



City Commission

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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE MINUTES

Tuesday, February 25, 2020

10:00 AM

City of Margate
Municipal Building

PRESENT:

Andrew Pinney, Senior Planner, Acting Director of Development Services
Richard Nixon, Building Department Director
Kevin Wilson, Fire Marshal
Pedro Stiassni, Engineer, DEES
Mark Collins, Public Works Director
Lt. Ashley McCarthy, Police Department

ALSO PRESENT:

Cotter Christian, Project Manager, City of Margate
Bob Keithley, Division Leader, City of Margate
Danny Rodriguez, Battalion Chief, Margate Fire Department
Gia Shaw, Margate Fire Department
Steve Erched, Division Chief, Margate Fire Department
Norman Schwartz, Saltz Michelson Architects
Daniel Davila, Chen Moore and Associates

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 Andrew Pinney at 10:02 a.m. on Tuesday, February 25, 2020, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

1) APPROVAL OF MINUTES

ID 2020-068

- 1A) APPROVAL OF MINUTES FROM THE DEVELOPMENT REVIEW COMMITTEE MEETINGS HELD ON JUNE 25, 2019; JULY 9, 2019; AUGUST 27, 2019; SEPTEMBER 10, 2019; OCTOBER 8, 2019; OCTOBER 22, 2019; AND NOVEMBER 26, 2019

Minutes for the June 25, 2019; July 9, 2019; August 27, 2019; September 10, 2019; October 8, 2019; October 22, 2019; And November 26, 2019 meetings were approved as written.

2) NEW BUSINESS

ID 2020-040

Development Services Department

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

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- 1A) **LOCATION:** 600 NORTH ROCK ISLAND ROAD
ZONING: RECREATIONAL S-1
LEGAL DESCRIPTION: A PORTION OF PARCEL "E OF, "ORIOLE - MARGATE SECTION 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PETITIONER: NORMAN SCHWARTZ, AIA, AGENT FOR CALE CURTIS, CITY MANAGER

Norman Schwartz introduced himself and gave a brief review of the project to build the new Fire Station 58, located at 600 N. Rock Island Road. He detailed the Mediterranean Modern 8,900 square foot facility as having two drive thru bays, nine bunks, living quarters and required parking for staff. Mr. Schwartz then opened up the floor to the board for questions/comments.

DRC Comments:

Richard Nixon, asked to notate the dimensions of the sidewalk which leads to a side door located by the handicap accessible space. He then addressed the generator enclosure, stating that since it is a concrete block wall and from the scale of the drawings it will be an issue for anyone who needs access and/or to service the generator, suggesting that they may want to reconsider the design.

Kevin Wilson, commented on the fire line, saying that it needs to be located north of the driveway along Rock Island Road placing it in the island. He also recommends bollards to protect it from vehicular traffic. Mr. Daniel Davila, Chen Moore and Associates asked for clarification on the location. Fire Marshal Wilson, restated the location saying that there is currently a hydrant there as well. Mr. Davila confirmed that the fire department connection, the double detector check valve, and the fire hydrant all need to be located north of the driveway. Fire Marshal Wilson replied "yes". Mr. Davila then asked if the existing hydrant south of the driveway will need to be removed. Fire Marshal Wilson replied to have everything in the island north of the driveway.

Richard Nixon, asked about the finish floor elevation, stating that it was given for the slab of the bays, but not the living and office spaces. Mr. Schwartz responded that it is the same, remaining flush. Mr. Nixon asked to notate this on the plans.

Pedro Stiassni,

D.E.E.S. | E.R.C. Review

- Not applicable for a D.E.E.S.\ E.R.C. Review

D.E.E.S. | Engineering Review

- Provide the Broward County Transportation Concurrency Certificate during the permitting process.
- Provide the Broward County Environmental Review Approval Certificate during the

