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

December 23, 2014

### **PRESENT:**

Benjamin Ziskal, Director of Economic Development  
Ken Reardon, Interim Building Director  
Kelly McAtee, Engineer  
Kevin Wilson, Fire Inspector  
Abe Stubbins, Engineering Inspector I  
Andrew Pinney, Associate Planner  
Courtney O'Neill, Associate Planner

### **ALSO PRESENT:**

-Rick Riccardi, agent for Fellowship  
Living Facilities Inc.  
-Shawn Thomas, agent for Abundant  
Life Christian Center  
-Lee Thompson, agent for H & T  
Consultants, Inc.

### **ABSENT:**

Sam May, Director of Public Works  
Lt. Michael Palma, Police  
Kim Vazquez, CRA Project Manager  
Dan Topp, Code Compliance Officer, excused

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Benjamin Ziskal, Director of Economic Development at 10:00 AM on Tuesday, December 23, 2014, in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, Florida 33063.

**1) DRC NO. 12-14-01 CONSIDERATION OF A PLAT AMENDMENT TO ALLOW NEW CONSTRUCTION OF BANK**

**LOCATION:** 5700 COCONUT CREEK PARKWAY

**ZONING:** TRANSIT ORIENTED CORRIDOR - GATEWAY (TOC-G)

**LEGAL DESCRIPTION:** PARCEL A OF FARRIS MARGATE CORNER PLAT ACCORDINGLY TO PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGES 171 AND 172, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PETITIONER:** H&T CONSULTANTS, INC.

5790 MARGATE BOULEVARD, MARGATE, FL 33063 • TELEPHONE (954) 972-6454 / FACSIMILE (954) 935-5211

http: // [www.margatefl.com](http://www.margatefl.com) • e-mail – [cityclerk@margatefl.com](mailto:cityclerk@margatefl.com)

Lee Thompson explained that there is a provision on the plat that doesn't allow for a bank with a drive-thru; however, it did allow for retail and office space. He said that they are applying for a plat amendment to allow for a 3,500 square foot bank branch with a drive-thru.

DRC Comments:

Andrew Pinney noted that he had no objections to the proposed amendments, but he recommended that the petitioner be more project-specific with the note restriction (include the square footage for the drive-thru canopy) in order to get more precise total calculations from the County.

Ben Ziskal commented on the Coconut Creek Parkway access. He brought up a discussion that the petitioner had with the County asking for right-in and right-out access and asked for an update.

Lee Thompson responded that the County did not allow them to have a right-turn out, so they are now proposing a right-turn in only where the plat allowed for the access.

Ben Ziskal then asked if there were any objection by the County with having a bus stop in the easement.

Lee Thompson replied that there was no objection.

Ben Ziskal echoed Mr. Pinney's comments on rewording the plat amendment to be more specific regarding allowable square footage. Mr. Ziskal asked if there were any public comments and there were none. He noted that this item would be approved to move forward.

**2) DRC NO. 12-14-02 CONSIDERATION OF A REZONING FOR FELLOWSHIP LIVING FACILITES INC.**

**LOCATION:** 451 & 461 BANKS ROAD

**ZONING:** MULTIPLE DWELLING R-3

**LEGAL DESCRIPTION:** A PORTION OF PARCEL A & B, BLOCK 1, LOTS 7 &8, OF "LAKEWOOD GARDENS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 78 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PETITIONER:** RICK RICCARDI

Rick Riccardi explained that the group home now resides at 451 and 461 Banks Road. He said that they have now purchased 471 Banks Road; the next contiguous building to the north. He conveyed that they would like to use this new building as group housing for men and women who are recovering from drug and alcohol abuse; however, Code restricts this use. He said that they are applying for a zoning change.

Ben Ziskal added that this use is usually set in a single family home but the City has recently seen more group home settings in larger facilities; such as this one. He noted that this particular location is unique in that it is set in several small buildings instead of one large structure. He explained that in the Multi-Family zoning district, they are limited by Code to

16 residents within a facility and that multiple facilities are to be 1,000 feet of one another. He mentioned that in the last few years, Mr. Riccardi had sought a Reasonable Accommodation and that the City determined that a rezoning would be required to be able to expand at that location.

