



City Commission

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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE MINUTES

Tuesday, March 27, 2018

10:00 AM

City of Margate
Municipal Building

PRESENT:

Andrew Pinney, Senior Planner
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-Soto, Senior Engineer, DEES

ALSO PRESENT:

Anthony Sanford, Engineer, Anthony Group, LLC

ABSENT:

Reddy Chitepu, Acting Director of Economic Development/Director of DEES
Richard Nixon, Director, Building Department
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 Andrew Pinney at 10:00 AM on Tuesday, March 27, 2018, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

1) NEW BUSINESS

ID 2018-106

2A) **DRC NO. 03-18-03** CONSIDERATION OF A CHANGE OF OCCUPANCY FOR A CHURCH

LOCATION: 1127 BANKS ROAD

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

LEGAL DESCRIPTION: LAKEWOOD PLAZA 122-35 TRACT "A",

PETITIONER: ILEEN THOMAS, BIBLE CONNECTION OUTREACH MINISTRIES

Development Services Department

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Anthony Sanford, engineer, Anthonya Group, LLC, gave a brief explanation of the occupancy of the location. He stated that between the school, the DMV, and the restaurant, that this is an occupancy that fluctuates. They calculated 122 seats in the church which gives them a parking situation of less than 50. He explained that he visited the site at different times during the day and he noted that there are plenty of parking spaces. There is an excess of around 100 spaces and even if the vacant lot on the NW corner is to be built, there will still be plenty of parking for the new construction. He went on to say that they will not add anything that will warrant the increase of the piping, there will be no new yard piping for the submittals and the electrical loading is minimal. He noted that there will be no changes to mechanical. The proposal will not be a major departure from what is presently existing on the site. He said that there may be some night parking, with the intent to occupy the space after hours. He explained that this should not be a problem, mentioning that when looking at the photometric which shows the foot candles between 1.75 and 2 on the east side of the plaza. He again stated that there should be plenty of parking for this interior build-out of unit 1127.

Mr. Pinney clarified that this property is in the TOC-C district and that churches under 7000 square-feet in gross area are permitted. He explained the reason for being here today is that the space had a previous occupancy group of business and with the church will change the occupancy to assembly. With this type of change the city code requires staff to review the site plan again.

DRC Comments:

Tom Vaughn stated that plans and permits will need to be submitted to the building department. He asked if they will be adding bathrooms. Mr. Sanford answered affirmatively explaining they are adding two handicap/ADA bathrooms.

Kevin Wilson commented that the applicant will need to submit fire sprinkler plans and permits because of the bathroom addition. Mr. Sanford responded that the location is sprinkled already. Mr. Wilson explained that drop pads are needed in the new bathrooms. Mr. Sanford explained that the plans submitted to the building department had a sprinkler head that was shifted. Mr. Wilson said that if sprinkler heads are moved then plans and permits are required. Mr. Wilson did not see any fire sprinkler plans in the DRC application.

Dan Topp stated that there is a continuous hedge required around the property and that almost half of the existing hedge is dead. He mentioned that there is a dumpster located on the NW corner of the property that is not in a dumpster enclosure, which will need an enclosure with proper screening. He said that a few trees throughout the property are either dead or missing in addition to the ones on the plan that are shown to be replaced. He advised speaking with the property manager or the owner of the property.

Abidemi Ajayi commented that this change of use will be reviewed and determined as to whether the existing ERC's will be enough to cover this change, and if not additional impact fees may be due.

Alberto Torres-Soto had no comment.

Paul Fix asked what the hours that the church will be in operation? Mr. Sanford answered that on weekdays after hours will be between 7pm - 9pm and then all day on Sunday.

Mr. Pinney commented that the submitted parking calculation shows 53,250 square-feet but the property appraiser website indicates that the property has 55,892 square-feet, which indicated approximately 2,600 unaccounted square-feet. He stated that the calculation showed a surplus of around 112 spaces, so there is no concern with parking. Mr. Pinney stated that the survey, landscape plan, and photometric plan that were submitted are old and outdated because they still show an existing restaurant on the NE corner which has since been demolished. He confirmed what Mr. Topp stated earlier in regards to missing landscape materials, and that this application requires the property to comply with the landscape provisions. He went on to say that in order for the project to go through and for the church to obtain the Certificate of Occupancy (C.O.) the landscaping will need to be in place prior to issuance. He said that there were 2 photometric plans that were submitted with the application and they conflict with each other, stating the more recent one is better but since the plaza operate after 7 p.m. it requires a minimum of 2.0 foot candles. He added that prior to the issuance of the C.O. the City will require a design professional to go out and test those existing lighting facilities and to certify as to whether or not they meet the code requirements. Mr. Sanford asked whether the lighting certification is a requirement for approval and if it can be submitted after the fact. Mr. Pinney answered that it is a requirement and the applicant will need to provide a lighting certification prior to issuance of a C.O. He then stated that the DRC can issue a conditional approval based on staff comments provided at today's meeting, but again they will need to be addressed and completed prior to issuance of the C.O. for the church. He said that this includes the landscaping, the dumpsters, the lighting, and proper plan review. Mr. Sanford asked if they be able to submit the corrections as they go. Mr. Pinney responded that the comments could be resolved through the permitting process and during the build-out.

Mr. Pinney then clarified that a conditional approval will be given and that those conditions will need to be resolved prior to the Certificate of Occupancy being issued.

ID 2018-119

2A) DRC NO. 03-18-04 CONSIDERATION OF AN ORDINANCE TO REMOVE THE PHYSICIAN LIMITATION FOR MEDICAL OFFICES IN THE TOC-G, TOC-CC, AND B-2 DISTRICTS

Andrew Pinney gave a brief overview of the ordinance which is to strike the limitation on the number of physicians permitted per medical office in three zoning districts. He explained that the majority of non-residential acreage along State Road 7 and Atlantic Boulevard have zoning designations that do not have such limitations on the number of doctors. He said that this ordinance will simply bring up a few districts and properties to that same level of permitted uses.

Tom Vaughn had no comment

Kevin Wilson had no comment

Dan Topp had no comment.

Abidemi Ajayi had no comment

Alberto Torres-Soto is concerned with how this modification will affect the trip movements around the area. He would like to know how staff will address this, and would like to request to time to discuss this after the meeting, to see if they need to incorporate any modifications.

Paul Fix had no comment.

Andrew Pinney thanked staff for their comments and gave an overview of the process starting with today's review at DRC. He explained that the ordinance will then move on to the Planning and Zoning Board, and then to City Commission where it will have a first and second reading, during which time staff will have time to interject any amendments or concerns as it moves along the process. He stated that today staff will give it an approval to move forward to the Planning and Zoning Board in April.

3) **GENERAL DISCUSSION**

There were no comments.

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

Respectfully submitted,

Prepared by Melissa M. Miller

Andrew Pinney
Senior Planner, Development Services

Date: _____