- permitting process.
- A Tree Removal Relocation Permit Application from the Engineering Department must be submitted. Please download a form at <https://www.margatefl.com/DocumentCenter/View/280/Tree-Removal-Relocation-Permit-Application-PDF>
 - An Engineering Permit Application must be submitted. Please download a form at <https://www.margatefl.com/DocumentCenter/View/281/Engineering-Permit-Application-PDF>
 - Provide a blowout of the area next to the water connections.
 - Provide Sampling Point Detail.
 - Provide Service Connection Detail.
 - Provide Restrained Joints Detail.
 - Provide the Fill and Flush Detail.
 - Provide the backflow Preventer Detail.
 - Per City Code, Section 32.4. Sidewalks, all sidewalks shall be constructed of two thousand five hundred (2,500) psi concrete not less than five (5) feet in width for public dedicated rights-of-way and four (4) feet for private rights-of-way, or as specified in each TOC district, and having a thickness of not less than four (4) inches, provided, however, that all sidewalks crossing a vehicular driveway shall have a thickness of not less than six (6) inches.
 - Sewer cleanouts must be installed every 75 feet.
 - Phase III, concrete pad, please provide a cross-section of the area to show that the water won't leave the property via the truck exit on the west side of the property. Additional drains may be needed to handle the water.
 - Add grading next to the ground flumes, showing the movement of the water.
 - Provide the type of Curb being utilized in the parking area.
 - The aluminum screen for pipe ends (Exfiltration Trench) cannot be utilized.
 - Exfiltration Trench liner cannot be plastic.
 - Tree Canopy (ft.) looks like it is showing tree high instead — show square feet of canopy.
 - Stop Bar and Sign is needed at the Guest Parking exit. Stop Sign is required at the fire truck exit.
 - Please show inner baffle at the Storm Drainage Structure.
 - Shop Drawings must be submitted during the Permit Application process.

Flood Plain Manager Review

- Provide elevation of the crown of the abutting road. Per City Code, Sec. 11-3. - Minimum elevations, the basic requirements for minimum elevations in the City of Margate are hereby established as follows:
 - For any structures other than single-family and duplex residential, where the crown of the abutting road is at or above the minimum finished floor elevation permitted by the SFWMD, the lowest habitable floor shall be no lower than the SFWMD permitted elevation, provided a positive drainage system shall be

constructed meeting the approval of the city engineer.

For any structures other than single-family and duplex residential, where the crown of the abutting road is below the minimum finished floor elevation permitted by the SFWMD, the lowest habitable floor shall be no lower than the SFWMD permitted elevation and at least six (6) inches above the crown of the abutting road. Whichever measurement results in a higher finished floor elevation shall be applicable.

- Elevation of the minimum finished floor permitted by the SFWMD shall be furnished with each application for approval of any subdivision plat and site development plans reviewed by the Development Review Committee.

Mr. Davila, stated that they will comply with all the comments. He then clarified that they will use their detail to comply with the comments for the exfiltration trench; and more grading will be provided, however, if there is some drainage on Rock Island Road this will not be an issue with Broward County Environmental Protection as this is a pre versus post existing facility. Mr. Davila said that both himself and Mr. Schwartz discussed traffic concurrency and will complete a traffic study if required to comply. Cotter Christian, Project Manager recommended that they can apply online with Broward County for both the environmental resource certificate and transportation concurrency certificate.

Mark Collins, asked if both driveway approaches into the parking lot and bay area on the south end by NW 8th Court are concrete or asphalt? Mr. Davila responded "concrete". Mr. Collins then asked if the sidewalk going across the area is needed? Mr. Schwartz explained that it will be a striped sidewalk for ADA requirement. Mr. Collins asked if there is a possibility to move it back to the east so that there is a straight sidewalk. Mr. Schwartz responded that they can straighten it out with a connection to meet up to the other sidewalk. Mr. Collins stated that his concern is for the safety of the pedestrians.

Mr. Collins continued his comments referencing the catch basin in the middle by the temporary facility, asking if there is a possibility to stub it out after phase one, and then once the trailer is removed to then install that drain? Mr. Davila responded that the area will be redesigned based on discussion at a field meeting post submittal; he said that they are looking to stub it out.

Ashley McCarthy, had no comment at this time

Andrew Pinney had the following comments:

- Sheet C-1 shows existing "No Parking" sign to be removed from NW 6th Court. Include replacement of this sign on sheet C-5.
- Disabled parking sign detail to must display fine amount in 2" tall series, per Section 33.10(E) of the Margate Zoning Code.
- Sheet C-5 shows "Do Not Enter" signs posted at Rock Island Road driveway. Sheet A1-3 shows garbage truck route entering property from Rock Island Road. Please address inconsistency.

Mr. Schwartz commented that the access will be for the fire trucks and garbage trucks. Mr. Pinney suggested changing to "Authorized Vehicles Only". He then continued with his comments.

