



City Commission

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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE MINUTES

Tuesday, November 26, 2019

10:00 AM

City of Margate
Municipal Building

PRESENT:

Robert Massarelli, Director of Development Services
Andrew Pinney, Senior Planner
Dan Topp, Community Development Inspector
Kevin Wilson, Fire Marshal
Lt. Ashley McCarthy, Police Department
Alberto Torres-Soto, Senior Engineer, DEES
Richard Nixon, Building Department Director
Mark Collins, Public Works Director
Pedro Stiassni, Engineer

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 10:00 a.m. on Tuesday, November 26, 2019, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

1) NEW BUSINESS

ID 2019-569

- 1A) CONSIDERATION OF A **SITE PLAN AMENDMENT** TO MODIFY THE ARCHITECTURAL ELEVATIONS, PEDESTRIAN ELEMENTS, AND LANDSCAPE FOR A PREVIOUSLY APPROVED SPECIAL EXCEPTION AND SITE PLAN FOR A SELF-STORAGE FACILITY.

LOCATION: 5600 NW 31ST STREET

ZONING: TRANSIT ORIENTED CORRIDOR-CORRIDOR (TOC-C)

LEGAL DESCRIPTION: A PORTION OF PARCEL A OF, "ALEXANDER PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: STEVEN WHERRY, AGENT FOR WHEAT II – MARGATE LLC.

Mr. Andrew Pinney addressed the board giving a brief history of the project and the reason why it is now coming back to the Development Review Committee. He stated that the project was heard by DRC in June of 2016 and was approved by the City Commission on August 24, 2016 as a limited access self-storage facility special exception, with a natural expiration date of August 25, 2017. The

Development Services Department

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city deleted this use from the zoning code on November 1, 2017, making it legally non-conforming. He explained that council for the applicant submitted an extension letter under FS 252.363, in which it was confirmed and approved by then City Attorney Jim Cherof with a new expiration date of March 4, 2020. Mr. Pinney continued to explain further reading Section 31.54(I) of the Margate Code of Ordinances, which gives authority to staff to approve minor changes in the site plan.

Mr. Steven Wherry, on behalf of Wheat Capital II, introduced himself to the board and gave a brief explanation of the project. He said that after speaking with staff there was a desire to make improvements to the site. He explained that they are now coming forth with a site plan modification, making reference to few changes that have been made.

DRC Comments:

Richard Nixon, had no comments.

Kevin Wilson, commented that he would like to see the stabilized subgrade so that the building can be circumnavigated, which will need to be fourteen (12) feet wide rather than ten (10) feet wide. He stated that there is a situation with the elevation which will make (the trucks) lean toward the building. Mr. Wherry asked for clarification on what was meant by circumnavigate. Mr. Wilson responded "all the way around", clarifying that there should not be a dead end more than one-hundred and fifty (150) feet.

Mr. Massarelli referenced the site plan and asked why is this facility in a hole? Mr. Wherry asked if he means the berm that is around the area. Mr. Torres commented that it is not a berm but a retention pond, explaining that it is for the drainage of the entire property. Mr. Wherry asked what the concern is? Mr. Torres answered that the slope is a concern for the Fire Department. Mr. Wilson commented that he will require signage identifying the stabilized subgrade on both sides every seventy-five (75) feet. Discussion ensued.

Dan Topp, had the following comments:

- Include the percentage of natives in the Landscape Requirements chart.
- Urban Greenway along NW 31st St. must be maintained at 8 feet wide measured from the edge of the pavement. Please refer to section 23-6 (B) (2) in the Margate Code of Ordinances. Please show required shrubs and groundcovers on plans. Please distribute trees to provide a buffer for the adjacent residential property.
- Include the Urban Greenway requirement in the Landscape Requirements chart.
- Refer to section 23-6 (B) (2) in the Margate Code of Ordinances.
- A perimeter landscape strip of 5 feet which includes Category 1 trees is required on west and south side of property per 23-7(A) in the Margate Code of Ordinances. Please show required shrubs and groundcovers on plans.
- Show calculations of trees and hedges in the Landscape Requirements chart per 23-8 in the Margate Code of Ordinances.
- A buffer is required on the east property line per 23-11(C)(2) in the Margate Code of Ordinances. Please evenly distribute trees on the east side of the property to accomplish a buffer for the adjacent residential property.

- Provide a tree disposition plan and chart. A permit from the Department of Environmental and Engineering Services is required to remove any tree from the property.

