



### City Commission

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### City Attorney

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## REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

**Tuesday, May 12, 2015**

**10:00 AM**

City of Margate  
Municipal Building

### PRESENT:

Ben Ziskal, AICP, CEcD, Director of Economic Development  
Diane Colonna, CRA Executive Director  
Ken Reardon, Interim Building Director  
Andrew Pinney, Associate Planner  
Courtney O'Neill, Associate Planner  
Dan Topp, Code Compliance Officer  
Dan Booker, Fire Inspector

### ALSO PRESENT:

Kristoffer Kirer  
Katie LaMore

### ABSENT

Sam May Director of Public Works  
Michael Jones, Director of Parks and Recreation  
Jeanine Athias, Engineer, Engineering Inspector I  
Leo Zervas, Engineer  
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, May 12, 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 APRIL 15, 2015 DRC MEETING.

The minutes were approved with the correction of a few scriveners' errors.

#### 2) **DRC NO. 05-15-01** CONSIDERATION OF AN **ORDINANCE** TO REVISE THOSE TERMS DEFINED "ACCESSORY BUILDING OR STRUCTURE" AND "ACCESSORY USE"

Courtney O'Neill explained that the ordinance was updating terminology, and providing clarification on the placement of structures on the rear and side yards. The main change to the ordinance was that an accessory use does not have to be located within the same principal building, but could be located on the same property. Other revisions included deletions of repetitive wording in the code.

### Economic Development Department

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Mr. Ziskal noted that the ordinance was being moved to the next Planning and Zoning Board meeting, and then on to City Commission for consideration.

- 3) **DRC NO. 05-15-02** CONSIDERATION OF A **SPECIAL EXCEPTION** USE FOR AUTOMOBILE SALES  
**LOCATION:** 891 N. STATE ROAD 7  
**ZONING:** TOC-CORRIDOR  
**LEGAL DESCRIPTION:** LOT 5, LESS THE SOUTH 62 FEET THEREOF, AND ALL OF LOT 4, BLOCK F, OF "MARGATE REALTY NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
**PETITIONER:** KRISTOFFER KIRER

Kristoffer Kirer explained that they have been an established car dealer in Margate for six (6) years, and they have a second location in Lauderdale Lakes that they wanted to bring to Margate.

DRC Comments:

Ken Reardon asked if there was any delineation for customer parking and the displayed cars. Mr. Kirer said it was not indicated on the site plan.

Mr. Reardon noted that a site plan indicating the location of the display cars and the customer parking is required.

Dan Booker confirmed that there would not be any vehicle repairs conducted on the property.

Dianne Colonna noted that the CRA was concerned with a car dealership in the area where the city center would be established. Ms. Colonna explained they were trying to create a more retail/entertainment/pedestrian oriented corridor. She also stated that they were also concerned about the proximity of the residential use.

Andrew Pinney noted that the property was located within the TOC-C Corridor zoning district with permitted uses and special exception uses. However, with the special exception uses there is a restriction that it is not located within 100' of residential district or use. The survey provided indicates that the corner of the building was 53-feet from the property line which was also a zoning boundary in the southwest corner of the property at 891 and there is an R3 zoning district there with a multi-family building.

Mr. Pinney noted that the plans were out dated and not application specific; the plans are dated 2002 and there have been code changes since the plans were drawn.

Mr. Pinney noted that the site plan mentioned a Knox box and asked the petitioner if the property would be gated. Mr. Kirer said no, and that site plan was provided by the owner.

Mr. Pinney noted that:

- The parking calculations on the site plan are outdated and referred the petitioner to Section 9-12 for parking calculations for this zoning district.
- The landscaping plan does not meet the current code. A new landscaping plan must be provided along with a landscape calculation table that would provide a breakdown of what is required versus provided.
- The irrigation plan needs to be updated. The updated plan should include a rain sensor as part of the system.
- The photometric plan needs to be revisited.
- The dumpster enclosure needs to be repaired.

Ben Ziskal explained that the project did not fit with the proposed redevelopment of a walkable mixed use downtown, and coupled with the fact that the property is also adjacent to a residential project, city staff would have to recommend denial when the item goes before the City Commission.

Mr. Ziskal advised the petitioner to coordinate with either, Andrew Pinney or Courtney O'Neill if they wished to proceed with the project.

Katie LaMore explained that they had a diverse selection of cars, and they planned on placing the classic cars at the front of the lot to provide curb appeal.

Mr. Ziskal explained that there may be other locations that might be better suited for the project, and if they were interested the Economic Development Department could provide the information.

- 4) **DRC NO. 05-15-03** CONSIDERATION OF **CHANGE OF OCCUPANCY** FOR PLANET FITNESS, PEPPERTREE PLAZA  
**LOCATION:** 5438 W. SAMPLE ROAD #5466-5474  
**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:** MICHAEL TROXELL, THOMAS ENGINEERING GROUP

Ben Ziskal tabled the item since the petitioner was not present.

5) GENERAL DISCUSSION.

There was no general discussion.

There being no further business, the meeting adjourned at 10:13 AM.

Respectfully submitted,

Prepared by: Carleen Steadman

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Benjamin J. Ziskal, AICP, CEcD,

Date \_\_\_\_\_

Director, Economic Development

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

DRAFT