



City Commission

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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE MINUTES

Tuesday, August 23, 2016

10:00 AM

City of Margate
Municipal Building

PRESENT:

Ben Ziskal, AICP, CECD, Director of Economic Development
Kevin Wilson, Fire
Jeanine Athias, Engineering
Tom Vaughn, Building Department
Lt. Paul Fix, Police Department
Diane Colonna, CRA Executive Director

ALSO PRESENT:

John Verona, Hildebrand Rides
Michael Troxell, Thomas Engineering Group

ABSENT

Mary Langley, Building Director
Abraham Stubbins, Utilities
Dan Topp, Code Compliance Officer
Andrew Pinney, Associate Planner
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, August 23, 2016** in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

- 1) APPROVAL OF THE MINUTES FROM THE DRC MEETING HELD ON JULY 26, 2016.

The minutes for July 26, 2016 were approved as written.

- 2) NEW BUSINESS
- 2A) **DRC NO. 08-16-01:** CONSIDERATION OF AN OUTDOOR EVENT FOR THE FRATERNAL ORDER OF POLICE LODGE 75 ON SEPTEMBER 1-11, 2016

Economic Development Department

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LOCATION: 1000 NORTH STATE ROAD 7

ZONING: TRANSIT ORIENTED CORRIDOR-CORRIDOR (TOC-C)

LEGAL DESCRIPTION: PARCEL "A" OF THE MARGATE 3RD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: FRATERNAL ORDER OF POLICE LODGE 75

John Verona, Hildebrand Rides, said he was at the meeting to support Amalien Guarino [Fraternal Order of Police]. He commented that they were the same amusement company that had done the St. Vincent Church, the Margate Chamber, and the Margate Firefighter's events in the past. He said the paperwork spoke for itself.

DRC Comments:

Tom Vaughn had no comment.

Kevin Wilson had no comment.

Diane Colonna had no comment.

Jeanine Athias had no comment.

Paul Fix had no comment.

Ben Ziskal advised that this item was also on the Community Redevelopment Agency (CRA) Board's meeting agenda that evening for an extension of the dates. He said the dates presented to the DRC must coincide with the dates that were approved by the CRA Board. He said if the CRA Board approved the extension, then the dates presented to the DRC were fine. If the extension was not approved, he said the event would be limited to the time approved by the Board. He advised Mr. Verona to obtain the necessary permits, flame retardant documentation and any hold harmless or insurance information needed prior to the event.

2B) **DRC NO. 08-16-02:** CONSIDERATION OF A SITE PLAN RE-SUBMITTAL FOR CUMBERLAND FARMS

LOCATION: 5485 WEST ATLANTIC BOULEVARD, MARGATE, FL 33063

ZONING: TRANSIT-ORIENTED CORRIDOR (TOC)

LEGAL DESCRIPTION: A PORTION OF "MARGATE REALTY NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: MICHAEL TROXELL, THOMAS ENGINEERING GROUP

Michael Troxell, Thomas Engineering Group, said they were presenting a resubmittal of their site plan and he commented that it was the third or fourth time they had applied. He showed a revised site plan which showed a reconfiguration of the site on the Mondopad which included the following: a modified building layout; the creation of a two-front entrance building with one facing into the shopping center, and the other facing the canopy on the west side of building perpendicular to Atlantic Boulevard; the incorporation of a yard in the front of the building to

make it more pedestrian oriented and that could accommodate an art display in the future; added a trellised area in the front with outdoor seating on the western building frontage; moved the sidewalk from Atlantic Boulevard into the site and provided a green strip between the curb and the sidewalk which had been widened to 12-feet; and, reoriented the dumpster to be internal to the site and located the fuel tanks to the northwest corner of their site. He showed the landscape plan and advised that they created a buffer on the front and by keeping the trees off the Florida Department of Transportation (FDOT) right-of-way, he said they would be able to put in a nicer variety of trees. He said they created buffering around the dumpster, put in planting strips along the sides of the building, and added some buffering around the perimeter of the site.

DRC Comments:

Tom Vaughn had no comment.

Kevin Wilson had no comment.

Diane Colonna asked about the distance between the building and the street. Mr. Troxell responded that it was approximately 68.8 feet. She asked about the setback requirement. Ben Ziskal responded that it would be up to the build-to line. He noted that a variance would be needed. Ms. Colonna expressed a concern that the goal in the zoning district was to get the buildings closer to the right-of-way and to be more pedestrian oriented. She asked if the building could be closer to the street. Mr. Troxell responded that it was due to the configuration of the site and the internal road that runs within the shopping center behind all the out parcels. She asked to see the elevation on Atlantic Boulevard. Mr. Ziskal and Mr. Troxell reviewed a paper copy of it with her. Ms. Colonna asked about the outdoor seating and how people would access it. Mr. Troxell pointed out a sidewalk on the site plan. She asked if another entry way could be added but he said it did not make sense from a security standpoint to do so since they already had two doors. She reiterated the concern about the building being set too far back and not being oriented toward the street. Mr. Troxwell said they were trying to emulate a porch design and they thought having a small yard in front might give them more flexibility.