Andrew Pinney, stated that there is a surplus of parking at the location, with the site plan showing eighteen (18) spaces in which only nine (9) spaces are required. He asked for spacing to the nearest monument sign on the same side of the road, along with setbacks and the site triangle. Mr. Pinney explained that the wall signs are limited to one per eligible frontage. He commented on the landscaping plan, stating that there is quite a bit of landscaping on a portion of property owned by Fiesta, which will require written consent in order to install landscaping; and as previously mentioned the urban greenway requirement is no longer applicable due to the Fiesta wedge landscape proposal. Mr. Pinney said that the issue of the fire truck routing and how it may impact landscaping will need to be addressed. He requested that the pipe diameters and the water source be addressed on the landscape plan.

Mark Collins, commented on the ADA ramps for the sidewalks, stating that it is not indicated on any of the entrance features into the property on the sidewalks. This will need to be noted on the plans.

Alberto Torres-Soto, had the following comments:

Preliminary Impact Fees Calculation

- Police (Sec. 9.25)/Fire Fees (Sec. 9.26): The Police and Fire impact fees are based on one unit for each one thousand square feet or fraction thereof of building gross area. Total Area 133,872 S.F.
 - Total Police/Fire Units: $133,872 \text{ S.F.} / 1,000 \text{ S.F.} = 133.87 \Rightarrow 134$ Preliminary Police/Fire Fees = \$243,382.86
- Water/Sewer Fees (Sec. 39-73): The water and sewer impact fees are based on Business type (Warehouse) from the City Code.
 - Total Water/Sewer Units: $133,872 \text{ S.F.} * 0.15 \text{ gpd/S.F.} = 20,080.80 \text{ gpd}$. New ERCs: $20,080.80 \text{ gpd} / 335 \text{ gpd} = 59.94$ ERCs.
 - Preliminary Water/Sewer Fees = \$222,377.40

Engineering Review

- Sheet C-200: Revise Coverage Calculation.
- Sheet C-201 There are revision clouds on the details sheet without information.
- Proposed grading spot elevations are needed every 50 feet minimum, on the highs and lows and at the top of drainage structures. Also, provide spot elevations on the property lines every 50-ft. minimum.
- An elevation of 15.07' was proposed inside the dry detention area, but the contour elevation was designed at elevation 9.0'. Please update the grading plan.
- Provide site cross-sections to show how the grading will behave. The cross-section shall include the detention area around the building, the building, and the parking area. At least two (2) site cross-section shall be provided: from north to south and

from east to west.

- Broward County Surface Water Management License Division has special requirements for detention systems that use a portion of the building as part of the detention area. Please contact the County for their requirements.
- Surface Water License is expired
- A stabilized fire access path is proposed inside the dry detention area.
 - The detention area has 4:1 slopes, does this comply with the Fire Department requirements?
 - The fire access path is 98% compacted based on the plans, though it must be considered as an impervious area.
- Include text indicating the scale beneath the graphic scale. In an example, SCALE: 1" = 30'
- Provide utility conflict matrix table showing,
 - The number of conflicts,
 - The type of conflicts (i.e., sewer and water, drainage)
 - Top and bottom of each of the conflicts to verify the compliance for minimum separation.
- Provide sidewalk and concrete repair detail.
- Line work is missing on some of the structures, sidewalks, paths, etc. Please update the plans.
- Update the existing trees on the Existing Condition Plan
- Provide Drainage Calculations.
- Provide Broward County's stop sign details.
- Provide permit, at the construction permitting process, from other applicable agencies such as, but not limited to:
 - Broward County:
 - Transportation Concurrency Certificate.
 - Environmental Review Approval Certificate.
 - Environmental Resource Permit (ERP)
 - Surface Water Management License (SWML)
 - Provide the FDEP
 - South Florida Water Management District
- Provide Maintenance and Access Agreements between your property and adjacent properties.

Utilities Review

- The northwest corner of the building is encroaching in the 10-foot utility easement. Under no circumstances, the building or other parts of the structure may encroach the easement.
- Relocate fire hydrant valve to branch side of tees and within 3-feet of tees.
- Fire hydrants must be located within 3.5 to 5 feet from the back of curb.
- Fire hydrants must be free of any screening (including landscaping) for a diameter of

7- feet around the fire hydrant.

