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Pam Donovan

Vice Mayor
David McLean

Commissioners
Lesa Peerman
Frank B. Talerico
Joseph Varsallone



City Manager
Francis J. Porcella

Assistant City Manager
Yolanda A. Rodriguez

City Attorney
Eugene M. Steinfeld

City Clerk
Leslie Wallace May

REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

October 20, 2011

PRESENT:

Reddy Chitepu, Chairman
Ben Ziskal, City Planner
Abraham Stubbins, Utilities Inspector
Nick Cucunato, Public Works
Chris Cotler, Building Department
Kevin Wilson, Fire Department
Jackie King, Code Compliance

ALSO PRESENT:

Dan Carnahan, Deni Carnahan, Inc., agent for Gold
Choice Ballroom
Wendy Carnahan, Deni Carnahan, Inc., agent for
Gold Choice Ballroom
Emilio Esteban, P.E., Carnahan, Proctor & Cross, agent for
Coco Center
Jerry Spielman, agent for Coco Center

EXCUSED:

Jeanine Athias, Engineer
Dennis Holste, Jr., CRA Assistant Director

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Reddy Chitepu, Interim Director of DEES and Chairman, at 9:32 a.m. on Thursday, October 20, 2011, in the Margate Water and Wastewater Administration Building at 901 N.W. 66th Avenue, Margate, Florida 33063.

1. **DRC NO. 10-11-02. PETITION:** Consideration of a **special exception**, for permission to open a dance hall with an occupancy of greater than 250.
LOCATION: 343, 345, & 347 South State Road 7
ZONING: B-2 Community Business District
LEGAL DESCRIPTION: A portion of Tract A, of "APPLEGREEN SUBDIVISION," according to the plat thereof, as recorded in Plat Book 77, Page 38, of the public records of Broward County, Florida.
PETITIONER: Dan Carnahan, agent for Gold Choice Ballroom.

Dan Carnahan, agent for Gold Choice Ballroom, stated that the Gold Choice Ballroom, which currently occupies three (3) bays, provides catering services and dance lessons primarily during evenings and on weekends. Off-duty police officers have been employed for crowd control at the facility. At the City's request, a parking analysis was performed and plans have been submitted showing that the property meets the parking space requirements.

DRC Member Comments:

- The business was initially opened with an expected maximum occupancy load of 49 people, therefore a parking analysis was not required. The City has become aware of violations of the

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occupancy load rules during functions at the facility. In addition, an interior expansion was made at the facility without obtaining prior approval from the DRC. Due to the expansion, the facility currently falls under an assembly use and could have an occupancy load of less than 250 without needing City Commission approval. However, this petition is to allow more than 250 people, which does require City Commission approval. The expansion made it necessary for the petitioner to have a parking calculation performed in order to bring the property into compliance.

- Building permits for the interior expansion will need to be verified by staff.
- Permits for fire alarms and the open area of the expansion were obtained in 2006 and four (4) inspections have been performed within the last two years. The violations found during those inspections have since been corrected and the facility is in compliance with the Code in regards to Life Safety issues.
- Jackie King, Code Enforcement Officer, stated that alcohol was being served at the facility. The owner previously informed staff that patrons bring their own alcohol and that no liquor is sold on the premises. The facility's license for the use of alcohol will need to be verified by staff.

Reddy Chitepu, Chairman, stated that subject to the comments, the Committee recommends approval for the item to proceed to the City Commission.

2. **DRC NO. 10-11-03. PETITION:** Consideration of an expedited **amended site plan review**, pursuant to variance obtained from the Board of Adjustment, BA-07-2011, on Oct. 11, 2011.

LOCATION: 5203-5281 Coconut Creek Parkway, --- COCO CENTER

ZONING: B-3 Liberal Business District

LEGAL DESCRIPTION: Parcel "A" of "CENTRAL PARK OF COMMERCE", according to the plat thereof, as recorded in P.B. 119, PG 27, of the public records of Broward County, Florida.

PETITIONER: Emilio Esteban, P.E., Carnahan, Proctor & Cross, agent for Coco Center.

