



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

**Tuesday, January 24, 2017**

**10:00 AM**

City of Margate  
Municipal Building

**City Commission**

Mayor Tommy Ruzzano  
Vice Mayor Arlene R. Schwartz  
Anthony N. Caggiano  
Lesia Peerman  
Joanne Simone

**City Manager**

Douglas E. Smith

**City Attorney**

Douglas R. Gonzales

**City Clerk**

Joseph J. Kavanagh

**PRESENT:**

Timothy Finn, Senior Planner  
Andrew Pinney, Associate Planner  
Tom Vaughn, Building Department  
Kevin Wilson, Fire  
Diane Colonna, CRA Executive Director  
Abidemi Ajayi (A.J.), Engineering  
Jeanine Athias, Engineering  
Lt. Paul Fix, Police Department  
Dan Topp, Code Compliance Officer

**ALSO PRESENT:**

Jonathan Linker, Jonathan Thomas Developers

**ABSENT:**

Ben Ziskal, AICP, CECd, Director of Economic Development  
Abraham Stubbins, Utilities  
Michael Jones, Director of Parks and Recreation  
Director of Public Works

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Andrew Pinney at 10:05 AM on **Tuesday, January 24, 2017** in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

1) **NEW BUSINESS**

- 1A) **DRC NO. 01-17-04** CONSIDERATION OF A SPECIAL EXCEPTION USE TO ALLOW FOR THE INSTALLATION OF AN OUTDOOR WALK-IN COOLER/FREEZER  
**LOCATION:** 2403 NORTH STATE ROAD 7, MARGATE, FL 33063  
**ZONING:** TRANSIT-ORIENTED CORRIDOR-CORRIDOR (TOC-C)  
**LEGAL DESCRIPTION:** PARCEL "A" OF NORTH MARGATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
**PETITIONER:** JONATHAN LINKER, JONATHAN THOMAS DEVELOPERS

**Economic Development Department**

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Jonathan Linker pointed out the location of the cooler on the site plan that was displayed on the City's Mondopad. He explained that it was located on the back side of the building and that it would be accessed from the inside of the building. He said they needed to do so in order to increase the line depth for the pizza ovens. He explained that they did not realize the space requirements until they started to work on having it laid out.

**DRC Comments:**

Tom Vaughn advised him to submit all their plans and permits. Mr. Linker commented that they were told to do it in two phases. He said their current permit had the cooler still inside. Once approvals were received from the DRC and the City Commission at an upcoming meeting, he said they planned to do a revision and provide new submittals. Mr. Vaughn responded that it was fine to do so.

Kevin Wilson had no comments.

Diane Colonna said she was happy to see this tenant moving into the space. She said the building had been the recipient of a recent façade grant; therefore, any modifications to the facade, specifically the awning and outdoor dining area, would need to be approved by the CRA Board. She said she did not anticipate there would be any issues. Mr. Linker commented that they would be installing a first class awning.

Dan Topp had no comments.

Jeanine Athias asked if the outdoor seating was included in that day's review. Mr. Linker responded that it was not part of the review. He said it had been submitted to Planning and Zoning but it could not be approved until the Special Exception was approved. Ms. Athias advised that having additional seats would increase the ERC's (Equivalent Residential Connections). Mr. Linker said he was aware. Ms. Athias asked that the finished floor elevation be added and that it matched that of the building when they submitted their plans. She asked whether the building had a master meter or a separate meter. He responded that it had a separate meter.

Lt. Paul Fix had no comments.

Andrew Pinney commented that Mr. Linker had done great job as the builder and landlord on the building and that it really looked good. He noted that the building won a Certificate of Recognition for an outstanding property improvement from the Margate CRA. Mr. Linker responded that they had been in Margate since the 1970's and they were proud to be a part of the Margate community, and that they wanted to continue to grow with the city.

Mr. Pinney spoke about the code requirements that were part of the Special Exception request process. He advised that a landscaping plan would be needed in addition to the site plan. Also, he said a test of the existing parking lot lighting would be needed. He said if the results showed it fell below minimum code requirements, a photometric plan for improvements would be needed. He asked that they add a rear set-back dimension to the proposed CBS (concrete block structure) for the walk-in cooler. Mr. Linker asked if the landscape plan needed to be done by a landscape architect. Mr. Pinney responded that the Code provided two options: either a

landscape architect; or, a member in good standing with the Florida Nurserymen and Growers Association. Mr. Linker asked whether an engineer needed to do the photometric plan. Mr. Pinney responded that the Code required the plan be done by a design professional.

Mr. Pinney said that the location of the cooler did not create any visibility issues from the road and Staff did not perceive any negative impacts from their proposal.

Mr. Pinney said the DRC recommended approval subject to the conditions stated. He advised that the next step would be for a quasi-judicial hearing in front of the City Commission for which there were public hearing sign posting requirements prior to the meeting.

2) **GENERAL DISCUSSION**

There being no further business, the meeting adjourned at 10:12AM.

Respectfully submitted,

Prepared by: Rita Rodi

Andrew Pinney  
Associate Planner  
Economic Development Department

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