



City Commission

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SPECIAL MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

Tuesday, April 01, 2015

11:00 AM

City of Margate
Municipal Building

PRESENT

Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development
Ken Reardon, Interim Building Director
Andrew Pinney, Associate Planner
Courtney O'Neill, Associate Planner
Abraham Stubbins, Engineering Inspector I
Dan Topp, Code Compliance Officer
Sgt. Efrain Suarez, Police Department
Kevin Wilson, Fire Department
Sam May, Director of Public Works

ALSO PRESENT:

Mark Maida, Principal, Autoby
Kenneth Carlson, Kenneth R. Carlson Architect-P.A.
Engineer, Shah Drotos & Associates

ABSENT:

Michael Jones, Director of Parks and Recreation
Lt. Michael Palma, Police

The Special Meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Benjamin Ziskal at 11:03 AM on Tuesday, April 1, 2015, in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, Florida 33063.

1) NEW BUSINESS

ITEM 1B WAS HEARD PRIOR TO ITEM 1A

- 1B) **DRC NO. 04-15-02** CONSIDERATION OF AN **OUTDOOR EVENT** FOR AUTOBY GRAND OPENING
LOCATION: 301 NORTH STATE ROAD 7
ZONING: TOC-C CORRIDOR
LEGAL DESCRIPTION: PARCEL "A", OF "MARGATE REALTY NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PETITIONER: MARK MAIDA

Mark Maida, a principal of AutoBy, thanked the committee for the opportunity to open their third location and their support. He said they wanted to have a small grand

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opening on April 9, 2015 from 6:00 p.m. to 9:00 p.m. He said they had been running an aggressive ad campaign with IHeart Media and he said they would be holding on-spot broadcasting with ticket giveaways. He said they planned to put up a 20-foot by 20-foot tent and a permit for such had been provided to the Building Department. He said they would also have licensed food vendors providing complimentary food and beverages. He said he had requested Special Detail from the Police Department to assist with traffic. He showed the site plan and pointed out the location of the various components.

DRC Comments:

Ken Reardon asked when the tent would be installed. Mr. Maida said they planned to put up the tent on Thursday morning around 12:00 and it would be in time for the required inspections.

Kevin Wilson had no comments.

Sam May had no comments.

Dan Topp had no comments.

Abraham Stubbins, commented on the site plan noting that parking was being shown in the northwest corner where there would be limited parking due to a dumpster and large tree being located there. Mr. Maida said he would have his employees providing valet parking and to direct traffic. He pointed out the location of six spots and said that the vehicles would each take up two parking spots. He pointed out various other locations for parking along the building and in the drive through. He said they would handle the traffic flow. Mr. Maida said he expected between 50 to 75 customers between 6:00 to 9:00 p.m. Mr. Stubbins commented that they had only 32-33 parking spots. Mr. Maida said he assumed a lot of people would come just to pick up their ticket and leave. Mr. Stubbins asked if they planned to close the entrance off of U.S. 441 because the tent would encroach on [inaudible]. Mr. Maida said that he planned to close the U.S. 441 entrance and to use the one on 3rd Street. Mr. Stubbins commented that it would be real tight. Mr. Maida said he spoke to an air conditioning business that was two doors down from them and they agreed to allow him to use their parking lot for overflow parking. Mr. Stubbins stated that the plan should be revised to show exactly what they planned to do because it showed a lot of conflicts in its current state. Mr. Maida reminded him he would have traffic detail that he was hiring for three hours to assist him if needed.

Andrew Pinney said the Mr. Stubbins addressed his concerns and he confirmed with Mr. Maida that he would be closing off access to State Road 7 and only be using 3rd Street for access. He said he was not as concerned about parking after hearing that he had a parking agreement with another property and police detail. He reminded Mr. Maida that for event signage, one sign was allowed per roadway so he could have one

on State Road 7 and one on 3rd Street and the maximum size was 24 square foot. Mr. Pinney said his insurance and Hold Harmless were in order.

