



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

**Tuesday, April 25, 2017**

**10:00 AM**

City of Margate  
Municipal Building

**City Commission**

Mayor Tommy Ruzzano

Vice Mayor Arlene R. Schwartz

Anthony N. Caggiano

Lesla Peerman

Joanne Simone

**Interim City Manager**

Samuel A. May

**City Attorney**

Douglas R. Gonzales

**City Clerk**

Joseph J. Kavanagh

**PRESENT:**

Ben Ziskal, AICP, CECd, Director of Economic Development

Timothy Finn, Senior Planner

Andrew Pinney, Associate Planner

Richard Nixon, Building Department

Kevin Wilson, Fire

Diane Colonna, CRA Executive Director

Dan Topp, Community Development Inspector

Lt. Paul Fix, Police Department

Lt. Joe Galaska, Police Department

Abidemi Ajayi (A.J.), Engineering

**ALSO PRESENT:**

Janaya Rehman, Tuff Athletic Training, Inc.

Michael Troxell, Thomas Engineering Group, LLC

**ABSENT:**

Abraham Stubbins, Utilities

Jeanine Athias, Engineering

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 Ben Ziskal at 10:05 AM on **Tuesday, April 25, 2017** in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

- 1A) **DRC 04-17-01** CONSIDERATION OF A CHANGE OF OCCUPANCY FOR A PERSONAL FITNESS CENTER

**LOCATION:** 6850-6860 WEST ATLANTIC BOULEVARD

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

**LEGAL DESCRIPTION:** ORIOLE-MARGATE, SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PETITIONER:** Janaya Rehman, Tuff Athletic Training, Inc.

**Economic Development Department**

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Janaya Rehman, co-owner, Tuff Training, explained that she and her husband wanted to open a fitness studio for personal training, circuit sessions and athletic training. She said they had been in existence for five years during which time they had been offering training in different high schools and gyms. She said their current clientele ranged in ages from 10 to 50 years.

**DRC Comments:**

Richard Nixon commented that they needed plans and permits for the renovation and change of occupancy.

Kevin Wilson said that in addition to plans and permits, he also needed a life safety plan.

Dan Topp commented that there was a code violation on the property. He said there were a number of dumpsters behind the property that were not enclosed while there were dumpster enclosures in the front of the property that weren't being used. He said the dumpsters would need to be moved into the enclosures.

Andrew Pinney advised that the space was previously for a mercantile use and the training facility would bring it into an A-3 assembly use. He said he reviewed the engineer's parking calculation and he agreed that there was sufficient parking. He said the landscaping plan they submitted was approved prior to a landscape amendment so it would be grandfathered in. He said the property would be inspected when they were ready for their Certificate of Occupancy (CO) to make sure that what was shown on the plans was also on the property. He said their application did not include a photometric plan or a certification which he said would be a requirement before the CO would be issued.

Mr. Pinney explained that the building permit for the build-out was a separate process from that day's Development Review Committee process. He said both had to be completed before they could open for business.

Lt. Paul Fix had no comment.

Diane Colonna had no comment.

Abidemi Ajayi asked if this was the petitioner's first facility. Ms. Rehman responded that it was their first business. Mr. Ajayi advised that there would be impact fees which would be calculated using a similar occupancy and added to the building permit.

Ben Ziskal said he had nothing further to add. He advised Ms. Rehman to provide the lighting information that was requested and then they could move forward with the permitting process through the Building Department.

- 1B) **DRC NO. 04-17-05** CONSIDERATION OF AN AMENDED SITE PLAN FOR PEPPERTREE PLAZA RETAIL BUILDINGS  
**LOCATION:** 5600 WEST SAMPLE ROAD  
**ZONING:** TRANSIT-ORIENTED CORRIDOR (TOC-G)

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

**PETITIONER:** MICHAEL TROXELL, THOMAS ENGINEERING GROUP, LLC

Michael Troxell, Thomas Engineering, pointed out the location of Building B on the site plan. He said they were proposing to move the entry doors for the retail bays from the south façade to the east and west facades per agreements the owner had with some of the tenants. He said the changes were minor other than the architecture. He said there were two handicapped parking spots on the east side of the building and one was being moved to the west side; otherwise, the parking numbers had not changed.

**DRC Comments:**

Richard Nixon commented that the plans would need to reflect the changes.

Kevin Wilson had no comment.

Dan Topp had no comment.

Andrew Pinney advised of one minor revision. He said since the dumpster was being shifted, a letter from Waste Management acknowledging that they would service the new enclosure design should be included. He also asked that they add labels for buildings A and B on sheet C05 when they submitted the final site plans. He recommended they consider adding a patio area on the west side of retail B that could be used as outdoor seating for a small restaurant or a safe space for outdoor events for a small retailer. Mr. Troxell said that he would speak with the client to see if they had an interest.

Diane Colonna had no comment.

Lt. Paul Fix had no comment.

Abidemi Ajayi asked what the building's usage would be noting that Mr. Troxell had said that the owner was making changes for the tenant. Mr. Troxell said current tenants said they would prefer people park on the east and west sides of the building instead of on the south side. Mr. Troxell said it was available for any retail use, and they did not have any tenants identified.

Mr. Pinney pointed out that the floor plan on the electronic version in the back-up did not match the paper copy of the floor plan. He said Mr. Troxell emailed it to him that morning. He said the original electronic submittal showed classrooms in Building B but the correct paper version showed six vanilla shell retail spaces. He said retail was proposed in both buildings. Mr. Troxell confirmed that a school was no longer being contemplated for the location.

