

**REGULAR MEETING OF  
THE DEVELOPMENT REVIEW COMMITTEE  
MINUTES**

**Tuesday, June 14, 2016**

**10:00 AM**

City of Margate  
Municipal Building

**PRESENT:**

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

**ALSO PRESENT:**

C.J. Maier, Wheat Capital Management  
Kenneth R. Carlson, Kenneth Carlson Architect  
Christina Bilenki, Dunay, Miskel, Backman LLP

**ABSENT**

Sam May, Director of Public Works  
Michael Jones, Director of Parks and Recreation  
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, June 14, 2016** in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

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1) NEW BUSINESS

1A) **DRC NO. 06-16-01:** CONSIDERATION OF A SITE PLAN TO CONSTRUCT A LIMITED ACCESS SELF-SERVICE STORAGE FACILITY **LOCATION:** 5600 NORTHWEST 31<sup>ST</sup> STREET  
**ZONING:** TRANSIT ORIENTED CORRIDOR-CORRIDOR (TOC-C)  
**LEGAL DESCRIPTION:** A PORTION OF PARCEL "A" OF ALEXANDER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
**PETITIONER:** C.J. MAIER, WHEAT CAPITAL MANAGEMENT FOR CUBE SMART STORAGE

Ken Carlson, architect for the project, explained that the project would be located at the intersection of N.W. 31st Street and State Road 7 and it sat behind an existing Walgreens. He said they unified the entire parcel and the internal trafficking was in place with access to both State Road 7 and N.W. 31st Street. He said they worked around the traffic flow to determine the best placement of the building. He said they worked with Walgreens on the building design, materials and color selections. He said they followed the Code regarding the pedestrian walkway, building frontage, setbacks, etc. He explained that a limited access self-storage use was a low traffic generator. He pointed out a retention lake at the rear of the property and residential to the south and said that they tried to tie-in the scheme of the residential materials into it. He said the only access to the rear of the building was a fire

lane that went all along the back of the building and it would be used for fire only. He said he was working with the Fire Department on the sub-base (inaudible).

**DRC Comments:**

Mary Langley advised that they would need a building permit.

(Understood)

Kevin Wilson commented on a notation on their plans to relocate a fire hydrant. He advised that the fire hydrant needed to be within 50 feet of the FTC. He asked if there would be stabilized subgrade around the building. Mr. Carlson responded that they would provide a similar base to what was used at Dominion Storage, another project that they recently worked on with the Fire Department which included a stabilized base for the fire vehicles. Mr. Wilson asked if there would be a gate; Mr. Carlson asked if a gate was wanted. Mr. Wilson said a gate would be needed if they wished to keep people off the property and he recommended installing Knox padlocks on it.

**Response:**

- FTC was relocated to meet the criteria 50'0" from fire hydrant
- Stabilized subgrade access way and gate added to Civil Paving and Grading Plan C200 and Architectural Site Plan. A3.0
- Knox box padlock to be installed on gate, See Sheet A3.0

Jeanine Athias advised that their approximate impact fees would be as follows: \$129,000 for police; \$107,000 for fire; and \$13,000 for water and sewer. She advised that an easement would be needed for the sidewalk that was adjacent to Fiesta. She said the property was in an "X" zone and the finished floor elevation would need to be one foot above the crown of the road. She commented that the manhole elevation matched the asbuilts from Walgreens; however, since Walgreens was built in NVGB instead of NAVD, she said the elevation would need to change. She asked that they make sure all their plans and surveys were done in NAVD.

<b>Response:</b>	<b>Acknowledged</b>	
<b>Impact fees:</b>	<b>Police -</b>	<b>\$129,000.00</b>
	<b>Fire -</b>	<b>\$107,000.00</b>
	<b>Water &amp; Sewer -</b>	<b>\$ 13,000.00</b>

Andrew Pinney provided the following comments:

1. Advised that the City had recently passed an ordinance where wheelstops were not required in those instances where the wheelstop abutted a sidewalk that was elevated at least six inches above the asphalt and was at least seven feet wide. He said the sidewalk in the front appeared to qualify to have the wheelstops removed.

**Response: Wheelstops removed, sidewalk adjusted, refer to Site Plan A3.0**

2. Noticed a measurement called out by the pedestrian zone that showed landscaping of three feet six inches; he advised that it needed to be at least four feet.

Response: Landscape Island Increased in size where sidewalk was adjusted, refer to Sheet A3.0

3. Commented, for the record, that all signs shown on the Site Plan were conceptual. He said he spoke to their sign contractor and changes would be forthcoming.

Response: Signage will be processed by sign company separate permit.