Sgt. Efrain Suarez said he had reviewed the detail agreement that was submitted and he thought it would cover the needs of the event.

Ben Ziskal said his concerns were addressed and he advised him to coordinate invitations for the Mayor and City Commission with the City Clerk's office. He wished him good luck.

- 1A) **DRC NO. 04-15-04** CONSIDERATION OF A **SPECIAL EXCEPTION** FOR DOMINION SELF-STORAGE
LOCATION: BANKS ROAD & COCONUT CREEK PARKWAY
ZONING: TOC-C CORRIDOR
LEGAL DESCRIPTION: A PORTION OF PARCEL "B" OF "CENTRAL PARK OF COMMERCE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PETITIONER: KENNETH CARLSON, ARCHITECT

Kenneth Carlson, architect, distributed a copy of plans that he said related to the last DRC meeting as well as commentaries and narratives. He said the plans included narrative answers from the civil engineer and the architect. He thanked the Committee for allowing them to present their modifications. He said the urban corridor was what had thrown them for a loop. He referenced the civil and architectural site plans and the nearly completed landscape plan. He said conversations had been held with City staff and they would be completing it by Friday for final review.

DRC Comments:

Ben Ziskal advised the DRC members that the site plan had been reviewed at the last meeting and this was a follow-up to that meeting. He said this item was to approve the use of the storage facility on the property. He said there were comments that were given to the applicant during the site plan approval and they would still need to revise the plans for final sign-offs before permitting.

Ken Reardon said they had no problem with the use.

Kevin Wilson asked about the location of the fire hydrant and double detector check valve and FTC. He said it needed to be within 50 feet of the FTC and the double detector check. He said it appeared to be more than 50 feet on the plans. The engineer (unnamed) said that it was within 35 feet of the Fire Department connection and he thought it was within 50 feet of the double detector check valve. The engineer said the fire hydrant near Coconut Creek Parkway would be relocated seven or eight feet closer to Coconut Creek Parkway away from the sidewalk. Mr. Wilson said that would result in a dead end water main; a hydrant on more than 100 feet of a dead end water main was not allowed. The engineer said he would discuss it with Jim Drotos. Mr. Wilson said he met with Kelly McAtee, Department of Environment and

Engineering that morning and he said they had a suggestion. He said the existing water main that ran under the slab would need to be vacated. He pointed to a fire hydrant on the plan and suggested they bring the line around to connect with the loop and give them another hydrant. As a result, he said they would they would not have the dead end and could vacate the whole thing.

Sam May said the canal that was to the east of the property was maintained by the Cocomar Water District. He said the property owner was responsible for the area between the property line and the water's edge. He said he saw a lot of vegetation and growth and it would be the adjacent property owner's responsibility.

Dan Topp commented that there was a lot of trash and debris on this property along Coconut Creek Parkway that needed to be addressed.

Abraham Stubbins had no comments.

Andrew Pinney said he had no issues with the use noting that Social Security office had been designed and built the way it had been so that it would be complimentary to the storage building. He said he was glad to see that some revisions had been made but he said he needed more time to go through the plans before he could provide comments.

Sgt. Efrain Suarez had no comments.

Ben Ziskal advised that the Special Exception would require City Commission approval. He said that it had previously been approved by the City Commission and there were no significant changes to the Code or the City's Comprehensive Plan. He said the item was approved to move forward.

Courtney O'Neill advised that they would need to post a public hearing sign.

Mr. Ziskal said that the comments they received that day and previously that were not resolved would be put in as conditions for approval when it went to the City Commission. He encouraged them to resolve as many of them as possible prior to going before the City Commission.

2) **GENERAL DISCUSSION**

There being no further business, the meeting adjourned at 11:21AM.

Respectfully submitted,

Prepared by: Rita Rodi

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

Date_____

DRAFT