



City Commission

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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

Tuesday, November 24, 2015

10:00 AM

City of Margate
Municipal Building

PRESENT:

Ben Ziskal, AICP, CEcD, Director of Economic Development
Mary Langley, Building Director
Diane Colonna, CRA Executive Director
Kevin Wilson, Fire
Lt. Paul Fix, Police
Andrew Pinney, Associate Planner
Abraham Stubbins, Utilities
Dan Topp, Code Compliance Officer

ALSO PRESENT:

Aldith Virtue-Murray and Calvin Murray
Duverger Damier

ABSENT:

Sam May, Director of Public Works
Michael Jones, Director of Parks and Recreation
Jeanine Athias, Engineering

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, November 24, 2015**, in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

1) NEW BUSINESS

- A. **DRC NO. 11-15-04** CONSIDERATION OF AN **ORDINANCE** TO AMEND ELEMENT I OF THE MARGATE COMPREHENSIVE PLAN, IN ORDER TO INCREASE THE RESERVATION OF DEVELOPABLE RIGHTS WITHIN THE TOC LAND USE BOUNDARY.

Ben Ziskal provided an overview of the item. He explained that at the time the City created the mixed used transit-oriented corridor district in 2007, it had

partnered with the South Florida Regional Planning Council to analyze the maximum developable potential of the area. He said a calculation was done using their data to arrive at the amount that could be built in the area. He said a good portion of the analysis was done based on the Property Appraisal's coding of a variety of properties and, when the codes were merged, there were a few codes associated with condominiums that were calculated as commercial space. As a result, he said those buildings were accounted for as commercial square footage instead of residential dwelling units. Mr. Ziskal said the main portion of the amendment was to correct that mistake. In 2007, he said the City initially requested a high number of dwelling units, but the number was reduced due to school capacity issues. He said this calculation would show a net zero change when the commercial space was subtracted and the residential increased. However, he pointed out that this request was not for more unbuilt units; the increase was because of the missed units that were already on the ground. The request was to increase the total number by now counting for the units that were not captured for the condos previously. He said a lot of the analysis done in 2007 was specifically for traffic and there would not be any changes because it had been done based on the maximum number of units requested. He said that when the error was discovered it was realized that there would be only a little more than 600 units left to build which would not be sufficient for the City Center project. He noted that this amendment would allow for the needed units in the City Center as well as allow for development opportunities elsewhere in the corridor.

DRC comments:

Mary Langley had no comments.

Kevin Wilson had no comments.

Lt. Paul Fix had no comments.

Andrew Pinney had no comments.

Dan Topp had no comments.

Abraham Stubbins had no comments.

Diane Colonna commented that the CRA strongly supported the amendment as it was needed to complete the City Center project and it would be beneficial to the future of Margate.

Mr. Ziskal said he would correct any typographical errors in the document and he would send a list of them to the consultant and the Board members as part of the minutes. He said he would ask the consultant to take another look at the population figures and projections to verify their accuracy, as well as the analysis on the existing park space. He said this item would move to the Planning and Zoning Board for its consideration the following week, then on to the City Commission, followed by submission to all the State review agencies and then Tallahassee.

- B. **DRC NO. 11-15-01** CONSIDERATION OF AN APPLICATION FOR A COMMUNITY RESIDENTIAL HOME
LOCATION: 5105 S.W. 10TH COURT, MARGATE
ZONING: R-1C ONE FAMILY DWELLING
LEGAL DESCRIPTION: B LOT 13, BLOCK 4, OAKLAND HILLS, 1ST SECTION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 74, PAGE 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PETITIONER: ALDITH VIRTUE-MURRAY AND CALVIN MURRAY OF NEW HORIZON CHILDREN'S PLACE, INC.

Ben Ziskal read the item title.

Aldith Virtue-Murray, 2875 N.W. 70th Avenue, Margate, said they proposed to operate a community residential home to be licensed through the agency for persons with disabilities.

Mary Langley commented that there were a few active building permits for door and window replacement. She asked if the windows had been verified to be in compliance with egress. Ms. Murray said they were. Ms. Langley said she would need to review the application because she was not sure the plans examiner was aware that it was going to be a group home.

