



City Commission

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SPECIAL MEETING OF THE PLANNING AND ZONING BOARD MINUTES

Tuesday, June 10, 2019

6:00 PM

City of Margate
Municipal Building

PRESENT:

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

ALSO PRESENT:

Chris Saunders, Interim City Attorney, Weiss Serota Helfman
Cole & Bierman, P.L.
Robert Massarelli, AICP, Director Development Services, City of Margate
Andrew Pinney, AICP, Senior Planner, City of Margate
Sierra Marrero, Project Manager, City of Margate Department of Environmental &
Engineering Services
Deanna Van Stetina, Broward County Planning Council
Larry Hymowitz, Systems & Policy Planning, FDOT
Paul Calvaresi, Strategic Initiatives Manager, Broward MPO
Andrew G. Sebo, Interim Director Public Works Department, Broward County
Nicholas Sofoul, AICP, Senior Planner, Planning and Development Management
Division, Broward County
Jonathan Roberson, AICP, Senior Planner, Transit Division, Broward County

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 6:00 p.m. on Tuesday, June 10, 2019. A roll call of the Board members was done followed by the Pledge of Allegiance.

1) NEW BUSINESS

ID 2019-299

Development Services Department

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1A) TRAFFIC AND TRANSIT ROUNDTABLE

Chair Zucchini explained the importance of this special meeting is due to the upcoming Planning and Zoning Board review of the Comprehensive Plan. He thanked the guests for their time and asked each one to introduce themselves. Introductions were as follows:

Larry Hymowitz - Systems & Policy Planning FDOT

Paul Calvaresi - Strategic Initiative Local Government Services Manager- Broward Metropolitan Planning Organization (MPO)

Andrew Sebo - Interim Director Broward County PW Department, Traffic Engineering Division

Nicholas Sofoul, AICP - Senior Planner, Planning and Development Management Division

Deanne Von Stetina - Broward County Planning

Jonathan Roberson, AICP - Senior Planner with Broward County Transit

Sierra Marrero - Project Manager- City of Margate

Bob Massarelli, AICP Director of Development Services and Assistant Director of CRA, City of Margate

Chair. Zucchini began the discussion by giving a brief overview of the City of Margate and its residents. He discussed the daily struggles with traffic within the city limits and the neighboring cities. He asked for some creative solutions for the City and assistance with requests from developers who are looking to convert the golf courses that fall within the city limits. He asked Mr. Sebo if there is something that can be put in place to reduce traffic flow. Mr. Sebo responded that by having more devices and signals it will then assist to lower the road capacity; assuring that there are traffic management solutions.

Larry Hymowitz spoke about a five-million-dollar advanced management project for Atlantic Boulevard.

Paul Calvaresi, stated that Broward County is built out and explained that when the MPO is looking at transportation dollars, they review where the money needs to be spent more efficiently.

Jonathan Roberson discussed the expansion of services with public transportation as an option. He said that funding includes a new route in Margate along Rock Island Road. He mentioned the intent to include more bus shelters and expects funding for over two-thousand more shelters over the next thirty years.

Juli Van Der Meulen mentioned morning traffic along Rock Island Road and NW 30th Street while driving her daughter to school. She asked if there was a solution to this issue. Mr. Sebo responded that other than widening the intersection there is nothing that can be done, and that this is an issue with morning school traffic.

Chair Zucchini stated that he is disappointed to hear that widening streets is not much of a consideration with the complete streets program, he then asked if Royal Palm Blvd/Copans Road could be considered. Mr. Sebo, said that not being able to widen streets is due to the lack of available right-of-way; he said map-funding does include some turn-lane improvements at intersections. Mr. Sebo offered to send more information regarding the (intersection) locations. Mr. Hymowitz commented that he has observed that when capacity is added to a road section, the land-use is then changed. He said that with all the redevelopment that is happening throughout the county, traffic will find a way to build on the capacity. Ms. Marrero asked Mr. Sebo about the map program, particularly if the intersections have already been established. Mr. Sebo explained the process and offered to send a list of intersections.

