, Fire Inspector

ALSO PRESENT:

Dennis Mele, agent for Peppertree Plaza
Michael Troxell, agent for Hard Exercise Work
Jerome Lehman
Dan Tintner, Engineer, Carnahan, Proctor and Cross
Scott Mire, agent for Consilium Atlantic Inc.

ABSENT

Sam May, Director of Public Works
Michael Jones, Director of Parks and Recreation
Lt. Michael Palma, Police

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Ben Ziskal, at 10:00 AM on Tuesday, April 14, 2015, in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, Florida 33063.

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- 1) APPROVAL OF THE MINUTES FROM THE MARCH 25, 2015 BOARD OF ADJUSTMENT MEETING

The minutes are approved as written.

- 2) **DRC NO. 04-15-01** CONSIDERATION OF A **PLAT AMENDMENT** FOR PEPPERTREE PLAZA
LOCATION: SOUTHEAST CORNER OF SAMPLE ROAD AND STATE ROAD 7

Economic Development Department

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ZONING: TOC-G GATEWAY

LEGAL DESCRIPTION: TRACT A OF, "PEPPERTREE PLAZA,"
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

PETITIONER: DENNIS D. MELE

Dennis Mele explained that Peppertree Plaza was recently purchased and the businesses on the out parcels with long term leases would like the opportunity to purchase their parcels, e.g. Dunkin Donuts, bank, etc. Although the amendment is not required for the sales, each person wanted the opportunity to have their own parcels, so that if they wanted to make changes then they would not need to get permission from the other owners within the plat.

Mr. Mele noted that each of the plats met the minimum lot dimensions, and if it was approved, they would file with the County to record the plat note amendment agreements and each parcel would have a specific allocation of development rights; extra square footage was added to each parcel.

DRC Comments:

Andrew Pinney, recommended that cross access and shared parking agreements be recorded. He stated that if the outparcels are developed in the future, there are landscape requirements.

Dennis Mele agreed with that recommendation.

Mr. Pinney explained that because this was in a TOC-Gateway Zoning district, staff encouraged multi-story development, and confirmed with the property owner that they were not planning to recording any restricted covenants pertaining to height prior to releasing the parcels.

Leo Zervas stated that Department of Environmental and Engineering would provide limited and preliminary comments due to the lack of adequate review time. The backup information was distributed late on Thursday April 9, 2015. Normally backup is distributed two weeks to 10 days prior to the DRC meeting. Additional comments might be provided sometime after this meeting. Mr. Zervas stated that due to the increased commercial footage a traffic study may be required.

Mr. Ziskal explained that the amendment would need City Commission approval and the next available agenda was May 6. He advised Mr. Mele to contact the City Clerk's Office or Economic Development Department to coordinate being scheduled for the meeting. He noted to Mr. Mele that a public hearing sign and

a \$150 bond associated with that sign was required, and if that was already taken care of he would be tentatively scheduled for the May 6th Commission Meeting.

- 3) **DRC NO. 04-15-03** CONSIDERATION OF **CHANGE OF OCCUPANCY** FOR HARD EXERCISE WORKS, PEPPERTREE PLAZA
LOCATION: 5438 W SAMPLE ROAD #5684 & 5686
ZONING: TOC-G GATEWAY
LEGAL DESCRIPTION: ALL OF TRACT "A", OF "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PETITIONER: MICHAEL TROXELL, THOMAS ENGINEERING GROUP, LLC

Michael Troxell explained they were applying for a change of use for 4993 square foot facility that faces State Road 7.

DRC Comments:

Ken Reardon advised the petitioner to file the proper permits in order to meet the Code.

Andrew Pinney asked that the petitioner provide the other perimeter sector, and advised that a maximum sod limitation was required for the interior landscape plan. He noted that the photometric plan applied to the entire vehicular use area and that a spot was missed behind the main building between Winn Dixie and Palladium. The gym is a permitted use and the parking calculation indicated that there was a surplus of parking.

Leo Zervas indicated that the Engineering Department required additional information in order to calculate whether any impact fees are due.

Ben Ziskal advised the petitioner to coordinate with the Building Department and the comments made by the Planner and the Engineer.

