



City Commission

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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

Tuesday, September 8, 2015

10:00 AM

City of Margate
Municipal Building

PRESENT:

Ben Ziskal, AICP, CECd, Director of Economic Development
Tom Vaughn, Chief Plumbing Inspector
Mary Langley, Building Director
Diane Colonna, CRA Executive Director
Dan Booker, Interim Fire Chief
Jeanine Athias, Engineer
Dan Topp, Code Compliance Officer

ALSO PRESENT:

Jeremy Anderson, Hanlex
Rene Diaz, Miami Grill

ABSENT:

Sam May, Director of Public Works
Michael Jones, Director of Parks and Recreation
Andrew Pinney, Associate Planner
Efrain Suarez, Police
Abraham Stubbins, Utilities

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Ben Ziskal at **10:03 AM on Tuesday, September 8, 2015**, in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, Florida 33063.

- 1) APPROVAL OF THE MINUTES FROM THE JULY 14, 2015, AND THE JULY 28, 2015 DRC MEETINGS.

The minutes for July 14, 2015 and July 28, 2015 were approved as written.

- 2) NEW BUSINESS

- A. **DRC NO. 09-15-01** CONSIDERATION OF A SITE PLAN RE-SUBMITTAL FOR DOLLAR GENERAL

LOCATION: SE CORNER OF STATE ROAD 7 AND SW 7th STREET

ZONING: TOC-C CORRIDOR

LEGAL DESCRIPTION: TRACT B, SECTION 3 OF "SERINO PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Economic Development Department

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PETITIONER: HANLEX MARGATE, LLC

Ben Ziskal read the item title.

Jeremy Anderson, Hanlex, addressed the comments that had been made when they appeared before DRC previously. Specifically, he said they eliminated the dead end parking; enhanced the landscaping by making the pond more of a landscape feature; removed landscaping that conflicted with the utility easement; shifted the building closer to 7th Street; added four or five light poles; adjusted parking in zone two to meet the required percentage; revised the utility sanitary sewer connection, and added notes identifying the types of utility connections.

Tom Vaughn had no comments.

Dan Booker had no comments.

Jeanine Athias asked that Hanlex representatives meet with D.E.E.S. to discuss the use of the alleyway further. She advised that they [D.E.E.S.] had discovered a stub out on the northwest; she suggested Hanlex come to their office to obtain more information. She pointed out that their plans showed PVC being used for the fire line but they preferred DIP. She asked that they make sure the sidewalk easement was an access easement. She reminded them that they would need to get permission from the Florida Department of Transportation (FDOT) for plantings along the FDOT easement. She asked about the removal of the trees on the swales. Mr. Anderson responded that they replaced the trees with a hedge. Mr. Anderson asked about fire line connections and Ms. Athias suggested they discuss it after the meeting.

Dan Topp had no comments.

Diane Colonna said the elimination of the dead end bays was a big improvement. She said she was still concerned about the property not meeting the 70 percent building frontage requirement. She advised that the property was in the TOC zoning district and the intent was to have buildings closer to the sidewalk to create a more walkable feel to the area.

Ben Ziskal commented, for the record, that Hanlex indicated in writing that they planned to seek a variance for the 70 percent minimum frontage build-out, and that decision would largely determine the overall layout. He said the outstanding issue concerning the alleyway would also affect the overall layout, noting that they might be able to expand the building to the side and move some of the parking behind the building. He said he had previously mentioned that they look at alternative ways to capture water on-site. He commented that the plan they presented showed a large retention pond which took up 30% of the property and another 30% was allocated for parking which left just a small building on a major transit-oriented corridor. He said the plan might reshape itself after discussions on the alleyway and as they moved through the variance process.

Mr. Ziskal asked if a cross access agreement was already in place for access off State Road 7. If so, he said the City would need a copy; otherwise, one would be needed. Mr. Anderson said there was an agreement in place but it did not have the sketch and legal description. He suggested waiting to record the document until they were through the variance process in case there were changes.

Mr. Anderson commented that the site was difficult because it was long and skinny. He said one side of the building faced a public street and it was close to the 70 percent requirement. He asked if the City would consider a three to four foot decorative wall with additional landscaping. He said they added more landscaping to make the pond a more attractive feature.

Mr. Ziskal asked that they verify the number of category trees required for the urban greenway; their plan showed 15 while Code required 22.

Mr. Ziskal said that once the two big issues brought forth at this meeting were resolved, the final plans would be circulated for sign off. He said Hanlex would not need to come back to the Development Review Committee. He suggested they meet with D.E.E.S. and file the necessary paperwork for the variance. He said staff would work with them to help them get closer to meeting the intent of the Code.

Mr. Anderson said they would work with their architect and come back with some ideas, and they would submit the variance and revised plans.

- B. **DRC NO. 08-15-04** CONSIDERATION OF A SPECIAL EXCEPTION USE FOR MIAMI GRILL.
LOCATION: 619 N. STATE ROAD 7
ZONING: TOC-C CORRIDOR
LEGAL DESCRIPTION: LOTS 8, 13, 14 & 15, BLOCK 2, SECTION 2, OF "HAMMON HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PETITIONER: ALAA ELBIALI

Ben Ziskal read the item title.

Rene Diaz, representing Miami Grill, said they were looking to re-open the drive-thru at the former Arby's location. He said they believed they had met the parking, lighting, and landscaping requirements.

Thomas Vaughn had no comments.

Dan Booker had no comments.

Jeanine Athias pointed out a water line on the plans that ran along the slash pines and she asked them to move it back. Also, she advised that their impact fees would be approximately \$30,000, and that they needed to speak Leo in D.E.E.S. for the exact amount.

Dan Topp had no comments.

Diane Colonna asked if there would be any outdoor seating. Mr. Diaz said they were not planning any at the present time but they may have it in the future. She asked if they planned to repair and resurface the parking lot. Mr. Diaz said they were planning to do so. He also said they would be working with the Margate CRA to redo the building façade. Ms. Colonna asked that they submit their application soon.

Ms. Athias clarified that the impact fees were for the entire business and not just for reopening the drive through. Mr. Diaz said he thought the fees had already been paid, noting that it was the same ownership and corporation. Ms. Athias said he needed to speak with Leo to determine how the impact fees were calculated.

Ben Ziskal said that from a Planning and Zoning standpoint there were no negative impacts to the property or the adjacent neighborhoods. He said the DRC recommended approval and they were happy to see the project moving forward. He said the item also required City Commission approval and he asked that they contact either Andrew or himself to schedule the date.

3) GENERAL DISCUSSION

Ben Ziskal welcomed Mary Langley, the new Building Director.

There being no further business, the meeting adjourned at 10:22 AM.

Respectfully submitted,

Prepared by: Rita Rodi

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

Date _____

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