- Recommend posting "No Parking" signs in front of garage doors. Recommend posting appropriate navigational signage for vehicle gates ("Restricted Access", "Do Not Enter", etc.).
- If installing an identification monument sign, please include location and detail on plans, including all required setbacks, spacing, and clearances.
- The Sanitary Truck Radius provided on sheet A1-3 shows the garbage truck approaching the garage doors rather than the dumpster enclosure. Also shows the truck exiting the site from the north end of the paved area, rather than the dumpster enclosure.
- Sheet A1-4 provides dumpster enclosure detail, but does not indicate size of container(s). Confirm that both garbage and recycling will be accommodated in the enclosure, and identify size of containers.
- Where the Landscaping Code requires a "shade tree," Section 23-2 of the Margate Code of Ordinances defines this term as, "A category 1 tree as specified in Section 23-23, appendix 1." If reducing the tree category, additional trees are needed to satisfy the canopy requirement.
- Japanese Privet is considered category 3; plans are counting is as category 2.
- The landscape buffer provided along Rock Island Road, north of the new building, tapers down to less than 10 feet in width and provides a single shade tree. This design is not consistent with Section 23-6(B)(1) of the Margate Code of Ordinances.
- Relocate proposed pitch apple trees off of eastern edge of parking area to provide adequate spacing from overhead power lines, per Section 23-6(C) of the Margate Code of Ordinances.
- Expand the narratives provided in the Landscape Tabulations table of sheet L-3. In reference to interior landscape requirements, the chart notes that 14 trees are required, 14 trees are provided, but the narrative says that 9 trees are within the parking area and provides no explanation of the other 6 trees. Interior landscaping shall be located within the vehicular use area, per Section 23-8(A) of the Margate Code of Ordinances.
- Include sod limitations and minimum shrub/ground cover plantings in the Landscape Tabulation chart provided on sheet L-3 per Section 23-6(B)(1) and 23-8(B) of the Margate Code of Ordinances.
- Planting notes provided on sheet L-5 overlap and are difficult to read. Please adjust spacing. Same notes appear to reference both nylon strapping and guy wires in note 4. Trees are not permitted to be stabilized with guy wires, per Section 23-5(B) of the Margate Code of Ordinances.
- Large tree planting detail provided on sheet L-5 indicates that caliper measurement is to be taken from 6" to 12" above the rootball. Section 23-5(A) references DBH, which is defined in Section 23-2 of the Margate Code of Ordinances as "The diameter of the trunk of a tree measured at breast height. The DBH of trees with multiple trunks shall be the sum of the individual trunk diameters at breast height. Trees with less than four and one-half (4 ½) feet of clear trunk shall be measured as the diameter of the largest vertical branch or leader at breast height."

- The minimum size of shrubs at time of planting is 2ft in height, per Section 23-5(A)(3) of the Margate Code of Ordinances.
- Include all directional and traffic control signage on the landscape plan, per Section 23-4(B)(1) of the Margate Code of Ordinances.
- All shade (category 1) trees installed within six (6) feet of public infrastructure, including, but not limited to, utility lines, sidewalks and paved rights-of-way, shall utilize a root barrier system, as approved by the Department of Environmental and Engineering Services, per Section 23-5(B)(1) of the Margate Code of Ordinances.
- Please include light fixture detail on photometric plan. Section 33.2(E)(6) of the Margate Zoning Code requires use of fully shielded lighting fixtures.
- Luminaires providing light to any parcel of land adjacent to any residentially zoned parcel of land shall emit no more than one-half (0.5) foot-candle of light at the property line of the adjacently zoned parcel, measured horizontally six (6) feet above grade level, per Section 33.2(E)(6) of the Margate Zoning Code. The east side of the parcel borders a residentially zoned neighborhood, please show the applicable light levels.

Comments:

Chief Steve Erched, Fire Department, asked if the issue with the north side apron in regards to phase two construction, has been resolved? Mr. Davila replied that this issue will be presented at the phasing plan. Chief Erched then mentioned the parking during phase one, stating that a plan will need to be addressed as to where the employees will park, and to make sure that it is both safe and secure and that it will not impede on the citizens.

Mr. Davila asked for clarification on the tree buffer north of the driveway on Rock Island Road. Mr. Pinney explained the minimum planting requirements within the buffer. Mr. Davila referenced the island north of Rock Island Road, cautioning that there may be areas with no landscaping where the fire line, FDC connection, hydrant, and the double detector check valve is located. Mr. Pinney replied that for this buffer there will be an opportunity to cluster as needed.

Mr. Pinney said that he will grant a conditional approval today, stating that the next step is to submit three complete signed and sealed sets of site plans. He explained the review process and said that once it is signed off by all the reviewers an approved site plan will be issued.

GENERAL DISCUSSION

Mr. Pinney stated that he would like to relocate DRC meetings to the DEES building (901 NW 66th Avenue). He said that he will need to first verify the recording equipment is still available but looks forward to holding future meetings at that location.

There being no further business, the meeting was adjourned at 10:38 AM

Respectfully submitted,

Prepared by Melissa M. Miller

Andrew Pinney, Senior Planner
Acting Director of Development Services

Date: _____

DRAFT