CITY OF MARGATE
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REGULAR MEETING OF
THE DEVELOPMENT REVIEW COMMITTEE

Tuesday, May 26, 2015
10:00 AM
City of Margate
Municipal Building

PRESENT:
Ken Reardon, Interim Building Director
Diane Colonna, CRA Executive Director
Kevin Wilson, Fire Inspector
Andrew Pinney, Associate Planner
Courtney O'Neill, Associate Planner
Dan Topp, Code Compliance Officer

ALSO PRESENT:
Mike Troxell, Thomas Engineering Group, LLC

ABSENT
Sam May, Director of Public Works
Michael Jones, Director of Parks and Recreation
Ben Ziskal, AICP, CEcD, Director of Economic Development
Jeanine Athias, Engineer, excused
Lt. Michael Palma, Police

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Andrew Pinney at **10:00 AM on Tuesday, May 26, 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 28, 2015 and MAY 12, 2015 DRC MEETING.

The minutes were approved as written.

2) NEW BUSINESS
   A. **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

Mike Troxell stated that they were putting a gym in the space and that there would be no other changes at this time. Mr. Troxell said the gym would be located in the northeast corner of the center.

DRC Comments:

Ken Reardon explained that the use would change from assembly 2 (restaurant) to assembly 3 (gym) which is less stringent and there were no hard issues other than going through the normal set of plans for any alterations to the building.

Kevin Wilson would wait for the submittal of the fire alarm plans.

Andrew Pinney asked that

- The Photometric plan be changed to reflect a ½ candle measured at 6 feet above grade at the south property line that abuts the residentially zoned property
- The excess dumpsters are removed from the property or additional enclosures are built to house them.

Mr. Troxell explained that seven (7) of the dumpsters had already been removed and that the company maybe submitting plans for two (2) enclosures.
Mr. Pinney explained that the dumpster enclosures had to be in place before the certificate of occupancy is issued.

Mr. Pinney stated that the item was approved subject to the conditions as stated.

B. **DRC NO. 05-15-04** CONSIDERATION OF AN **ORDINANCE** TO REVISE **ARTICLE XXXIX. SIGN CODE** OF THE MARGATE ZONING CODE

Courtney O'Neill explained that the revisions for the Sign Code have been in the works for some time and they received guidance for some of the changes through two City Commission workshops.

She highlighted some of the changes:

- Definitions – housekeeping changes to make the definitions clearer
- Section 39.3 – General requirements for signs in Zoning Districts
  - All signs may use up to five (5) colors instead of three (3); white black bronze and the color of the building do not count towards the allowed colors.
  - Section 39.5 - Residential District Permanent signs – Ms. O'Neill felt that additional feedback for regulating identification signs based on the new sign standards. The signs are now allowed on the subdivision wall and the sign copy area is allowed an aggregate area of 64 square feet. Additionally, they are removing the requirement for two lines of maximum copy.
  - Section 39.6 Non Residential District Permanent signs;
    - The main identification wall signs are no longer required to be installed perpendicular at a 90 degree angle to the ground;
    - They added an additional location or availability for visibility from a major roadway. The 90 degree perpendicular angle has been removed.
    - Increased from ½ square foot to one square foot

- The TOC sign regulations were blended with the Sign code.
- Section 39.7 – Temporary signs – the maximum number of signs was changed from 3 to 5 and they can remain a maximum of 12 consecutive months.
- Section 39.8 – Supplemental regulations – changeable copy signs are now available to hospitals and banks. They have added digital copies for gas stations and the maximum allowable height has been changed from 8 feet to 9 feet.
- Window Signs are now allowed 75% maximum coverage with five colors; the exterior window sign lettering was increased from 8-inches to 12-inches and illuminated window signs have been increased from 2 square feet to 4 square feet.
- Car Dealerships were added with major input from the dealerships.
- Promotion advertising banners were added as a pilot project to allow multi-tenant areas the use of permanently installed poles that tenants could use to display their banners signs to aid with visibility.
- Uniform Sign Plan – Property owners are no longer required to submit this for multi-tenant properties.
- Section 39.17 – All human signs are prohibited.
- Section 39.19 – Sign waivers would now be submitted to Board of Adjustment instead of the Community Redevelopment Agency.

Ken Reardon asked for clarification on several definitions - Ms. O'Neill explained the definitions. Mr. Reardon asked if there was any penalty attached to the Human Sign waivers and how they would be enforced. Ms. O'Neill felt that it would be handled the same as a prohibited sign. Mr. Topp stated that Code Compliance along with the Police Department would handle it with verbal warnings and written warnings to the property owner.

Dianne Colonna was concerned that some of the changes to the window signs, temporary and promotional signs might be too permissive.

Andrew Pinney had some concerns regarding the following:

Section 39.5 – Address Block Signs
- He felt that 6 square feet might be too large for an address sign
- That the 18-inch letter height limitation was not necessary for Residential signs.

Page 26 – Main Identification wall signs for commercial properties
– suggested adding the wording "eligible frontage" for those businesses whose main customer entrance did not front a roadway frontage.

Page 29 – Directional signs
– felt that the size of the sign should be allowed based on acreage; He wondered if Goodwill and Salvation Army could have directional signs to pinpoint their donation sites.

General information signs
– limiting the percentage of parking spaces that could be labeled.

Page 38 – temporary signs

– felt it might be beneficial to allow five of each type of temporary signs

Page 39 – Residential Announcing Signs/Contractor's Signs

– asked if they could add the same wording for announcing signs as for contractor's signs. Felt that 8 square feet seems small for an announcing sign.

- The Special Event Signage height maximum could be increased from 6 feet.

Page 53 – changeable copy signs

– Approves of the addition of electronic signage – felt that the wording should be electronic message center.

Line b – felt that four (4) minutes was too long and suggested shortening it to 90 seconds

Page 54 – suggested adding electronic signage for fast food restaurants.

Page 68 - Commercial Monument signs

– Replaceable tenant panels – increase the number of tenant panels allowed to up to eight on each side since they are not required to be identical on each side.

Mitch Pellecchia clarified that the bullet points that Ms. O'Neill spoke about were all a part of the ordinance.

3) GENERAL DISCUSSION.

There was no general discussion.

There being no further business, the meeting adjourned at 10:44 AM.

Respectfully submitted, Prepared by: Carleen Steadman

_____ Date_____

Andrew Pinney,
Associate Planner

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

DRAFT