



City Commission

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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE MINUTES

Tuesday, September 27, 2016

10:00 AM

City of Margate
Municipal Building

PRESENT:

Andrew Pinney, Associate Planner
Kevin Wilson, Fire
Tom Vaughn, Building Department
Lt. Paul Fix, Police Department
Dan Topp, Code Compliance Officer

ALSO PRESENT:

Steven Wherry, Greenspoon Marder Law
Mark Crompton, Aztec RV Resort
Annie Demps, Aztec RV Resort

ABSENT

Ben Ziskal, AICP, CECd, Director of Economic Development
Mary Langley, Building Director
Jeanine Athias, Engineering
Abraham Stubbins, Utilities
Diane Colonna, CRA Executive Director
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 Andrew Pinney at **10:03 AM on Tuesday, September 27, 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 AUGUST 23, 2016.

The minutes for August 23, 2016 were approved as written.

- 2) NEW BUSINESS
- 2A) **DRC NO. 08-16-01:** CONSIDERATION OF AN ORDINANCE TO AMEND THE MARGATE ZONING CODE, ARTICLE XVIII-RVRP RECREATIONAL

Economic Development Department

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VEHICLE RESORT PARK DISTRICT (RVRP) FOR PROHIBITED USES AND
DESIGN STANDARDS

LOCATION: 1A SUNDIAL CIRCLE, MARGATE, FL

ZONING: RVRP

LEGAL DESCRIPTION: PALM BEACH FARMS, A PORTION OF BLOCK 95, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: ANNIE DEMPS, AGENT FOR AZTEC RV RESORT

Andrew Pinney advised that the ordinance had been requested by the property owners of Aztec RV Park. He explained that the park originally had been designed and built for temporary RV parking and camping and that there had been subsequent text amendments made to allow accessory structures such as tiki huts, RV lot structures, and gazebos. He said the owners were requesting that the accessory structures be allowed to be made habitable. He said this item brought forth the text changes to the ordinance and design standards that would be needed.

DRC Comments:

Tom Vaughn had no comment.

Kevin Wilson commented that the smoke detector requirement for single family homes would apply to the habitable accessory structures.

Dan Topp had no comment.

Paul Fix had no comment.

Mr. Pinney read the comments submitted by Ben Ziskal:

- Page 3, item (4), second paragraph, recommended it be revised to read, "Permanent RV lot structures and decorative features as permitted in this article are permitted in the individual recreational vehicle site. All such structures shall confirm with the Florida Building Code and the Broward County Surface Water Management Division permit for the RVRP."
- Page 3, item (8), recommended not saving item (a) as "Reserved"; rather renumber the rest of the section to eliminate the subsection.
- Page 4, item (f), recommended striking out everything after "golf cart" and adding the phrase "and may be maintained as habitable or non-habitable space."
- Page 4, item (g), recommended deleting this section in its entirety, following the revision made to section (f).
- Page 5, item (d), recommended deleting this section entirely, as the result of the revisions made on earlier pages.

Mr. Pinney said he would also be incorporating some definitions in section 2.2 and some RVRP shed provisions in section 3.20 when it moved forward to the Planning and Zoning Board. He noted that the changes were minor and that the overall intent of the ordinance was to permit habitable structures in the RVRP district.

He said the item was approved to move forward to the Planning and Zoning Board.

- 2B) **DRC NO. 09-16-02:** CONSIDERATION OF AN ORDINANCE TO REVISE THE COMPREHENSIVE PLAN OF THE CITY OF MARGATE, APPENDIX B, AMENDING ELEMENT I FUTURE LAND USE IN ORDER TO PERMIT HABITABLE STRUCTURES WITHIN RECREATIONAL VEHICLE RESORT PARKS.

LOCATION: 1A SUNDIAL CIRCLE, MARGATE, FL

ZONING: RVRP

LEGAL DESCRIPTION: PALM BEACH FARMS, A PORTION OF BLOCK 95, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 54, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: ANNIE DEMPS, AGENT FOR AZTEC RV RESORT

Andrew Pinney explained that this ordinance was related to the previous item. He said that the Margate Comprehensive Plan provided a definition of Recreational Vehicle Park and that this ordinance struck out the portion of that definition that read, "Any tent or building utilized for sleeping, camping, or group camping is prohibited".

DRC Comments:

None of the committee members had any comments.

Mr. Pinney said the ordinance was approved to move forward to the Planning and Zoning Board.

- 2C) **DRC NO. 09-16-03:** CONSIDERATION OF AN ORDINANCE TO AMEND THE MARGATE ZONING CODE, ARTICLE III GENERAL PROVISIONS, SECTION 3.24 OUTDOOR EVENTS TO EXCLUDE FIREWORK OR SPARKLER SALES FROM THE EXCEPTIONS PROVIDED BY THE ORDINANCE.

Andrew Pinney explained that the Outdoor Event section provided for a number of exceptions for religious institutions and charitable organizations. One exception was that if they went before the Development Review Committee (DRC) and were approved for an event, they did not have to reappear before the DRC for subsequent events in following years. He said Staff was directed to draft an ordinance to rescind the exception for sparkler and firework sales in the City. He said if the ordinance passed, every year sparkler and firework sales would reappear before the DRC for approval.

DRC Comments:

None of the DRC members had any comments.

Mr. Pinney said the ordinance was approved to move forward to the Planning and Zoning Board.

- 2D) **DRC NO. 09-16-04:** CONSIDERATION OF AN ORDINANCE TO INCLUDE THE TERMS "AUTOMOBILE DEALERSHIP" AND "VEHICLE SALES AGENCY" AND TO AMEND THE PERMITTED USES OF SUCH IN ZONING DISTRICTS DESIGNATED TOC-C, TOC-G, B-3, AND M-1.

PETITIONER: ECONOMIC DEVELOPMENT DEPARTMENT

Andrew Pinney explained that this ordinance was to provide clarity and distinction between an existing use and a new use that was being introduced into the Zoning Code. He explained that the Code had an existing use, Automobile Sales Agency, which provided for the sale of new and/or used autos, recreational and commercial vehicles, trucks, trailers, etc. He said that it had been a Special Exception use in the commercial corridors along State Road 7 in the TOC-C, TOC-G, and B-3 zoning districts, and a Permitted Use in the M-1 zoning district.

He explained that a new use would be added, "Automobile Dealership" that would be primarily for the sale of new cars, but would also allow for the sales of trade-ins and used cars as an accessory. Under the ordinance, he said an automobile dealership would need to be a minimum of three acres in area. He said the ordinance would provide that the Automobile Dealership would be a Permitted Use in the TOC-C, TOC-G, and B-3 zoning districts. He said Automobile Sales Agency would continue as a Special Exception without any size requirement and they would be able to sell new or used autos as well as a variety of other vehicles.

DRC Comments:

None of the DRC members had any comments.

Mr. Pinney said the item was approved to move forward to the Planning and Zoning Board.

3) GENERAL DISCUSSION

There was no discussion.

There being no further business, the meeting adjourned at 10:11 AM.

Respectfully submitted,

Prepared by: Rita Rodi

Andrew Pinney
Associate Planner

Date: _____

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