



City Commission

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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

Tuesday, June 9, 2015

10:00 AM

City of Margate
Municipal Building

PRESENT:

Ben Ziskal, AICP, CECD, Director of Economic Development
Ken Reardon, Interim Building Director
Diane Colonna, CRA Executive Director
Dan Booker, Interim Fire Chief
Andrew Pinney, Associate Planner
Courtney O'Neill, Associate Planner
Dan Topp, Code Compliance Officer
Jeanine Athias, Engineer
Efrain Suarez, Police
Abraham Stubbins, Utilities

ALSO PRESENT:

Mike Troxell, Thomas Engineering Group, LLC

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 9, 2015**, in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, Florida 33063.

1) NEW BUSINESS

A. **DRC NO. 06-15-01** CONSIDERATION OF A **SITE PLAN** FOR PEPPERTREE PLAZA RETAIL BUILDINGS

LOCATION: 5600 W. SAMPLE ROAD

ZONING: TOC-G GATEWAY

LEGAL DESCRIPTION: ALL OF TRACT "A", OF "PEPPERTREE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: MICHAEL TROXELL, THOMAS ENGINEERING GROUP, LLC

Mike Troxell stated that the construction of two infill buildings was proposed for Peppertree Plaza. Mr. Troxell explained that at this time the tenants had not been named, but would most likely be dry-goods with the possibility of one restaurant.

Economic Development Department

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DRC Comments:

Jeanine Athias stated that there is a plat restriction of 277,000 square feet on the building. Mr. Troxell explained that they were in the process of getting a plat note amendment before the County Board in August. Mr. Troxell said that the finished floor elevation for both buildings would be 15 feet. Ms. Athias noted that generally when a property is not in a special flood hazard area like the building to the north, the finished floor elevation is based on the crown of the roadway. She felt that 15 feet elevation might be sufficient for both buildings.

She stated that:

- They will need a parking phasing plan
- The impact fee for the 8400 square foot building was approximately \$38,607; and the building with 5 bays was approximately \$33,800. This can be confirmed with Leo Zervas in DEES

Dan Topp noted that there were dumpsters without enclosures at the 5600 block of W Sample Road, and also 5550 and 5510 W Sample Road that needs to be addressed. Mr. Troxell said that they were building additional enclosures for those dumpsters.

Abe Stubbins advised that

- The drainage line for the most westerly building that runs south along the existing building needs to be demolished
- The rim and invert elevations shown on the sewer layout need to be fixed
- Need to indicate on the civil plan what will be done with the drainage lines being removed from the sump structures
- The erosion plan only addressed filter clogs and protecting the structure but did not address any flood issues

Ms. Athias said that the final site plan should be NAVD accessible.

Andrew Pinney noted that:

- Building A needs a pedestrian zone on the north, east and south elevations
- Building B needs a pedestrian zone on the east, west and south elevations up to the customer entrance.
- Add directional references to the elevations listed on A301-AC302
- A bicycle parking calculation was needed as well as provisions for bicycle parking facilities.
- Indicate that the handicap parking sign fine amount is shown in 2-inch letter series on the Civil sheet and add specifications for dumpster enclosures
- Change the dumpster orientation for Building B to allow truck accesses without crossing the drive aisle
- Ensure that the dumpster enclosures have a 3-foot landscape buffer on the sides without the gates
- Update the photometric plan to include the new buildings.

Mr. Stubbins noted that the tree canopy needs to be replaced over and above the site requirement and the petitioner would receive credit for the new trees being installed against the ones being removed.

Mr. Topp informed the petitioner that a landscape calculation chart should be added to the landscape plan.

Ben Ziskal asked that the floor plan and the site plan both include the 8-foot sidewalk as it doubled as an ADA access point. The two landscaped areas on the east side of building had two (2) small landscape areas that need to be merged.

B. DRC NO. 06-15-02 CONSIDERATION OF A SITE PLAN FOR CUMBERLAND FARMS

LOCATION: 5485 W. ATLANTIC BOULEVARD

ZONING: TOC-C CORRIDOR

LEGAL DESCRIPTION: MARGATE REALTY NO 1 42-42 B & LAKEWOOD COMMERCIAL 120-27 B POR OF 42-42B & POR TRACT A OF 120-27B

PETITIONER: MICHAEL TROXELL, THOMAS ENGINEERING GROUP, LLC

Mike Troxell explained that the project was in the Lakewood Plaza at Atlantic and 441 and the plan was to raze the existing vacant Walgreens Pharmacy building located on the site and replace it with a Cumberland Farms convenience store with fuel pumps. He said the building would be oriented to face Atlantic Boulevard with six (6) pumps with a canopy. He explained that they have met with Florida Department of Transportation (FDOT) regarding access to the site and FDOT approved a right turn in only on the entrance drive from Atlantic Boulevard.

DRC Comments:

Ken Reardon referred to Florida Building Code 5th edition on the plans.

