



City Commission

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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE MINUTES

Tuesday, May 8, 2018

10:00 AM

City of Margate
Municipal Building

PRESENT:

Robert Massarelli, Director of Development Services
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
Kevin Wilson, Fire Inspector

ALSO PRESENT:

Michael Rahael, Cocogate Partners, LTD.

ABSENT:

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 Robert Massarelli at 10:00 AM on Tuesday, May 8, 2018, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

Mr. Robert Massarelli introduced himself to the board, stating that he was the new Director of Development Services Department.

1) APPROVAL OF MINUTES

ID 2018-208

- 1A) APPROVAL OF THE MINUTES FROM THE DEVELOPMENT REVIEW COMMITTEE MEETING ON MARCH 13, 2018, MARCH 22, 2018 AND MARCH 27, 2018.

Minutes for the March 13, March 22, and March 27, 2018 meetings were approved as written.

2) NEW BUSINESS

Development Services Department

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ID 2018-188

- 2A) **DRC NO. 05-18-01** CHANGE OF OCCUPANCY GROUP FROM RETAIL TO ASSEMBLY

LOCATION: 1308 N. STATE ROAD 7

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

LEGAL DESCRIPTION: PALM BEACH FARMS 2 TR 43 BLK 93 & LOT 5 BLK 94 DESC AS COMM AT INTERSEC OF R/W/L ST RD 814 & E R/W/L OF US 441, N 200 TO POB, CONT N 579.26, E 504 ALG N/L TR 43, S 772.31, W 293.48, N 200, W 200 TO POB

PETITIONER: MICHAEL RAHAEL, COCOGATE PARTNERS, LTD

Mr. Michael Rahael introduced himself and gave a brief explanation of the proposed change of occupancy group at Cocogate Plaza. He explained that the existing tenant G3 Martial Arts will be relocating into a neighboring space and that there will be a new retail business moving into the space currently occupied by the martial arts studio. He also noted that there will be a change to the plan that was previously submitted. That change includes using an existing room which will be split into two open areas, a bathroom which will be expanded to include additional stalls, and a separate small office. Mr. Rahael mentioned that he is aware that a rain sensor needs to be added to the irrigation, as well as the photometric plan to include upgrading of all the fixtures to LED. He stated that he will also be sure to get the landscape plan up to code.

DRC Comments:

Richard Nixon asked if the new space for G3 Martial Arts is currently a business occupancy going to an assembly occupancy? Mr. Rahael answered "yes". Mr. Nixon then mentioned that there are inconsistencies with the handicap parking and accessible routes on the site plan, photometric plan, and landscape plan; and that prior to approval the building department will need a consistent plan showing the required amount of handicap parking spaces with accessible routes.

Kevin Wilson commented that if the building has a single detector check valve for the fire sprinkler system then it will need to be brought above ground with a double detector check valve installed.

Dan Topp commented on all the landscape plans stating that the north arrow is in the wrong direction and will need to be changed. He also mentioned that on the site plan there are no "scale to" drawings, which should be included on the plan. Mr. Topp mentioned that there are a few code violations on the site which include a dumpster out of its enclosure on the north back side of the property, this will need to be placed back inside the enclosure. He said that there are many broken wheel stops and curbing on the north side of the property, as well as on the rear (east side) of the property there is mismatched paint, this will need to be repainted to match.

Andrew Pinney, stated that he reviewed the plan submitted and found that it had plenty of parking on site for this new use. He mentioned that there were a couple of concerns with the landscaping plan which include a tree survey with a disposition plan that identifies six trees

being removed, however on page LP2, the mitigation chart only accounts for three trees; this will need to be corrected. He referred to the existing dumpster enclosures that do not have landscape buffer, and that according to section 23.9 and along with this application it will have to be brought up to code. In addition, a three-foot wide landscape buffer around three sides of the enclosure along with durable gates is required. He mentioned that the three mahogany trees being installed is not recommended for a parking area and that another species of tree may need to be considered. Mr. Pinney stated that the code compliance chart for the west landscape buffer located along State Road 7 shows 27 trees required and provided. He wanted to clarify that where the code requires a shade tree it is referring to a category 1, and this list of category 1 shade trees can be found in section 23.23 of the Margate Zoning Code. He mentioned that a rain sensor will need to be installed for the irrigation system, and the site plan layout will need to show reservoir spaces for the karate school/after school program, clarifying that there is no direct parent drop-off, therefore vehicles will have to park and walk in.

Diana Scarpetta had no comment

Abidemi Ajayi commented that an engineering permit will be required for any tree removal on the property. He also mentioned that for a change of use staff will assess that impact fees and determine if additional fees are due.

Paul Fix had no comment.

Andrew Pinney wanted to comment on the impact fee statement, stating that there was a change of occupancy at the 1308 address around 10 years ago which changed the occupancy from retail to assembly. Mr. Ajayi said that prior uses are considered when assessing impact fees.

Robert Massarelli summarized that there is no issue with the proposed uses. He stated that the major issue is with the inconsistency between the various drawings. He referenced one of the plans asking Mr. Rahael if there was a sidewalk connecting 2 other sidewalks, Mr. Rahael answered "yes" stating that it wraps around. Mr. Massarelli recommends that this be made clear on the drawings and to correct on the resubmitted plan. He also pointed out the inconsistency on both the lighting and the landscape showing the accessibility to the facilities, mentioning a similar access from Coconut Creek Parkway. Mr. Nixon agreed stating that pedestrians should be able to cross from the sidewalk through the parking lot to have an accessible route from Coconut Creek Parkway.

Mr. Massarelli requested that the comments be addressed and to submit 3 final site plans back to the Development Services Department for review and approval.

3) **GENERAL DISCUSSION**

The staff welcomed Mr. Robert Massarelli to the board.

There being no further business, the meeting was adjourned at 10:19 AM

Respectfully submitted,

Prepared by Melissa M. Miller

Robert Massarelli
Director of Development Services

Date: _____