



City Commission

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REGULAR MEETING OF THE PLANNING AND ZONING BOARD MINUTES

Tuesday, November 5, 2019

7:00 PM

City of Margate
Municipal Building

PRESENT:

Richard Zucchini, Chair
Rob Reiner
Juli Van Der Meulen
Todd Angier
Donald Fritz

ALSO PRESENT:

Janette M. Smith, Esq.
Robert Massarelli, AICP, Director Development Services
Andrew Pinney, Senior Planner

The regular meeting of the Planning and Zoning Board of the City of Margate, having been properly noticed, was called to order by Chair Richard Zucchini at 7:00 p.m. on Tuesday, November 5, 2019. The Pledge of Allegiance was recited followed by a roll call of the Board members.

1) APPROVAL OF MINUTES

ID 2019-560

1A) APPROVAL OF MINUTES FROM THE PLANNING AND ZONING MEETING ON JUNE 3, 2019

Mr. Angier made the following motion, seconded by Ms. Van Der Meulen:

MOTION: APPROVED AS WRITTEN

ROLL CALL: Mr. Fritz, Yes; Mr. Angier, Yes; Ms. Van Der Meulen, Yes; Mr. Reiner, Yes; Mr. Zucchini, Yes. The motion passed with a 5-0 vote.

2) NEW BUSINESS

Development Services Department

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ID 2019-551

- 2A) CONSIDERATION OF AN 8.113- ACRE PLAT FOR THE REDEVELOPMENT OF A PORTION OF AN EXISTING SHOPPING CENTER INTO A 220-UNIT MID-RISE APARTMENT COMPLEX WITH AN ASSIGNMENT OF 92 TOC DWELLING UNITS AND 128 FLEX UNITS.

Mr. Jerry Proctor, 9130 S. Dadeland Blvd, Miami introduced himself to the board members, stating that he is the attorney representing the applicant. He began by asking the board if both 2A and 2B could be heard together. Mr. Massarelli responded that he has no objection to this, reminding the board that they will be two separate motions. Chair Zucchini read item 2B for the record. Mr. Proctor continued with his presentation.

Mr. Robert Massarelli, Director of Development Services, gave a presentation concluding with the following recommendation:

Staff recommends a conditional approval of this application because it is generally consistent with the Comprehensive Plan and Code of Ordinances. The recommended conditions are as follows:

1. The application is subject to the findings of the Development Review Committee.
2. Provide capacity analysis of wastewater collection system, make upgrades if necessary.
3. Provide a paved connection and gate opening in the perimeter fence from Building #4 to the transit stop on Banks Road.
4. Submit a site plan application for the remaining area of the parent parcel.
5. Provide Banks Roads median improvement as depicted in this staff report.
6. Resolve Broward Surface Water License violation.
7. Resolve alternative water storage issue with Cocomar Water Control District.
8. Demonstrate consent from all Utilities prior to easement vacation.
9. Modify Non-Vehicular Access Line on Parcel A of Central Park of Commerce plat to resolve driveway spacing conflict.
10. Provide an 8ft tall masonry wall designed for a Sound Transmission Class (STC) of at least 52, installed along the north property line, and outside of the canal maintenance easement that runs along the same property line.
11. Provide improvements recommended by the City of Coconut Creek (separate document).
12. Enter into a written agreement with the City in order to coordinate and control the construction of all public facility improvements related to the project.

Mr. Angier made the following motion, seconded by Mr. Reiner:

MOTION: TO TABLE THE ITEM UNTIL THE APPLICANT HAS ADDRESSED ITEM #'S 1,2,5,6,7,9,10 OF THE STAFF RECOMMENDATION BY PREPARING A PLAN OF ACTION WITH STAFF WHICH DEMONSTRATES THAT THE CONDITIONS CAN BE SATISFIED AND THAT THE APPLICANT IS ABLE TO MEET THE OBLIGATIONS WITHIN SIX MONTHS

ROLL CALL: Mr. Fritz, Yes; Mr. Angier, Yes; Ms. Van Der Meulen, Yes; Mr. Reiner, Yes; Mr. Zucchini, Yes. The motion passed with a 5-0 vote.

