



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

**Tuesday, July 11, 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:**

Reddy Chitepu, Acting Director of Economic Development/Director of Environmental and Engineering Services  
Andrew Pinney, Associate Planner  
Andy Dietz, Associate Planner  
Tom Vaughn, Building Department  
Kevin Wilson, Fire Inspector  
Dan Topp, Community Development Inspector  
Lt. Paul Fix, Police Department  
Jeanine Athias, Engineer  
Abidemi Ajayi (A.J.), Engineer  
Michael Jones, Director of Parks and Recreation

**ALSO PRESENT:**

Steven Wherry, Esq., Greenspoon Marder, P.A.

**ABSENT:**

Abraham Stubbins, Utilities Inspector  
Ronald Eyma, Assistant Director of DEES  
Lt. Joe Galaska, Police Department  
Director of Public Works  
Kim Vazquez, Project Manager, Margate Community Redevelopment Agency

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Reddy Chitepu at 10:00 AM on **Tuesday, July 11, 2017** in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

1) **NEW BUSINESS**

- 1A) APPROVAL OF THE MINUTES FROM THE DEVELOPMENT REVIEW COMMITTEE MEETING ON MAY 23, 2017.

The meeting minutes were approved as written.

**Economic Development Department**

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- 2A) **DRC NO. 07-17-01** CONSIDERATION OF A TEXT AMENDMENT TO ALLOW DRIVE-THRU FACILITIES FOR DUNKIN DONUTS  
**LOCATION:** 7300-7328 ROYAL PALM BOULEVARD  
**ZONING:** B-1 NEIGHBORHOOD BUSINESS  
**LEGAL DESCRIPTION:** "GATEWAY MILE", LOTS 5-10, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
**PETITIONER:** STEVEN WHERRY, ESQ., GREENSPOON MARDER, P.A.

Steve Wherry, on behalf of the petitioner, proposed an amendment to the permitted uses in the B-1 zoning district to add the possibility of drive-thru facilities subject to the limitation that the permitted use would be located within a shopping center. He showed the City's zoning map on the Mondopad and pointed out the five B-1 zoning locations throughout the City that would be affected. He noted that they did not all have shopping centers. He pointed out the Royal Palm Plaza location and stated that their client, Dunkin Donuts, had a business there and wanted to add a drive-thru. He acknowledged that drive-thrus were not permitted in the B-1 zoning district and that the purpose of this item would be to allow a drive-thru as a special exception. Mr. Wherry said that this would bring the B-1 permitted uses in alignment with the B-2 zoning district, according to special exception approval.

Reddy Chitepu asked whether the reference "for Dunkin Donuts" should be removed from the item's title.

Andrew Pinney agreed that it should read that it was for the B-1 zoning district instead of one business. He said it would be changed as it moved through the review process. He read the purpose and general description of the B-1 Zoning District from Section 21.2 of the Margate Zoning Code, which stated, "The B-1 Neighborhood Business District is primarily intended for retail sale of goods or personal services primarily for persons residing in adjacent residential areas and includes selected retail and services that are similar in land use intensity and physical impact to the neighborhood. The uses typically do not provide high volumes of traffic, noise, dust, dirt, visual pollution and other hazards. The B-1 Neighborhood commercial district is generally located on the periphery of the residential neighborhood on a minor street in close proximity to major streets."

Mr. Pinney said he understood why it should not be added as a permitted use, but it would be appropriate as a special exception as not all B-1's fit the description of being on a local minor street. He noted that the Dunkin Donuts property was located on Royal Palm Boulevard which was an arterial roadway. He agreed that it could be added to the special exceptions and the City Commission would have the opportunity to weigh the merits of each individual application requesting that use. He said there were five properties in the City with the B-1 designation, one of which the Planning staff was looking to change and correct the zoning designation. He said the other four were located at: 7600 Margate Boulevard; 7300 Royal Palm Boulevard (Dunkin Donuts); 7432 Royal Palm Boulevard, and 6101 N.W. 9<sup>th</sup> Street which was currently used as a house of worship. He said adding this use to the zoning district would be limited in scope and impact and, as a special exception, the City Commission would have oversight and discretion on future approvals. Mr. Pinney recommended approval.