Emilio Esteban, P.E., agent for Coco Center, stated that Saveology is proposing to add 400 to 600 employees at their new Coco Center location thereby initiating the need for additional parking. On October 11, 2011, the Board of Adjustment approved a waiver to change the standard size of the parking spaces from 9 feet to 8 ½ feet. Plans have been submitted showing the new parking plan. The Board of Adjustment also approved a waiver of the requirements for additional landscaping. A new dumpster area has been added and will include proper screening as required by Code. Some handicap parking spaces have been relocated; however, the number of spaces continues to meet the code requirement of 24 spaces by providing a total of 28 spaces with proper ramping. The Community Redevelopment Agency (CRA) has entered into an agreement with the property owner and has provided a landscaping grant for additional landscaping improvements at the property. Jerry Spielman, agent for Coco Center, stated that the parking lot will be re-sealed and re-striped.

DRC Member Comments:

- The cracks noted in the concrete flume of the catch basins at the southernmost entrance to the Coco Center on the Banks Road side of the property will need to be repaired. Large potholes identified in the drive entrance of this area will also need to be repaired.
- The landscaping along the sidewalks is overgrown and needs to be maintained.
- The petitioner needs to submit plans with the fire lanes designated.

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Reddy Chitepu, Chairman, stated that subject to the comments, the Committee recommends approval for the item to proceed to the Building Department.

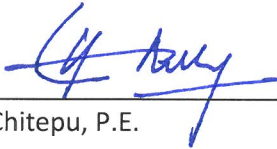
3. General Discussion

There was no general discussion.

There being no further business, the meeting adjourned at 9:48 a.m.

Respectfully submitted,

Prepared by:
Jane Desforges



Date 10/1/11

Reddy Chitepu, P.E.
Chairman

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

DATE: October 20, 2011

MEMO TO: Leslie Wallace May, City Clerk

FROM: Reddy Chitepu, PE, Interim Director of D.E.E.S.

SUBJECT: **DRC Agenda Item No. 2**


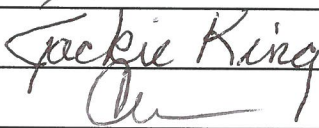
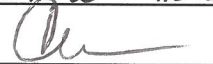
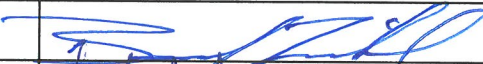

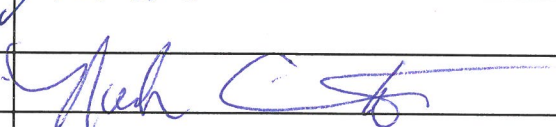
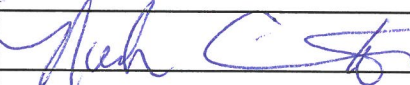
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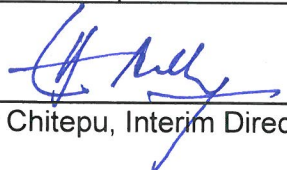
☐ Approved.

☒ Approved subject to conditions and safeguards.

☐ Denied.

☐ Other: PROCEED TO BUILDING PERMIT.

Department	Signature of Approval	Date
Fire		10-20-11
Police		
Building		10/21/11
Planning		10/20/11
Utilities		10/20/11
Engineering		
Public Works		10/20/11
CRA		


Reddy Chitepu, Interim Director

10/20/11
Date

DATE: October 20, 2011

MEMO TO: Leslie Wallace May, City Clerk

FROM: Reddy Chitepu, PE, Interim Director of D.E.E.S.

SUBJECT: **DRC Agenda Item No. 1**

1. **DRC NO. 10-11-02. PETITION:** Consideration of a **special exception**, for permission to open a dance hall with an occupancy greater than 250.

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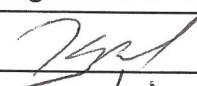
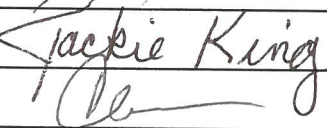



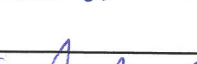
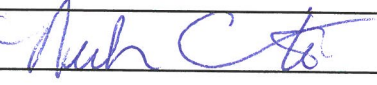
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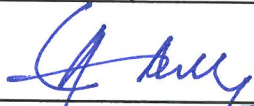
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☐ Other: PROCEED TO CITY COMM.

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Fire		10-20-11
Police		
Building		10/20/11
Planning		10/20/11
Utilities		10/20/11
Engineering		
Public Works		10/20/11
CRA		


Reddy Chitepu, Interim Director

10/20/11
Date