Chair Zucchini asked about those who have recently worked on Broward County's Comprehensive Plan, asking if issues were addressed for open/green space and golf course conversions. Mr. Sofoul responded that he worked on the transportation element, which focused on greenways and trails, and recreation transportation. Ms. Von Stetina commented that upon existence the plan shows a level of service for parks and open space for every city and county is three (3) acres for one-thousand (1000) persons, at the ultimate buildout. She said that every golf course is reviewed in her division as a land use plan amendment under Policy 2.5.5 in the land use plan, which states no net loss of open space. She stated that most golf courses are not in the inventory of open space. Mr. Zucchini asked if there was an initiative for affordable housing in the new plan? Ms. Von Stetina said "yes", stating that affordable housing was one of seven regional issues and made sure it was in the plan, explaining the process. Mr. Hymowitz stated that it is notable that the city has a higher shares of affordable housing within, and it is also critical to have access to public transportation. He explained that with more and more of the population aging in place and projections of more than 25% of the county's population being senior citizens and as they are not able to drive, they will need affordability, mixed use, and public transportation services.

Question from the Public:

Mr. Charlie Artner asked what was the name of the Commissioner that said every city needs more affordable housing? Ms. Von Stetina responded that it was Nan Rich.

Commissioner Arlene Schwartz, asked if Margate is now under the suggested open space requirement (of 3 acres per 1000 people). Ms. Von Stetina responded that Margate exceeds that requirement. Commissioner Schwarz asked for clarification on the golf courses, were it was stated that they are outside the calculation. Ms. Von Stetina explained how the calculation process works when redevelopment occurs with a golf course. Commissioner Schwartz then asked about the westbound traffic on Rock Island Road and Royal Palm Road that stacks up daily around 3:00 pm, and if there is there a possibility to add an additional lane for instant relief now instead of years from now. Mr. Sebo responded that Rock Island Road is a city road, therefore the city is responsible for any improvements, the county can review the signal time for extra seconds; however, it may not solve the current problem being mentioned. Mr. Zucchini asked if a project such as this could be funded by the MPO? Mr. Calvaresi responded that it would qualify as a CSLIP Project. Mr. Sofoul explained that the municipal share of the surtax fund does not have any details for projects on Rock Island Road, he said that revised lists from the cities will be requested.

Chair Zucchini asked how requests are submitted to the MPO? Mr. Calvaresi explained the process in detail, giving information on the prioritization process and a series of programs that are pending.

Ms. Van Der Meulen inquired about the Northern Broward County Livability Study Action Plan. Mr. Sofoul responded that he is not familiar with that study, asking if she knew who sponsored the study. Ms. Van Der Meulen was unsure who the sponsor was.

Ms. Marrero asked in regards to MPO projects that are program ready. Mr. Calvaresi explained that those are projects that have Commission Support through resolution and once in the work program, it is funded. Ms. Marrero asked about the map program. Mr. Sofoul commented on the details, stating that the County provides funding to the MPO where it will then be ranked.

Question from the Public:

Manny Lugo asked if HB 7103 has been signed into law by the Governor? No response from the panel. He then asked about the turn-lane for Rock Island Road, that if the city does the work, can the city get reimbursed? Mr. Calvaresi commented that it would be a unique situation. Mr. Sofoul responded that reimbursement has not been determined yet.

Charlie Artner asked in regards to tree canopy goals. Mr. Sofoul stated that he is not familiar with a tree canopy goal. Mr. Artner then asked about open space requirements within the City of Margate. Ms. Von Stetina stated that Margate does meet the requirement for their build-out population.

Ms. Van Der Meulen asked about future building and the objective to the population growth. Ms. Von Stetina stated that there is no such agenda for the Planning Council, and that each project is submitted by the municipality. Ms. Van Der Meulen asked about the dead-end at the west end of Margate Blvd. Mr. Sebo stated that would be a city decision.

Charlie Artner asked about penalties if the city does not comply with affordable housing? Ms. Von Stetina responded that the only affordable housing requirement is by land use plan which adds one-hundred or more units, and if a city does not submit land use plan amendment then they would not even review the affordable housing policies.

Manny Lugo asked about a need for a turn lane for westbound Atlantic Blvd to Northbound 441, and bus cut-outs for 441 and Atlantic Blvd. Mr. Sebo stated that he would need to see if it is on the plan for the turn lane. Mr. Roberson explained the process for bus bays and said that he will take a look at the intersection in question.

Chair Zucchini asked the panel if they had questions.

Mr. Hymowitz mentioned the City CRA and the future vision for the intersection of Margate Blvd and State Road 7. He said that the area has remained the same, suggesting when the Comprehensive Plan is updated to form a charrette to update the plan in a way that can facilitate something to happen at that location.

Mr. Roberson discussed rapid transit and potential items to be explored to make transit more rapid through the area.

