City Commission

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

**Tuesday, January 8, 2019
10:00 AM**
City of Margate
Municipal Building

PRESENT:
Robert Massarelli, Director of Development Services
Andrew Pinney, Senior Planner
Tom Vaughn, Chief Plumbing Inspector
Kevin Wilson, Fire Inspector
Dan Topp, Community Development Inspector
Diana Scarpetta, CRA Project Specialist
Lt. Ashley McCarthy, Police Department
Mark Collins, Public Works Director

ABSENT:
Alberto Torres-Soto, Senior Engineer, DEES

The regular meeting of the Margate Development Review Committee (DRC) having been properly noticed was called to order and a roll call was taken by Robert Massarelli at 10:07 a.m. on Tuesday, January 8, 2019, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

1)   **NEW BUSINESS**

ID 2018-716

1A)   **DRC NO. 01-18-02** CONSIDERATION OF A **PLAT NOTE AMENDMENT** FOR CELEBRATION POINTE
LOCATION: 2850 NORTH STATE ROAD 7
ZONING: PUD PLANNED UNIT DEVELOPMENT
LEGAL DESCRIPTION: A PORTION OF TRACT "A", CELEBRATION POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
PETITIONER: GREENSPOON MARDER, LLP FOR LENNAR HOMES, LLC

Cynthia Pasch with Greenspoon Marder spoke on behalf of Lennar Homes, and gave a brief description of the Plat Note Amendment. She said that the intent is to eliminate the unbuilt units within the Lennar portion of Celebration Pointe Plat. Ms. Pasch said that by doing this

those units will go back in to the flex pool that the City maintains for other developments.

DRC Comments:

Tom Vaughn, approves the project.

Kevin Wilson, approves the project.

Dan Topp, had no comment.

Andrew Pinney, commented on the history of the Plat Note Amendment, stating that Resolution 17-070 on May 3rd, 2017 was approved with a built-in condition, that reads: "if parcel A-2 of the Celebration Pointe Plat is developed with fewer than one-hundred and sixty-eight (168) townhouses, the applicant shall file a second Plat Note Amendment to reflect the actual number of townhouses built". Mr. Pinney explained that with phase two under construction there is now going to be one-hundred and sixty (160) townhomes. He said that those eight (8) dwelling units are now going to recharge the Flex Zone 35 tables.

Diana Scarpetta, had no comment.

Mark Collins, asked if the round-about located at the entrance off of 441 will be maintained by the HOA? Ms. Pasch responded "yes". Mr. Collins asked if all the roadways within the property are private? Ms. Pasch answered "yes". Mr. Collins then stated that he approves this project.

Ashley McCarthy, approves this project.

Robert Massarelli, stated that all the code requirements have been complied with. He asked if all the property owners need to sign off on this Plat Amendment? Ms. Pasch responded that there will be a formal agreement that will be recorded in the County Public Records, and through that process notice can be provided to the property owners, however they will not have to join the agreement because they are under construction. Mr. Massarelli commented that he will be posing this question to the City Attorney and request direction on how to proceed. He then stated that with the board approval he will forward this to the Planning and Zoning Board.

2)   GENERAL DISCUSSION

Mr. Massarelli informed the board that the next DRC meeting has a full agenda and urges staff to look at the documents as soon as they can.

There being no further business, the meeting was adjourned at 10:15 AM

Respectfully submitted,   Prepared by Melissa M. Miller

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Robert Massarelli   Date: _____
Director of Development Services