ID 2019-550

2B) CONSIDERATION OF A PLAT AMENDMENT TO MODIFY THE NON-VEHICULAR ACCESS LINE ON THE CENTRAL PARK OF COMMERCE PLAT

Mr. Angier made the following motion, seconded by Ms. Van Der Meulen:

MOTION: RECOMMENDATION TO TABLE ITEM 2B TO SAME DATE AS ITEM 2A

ROLL CALL: Mr. Fritz, Yes; Mr. Angier, Yes; Ms. Van Der Meulen, Yes; Mr. Reiner, Yes; Mr. Zucchini, Yes. The motion passed with a 5-0 vote.

ID 2019-518

2C) CONSIDERATION OF AN ORDINANCE TO ELIMINATE OR MODIFY MINIMUM SEPARATION REQUIREMENTS FOR ESTABLISHMENTS TO SERVE OR SELL ALCOHOL

Mr. Robert Massarelli gave a brief presentation.

Mr. Angier made the following motion, seconded by Mr. Reiner:

MOTION: RECOMMENDATION TO DELETE ALL REQUIRED SEPERATIONS

ROLL CALL: Mr. Fritz, Yes; Mr. Angier, Yes; Ms. Van Der Meulen, Yes; Mr. Reiner, Yes; Mr. Zucchini, No. The motion passed with a 4-1 vote.

ID 2019-546

2D) CONSIDERATION OF AN ORDINANCE TO MODIFY HOURS OF OPERATION AND ELIMINATE SPECIAL PERMITS FOR EXTENDED HOURS FOR ESTABLISHMENTS TO SERVE OR SELL ALCOHOL

Mr. Robert Massarelli gave a brief presentation

Mr. Zucchini made the following motion, seconded by Mr. Fritz:

MOTION: RECOMMENDATION FOR STANDARD HOURS OF OPERATION FOR ESTABLISHMENTS LICENSED FOR ALCOHOL CONSUMPTION ON THE PREMISES TO BE UNTIL 2:00 AM, HOWEVER THOSE ESTABLISHMENTS MAY SERVE UNTIL 4:00 AM ON THE FOLLOWING SELECTED DATES: JANUARY 1, MARCH 18, MAY 6, JULY 5, DECEMBER 25, AND DECEMBER 26. PERMISSION FOR HOURS BETWEEN 2 AM AND 4 AM ON ANY OTHER DATE MAY BE REQUESTED THROUGH THE TEMPORARY USE PERMIT PROCESS, SUBJECT TO CITY COMMISSION APPROVAL.

ROLL CALL: Mr. Fritz, Yes; Mr. Angier, No; Ms. Van Der Meulen, Yes; Mr. Reiner, Yes; Mr. Zucchini, Yes. The motion passed with a 4-1 vote.

ID 2019-556

2E) VEHICLE SIGN CODE AMENDMENTS

Mr. Robert Massarelli gave a brief presentation

Mr. Angier made the following motion, seconded by Mr. Reiner:

MOTION: RECOMMENDATION TO ACCEPT THE CHANGES OF THE PROPOSED ORDINANCE

ROLL CALL: Mr. Fritz, Yes; Mr. Angier, Yes; Ms. Van Der Meulen, No; Mr. Reiner, Yes; Mr. Zucchini, No. The motion passed with a 3-2 vote.

3) **DIRECTOR'S REPORT**

Mr. Massarelli gave an update on 5G communications wireless communications, the Comprehensive Plan, Design Standards and Project Docs

4) **GENERAL DISCUSSION**

Ms. Van Der Meulen, commented on an ordinance that restricts alternative uses of a golf courses, she stated that this should be revisited with other alternative uses.

Meeting adjourned at 10:43 p.m.

Respectfully submitted,

Prepared by Melissa M. Miller

Richard Zucchini, Chair