



### City Commission

Mayor Tommy Ruzzano  
Vice Mayor Arlene R. Schwartz  
Anthony N. Caggiano  
Antonio V. Arserio  
Joanne Simone

### City Manager

Cale Curtis

### City Attorney

Janette M. Smith, Esq.

### City Clerk

Joseph J. Kavanagh

## SPECIAL MEETING OF THE PLANNING AND ZONING BOARD MINUTES

**Tuesday, November 21, 2019**

**7:00 PM**

City of Margate  
Municipal Building

### PRESENT:

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

### ALSO PRESENT:

Janette M. Smith, Esq.  
Robert Massarelli, AICP, Director Development Services

### ABSENT:

Todd Angier

The special 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 Thursday, November 21, 2019. The Pledge of Allegiance was recited followed by a roll call of the Board members.

### 1) NEW BUSINESS

*ID 2019-596*

### 1A) OFF-STREET PARKING REGULATIONS

Robert Massarelli, Director of Development Services presented.

Modifications as provided by the board include:

Section 33.4. - to include the following: non-residential parking shall not be shared with residential parking

Section 33.2.(F)(2)(b) – to include the following: ; and non-residential parking requirements may not be shared with residential parking requirements.

Residential parking shall be isolated from non-residential parking.

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

### Development Services Department

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**MOTION:** RECOMMENDATION TO THE CITY COMMISSION FOR APPROVAL TO SECTION 9.12 (PARKING STANDARDS) AS AMENDED BY STAFF AND ARTICLE 33 (OFF-STREET PARKING AND LOADING) AS AMENDED BY STAFF WITH MODIFICATIONS PROVIDED BY THIS BOARD

**ROLL CALL:** Mr. Fritz, Yes; Ms. Van Der Meulen, Yes; Mr. Reiner, Yes; Mr. Zucchini, Yes. The motion passed with a 4-0 vote.

2) **DIRECTOR'S REPORT**

Mr. Massarelli gave updates on future ordinances and the Comprehensive Plan. He informed the board that staff is still waiting on revisions from the 13<sup>th</sup> Floor/Carolina Club project; and the revised landscape and façade plan for the approved self-storage on 31<sup>st</sup> Street will go in front of the Development Review Committee on November 26, 2019. He concluded by informing the board that the alcohol and the vehicle sign ordinances will be in front on the City Commission in December.

3) **GENERAL DISCUSSION**

Mr. Zucchini commented that he would like to add an item on a future meeting to review elevator requirements. Ms. Janette Smith, responded to this request by stating that elevator requirements are designated by the Florida Building Code, and the only way to change the standards is to go through Broward County. Mr. Zucchini stated that he is only suggesting that the City be more restrictive in approval of site plans for multi-family and commercial property. Discussion ensued.

Mr. Zucchini then suggested that along with the upcoming installation of the new software system that a pre-application process be implemented. He then suggested staff research a nuisance code, to encompass noise, lighting, and parking.

Janette Smith stated that the City of Margate is very progressive and aggressive as far as scheduling concerns and future projects. She then said that all items will be prioritized by staff as directed by the City Commission.

Meeting adjourned at 10:43 p.m.

Respectfully submitted,

Prepared by Melissa M. Miller

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Richard Zucchini, Chair