**DRC Comments:**

Tom Vaughn had no comment.

Kevin Wilson had no comment.

Dan Topp had no comment.

Jeanine Athias commented that a traffic circulation plan would be needed if this were passed.

Abidemi Ajayi commented that a traffic study would also be needed.

Lt. Paul Fix had no comment.

Mr. Chitepu advised Mr. Wherry that this would be a special exception and they would be required to appear before the Development Review Committee again. He said revised special exception criteria/public notice requirements was currently going through the City Commission and it would likely be in place at the time they came back. He asked that he obtain the information from Mr. Pinney.

Mr. Chitepu said the item was approved to move forward to Planning and Zoning.

- 2B) **DRC NO. 07-17-02** CONSIDERATION OF A SITE PLAN FOR MARGATE SPORTS COMPLEX  
**LOCATION:** 1695 BANKS ROAD  
**ZONING:** INDUSTRIAL PARK M-1A DISTRICT [CORRECTION TO: S-1 RECREATIONAL]  
**LEGAL DESCRIPTION:** A PORTION OF TRACT 29, "PALM BEACH FARMS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 54, OF THE PUBLIC RECORDS OF BROWARD COUNTY.  
**PETITIONER:** MICHAEL JONES, CITY OF MARGATE PARKS & RECREATION DEPARTMENT

Michael Jones explained that the proposal was in the City's current capital budget and it included the demolition of the existing concrete block roof dugouts and the construction of a new one. He said his department would be working with CPZ Architects for architectural and engineering needs for this project. He said the site plan changes included the repurposing of a batting cage to include a netted batting cage system with a slab between each field as well as a new playground. He said there would also be a water play feature and said he had already spoken about with Reddy Chitepu concerning the water hook-up plans.

Tom Vaughn commented that plans and permits would need to be submitted.

Kevin Wilson had no comment.

Dan Topp had no comment.

Andrew Pinney pointed out that the Zoning district shown on the agenda should be S-1 instead of M-1A. He said all the improvements were internal to the fields and there were no zoning concerns.

Jeanine Athias had no comment.

Lt. Paul Fix had no comment.

Reddy Chitepu said that three final sets of plans, including civil engineering plans, would be needed for final site plan review. He said they could proceed with the design, but the civil design, civil permit and the site plan could run concurrently.

2C) **DRC NO. 07-17-03** CONSIDERATION OF AN ORDINANCE TO REZONE TWO REAL PROPERTIES TO CONSERVATION DISTRICT

Andrew Pinney pointed out the locations of the two subject properties on a map displayed on the Mondopad, noting that they were generally located at 777 South State Road 7, on the west end of the property. He said the property owner had donated both properties to Broward County. He said the City of Margate had a Conservation land use designation on the assigned parcels. He said this application was to rezone the two parcels to a Conservation zoning district in order to move forward with the County's plans to create a passive park and nature preserve. He said the City of Margate's Economic Development Department was the applicant and as well as the processor of the rezoning; therefore, it would handle all the public notice requirements and the application as it moved through Planning and Zoning and the City Commission.

Jeanine Athias asked whether the properties would be deed restricted. Mr. Pinney said they were restricted by the current land use designation and they would be further restricted by the forthcoming zoning. He said he was not aware of any deed restrictions.

Reddy Chitepu commented that Broward County most likely recorded the deed restriction when they took it over and the City could always check on it.

No other comments were provided.

Mr. Chitepu said the item was approved to move forward to Planning and Zoning.

3) **GENERAL DISCUSSION**

There was no discussion.

There being no further business, the meeting adjourned at 10:17 AM.

Respectfully submitted,

Prepared by: Rita Rodi

Reddy Chitepu  
Acting Director, Economic Development Department

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

Director, Environmental and Engineering Services Department

DRAFT