



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

Tuesday, April 23, 2019

10:00 AM

City of Margate
Municipal Building

PRESENT:

Robert Massarelli, Director of Development Services
Andrew Pinney, Senior Planner
Kevin Kelleher, Fire Inspector
Dan Topp, Community Development Inspector
Pedro Stiassni, Engineer
Lt. Ashley McCarthy, Police Department
Mark Collins, Public Works Director
Diana Scarpetta, CRA Project Specialist
Richard Nixon, Building Department Director

ABSENT:

Kevin Wilson, Fire Inspector
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 10:00 a.m. on Tuesday, April 23, 2019, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

1) NEW BUSINESS

ID 2019-130

- 1A) CONSIDERATION FOR A **CHANGE OF OCCUPANCY** FROM VET CLINIC TO DAYCARE CENTER

LOCATION: 5350 W. ATLANTIC BOULEVARD

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

LEGAL DESCRIPTION: A PORTION OF TRACT "C" "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 120, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PETITIONER: STEPHEN BRASGALLA, ARCHITECT, P.A. AGENT FOR MERCEDES FLEMING, LEARNING TOGETHER ACADEMY

Stephen Brasgalla, Architect, introduced himself and thanked the board for their time and efforts in reviewing this project. He stated that the

Development Services Department

901 NW 66th Avenue, Margate, FL 33063 • Phone: (954) 979-6213

www.margatefl.com • dsd@margatefl.com

City Commission

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

City Manager

Samuel A. May

Interim City Attorney

Goren, Cherof,
Doody & Ezrol, P.A.

City Clerk

Joseph J. Kavanagh

DRC process is primarily for a change of use; however, the site plan is affected due to the daycare's play area for the state licensure. He went on to say that the building itself is suitable for a daycare, explaining that both the exterior and appearance of the building will remain the same. Mr. Brasgalla went on to explain some of the interior renovations that will take place to accommodate the future classrooms and office space. He commented that the site is well suited for a daycare. He then discussed the parking, future play areas, the existing and new landscaping, the relocation of the dumpster, and the drainage. He spoke about the provided photometric plan, which shows the existing poles and lighting. Mr. Brasgalla concluded by summarizing the project as gutting the interior and amending the site plan to remove pavement and to create a play area, with all landscaping to remain; as well as the drainage, lighting and other facilities to remain unchanged.

DRC Comments:

Richard Nixon, commented that a full set of construction plans will need to be submitted to the building department for permitting. He then asked if there was vehicle access by the covered canopy on the south end of the property? Mr. Brasgalla answered "no". Mr. Nixon asked how many students are anticipated to attend? Mr. Brasgalla responded 67 students, which is allowed per Broward County based on the maximum square footage of usable area. Mr. Nixon confirmed the current parking spaces as fifteen (15) parking spots including one (1) handicap, asking if any consideration has been given for pickup and drop-off to accommodate all the students? Mr. Brasgalla responded "yes", explaining that the plan shows the calculation on the T-1 cover sheet, with eleven (11) spots for staff and two (2) for the patrons/drop-off; which is adequate per code requirements. He then explained that there is an agreement with the neighboring church on the use of parking spaces in which he is willing to get a written cross-parking agreement.

Kevin Kelleher, had no objections.

Dan Topp, had the following comments:

- Indicate on the landscape calculation chart the required interior landscaping within vehicular areas per 23-8 of the Margate Code of Ordinances. Current plantings do not meet this code.
- Indicate on the landscape calculation chart the required landscaping per 23-6(B)(1). The condition of the sod is poor and this area lacks ground covers.
- Verify that there are at least 50 per cent ground covers in areas that don't have trees or shrubs per 23-7(A). Include these requirements on the landscape calculation chart.
- Note on the plan and show on a compliance chart where shrubs and groundcovers will be replaced. After all of the Florida holly is removed many new areas will require ground covers, sod, and shrubs. Many plants throughout the site are in poor condition. Provide height and spread for any new materials.
- Update the tree disposition plan and chart. Staff was unable to locate tree number 24 on site. Staff found trees at the site not shown on the plan including some trees in the southeast corner of the property. There is a tree in poor condition on the western swale along W. Atlantic Blvd. that isn't noted on the plan. An existing palm in poor condition near the southeast corner of the building is not shown on the plan. Also, a coco plum has become the size of a small tree near the old dumpster location and is not indicated on the plan. Show the trees to be removed on the tree disposition chart and show any replacements on the landscape plan.

- Several strangler figs have taken over existing sabal palms. Indicate what will be done with these trees.
- Provide qualifications for professional who made landscape drawings per 23-4.
- Provide landscaping buffer strip per 23-11(C) along the portions of the site that abut residential property. (comment along with reinforcing the requirements of 23-6(B), 23-7, and 23-8)