Jeanine Athias made the following comments:

- advised that a traffic study would be needed since it was a change of business
- asked if they had spoken with Broward County about a surface water management license. Mr. Troxell said they planned to do so.
- asked if anything had been done on the plat restrictions because convenience stores and service stations were not permitted and there was also a restriction on the square footage allowed which she said was 363,831square feet. Mr. Troxell said they would be taking care of it.
- advised that the impact fees were \$10,740. She said police and fire impact fees needed to be determined as would the fees for water and sewer. She indicated that they would have some credits from Walgreens that would help offset the impact fees for water and sewer.
- asked if they had cross access agreements with Walgreens for the sidewalks and drainage. Mr. Troxell said they were part of the shopping center and not a separate parcel.
- advised that a sidewalk easement would be needed since the sidewalk was on private property; it would need to be approved by the Commission and recorded by the County.

- asked that they update the survey to reflect the parcel limitations
- asked that they show the elevation changes that would result from the retaining wall being demolished
- advised that the Engineering Department would like the entrance on the west side eliminated because it was a busy entrance; they preferred traffic to enter through the back road in the shopping center. Mr. Troxell said they worked with FDOT and they reviewed the entrance and traffic volumes and approved it. He said they would include it in the traffic analysis. Ms. Athias said they would make a determination based on that.
- advised that the arrows on the plans were in the wrong direction
- asked if the dumpster had a drain. Mr. Troxell said it did not.
- asked if they could eliminate the parking spaces along the road in the back because Engineering did not feel the parking were safe for people backing up. She noted that they exceeded the 17 parking spaces that were required. She commented that they had parking on both the east and west sides and asked if they would consider changing it. Mr. Troxell said they would look at it.
- asked that they use ductile iron pipe in their conflict areas

Paul Fix had no comment.

Ben Ziskal made the following comments:

- advised that their facility was located within 1,000 feet of another gas station, therefore, they would need to seek a variance.
- agreed with Diane Colonna's comments. He noted that they had met in the past in attempts to orient the building. He said the last version had the building rotated 90 degrees and closer to the road. He said the current design with the large front yard was suburban in nature but he said the intent was to have the building be the prominent feature. By having the building set back, he said approaching motorists would first see a few parking spaces and the gas canopy; it would not be providing the visual impact that the City desired. He also pointed out that by rotating the building back 90 degrees, the escape ladders and equipment were directly facing the right-of-way which he said was contrary to enlivening the pedestrian area along Atlantic Boulevard. He said he agreed with the comments about the parking spaces. He recommended that the building be brought closer and have a parking lot behind the building, if they continued with the gas canopy as shown. He said the original recommendation still held which was to have the gas canopy behind the building but he acknowledged that they had met several times on this issue and this was a compromise. He said the current building orientation was contrary to what was desired on the Atlantic Boulevard frontage.
- advised that wheelstops should be placed anywhere parking abutted a sidewalk that was less than seven (7) feet. He said wheelstops were not necessary if the sidewalk was wider than seven (7) feet or if the parking space abutted a landscape area. Mr. Troxell responded that they were planning to install bollards along the frontage in lieu of wheelstops. Mr. Ziskal said the Code allowed a bollard anywhere parking was adjacent to an outdoor seating area; if just a sidewalk, the Code required wheelstops. Mr. Troxell asked if they could seek a variance for that; Mr. Ziskal responded that they could do so.
- advised that the setback would require a variance
- advised that the parking in the first lot layer required a variance as well
- recommended having the turn lane into the property removed and to have all access come from the alleyway as it would be more pedestrian friendly. Mr. Ziskal said the intent of the overall plan was to eliminate or limit curb cuts throughout the City and make use of alleyways.

He said there was a drive aisle on both the left and right sides of the property and to the rear, so adding an additional vehicular movement towards the front of the property was contrary to the plan. He said the preference was to have all the traffic come into the shopping center and circle through the alleyway.

- passed along a page of landscape comments concerning landscaping on the south side of the property and a pedestrian zone that would be required on all four sides of the building to include a four (4) landscape area and an eight (8) foot wide sidewalk.

- expressed a concern about a dead end parking situation on the parking on the east side of the property; he said he preferred to have it reoriented to the rear of the building for safety

Mr. Ziskal said the next steps would be for Mr. Troxell to meet with the various departments to review the comments brought forth at that day's meeting. He asked that they look at making whatever design revisions they could make; for those they could not make, he recommended they seek variances before they appear before the City Commission for approval.

3) GENERAL DISCUSSION

There was no discussion.

There being no further business, the meeting adjourned at 10:30 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