Kevin Wilson stated he had spoken previously with the Murray's about the requirement to have a fire sprinkler system and a fire alarm. Ms. Murray said they were aware of that requirement. Mr. Wilson said fire extinguishers were needed as well as egress windows for people to get out. He asked if there would be adequate staff on hand to help get people out in case of an emergency. Ms. Murray responded, "Yes, we will." Mr. Wilson said they would come out and conduct a fire drill once they were open.

Lt. Paul Fix had no comments.

Andrew Pinney said he verified that this location was not within 1,000 feet of another similar community residential home. He said he also reviewed the client and staffing numbers as well as parking and there were no zoning issues.

Dan Topp commented that there was dead grass on the swales on the east and west sides of the property which he said might have been caused by recent construction at the site. He said there was an area on the circular drive that was dug up. Ms. Murray said the property was in disrepair when they purchased it on September 25th and they were in the process of bringing it up to standard. She said they were working on the inside and they would be addressing the outside in a few weeks. She said they were working on an issue with the City and the hole had been covered and it had caution tape around it.

Abraham Stubbins commented that they would need to make a separate connection for their sprinkler system for the inside. He said they would need to tie into the existing water main that was outside and have a separate meter. He said a permit would be needed from the Engineering Department along with three sets of plans; a cost estimate in order for them to provide the permit.

Diane Colonna had no comments.

Mr. Ziskal had no additional comments other than that they needed to work with the Fire, Building, and Engineering departments to get the necessary permits and inspections prior to opening.

- C. **DRC NO. 11-15-02** CONSIDERATION OF AN APPLICATION FOR A COMMUNITY RESIDENTIAL HOME
LOCATION: 6132 N.W. 18TH COURT, MARGATE
ZONING: R-1 ONE FAMILY DWELLING
LEGAL DESCRIPTION: LOT 9, BLOCK 16, IBEC ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PETITIONER: DUVERGER DAMIER

Mr. Ziskal read the item title.

Duverger Damier, 6132 N.W. 18th Court, said that he was a respiratory therapist and his wife was a registered nurse, and they wished to use the subject location for an assisted living facility (ALF) where they would care for people from age 18 to their 70's to assist with daily living.

Mary Langley had no comments.

Kevin Wilson commented that a fire sprinkler system and a fire alarm system would need to be installed. Mr. Damier said he did not think a fire sprinkler was needed for an ALF. Mr. Wilson said both were required if people would be sleeping overnight. Mr. Wilson said they would also need to have proper egress windows, and they would be required to have inspections and a timed fire drill once they were opened. He told Mr. Damier that he would need to submit the necessary permits and plans for the fire sprinkler system and fire alarm system to the Building Department.

Lt. Paul Fix had no comments.

Andrew Pinney said he verified that there were no other existing licensed community residential homes within 1,000 feet. He said the survey showed a single asphalt driveway which he said would not provide sufficient parking for the staffing and clientele as shown in their affidavit.

Mr. Pinney recommended that they provide a driveway improvement to the property to increase parking capacity.

Dan Topp commented that there was a minor code compliance issue which was a vehicle that was parked in the front yard that had a lot of very high grass growing up underneath it.

Abraham Stubbins said that the required fire sprinkler system would require a permit that would show how they would connect to the system. He said they would need to tie into the existing main that was on 18th Court.

Diane Colonna had no comments.

Ben Ziskal commented that the affidavit showed there would be six individuals living in three bedrooms and he asked Mr. Damier if he would be living there as well. Mr. Damier said they were living there now but they would be moving out and buying another place to live in Margate. Mr. Damier acknowledged that the ALS property would not be a homesteaded property. Mr. Ziskal advised that the issues involving the Fire, Building, and Engineering department needed to be resolved prior to opening the facility, as well as the requirement for adequate parking on site.

Mr. Wilson asked Mr. Damier if he was aware of the State's requirement that he was required to live at the ALF he would be running. Mr. Damier said there was a different standard for ALF and AFDC facilities. He said if he were to live there, then there could be only five other people, but if he were not living there, he could have six people. Mr. Wilson said he would need to do some research on the license.

2) GENERAL DISCUSSION

Ben Ziskal announced that there would be a Special DRC meeting the following Tuesday to accommodate a last minute holiday event for the Northwest Medical Center. He said it was his intent to move away from having last minute meetings and staff would require that applicant's submit in a timely manner so agendas could be finalized sooner.

There being no further business, the meeting adjourned at 10:17 AM.

Respectfully submitted,

Prepared by: Rita Rodi

Date: _____

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

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

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