Andrew Pinney, commented that the chain link fence in the play area is not allowed, stating that it is a prohibited fencing material in the TOC district. He then mentioned the future play areas in which the demo plan shows removal of asphalt, sidewalk, and dumpster enclosure, with the civil plan showing the remaining catch basin being covered with rubber mulch, asking how this will work in keeping the rubber mulch out of the drain? Mr. Brasgalla responded that it is not intended to cover the drain with the rubber mulch, his intent was to keep any existing drain as needed. Mr. Pinney asked about future maintenance of the drain/mulch. Mr. Brasgalla answered that he would have to figure this out. Mr. Pinney continued his comments by asking what the percentage of shade covering over the play area is, stating that code requires at least 30% of the area to provide shade coverage. Mr. Brasgalla responded that the play area is fenced into different age groups, and the shade structure will be permanent and wind resistant over the fence. Mr. Pinney asked to indicate the set-backs of the structure. He then asked if drop-off service is available and how would the vehicle queuing be handled during peak hours of service? Mr. Brasgalla stated that there will be spots reserved for parent parking, he then asked the owner to discuss further with the board. Mercedes Fleming, owner of Learning Together Academy addressed the board stating that they are experienced with knowing when the busiest hours of the day are, which for them is between the hours of 7:00 a.m. and 9:00 a.m. She went on to mention that a written agreement with the church will be made for the parking of the teacher's cars in the church parking area. Mr. Pinney requested that the cross-access agreement be submitted with the next submittal. He said that if they will be offering the option of drop-off service, then the vehicle reservoir space as described in Section 33.11 will need to be shown on the site plan. Mr. Pinney asked why the decimal was used when detailing the max number of students on the plan. Mr. Brasgalla responded that it is because the code allows them to use fractional numbers for the total number of students based on total usable area. Mr. Pinney clarified that on the handicap parking spaces only the fine amount needs to be displayed in a two-inch series. He then stated that this property has residential property to the west and the south, asking to include the buffer requirement as referenced in Section 23.11 (c) on the landscape plan. This will also affect the parking lot lighting, levels will need to drop down to 0.5 foot candles at the property line, measured six-feet above grade, carried out on both the west and south side. He suggested removing a light pole along the south property which is lined up with a shade structure. Mr. Pinney requested that the calculation table shows Sections 23-6(b), 23-7, 23-8, and 23-11(c). He concluded his comments by requesting the identification of all symbols on the irrigation plan and commented that a rain sensor is required for the irrigation.

Diana Scarpetta, commented that the CRA offers grant programs, a business incentive grant and commercial landscape grant. She gave the application to the petitioner and asked to submit prior to the completion of work.

Mark Collins, commented on the rubber mulch, stating that when it rains it has the tendency to move to other locations. He said that in order to retain the underground storage area consideration of a solid lid is recommended for the drain.

Pedro Stiassni, had the following comments:

- To calculate the correct Impact Fees, we need to know the total of students allowed per classroom (No decimal points for students) and the total of adults in the building.
- Provide a survey with the spot elevations signed and sealed by a professional surveyor and mapper in Florida.
- The new site layout is impacting the drainage system. Provide paving grading and drainage plan signed and sealed by a professional licensed engineering in Florida.
- Show existing sewer clean outs and how is the building connected to the system.
- Provide the easements for the lift station #21 on the plans and survey. If there is not easement for the lifts station the easement shall be provided.
- Show the water meter location. Please identify the water meter/s supplying water to the building and sprinkle system.
- Provide drainage calculations (Pre vs. Post and water quality) signed and sealed by a professional licensed engineering in Florida.
- Provide the greatest of the trips to be generated by the daycare.
- Needs to submit a copy of the Pre-Application meeting approval letter from FDOT. The comments from FDOT shall be incorporated on the DRC Plans.

Ashley McCarthy, had no public safety concerns at this time.

Robert Massarelli, commented on the parking space for drop-off that was mentioned earlier by Mr. Brasgalla, stating that the sidewalk will have to be extended to the front door in order to use this as a drop-off location. He then recommended removing the asphalt between the play area and the handicap parking space, as well as the other side where it curves around. Mr. Massarelli asked what the double line is on the west and south side of the site plan. Mr. Brasgalla stated that this is something not properly labeled on the survey and will fix this detail. Mr. Massarelli asked for clarification on the four (4) foot and five (5) foot chain link fence along the property line in the new play area. Mr. Brasgalla referred to the plan, stating that the four (4) foot fence is for the interior separation of the children's area. Mr. Massarelli asked if there is a need for an outside gate for evacuation/public safety purposes. Fire Inspector Kevin Kelleher said that he will look into this; however, there is a certain distance from the building when outside. Mr. Brasgalla asked if the material to be used for the four (4) foot interior fence can be chain link? Mr. Pinney responded that chain link is not allowed in the TOC district. Mr. Massarelli continued his comments asking how the existing FPL transformer can be replaced in the future. Mr. Brasgalla responded that this is not a transformer, it is an existing generator which was mislabeled on the plans; which is not proposed for use on this project and will be removed. Mr. Massarelli asked if the play area will be handicap accessible? Mr. Brasgalla responded that the entire site will be upgraded to the maximum compliance for handicap accessibility.

Mr. Pinney had an additional comment on the new dumpster, stating that the buffer will have to be at least three (3) feet wide between the existing equipment.

Mr. Massarelli asked for revised drawings and to bring back for a future DRC meeting.

Mr. Brasgalla stated that these are reasonable comments and that the plans are ready to submit for permit application, he then asked for a conditional approval to include these items in the plans. Mr. Pinney stated that based on the comments there is potential for significant changes on the site. Mr. Nixon stated that the plans can be submitted for preplan review for the interior portions of the building. Mr. Brasgalla asked in regards to an interior demo permit. Mr. Nixon responded to submit a set of plans detailing the work that will be done with the permit application, there will then be a demo permit and an interior permit.

Mr. Massarelli stated to work with the Building Department and bring back corrections for a future DRC review.

Dean Fleming, owner of Learning Together Academy, commented on the rubber mulch stating that it has an adhesive that keeps it together so the pieces will stay in-tact. Mr. Massarelli stated that his concern is the deterioration over time which may eventually clog the drain causing further problems for the drainage.

2) GENERAL DISCUSSION

There being no further business, the meeting was adjourned at 10:48 AM

Respectfully submitted,



Robert Massarelli
Director of Development Services

Prepared by Melissa M. Miller

Date: 10724119