- 4) **DRC NO. 04-15-05** CONSIDERATION OF A **REZONING** FROM TOC-C CORRIDOR TO CF-1 FOR ATLANTIC MARGATE MEDICAL CENTER
LOCATION: 6101 W. ATLANTIC BOULEVARD AND 513 MELALEUCA DRIVE
ZONING: TOC-C CORRIDOR
LEGAL DESCRIPTION: PORTION OF LOTS 8, 9, 10, 11, 12, AND 14 OF BLOCK 1 of "HAMMON HEIGHTS SECTION 2", AS RECORDED IN PLAT BOOK 34, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD

COUNTY, FLORIDA; PORTION OF LOT 12 OF BLOCK 1, OF "HAMMON HEIGHTS SECTION 2", AS RECORDED IN PLAT BOOK 34, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: JEROME LEHMAN

Dennis Mele, on behalf of Jerome Lehman, stated that the proposal was to rezone the parcel to add a Hospital Use.

DRC Comments:

Ken Reardon noted that a change of use to I2 was required and that would need to go before the Development Review Committee. Mr. Mele explained that a site plan application was filed; however it was not in time for today's meeting.

Leo Zervas, explained that there would need to be a meeting subsequent to today's DRC meeting to explore the expense involved in the conversion.

Diane Colonna asked for clarification of the use. Mr. Mele explained that it was a hospital use where patients would have extended stay and the buildings would have secured parking lots which will be a part of the site plan that would be on the DRC agenda two weeks from now. Ms. Colonna explained that the CRA had planned improvements slated for Melaleuca Drive and would coordinate their project with the petitioner's project.

Ben Ziskal stated that the property was a part of the transit oriented corridor land use which is geared towards pedestrian friendly multi-modal transportation opportunities. The property is also located near the City Center and Downtown developments. They would need to submit a business plan detailing:

- The number of persons to be employed at the facility,
- The impact from the ripple effect of the employees shopping, using restaurants, etc.
- How the access from the property is controlled for walk up patients, visitors, and staff,
- The overall impact to the property and surrounding area

Mr. Ziskal noted the property is adjacent to a major pedestrian walkway for a middle school and questioned how that would be handled. He explained the answers provided in the business plan would have an impact on the Committee's overall recommendation to the Planning and Zoning Board and City Commission.

Dan Tintner explained that a site plan submittal package was submitted for DRC in two weeks and it did indicate the number of employees in the zoning table and the access way.

Mr. Ziskal said the item was approved to move forward tentatively to the May 5th Planning and Zoning Board meeting, which would allow them to appear at the May 20th City Commission meeting for first reading and June 1st, for 2nd reading, barring no setbacks.

- 5) **DRC NO. 04-15-06** CONSIDERATION OF A **SITE PLAN** FOR
COCONUT CREEK PLAZA
LOCATION: 5251, 5253, 5255 AND 5259 COCONUT CREEK PARKWAY
ZONING: TOC-C CORRIDOR
LEGAL DESCRIPTION: PARCEL 1 OF PARCEL A, 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: SCOTT MIRE, CONSILIUM ATLANTIC, INC.

Scott Mire explained that the site plan approval is for two schools;

- West Broward Academy, that offers k-8 education for 426 students, and;
- Assent Academy which is a 300 student high school.

DRC Comments:

Dan Booker asked that they work in conjunction with the School Board and the City as far as drop off lanes and safety zones for the kids.

Mr. Mire explained that there are two separate schools and that the School Board has changed their review process for site plan approvals and is only currently doing "flasher approvals". He explained that West Broward Academy, has an occupancy of 426 students and their current drop off configuration has stacking for 66 cars which is slightly over 15% of the school population. He explained that the high school is a park and drop-off condition. There was an enormous amount of parking available at the back of the site, which is the primary site where the students would be dropped off; the entrance is also located at the back of the school. He noted that the fire truck access has been modified for a minimum of 60-foot outside radius and a maximum of a 40-foot inside radius.

Mr. Mire explained that Broward County Traffic Engineering is now reviewing for flashers only, and they have been contacted as to whether or not flashers are required. He noted that Broward County Traffic reviews the demographics of the specific schools and determines whether flashers are required.