- Show 3- Blue Road Pavement Marker for fire hydrants.
- Eliminate the new water line dead end. New or altered dead-end water mains included in this project should be provided with a fire or flushing hydrant or blow-off for flushing purposes. [FAC 62-555.320(21) (b) and RSWW 8.1.6.b]
- Mark the sample points on the plan.
- Meters shall be accessible and unobstructed for 5 feet in all directions.
- Water service shall not be placed in areas that can be fenced.
- All existing valves to be raised to asphalt grade.
- All removed material cannot be reused or relocated. Fire hydrants cannot be relocated.
- Provide an 8x6 sewer wye at the main connection
- Provide the installation of a 6-inch cleanout along the sewer lateral every 75-ft and at changes of direction.
- Provide the Following Details:
 - Fire Hydrant
 - Trench Detail (unpaved areas)
 - Standard Utility Crossing Detail
 - Utility Separation Detail
 - Valve Collar and Identification Marker
 - Terminal Blow-off Assembly
 - Vertical Gate Valve
 - Filling and Flushing
 - Water and Sewer Notes
 - Sample Point
- Add a note for the Hydrostatic Testing requirements (ANSI/AWWA C600-05).
- Add note about Disinfection Specifications (ANSI/AWWA C651-05).
- New or altered water mains included in this project should be installed in accordance with applicable AWWA standards or in accordance with manufacturers' recommended procedures. [FAC 62-555.320(21)(b), RSWW 8.5.1, and AWWA standards as incorporated into FAC 62-555.330]
- Add pipe restraint table to detail sheet. All water main tees, bends, plugs, and hydrants installed under this project will be provided with thrust blocks or restrained joints to prevent movement. [FAC 62-555.320(21)(b) and RSWW 8.5.4]
- All pipe, pipe fittings, pipe joint packing and jointing materials, valves, fire hydrants, and meters installed under this project will conform to applicable American Water Works Association (AWWA) standards. [FAC 62-555.320(21)(b), RSWW 8.0, and AWWA standards as incorporated into FAC 62-555.330; exceptions allowed under FAC 62-555.320(21)(c)]
- Water service taps to be a min. of 3-feet apart from other service taps, valves, and fittings.
- New or relocated, underground water mains included in this project should be laid to provide a horizontal distance of at least three feet between the outside of the water

main and the outside of any existing or proposed vacuum-type sanitary sewer, storm sewer, storm water force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.; a horizontal distance of at least six feet between the outside of the water main and the outside of any existing or proposed gravity-type sanitary sewer (or a horizontal distance of at least three feet between the outside of the water main and the outside of any existing or proposed gravity-type sanitary sewer if the bottom of the water main will be laid at least six inches above the top of the sewer); a horizontal distance of at least six feet between the outside of the water main and the outside of any existing or proposed pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62- 610, F.A.C.; and a horizontal distance of at least ten feet between the outside of the water main and all parts of any existing or proposed "on-site sewage treatment and disposal system." [FAC 62-555.314(1); exceptions allowed under FAC 62-555.314(5)]

- Provide min. vertical separation for utility crossings -18 inches for sewer crossings and 12-inches for all others (measured from outside of the pipe to the outside of pipe – account for wall thickness of all pipe).
- This project should be being designed to include proper backflow protection at those new or altered service connections where backflow protection is required or recommended under Rule 62-555.360, F.A.C., or in Recommended Practice for Backflow Prevention and Cross-Connection Control, AWWA Manual M14, as incorporated into Rule 62-555.330, F.A.C.; or the public water system that will own this project after it is placed into operation has a cross-connection control program requiring water customers to install proper backflow protection at those service connections where backflow protection is required or recommended under Rule 62-555.360, F.A.C., or in AWWA Manual M14. [FAC 62-555.360 and AWWA Manual M14 as incorporated into FAC 62-555.330]

Ashley McCarthy, had no comment at this time

Alexia Howald, commented on the requirement of a twenty-five (25) feet site visibility triangle on the northern end, according to the landscape chapter. She then suggested connectivity for the sidewalk to the south.

Pedro Stiassni, commented on an error on sheet A-3, which shows the site going into the lake.

Robert Massarelli, commented on sheet A-1, stating that there is a discrepancy with the size of the property. He then said that he appreciates the addition of more windows, as well as agreeing to run a water line out to the medians. He complimented the revision to the façade work, stating that it is an improvement. Mr. Massarelli said that the main comment today is from the Fire Department for the access around the building. He recommends coming back with a new approach. Mr. Wherry asked about the stabilized soil areas not counting as

impervious? Mr. Torres responded that it doesn't count because it has to be compacted to 98%, it will have to be included at impervious because the water will not percolate there.

Mr. Massarelli continued his comments asking the petitioner to respond to today's comment and schedule for a future DRC Meeting. Mr. Wherry requested to address changes administratively based on their significance. Mr. Massarelli replied that due to the Fire Department access issue, which affects both the drainage and landscape, as well as other areas; he recommends scheduling for a future meeting.

GENERAL DISCUSSION

Alberto Torres introduced new DEES Department Engineer, Milton Reinoso.

Robert Massarelli handed out the new 2020 DRC Meeting schedule. He mentioned that he is still looking to change the location of the meetings to the DEES building.

Mr. Nixon suggested that the meetings be sent out in a calendar invite.

There being no further business, the meeting was adjourned at 11:04 AM

Respectfully submitted,

Prepared by Melissa M. Miller

Robert Massarelli
Director of Development Services

Date: _____