



### City Commission

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## REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE MINUTES

**Tuesday, April 10, 2018**

**10:00 AM**

City of Margate  
Municipal Building

### PRESENT:

Reddy Chitepu, Acting Director of Development Services/Director of DEES  
Andrew Pinney, Senior Planner  
Richard Nixon, Director, Building Department  
Dan Topp, Community Development Inspector  
Lt. Paul Fix, Police Department  
Abidemi Ajayi (A.J.), Engineer, DEES  
Diana Scarpetta, CRA Project Specialist

### ALSO PRESENT:

Anthony Sanford, Engineer, Anthony Group, LLC

### ABSENT:

Kevin Wilson, Fire Inspector  
Lt. Joe Galaska, Police Department  
Ronald Eyma, Assistant Director of DEES  
Abraham Stubbins, Utilities Inspector  
Alberto Torres-Soto, Senior Engineer, DEES

The regular meeting of the Margate Development Review Committee (DRC) having been properly noticed was called to order by Reddy Chitepu at 10:05 AM on Tuesday, April 10, 2018, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

### 1) APPROVAL OF MINUTES

*ID 2017-789*

- 1A) APPROVAL OF THE MINUTES FROM THE DEVELOPMENT REVIEW COMMITTEE MEETING ON JUNE 13, 2017, DECEMBER 12, 2017 AND JANUARY 9, 2018.

Mr. Chitepu commented that the minutes for December 12, 2017 were previously approved, therefore the approval of minutes will be for June 13, 2017 and January 9, 2018. These minutes were approved with a few minor changes submitted by Mr. Pinney which were given to the clerk to correct.

### 2) NEW BUSINESS

### Development Services Department

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*ID 2018-117*

- 2A) **DRC NO. 04-18-01** CONSIDERATION OF A CHANGE OF OCCUPANCY TO PERMIT THE EXPANSION OF AN EXISTING RESTAURANT  
**LOCATION:** 3211 N. STATE ROAD 7  
**ZONING:** TRANSIT ORIENTED CORRIDOR- GATEWAY (TOC-G)  
**LEGAL DESCRIPTION:** MARGATE PLAZA NO.1 PAR A, LESS POR DESC AS COMM AT NORTHERNMOST SE COR OF SAID PLAT, LESS PARCELS A, C, D & EAS DESC IN OR 17838/295  
**PETITIONER:** KARL GORDON FOR DONNA'S CARIBBEAN RESTAURANT & BAKERY, INC

Karl Gordon, Owner, Donna's Caribbean Restaurant introduced himself as well as Mr. Roy Miller who is a representative of the restaurant. Mr. Gordon gave a brief history of the restaurant which opened in Margate in 2008. He stated that he would like to include outdoor seating at this location as well as creating a more exquisite experience for the people of Margate.

Mr. Roy Miller stated that Margate is a prime market for the restaurant and he believes that residents want the variety that they offer.

#### **DRC Comments:**

Richard Nixon stated that on the plans the designer of record notated that the business is grouped as a business occupancy but because of the expansion it will now be grouped as an assembly. He explained that the plans will have to reflect this change and that the design professional will make these corrections.

Dan Topp commented that there are a couple of trees missing from the medians in the plaza as well as a continuous hedge which runs along the east side of the property that is in bad condition. He advised that they speak with the landlord about these issues before the final inspection.

Andrew Pinney, gave a history of this expansion which started in the building department, upon zoning review it was flagged by staff as a change of occupancy which requires DRC review. As a part of DRC review code requires that it complies with the landscaping code as far as installation of materials, saying that the property will need enough trees as presented on the plan that was turned in. He further explained another requirement for this application is the parking lot lighting, recommending to have a design professional go out and test the parking lot lighting. If the lighting meets code then they can write a letter certifying that it does meet code, otherwise it is recommended that the contractor turn in a legible photometric plan showing the improvements required to meet code. Mr. Pinney explained that because of the hours of operation Penn Dutch Plaza has to meet "Light Level 2", which is a minimum of 2-foot candles. He stated that there was a parking calculation submitted, and due to the age of the property there is plenty of surplus parking for this use. Mr. Pinney explained that the outdoor seating shown on the plans is referred to as a walkway café in the Zoning Code, and it will require separate permit approval. He went on to say that the standards for the walkway café are provided in Section 22.3 of the Zoning Code, where there are a number of requirements such as design elements, insurance certificates and a hold harmless agreement with the City.

Mr. Gordon asked if they would be able to go ahead with the outdoor seating until they get the approval for this expansion. Mr. Pinney explained that the walkway café does not have to be linked to this expansion and that it can be permitted separately.

Paul Fix had no comment.

Diana Scarpetta had no comment

Abidemi Ajayi commented that there will be additional impact fees. Explaining that each time there is a change of use that increases the number of seats an impact fee is charged for the impact to the system for usage of water and sewer, therefore additional fees will be required.

Reddy Chitepu stated that these comments will be available as well as audio of this meeting may be requested. He recommends the architect or design professional to coordinate with the building director for comments, and to schedule a meeting with the planning staff to get the walkway café started as well as addressing any other comments. Once the comments are addressed please submit 3 sets of plans back to the Development Services Department.

### 3) **GENERAL DISCUSSION**

Reddy Chitepu commented that he turned in his resignation today and his last day with the City of Margate will be May 6, 2018. He said that he will be transitioning his responsibilities and by that time the new Development Services Director will start and become the chair of DRC.

There were no comments.

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

Respectfully submitted,

Prepared by Melissa M. Miller

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Andrew Pinney  
Senior Planner, Development Services

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