Ms. Van Der Meulen mentioned the flyover at Sample Road and State Road 7, where the Penn Dutch Shopping Center is located; asking if there is anything that can be done to gain additional access to the center. Mr. Zucchini stated that N.W. 31st Street serves that purpose and it helped to not have bicycle lanes on N.W. 31st Street to prevent a potential dangerous situation.

Commissioner Arlene Schwartz wanted to discuss the current Transit Oriented Corridor (TOC), which forced development on top of State Road 7 with a future idea of light rail system along State Road 7. She then inquired if Broward County abandoned the TOC, can Margate also abandon it without doing an amendment? Ms. Von Stetina replied that Broward County did not abandon the TOC, explaining that they include the five mixed-use categories: local activity center, regional activity center, transit oriented corridor, transit oriented development and mixed-use category. She said that the Broward Next re-write was to combine those 5 categories into an "Activity Center", with all the same densities and intensities of the Transit Oriented Corridor. She explained that State Road 7 was envisioned as a mixed-use pedestrian friendly corridor with rapid bus transit. Ms. Von Stetina said that in order to change it back, the City would have to do a land use change amendment for the entire area to change it back to individual uses as well as to change the county plan. Commissioner Schwartz then asked what would happen if the City does not build according to TOC plan? Ms. Von Stetina replied that the TOC is a general plan that gives a list of develop rights in that boundary, explaining that the set-backs within the TOC are done through the local zoning code.

Mr. Sofoul recommended that everyone review the County's Plan, specifically the transportation element which has been recently updated.

Chair Zucchini thanked the attendees for their participation and then introduced Mr. Robert Massarelli to close out the meeting.

Mr. Massarelli stated that he had a few questions for those in attendance, with the first question regarding long term transportation plan, specifically Rock Island Road and Royal Palm Blvd., asking if the only thing missing is a resolution from the Commission. Mr. Calvaresi asked to email him the information so that he can follow up. Mr. Massarelli then mentioned Broward Next, reading from Policy 2.17.6, the traffic way plan for State Road 7, asking for guidance on addressing the set-back. Ms. Von Stetina explained the traffic ways plan for each intersection, as well as the amendment procedure; the set-backs are left to the local government, as long as the right-of-way has been dedicated. Mr. Massarelli discussed working with Policy 2.18.1, Land Use Plan Amendments and transportation impacts from development, asking to explain the ITE urban infill and person trip methodology as opposed to what is traditionally used. MS. Von Stetina stated that they have not used the person trip methodology as of yet, stating that this will only be used for new activity enter, explaining the methodology and impacts. Mr. Massarelli mentioned Policy 3.5.1, stating that the Commission has expressed concern about mixed-use, asking how flexible the Planning Council is on implementing this policy? Ms. Von Stetina responded that all the policies that start with a "3", are recommended best practice and are not recommended by Broward County. Mr. Massarelli stated that Margate considers itself a suburban community, he then asked if it makes a difference with transportation planning in regards to criteria and/or standards to meet. Mr. Calvaresi, responded that the MPO is context sensitive, he explained that the MPO is there to achieve the vision. Mr. Massarelli asked in terms of transportation how mobility will be dealt with in the future. Mr. Calvaresi stated that autonomous vehicles may not

solve congestion, explaining that they are currently modeling the percentage of the population who can work from home; he said to look at adaptability and flexibility. Mr. Sofoul, agreed stating to look at the transportation element of Broward Next, objective T2.7; stating that they don't have all the answers yet, but they have policies to stay ahead of the technology. Mr. Hymowitz stated that there is an upheaval going on with transportation, with trip generation rates changing due to growth of delivery services; he suggested curbside space as part of design for the future. Mr. Massarelli asked from an operational point of view on what Margate can do to increase transit and encourage other modes of transportation. Mr. Calvaresi stated to look at small incremental changes to ease congestion, such as walking school buses. Mr. Roberson mentioned the current funding of three new community shuttle routes with the possibility of additional funding for expanded services. He said that the City may also apply for new routes. Mr. Massarelli concluded his portion of the meeting by echoing Chair Zucchini saying that the City has just began the rewrite process of the Comprehensive Plan. He said the transportation issues are a main focus and likes the flexibility of how to move forward. He then thanked all the attendees.

Meeting adjourned at 8:12 p.m.

Respectfully submitted,

Prepared by Melissa M. Miller

Richard Zucchini, Chair