Diane Colonna noted that this was in the TOC Zoning district and the City was trying to get away from auto oriented uses. She was concerned about another gas station being installed since there was one going in at the corner of Atlantic Boulevard and 441. She said if the site plan was approved the building should be flipped to make it adjacent to the sidewalk which would give that presence of a building frontage along the road which is what they are attempting to achieve in this district. She wanted this to be a condition of the approval.

Dan Booker confirmed that the site was pre-wired.

Jeanine Athias noted

- The need for County approval for the service station
- The impact fees were forthcoming
- The elevation was one foot above the crown of Atlantic Boulevard
- That a trip study is required

Abe Stubbins said they need to raise the property lines to prevent water from entering. (Inaudible)

He asked if the existing water main pipe was being abandoned or removed. Mr. Troxell explained that the portion of the pipe that crosses the site would be removed because it would conflict with the building foundations and it would be replaced with a new connection on the other side of the building.

Mr. Stubbins said that where the existing water line ties into the main and creates a "T" the City wants the "T" removed and replaced with a solid pipe.

Mr. Stubbins said the landscaping should be limited around the water meter location. He asked about the meters listed on the site plan. Mr. Troxell said it should be one 1-inch and one 2-inch.

Andrew Pinney commented that:

- The City requires a "build to line" within 25-feet from the existing curb, and the principal structure is not located on the build to line.
- The City requires an urban greenway which is a multi-modal path with a landscaped buffer that begins at the existing curb and has a 8-foot landscaped buffer and a 12-foot wide sidewalk that should tie into the front of the building.
- The City requires a pedestrian zone on the west, south, and east sides of the property. He explained that it should be a 4-foot landscape relief off the building and then an 8-foot wide sidewalk immediately adjacent.
- The City requires wheel stops wherever the parking spaces abut sidewalks or walkways. Additionally, the Code requires wheel stops in front of the store
- The dumpster enclosure detail must be added to the plan.
- The City requires a 7-foot landscaped curb median separating the abutting 90-degree parking spaces on the east side of the property. The landscaping must conform to the City's interior landscaping requirements of a tree for every 200 square feet and maximum 30% sod coverage.
- The City allows two lines of copy for wall signs.
- The City allows a 4-square foot sign for the gas canopy.
- The photometric plan shows several areas in the parking lot falling below the minimum requirements. He explained that the fixtures are to be fully shielded to prevent the light from protruding past the horizontal plane.

Ben Ziskal explained that the vision for this corridor was to have the buildings and retail components visible from the roadway and the gas canopy behind the building and visible from the interior and the alleyway connection throughout the property, and to build the roadway frontage consistent with the TOC district requirements.

Mr. Ziskal noted that any revision to the site plan would be contingent on getting City Commission approval for the special exception use. He advised the petitioner to take note of the design components that are given for the item. The design changes must be incorporated moving forward and the petitioner would need to decide whether or not to seek a variance for the other issues and/or proceed to the City Commission for the use.

**C. DRC NO. 06-15-03 CONSIDERATION OF A SPECIAL EXCEPTION USE
FOR CUMBERLAND FARMS**

LOCATION: 5485 W. ATLANTIC BOULEVARD

ZONING: TOC-C CORRIDOR

LEGAL DESCRIPTION: MARGATE REALTY NO 1 42-42 B & LAKEWOOD
COMMERCIAL 120-27 B POR OF 42-42B & POR TRACT A OF 120-27B

PETITIONER: MICHAEL TROXELL, THOMAS ENGINEERING GROUP, LLC

Ben Ziskal explained that the petitioner had already provided an overview of the project.

Diane Colonna reiterated that the building location must be contingent if the use is approved.

Courtney O'Neill noted that the special exception approval was tentatively schedule for the July 1st City Commission meeting but if that needs to be changed for variances let staff know.

Jeanine Athias noted that county approval is needed for that type of use.

Andrew Pinney pointed out the Zoning Code restriction that gasoline stations are not allowed within 1000 feet of each other and asked the petitioner to provide a surveyor's affidavit of the distance between this site and the existing site at 505 N State Road 7 before proceeding to the City Commission.

Mr. Ziskal noted that this was in close proximity to a recently approved gas station and the vision for this corridor was to move away from auto oriented uses and towards a pedestrian and transit oriented development. Staff understands the need for a gasoline station westbound on Atlantic Boulevard; however, with the approval at Atlantic and 441 that need has been met. In order to proceed they would be taking a retail building of greater square footage and demolishing it and installing a smaller less impactful retail component on the property and adding the auto oriented development that the City is trying to move away from. Mr. Ziskal said that it is staff's recommendation that this not be approved at this location because the demand was met by another gas station and it is contrary to design components of the TOC Zoning District. He explained that staff's intent is to increase the square footage, increase roadway build out and maximize infill development and this would be going in the wrong direction.

Mr. Ziskal explained that the options are to:

1. move forward based on the design comments
2. If seeking variances, staff would recommending obtaining any variances prior to going before the city commission
3. To proceed to the City Commission with this design

2) GENERAL DISCUSSION.

There was no general discussion.

There being no further business, the meeting adjourned at 10:32 AM.

Respectfully submitted,

Prepared by: Carleen Steadman


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

Date 24 Nov 15

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