Ken Reardon confirmed that the intent was to demise the unoccupied spaces for now and keep them for future expansion.

Mr. Mire explained that the demised areas would have sprinklers and be fully detected and alarmed that would allow for immediate notification. In response to Mr. Reardon's question about an item on A2.05, Mr. Mire explained that the item was an operable partition. He explained that the classrooms had an operable wall and had egress doors to the back and to an exit access corridor.

Andrew Pinney explained that the sign-off from Broward County Traffic Engineering was required. He also confirmed that the playground was fenced.

Mr. Mire explained that there was a solid plastic fence between the playground and Margate School of Beauty and a metal decorative fence around the athletic fields.

Mr. Pinney noted that:

- The photometric certification letter dated September 2013 that was submitted with the application was outdated; therefore an updated photometric plan with the modifications should be submitted.
- The City required the fine amount to be displayed on two-inch signs for the disabled parking area.
- The recommended orientation for the dumpster enclosure was for a north facing placement with a three-foot (3') landscape buffer.

Leo Zervas noted that no additional water and sewer impact fees were required. He asked how the athletic fields would affect the neighboring businesses.

Mr. Mire explained that the primary entrance was on the south side of Margate School of Beauty and they intended to install a landscape strip, and that 90-95 spaces were preserved for the Margate School of Beauty's particular use.

Mr. Pinney asked for a calculation table with the required landscaping per sector to be submitted.

Dan Topp noted the following code issues:

- outdated retaining wall that is in poor condition,
- several abandoned items on the premises, and
- The hedge on the west side is in poor condition.

Mr. Mire explained that they would mitigate or take care of any code violations on the entire property.

Abraham Stubbins explained that there was a permit for adjustments to an existing water main on the northeast corner that was still open. He advised that the petitioner contact the Engineering Department to determine how to close the permit. He would not have comments until the full plans are submitted.

Diane Colonna noted that landscaping improvements to the median on Coconut Creek Parkway were being planned, and advised the petitioner to review the plans to ensure that access points were not affected. She asked if the property would become tax exempt once the purchase was final.

Ben Ziskal noted that there was an existing generator on the northwest corner that was going to be replaced with parking spaces. He asked if the generator was being moved elsewhere on the site.

Mr. Mire explained that the generator was not needed for the school so it was being removed.

Mr. Ziskal felt that the 10-bike rack was relatively small for a school facility and the proposal called for added bicycle parking in the front of the school.

Mr. Mire explained that they provided what they felt was needed for the school and then included the remainder of the plaza and came up with 71 or 73 spaces.

Mr. Ziskal clarified that they were not including the individual racks in front of the business as parking for the schools.

Mr. Mire confirmed that the intent was for bicycle parking directly in front of the school.

Mr. Ziskal recommended adding a bicycle/pedestrian connection to Banks Road to the proposal.

Mr. Reardon spoke about the dates for the final certificate of occupancy. Mr. Mire asked if the drop-off canopy for the rear of the property could be included with site plan approval.

Mr. Ziskal asked that the revised plans be submitted to DRC review; the plans would be circulated among the committee members for their review and final signature.

- 6) **DRC NO. 04-15-07** CONSIDERATION OF CHANGE OF OCCUPANCY
FOR COCONUT CREEK PLAZA
LOCATION: 5251, 5253, 5255 AND 5259 COCONUT CREEK PARKWAY
ZONING: TOC-C CORRIDOR
LEGAL DESCRIPTION: PARCEL 1 OF PARCEL A, OF "CENTRAL PARK
OF COMMERCE", ACCORDING TO THE PLAT THEREOF, AS RECORDED
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COUNTY, FLORIDA.
PETITIONER: SCOTT MIRE, CONSILIUM ATLANTIC, INC.

Ben Ziskal noted that this was a follow-up item to the previous item and if there were no additional comments then approval would be granted in tandem with the previous item.

7) **GENERAL DISCUSSION**

Leo Zervas asked for two full set of backup information be submitted to DEES as there are two separate branches; engineering and utilities.

There being no further business, the meeting adjourned at 10:39 AM.

Respectfully submitted,

Prepared by: Carleen Steadman

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

Date_____

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