



City Commission

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REGULAR MEETING OF THE PLANNING AND ZONING BOARD MINUTES

Tuesday, August 13, 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:

Robert Massarelli, AICP, Director Development Services
Janette M. Smith, Esq., City Attorney
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 7:12 p.m. on Tuesday, August 13, 2019. The Pledge of Allegiance was recited followed by a roll call of the Board members.

1) APPROVAL OF MINUTES

ID 2019-395

1A) APPROVAL OF MINUTES FROM THE PLANNING AND ZONING MEETING ON APRIL 2, 2019; APRIL 9, 2019; AND MAY 7, 2019

Mr. Zucchini asked to make the correction to the roll call on "Item 1C" on the April 9th, 2019 meeting minutes; and to include the board's suggestion of the signage obstruction as mentioned for "Item 2B" in the May 7th, 2019 meeting minutes.

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

MOTION: APPROVED AS WRITTEN WITH CORRECTIONS AS MENTIONED BY THE BOARD CHAIR.

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.

Development Services Department

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2) OLD BUSINESS

ID 2019-403

2A) COMMERCIAL REDEVELOPMENT APPROVAL PROCESS

Mr. Robert Massarelli gave a presentation with corrections as discussed at the previous Planning and Zoning Board Meeting. He said that the new matrix contains all the permitted uses within the code, related zoning districts for the uses, related parking category, and the occupancy classifications. Mr. Massarelli stated that staff began research on what other cities are doing. He then explained the parking requirements of similar cities in North Broward County including, Oakland Park, Lauderdale Lakes, Lauderhill, Deerfield Beach, Tamarac, North Lauderdale, Coral Springs. He spoke of the accommodations that will need to be made for the future with handicap accessible parking, ride-share services (Uber/Lyft), short-term parking, autonomous vehicles, and loading zones. Mr. Massarelli stated that staff is recommending to focus on the issues within the parking field and that the actual parking requirement to be dealt with between the tenant and the landlord.

Mr. Zucchini commented that he cannot agree on getting rid of parking requirements, and suggests to keep the parking requirements and rededicate the existing parking to accommodate future needs as discussed. Mr. Massarelli stated that if this is the desire of the board, then he would recommend a change in parking category instead of a change of occupancy.

Mr. Angier commented on the parking needs changing based on the types of demands. He said that it should be up to the individual business to demonstrate how they will solve their parking requirements and it is a mistake for the City to make that decision for them. Discussion ensued.

Mr. Zucchini suggested to create an architectural review committee to assist with projects that come in to the City. City Attorney, Janette Smith replied by informing the board that the first priority is to review our City Code of Ordinances. Discussion ensued.

Mr. Massarelli refocused the conversation on the staff recommendation of eliminating the minimum parking standards with reasonable justification. He said that if it is decided to keep the minimum parking requirements then a determination would need to be stated to decide at what point it would need to be evaluated. Mr. Massarelli suggested an alternate approach to place a percentage of the requirement for approval. Mr. Reiner asked if the percentage would be based on square footage or per location? Mr. Massarelli responded square footage, which the current code is based on. Mr. Pinney responded by explaining how it is determined by either the use or the applicable factors. Discussion ensued.

Mr. Zucchini suggested a time trigger for plazas to review their site plans similar to a 40-year building inspection certification. Mr. Massarelli stated that his concern would be the time factor of the review process. Ms. Van Der Meulen commented that when she drives through Margate she is looking at all the different sizes of the shopping centers, wondering what is occurring in the day and evening operations of each center. She is also concerned with the physical appearance of the shopping centers. Mr. Pinney commented that there is a parking requirement for a shopping center however, there is no definition of what a shopping center is. He suggested

defining a shopping center in the code. Mr. Massarelli agreed that a definition is needed for a shopping center versus a plaza, he then agreed that improvements are needed for the shopping plazas and centers in the city. He suggested a comprehensive look at improvements.

Mr. Zucchini asked for consensus from the board for the City Commission to consider the creation of Architectural Review Committee. Ms. Smith previously recommended to the Commission consultants to review code and make recommendations. Mr. Angier stated that he is opposed to the suggestion of an Architectural Review Committee. A point of order was called by Mr. Massarelli, he stated that this discussion is not on the agenda and should be placed on the agenda for the next meeting. Mr. Angier agreed and asked to finish discussing the current item.

Mr. Zucchini continued by highlighting the discussion of time triggers, percentage impact, parking increase, and no minimum parking requirements. Mr. Angier asked for the staff recommendations. Mr. Massarelli replied that the staff recommendation is with the change of occupancy; if the site plan has either been approved or modified subsequent to all requirements then the code will need to be modified to address the new parking field requirements for handicap parking, passenger drop-off and pick-up, customer pick-up, delivery service, autonomous vehicles, electric vehicle charging stations, loading zones, and a justification of parking spaces; with an update to reflect any changes as necessary. In addition, if the applicant does not have an approved site plan then one must be obtained based on the current code.

Mr. Angier agreed with staff recommendation as stated by Mr. Massarelli.

Mr. Zucchini commented that the staff recommendations will need to be fine-tuned, stating the it will discourage potential tenants, due to the change of occupancy.

Mr. Zucchini stated that he would recommend a combination of either square footage and/or percentage of parking impact. Discussion ensued.

Mr. Zucchini then suggested a trigger of either a 25% increase in parking or 30% in square footage for new site plan approval. Discussion ensued to clarify how to address for compliance. Mr. Massarelli recommended time for staff to do an analysis and to come back with additional information at the October Planning and Zoning Meeting. Mr. Zucchini asked to review the notion of a time trigger, and what it should be. Mr. Fritz discussed lowering the percentage. Mr. Zucchini explained the process and said what his intent to avoid is placing the cost on the smaller tenants.

Mr. Zucchini concluded the item by giving direction to the Development Services staff to review what was suggested by the Board and report back at a future meeting.

3) **DIRECTOR'S REPORT**

Mr. Massarelli gave an update on the applications submitted by 13th Floor and Lennar, as well as the upcoming schedule of events and workshops for the Comprehensive Plan. He mentioned the passing of HB 7103 which will be an impact only for new cities.

Mr. Zucchini asked about the uses of today that are not mentioned in the matrix, asking what needs to be done about that. Mr. Massarelli explained that as staff moves forward with the Comprehensive Plan a general description will be placed on each different land use category, and the specifics will be at the rewrite of the zoning code.

4) **GENERAL DISCUSSION**

Mr. Zucchini thanked everyone for a productive meeting.

Meeting adjourned at 10:09 p.m.

Respectfully submitted,

Prepared by Melissa M. Miller

Richard Zucchini, Chair