Ben Ziskal asked if the wet dumpster that was shown on the plan was for there for the possibility of a future restaurant. Mr. Troxell said it was not currently being shown as a wet dumpster and there was no indication that there were not any restaurant uses planned.

Mr. Ziskal commented that one of the sheets showed a phased plan for construction and he asked Mr. Troxell to elaborate on the construction plan. Mr. Troxell said the sheet that showed that 1A, 1B, 1C, 1D had been requested as part of the original approval process to show how the parking would be disrupted through the construction. He said the project was proposed to be constructed in two phases. He said phase one would be Building B and the parking lot improvements to the east and west of retail Building B along with all the drainage improvements which he pointed out on the site plan. He said A-D would be done at the same time. He said phase two would be for retail Building A which would include drainage and the sewer across the parking lot to tie in.

Mr. Ziskal told Mr. Troxell that he would need to provide three final signed and sealed plans which would be circulated through the committee members for sign off.

- 1C) **DRC NO. 04-17-06** CONSIDERATION OF AN OUTDOOR EVENT FOR A CINCO DE MAYO CELEBRATION AT LA BAMBA RESTAURANT ON MAY 5, 2017  
**LOCATION:** 5452 WEST SAMPLE ROAD  
**ZONING:** TRANSIT-ORIENTED CORRIDOR-GATEWAY (TOC-G)  
**LEGAL DESCRIPTION:** "PEPPERTREE PLAZA", TRACT A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
**PETITIONER:** MANUEL MARTINEZ, LA BAMBA

Ben Ziskal advised that the petitioner was not present. He asked Andrew Pinney to comment on the item as he had spoken with the petitioner previously as had the police department, and if the item were tabled, the petitioner would miss the opportunity to have the event.

Andrew Pinney said he had met with Oscar Salas on several occasions to discuss the event. He showed the site plan on the Mondopad and he pointed out that there would be a stage for entertainment, tables and chairs, several bars, and waste receptacles. He referenced the petitioner's request letter which stated that the entertainment would conclude by 10:00p.m. Mr. Pinney said that all the paperwork was in order except for the insurance certificate which showed future effective dates. He said he would ask to have it corrected. He commented that La Bamba restaurant had been in the City a long time and the City looked forward to having them celebrate Cinco de Mayo here.

**DRC Comments:**

Richard Nixon had no comment.

Kevin Wilson asked that the barrier they put up to block the road be one that would be easy to move should the fire department need to bring in a fire rescue truck.

Dan Topp had no comment.

Lt. Joe Galaska said he had previously spoken with the owner of the property and they were going to hire two detail police officers for the event.

Lt. Paul Fix asked what they planned to use as a barrier to block off vehicular traffic in the parking lot. Mr. Pinney said it was not indicated on the site plan. Lt. Fix said it was something they should consider.

Abidemi Ajayi had no comment.

Diane Colonna had no comment.

Ben Ziskal asked that they ensure the handicapped parking spaces were not blocked. He asked Mr. Pinney to contact the petitioner and review the comments from that day's meeting.

- 1D) **DRC 04-17-07** CONSIDERATION OF A **SITE PLAN** APPROVAL TO PERMIT A TEMPORARY FIRE STATION  
**LOCATION:** 7100 NORTHWEST 6<sup>TH</sup> COURT  
**ZONING:** S-1 RECREATIONAL DISTRICT  
**LEGAL DESCRIPTION:** A PORTION OF PARCEL D, OF "ORIOLE-MARGATE SECTION 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Kevin Wilson, Fire Department, advised that they wished to put up a temporary fire station. He noted that the site plan had changed from the time he first submitted it because Florida Power and Light (FPL) said it was too close to the power lines. (Mr. Wilson provided an updated site plan prior to the meeting and it was made available to the committee members.) He explained that the construction would begin in October and was projected to last one year but he said it might take up to three months longer due to anticipated construction delays. He said he anticipated that the trailer would be removed in January, 2019.

**DRC Comments:**

Richard Nixon comments that plans and permits would be needed.

Dan Topp had no comment.

Andrew Pinney thanked Mr. Wilson for providing a time line on the project. He commented that normal site plan submissions had many peripheral requirements such as landscaping and lighting, but due to the temporary nature of this application, those requirements would be reserved for the permanent fire station.

Mr. Pinney asked if there would be parking available at the temporary fire station. Mr. Wilson said there would be adequate parking for their crew's personal vehicles. He pointed out how access would be gained to get to the apparatus on the site plan, noting that the dumpster enclosure would remain in its current location throughout construction period.

Mr. Pinney commented that there were currently a few palm trees in the area shown for the temporary fire station. He said Abe Stubbins had visited the site the day prior and had identified a conflict with a few trees. Mr. Wilson said the plan would need to be tweaked to ensure they did not disturb the landscaping

Diane Colonna had no comment.

Lt. Paul Fix had no comment.

Abidemi Ajayi had no comment.

Ben Ziskal said he nothing further to add and that he looked forward to seeing the new permanent structure.

2) **GENERAL DISCUSSION**

There being no further business, the meeting adjourned at 10:24 A.M.

Respectfully submitted,

Prepared by: Rita Rodi

Benjamin Ziskal, AICP, CEcD  
Director, Economic Development Department

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