4. Asked the hours of operation for the storage facility. C.J. Maier said he worked with the developer and that the hours would be 9:00 a.m. to 7:00 p.m., and they might have limited access from 7:00 p.m. to 10:00 p.m. through a key code. Mr. Pinney advised that if they chose to remain open past 7:00 p.m., they would need to increase the lighting levels to at least two foot candles. He pointed out a dark area on the Site Plan.

Response: Light levels adjusted for after 7:00 p.m. operation.

5. Advised that a paint permit would be required and they would be limited to a maximum of three colors for the building itself, not including architectural features.

Response: Three colors of paint are indicated on plan.

6. Referenced-referenced the landscape calculation table and advised that there was a sod limitation of a maximum of 30 percent for the parking or interior landscaped area. He asked that they add the note to the plan.

Response: Will replace sod areas with groundcover to comply.

7. Advised that half of the right-of-way landscaping buffer was supposed to be covered with ground covers.

Response: Will replace sod areas with groundcover to comply

8. Referenced the tree calculations and advised that the Code required a Category One shade tree that had a canopy value of 300 square feet. He said a smaller species could be substituted as long as there was equivalent canopy; for example, he said they could have two Category Two shade trees in lieu of one Category One shade tree.

Response: Acknowledged, and will replace Category #1 trees with Category #2 where appropriate.

9. Advised that the landscaping table was missing the street trees that were proposed for the swale and right-of-way

Response: Will provide street trees and groundcover to comply.

10. Noted that the landscaping plan did not address the panhandle area on the western portion of the property. Mr. Pinney pointed out the specific area on the Site Plan.



Dan Topp had no code violation comments. He pointed out the following consistencies on the plans: N.W. 31<sup>st</sup> Street was shown as Coral Bay Drive in one instance; Walgreens was shown as Race Trac.

Response: Understood

Abraham Stubbins made the following comments:

1. Advised that some adjustments would be needed to the existing 8-inch water main located at the northwest corner of the building as it was about 3-feet from the proposed building. He said it had its own easement which Mr. Carlson noted was missing from the plans.

Response: Easement added to site plan with civil plans, See Sheet A3.0 and C-300

2. Advised that the entrance area with the stabilized sub-base off of N.W. 31<sup>st</sup> Street belonged to Fiesta and they would need to obtain permission from them to put in the entrance. Mr. Carlson asked the amount of throat of stabilized sub-base that was preferred for the fire access. Mr. Wilson acknowledged that 20 feet would be sufficient.

Response: Concrete entrance access for fire lane shown on architectural site plan A3.0 and civil plan Sheet C-200

3. Referenced a clump of trees on the easterly property line of the landscape plan and asked that the trees be identified. Also, he asked that they include the tree canopy on the landscape legend table.

Response: Landscape plan added the missing existing trees to the landscape plans.

4. Referenced the tree legend table and noted that it showed some trees as having been removed. He said the canopy coverage needed to be determined because that amount of canopy coverage would need to be reinstalled within the site over and above what was required. He asked that it also be added into the table.

Response: Landscape architect added missing trees to the landscape plans

5. Referenced an 8x8 cap that was shown on the plan and advised that it could not be shown that way for a connection.

Response: The utility plan has been revised to show a cut in tee and valve, see Sheet C-300

Lt. Paul Fix had no comment.

Response: Understood

Ben Ziskal asked that they address the comments brought forth that day and then submit three final, signed and sealed plans to Economic Development which would be circulated

among the Committee members for sign off. He said they would not need to appear before the Committee again.

Mr. Pinney asked that they also include an irrigation plan when the final Site Plans were submitted.

- 1B) **DRC NO. 06-16-02:** CONSIDERATION OF AN APPLICATION FOR SPECIAL EXCEPTION USE FOR CONSTRUCTION OF A LIMITED ACCESS SELF-STORAGE FACILITY  
**LOCATION:** 5600 NORTHWEST 31<sup>ST</sup> STREET  
**ZONING:** TRANSIT ORIENTED CORRIDOR-CORRIDOR (TOC-C)  
**LEGAL DESCRIPTION:** A PORTION OF PARCEL "A" OF THE ALEXANDER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
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Christina Bilenki, Dunay, Miskel and Backman, explained that because the property had a Transit Oriented Corridor (TOC-C) zoning designation, their request for approval of a self-storage facility required a Special Exception.

**DRC Comments:**

None of the Committee members had any comments.

Ben Ziskal advised that this request required City Commission approval. He suggested they [petitioners] work with Andrew Pinney to get scheduled for an upcoming meeting. He explained that the item was quasi-judicial and if they chose to speak with the commissioners or other staff members, it would need to be disclosed at the time of the public hearing.

2) GENERAL DISCUSSION

There was no discussion.

There being no further business, the meeting adjourned at 10:19 AM.

Respectfully submitted, Prepared by: Rita Rodi

\_\_\_\_\_ Date: \_\_\_\_\_

Ben Ziskal, AICP, CEcD,  
Director of Economic Development

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