DRC Comments:

Ken Reardon said that going forward, if the rezoning were to be approved, the current zoning of R-2 would change to R-3, R-4 or I; depending on the number of people.

Rick Riccardi said that he was under the impression that the zoning would change to something similar to a school zone and/or hospital zone; something other than residential.

Ken Reardon explained that he was referring to the I (Institution) zone; which would apply to over 16 people. He noted that the zoning would be discussed at a later meeting date.

Andrew Pinney said that a metes and bounds description of all three buildings would be required so that the City has one boundary to map into the ordinance for a change from R-3 to CF-1. He added that upon an on-site inspection, 471 Banks Road has its dumpster gates missing.

Kelly McAtee commented that he had taken a look at the water consumption over the last 12 months and that there have been some extremely high uses (461 Banks Road recorded about 116,000 gallons one month). He explained that the impact fees are based on this and if there had been extenuating circumstances that would be taken into account. He added that if there are consistent rises in the water usage, additional impact fees may be assessed.

Rick Riccardi responded that they had drained and refilled the pool recently; causing the increased water consumption.

Ben Ziskal asked Mr. Riccardi to explain the relationship between Fellowship Living and RMG Real Estate. He asked if he was representing both the owner and the tenant. He also explained that if the tenant were to vacate the property at a later date, the proposed new use would remain intact unless the zoning was changed back to residential.

Rick Riccardi replied that he was an agent representing both sides. He explained that Fellowship has a 15 year lease agreement with RMG and that they intend to stay there indefinitely.

Ben Ziskal stated that this item would move on to the Planning & Zoning Board; and then onto the City Commission for approval. He asked the petitioner to meet with Mr. Pinney when he was ready to submit the meets and bounds survey and had the required documents ready for recording.

**3) DRC NO. 12-14-03 CONSIDERATION OF OUTDOOR EVENTS FOR ABUNDANT LIFE CHRISTIAN CENTRE ON CHRISTMAS EVE AND NEW YEAR'S EVE**

**LOCATION:** 7955 ROYAL PALM BOULEVARD

**ZONING:** MULTIPLE DWELLING R-3

**LEGAL DESCRIPTION:** PARCELS A & B, OF "LUPTON," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 122, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PETITIONER:** MINISTER MARTHA SAVLOFF

Shawn Thomas explained that on Christmas Eve, they expect about 1,000 people in attendance and that they have secured a Police detail. He said that they would have a flameless candlelight service. He added that the event would take place from 4:30 pm – 7:00 pm and that they would have port-a-potties onsite. He continued to say that on New Year's Eve, the event would essentially remain the same; however, they would not have the candlelight service. He said that this event would be held from approximately 5:30 pm – 7:00 pm.

DRC Comments:

Ken Reardon asked if any tents were going to be erected and noted that, if required, permits should be obtained from the Building Department.

Shawn Thomas said that they plan on having two small 20 x 20 tents, without electricity, that they are renting from Tents and Events. He confirmed that they would be set up for the New Year's event only. He added that they would be distributing store-bought cookies and that they would not be utilizing an open flame at this event.

Kevin Wilson asked if they were going to be using the existing church for the event.

Shawn Thomas responded that they were not.

Andrew Pinney reminded the petitioner to be cognizant of the noise level; since the event venue backs up to a residential neighborhood. He added that the street address for the additional insured on the insurance certificate should note the City Hall address.

Abe Stubbins asked where the port-o-lets would be located and wanted to be sure that they weren't planned to be set up against the residential area.

Shawn Thomas pointed out two locations on the plans where they would locate those facilities and assured Mr. Stubbins that they would be set away from any residential area.

Ben Ziskal wished the petitioner good luck and informed him that since this was a religious event, they wouldn't have to reappear before this board next year if they hold the




same exact event; they would only need to submit updated insurance and a Hold Harmless agreement.

#### **4) GENERAL DISCUSSION**

There being no further business, the meeting adjourned at 10:21 AM.

Respectfully submitted,

Prepared by:  
Alyson Morales



Date 27 JAN 15

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

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