



City Commission

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City Attorney

Janette M. Smith, Esq.

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SPECIAL MEETING OF THE PLANNING AND ZONING BOARD MINUTES

Tuesday, November 21, 2019

7:00 PM

City of Margate
Municipal Building

PRESENT:

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

ALSO PRESENT:

Janette M. Smith, Esq.
Robert Massarelli, AICP, Director Development Services

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 7:00 p.m. on Thursday, November 21, 2019. A roll call was taken followed by the Pledge of Allegiance.

1) NEW BUSINESS

ID 2019-596

1A) OFF-STREET PARKING REGULATIONS

Robert Massarelli, Director of Development Services presented. He gave both the direction that was given for this item as well as the necessary background for the Board. He discussed Section 9.12 parking standards within the TOC, along with the changes and recommendations, as detailed in the backup.

Mr. Zucchini stated that he does not agree with encouraging parking to be located within the rear of buildings, clarifying that it is not what they are looking to change. Mr. Massarelli explained the design standards within the codes, stating that they have become impractical. He recommends to pass this and then to work on updating the design standards. Mr. Zucchini referenced paragraph 3, asking to define shared parking and how payment would work? Mr. Massarelli explained

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that the concept is in place for strict parking standards where people would have to buy space in a future publicly built and operated parking facility. He stated that Margate does not currently have this option, however it was anticipated to be utilized within the future of the TOC area, which is now in the process of being changed.

Mr. Massarelli continued with his presentation discussing Article 33, off-street parking and loading, he stressed that the focus is on the non-residential parking requirement. Mr. Zucchini asked to define non-residential in the category of mixed-use. Mr. Massarelli stated that code is not clear and does not define that. Discussion ensued.

Mr. Massarelli continued by stating single family and duplex is defined as residential, and an apartment complex and townhome are defined by code as non-residential. He explained the intent of the requirements of a master parking plan. Mr. Massarelli then referenced the criteria of where shared parking is proposed, saying that residential parking requirements may not be shared with non-residential parking requirements. Mr. Zucchini stated that he is more concerned with the reverse; that non-residential parking requirements may not be shared with residential parking requirements. Discussion ensued.

Mr. Massarelli continued with his presentation discussing both the experience and the historical value that the City of Margate brings to make these decisions when updating the master parking plan. He spoke about the section of the code where it states to eliminate the non-residential portion (in Section 33.4). He concluded by confirming the modifications as provided by board and asked for a motion to provide direction to the City Commission.

Modifications as provided by the board include:

Section 33.4. - to include the following: non-residential parking shall not be shared with residential parking

Section 33.2. (F)(2)(b) – to include the following: and non-residential parking requirements may not be shared with residential parking requirements.
Residential parking shall be isolated from non-residential parking.

Ms. Van Der Meulen made the following motion, seconded by Mr. Reiner:

MOTION: RECOMMENDATION TO THE CITY COMMISSION FOR APPROVAL TO SECTION 9.12 (PARKING STANDARDS) AS AMENDED BY STAFF AND ARTICLE 33.1 (OFF-STREET PARKING REQUIREMENTS) AS AMENDED BY STAFF WITH MODIFICATIONS PROVIDED BY THIS BOARD

ROLL CALL: Mr. Fritz, Yes; Ms. Van Der Meulen, Yes; Mr. Reiner, Yes; Mr. Zucchini, Yes.
The motion passed with a 4-0 vote.

2) **DIRECTOR'S REPORT**

Mr. Massarelli gave updates on future ordinances and the Comprehensive Plan. He informed the board that staff is still waiting on revisions from the 13th Floor/Carolina Club project; and the revised landscape and façade plan for the approved self-storage on 31st

Street, which will go in front of the Development Review Committee on November 26, 2019. He concluded by informing the board that the alcohol and the vehicle sign ordinances will be in front of the City Commission in December.

3) **GENERAL DISCUSSION**

Mr. Zucchini commented that he would like to add an item on a future meeting to review elevator requirements. Ms. Janette Smith, responded to this request by stating that elevator requirements are designated by the Florida Building Code, and the only way to change the standards is to go through Broward County. Mr. Zucchini stated that he is only suggesting that the City be more restrictive in approval of site plans for multi-family and commercial property. Discussion ensued.

Mr. Zucchini then suggested that along with the upcoming installation of the new software system that a pre-application process be implemented. He then suggested staff research a nuisance code, to encompass noise, lighting, and parking.

Ms. Smith stated that the City of Margate is very progressive and aggressive as far as scheduling concerns and future projects. She then said that all items will be prioritized by staff as directed by the City Commission.

Meeting adjourned at 10:43 p.m.

Respectfully submitted,

Prepared by Melissa M. Miller

Richard Zucchini, Chair