



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

Tuesday, January 23, 2018

10:00 AM

City of Margate
Municipal Building

City Commission

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

City Manager

Samuel A. May

Interim City Attorney

Goren, Cherof,
Doody & Ezrol, P.A.

City Clerk

Joseph J. Kavanagh

PRESENT:

Reddy Chitepu, Acting Director of Economic Development/Director of DEES
Tom Vaughn, Building Department
Kevin Wilson, Fire Inspector
Dan Topp, Community Development Inspector
Lt. Paul Fix, Police Department
Abidemi Ajayi (A.J.), Engineer, DEES
Alberto Torres, Senior Engineer, DEES

ALSO PRESENT:

Steven Wherry, Esq., Greenspoon Marder, P.A.
Michael Troxell, Thomas Engineering Group, LLC
Donald Stiller, Woolbright Development, Inc.

ABSENT:

Andrew Pinney, Senior Planner
Richard Nixon, Director, Building Department
Jeanine Athias, Engineer
Lt. Joe Galaska, Police Department
Ronald Eyma, Assistant Director of DEES
Abraham Stubbins, Utilities Inspector
Michael Jones, Director, Parks and Recreation
Director of Public Works
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 10:03 AM on Tuesday, January 23, 2018, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

ID 2018-018

- 1A) APPROVAL OF THE MINUTES FROM THE DEVELOPMENT REVIEW COMMITTEE MEETING ON DECEMBER 12, 2017.

The minutes for the December 12, 2017 meeting were approved as written.

- 2) **NEW BUSINESS**

Economic Development Department

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ID 2017-817

- 2A) **DRC NO. 01-18-04** CONSIDERATION OF A SITE PLAN AMENDMENT FOR A CHILD CARE FACILITY LOCATED WITHIN PEPPERTREE PLAZA
LOCATION: 5594 WEST SAMPLE ROAD
ZONING: TRANSIT ORIENTED CORRIDOR-GATEWAY (TOC-G)
LEGAL DESCRIPTION: ALL OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PETITIONER: STEVEN WHERRY, ESQ., GREENSPOON MARDER, P.A.

Steven Wherry announced that he was present with Mike Troxell, Civil Engineer, architects, and representatives from Woolbright Development. Steven explained that the project presented was a site plan modification to add two buildings with the focus on phase one which is a 6,000 square foot daycare center which will be added to the interior of the site. Steven further stated that these changes include a significant and costly improvement that was permitted and completed to improve the drainage on the property.

DRC Comments:

Reddy Chitepu said the application was signed not by the owner, but by an agent by the name of J. Morell. Mr. Chitepu explained that a notarized affidavit from the owner giving permission to the agent as the authorized representative would be required.

Tom Vaughn said the plans were currently in review for building permit and any comments made would need to be addressed accordingly.

Kevin Wilson said the building is sprinkled but that the daycare center would need its own standalone fire alarm and would not be able to use the fire alarm currently hooked up to the sprinkler system.

Dan Topp had no comment.

Paul Fix had no comment.

Abidemi Ajayi made the following comments:

- asked the purpose of the hashed area on the north side. Mr. Troxell said that the area hashed out represented the loading area for trucks servicing the retail as well as a student drop off, which will include a parking in the lot where parents can park their cars and then walk together with the student to drop them off at the daycare.
- asked if the 2,400 square foot area meant for recreation, which is not clearly defined in the site plan, will be created from part of the parking area. Mr. Troxell said that the 2,400 square foot play area for the daycare center is fenced in and adjacent to the west side of the building between the sidewalk and the building which is shown on the plan. He said there would be no additional parking beyond what is currently shown.
- Stated that impact fees would apply and would be based on the number of students.

Reddy Chitepu asked for clarification regarding the plan for drop off to ensure that parents will park in the lot and walk the children inside the daycare and that there will be no drop off traffic circulation. Mr. Troxell confirmed.

Mr. Chitepu made the following planning comments:

- the site was being reviewed for a daycare only; the site would not be eligible for public or private elementary, middle or high schools.
- the shopping center has other businesses that serve alcohol and the City Code requires a 1,000 foot separation. An application for a variance has been submitted and if the item is approved by the DRC, it will be subject to approval from the Board of Adjustment.
- the parking lot shown on the site plan is next to the play area and is separated only by a sidewalk and a fence and Mr. Chitepu suggested adding bollards.
- Mr. Chitepu asked what material would be used for the ground surface of the play area. Mr. Troxell said it was permagrass/AstroTurf.
- Mr. Chitepu said the Code requires turf, mulch or other non-hazardous material and that the AstroTurf should qualify.
- in the future, if a drop-off/pick-up location is needed, there are requirements in the Code that must be adhered to.
- drafting error on sheet C05, which refers to sheet 09 for the site plan and needs to be updated to C09.
- accessible parking sign on sheet C07 should be updated so that the fine amount is displayed with the size of the numbers at two inches minimum.
- Mr. Chitepu asked if there was a reason to maintain the sidewalk surrounding the dumpster or if it was possible to limit it to the east side of the dumpster and replace the rest with shrubs. Mr. Troxell responded that the sidewalk configuration was designed to give ADA access from the retail space to the dumpster to serve both the daycare and retail businesses. The large elevation difference from one point to another required a longer ramp around the side of the dumpster.

Mr. Troxell asked for an estimate as to when the project would be put on the Board of Adjustment agenda. Mr. Chitepu explained that the required mailing, public notice, signage and proof of mailing via affidavit would need to be met by the deadline in order to appear before the Board of Adjustment on February 6, 2018.

Donald Stiller explained that over one million dollars was spent to create the underground holding capacity with bigger pipes to solve flooding problems in the parking lot.

Subject to receiving the affidavit from the owner granting permission to the agent, Mr. Chitepu said the item was approved to move forward to the Board of Adjustment for the variance consideration.

3) **GENERAL DISCUSSION**

There were no comments.

There being no further business, the meeting was adjourned at 10:13 AM

Respectfully submitted,

Prepared by Leslie E. Hoff

Reddy Chitepu
Acting Director, Economic Development Department
Director, DEES

Date: _____