



Development Services Department

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CITY OF MARGATE DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 *March 9, 2021*

PROJECT NAME:		Abundant Life Christian Centre, Inc.	
PROJECT NUMBER:		2021-085	
LOCATION:		1490 Banks Road	
APPLICANT/AGENT:		Dennis D. Mele, Esq. agent for Bishop Richard Thomas	
REVIEW/APPLICATION		Plat Note Amendment	
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chairman	Elizabeth Taschereau – Director	etaschereau@margatefl.com	(954) 884-3686
Planning	Andrew Pinney – Senior Planner	apinney@margatefl.com	(954) 884-3684
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CRA	Vacant		
Police	Lt. Ashley McCarthy – Police Department	amccarthy@margatefl.com	(954) 972-1232

Any questions regarding the DRC comments, please contact the appropriate department.

Applicant is required to provide a response letter addressing **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*).

DRC comments are as follows:

DEPARTMENTAL COMMENTS

BUILDING

1. No comments

ENGINEERING

The Director of the Department of Environmental and Engineering Services, or his qualified designee, has conducted a review of the submitted documentation in accordance with Article IV, Chapter 31 of the City of Margate's Code of Ordinances and finds the following:

A. TRAFFICWAYS

The Traffic Statement submitted with the application indicates that the number of daily trips is 1,234 and exceeds the threshold of 500 which was the trigger for a "Traffic Impact Statement" (TIS).

The current Level of Service (LOS) for Coconut Creek Parkway, Banks Road and Copans Road is LOS D and the TIS indicates surplus capacity for all three roadways to the extent that the additional trips generated by the project will not change the current LOS for all three roadways.

In addition, the TIS analyzed the onsite accumulation of vehicles for the proposed maximum student capacity and determined that "the school has sufficient on-site accumulation capacity to prevent traffic backing up onto Banks Road during the school's arrival and dismissal peak periods".

The Code requires that the Traffic Statement "shall assess the impact of the proposed development on all public streets and intersections within a one-mile radius of the perimeter" of the project.

The TIS failed to address the impact of the trips generated on streets and intersections within a one-mile radius.

A. POTABLE WATER AND WASTEWATER

Based on 465 students (50 pre-school, 262 elementary school, 130 middle school and 23 high school), the service demand of 7,205 GPD will be met by the City's water and wastewater plants.

Please note that this determination shall not be construed as a reservation of capacity for the development unless a developer’s agreement has been executed with the City specifically reserving water and wastewater treatment capacity.

B. DRAINAGE

Provide copies of the permits and associated documentation, including plans and drainage calculations, referenced in your concurrency review. Such documentation shall demonstrate that the proposed site has been approved and accepted by Cocomar Water Control District and SFWMD.

C. SOLID WASTE

The owner shall contract with the City’s vendor for waste collection (Waste Management) to provide service.

The owner shall select from a list of City approved vendors for recycling services.

D. RECREATION

N/A

E. GENERAL

Most of the property is located within a Flood Zone, Shaded Zone X, with the exception of strips to the north and south which are in a AE Flood Zone.

FIRE

1. No comments

PUBLIC WORKS

1. No comments

POLICE

1. No comments

DEVELOPMENT SERVICES

COMMENT 1: The traffic statement provided has a number of general errors.

- Coconut Creek Parkway is incorrectly identified as Coconut Creek Drive.
- The subject property is incorrectly identified as being located within the City of Coconut Creek, rather than properly located within the City of Margate.

Correct before application proceeds.

COMMENT 2: The application request is to permit use of the entire building as a school, rather than a church and a school. Presumably, this would imply an increase in school capacity. Why was the traffic analysis performed using the current enrollment rather than the projected maximum capacity once the school expands and encompasses the entire building?

Correct before application proceeds.

I. CONFORMITY WITH CODE

COMMENT 3: A special exception use must be approved by the City Commission prior to the school operating without a church on site to share the facility. In the CF-1 zoning district, a religious use such as a church or synagogue is permitted by right, and may have a school as an accessory use to the religious use. The definition of accessory use provided in Section 2.2 of the Margate Zoning Code has specific performance criteria that must be satisfied. If the church is vacating the premises and the school is expanding to make full use of the building, then school use becomes a special exception use, per Section 11.3 of the Margate Zoning Code.

Section 11.3. - Permitted uses.

(A) No building or structure, or part thereof, shall be erected, altered, or used, or land or water used in whole or in part, for other than one of the following:

(1) Houses of worship and schools on the same plot. Such use shall be located on a plot having at least forty thousand (40,000) square feet and at least two hundred (200) feet of street frontage. Private academic schools, including VPK, may be permitted as an accessory use when located on the same plot as an existing house of worship.

(2) Hospitals, detoxification facilities, and long-term care facilities not including correctional or mental institutions, nor veterinary hospitals. Such use shall be located on a plot having at least forty thousand (40,000) square feet and at least two hundred (200) feet of street frontage.

(3) Municipal buildings, fire stations, libraries, public offices, parks, playgrounds, reservations, parking.

(4) Accessory structure or use which is clearly incidental or subordinate to the principal use and which use is located on the same plot.

(B) **Special exception uses.** Special exception uses may be deemed appropriate to provide a complete distribution of uses within the City, but because of their operational characteristics or area requirements need to be given individual consideration with respect to their location, access and relationship to adjacent properties and public rights-of-way, and conformity with the City's current and future redevelopment efforts.

(1) The following uses are authorized upon a finding by the City Commission that a special exception to the article is warranted. The City Commission shall consider all applications for special exception approval pursuant to the procedures and criteria set forth in [Chapter 31, Section 31-54](#) of the Margate Code of Ordinances.

(a) **Public or private elementary, middle, or high school**, subject to the following:

1. Schools shall not be located on roadways classified by Broward County Metropolitan Organization's Broward Highway Functional Classifications Map as arterial roadways. Access to schools shall not be from roadways classified by Broward County Metropolitan Organization's Broward County Highway Functional Classifications map as arterial roadways.

2. School must be located in freestanding single use structure(s), located on a parcel no small than the minimum size required by the School Board of Broward County for public schools. As an exception, charter schools may be permitted as an accessory use if located within an existing library, community service facility, museum, performing arts center, theatre, cinema, religious institution, Florida College System institution, college, or university facility, in accordance with F.S. 1002.33(18)(C).

3. School must provide a student drop off area for motorists that is dedicated to student drop off activities and will not interfere with onsite parking or roadways adjacent to the school. The appropriate length and dimensions of the drop off area shall be identified in a traffic study prepared by a professional engineer licensed in the State of Florida.

4. In order to allow sufficient time to secure required development order, building permit, and local business tax receipt approval, a special exception use application and fee must be filed with the

Development Services Department at least nine (9) months before the start of the school year. This time requirement cannot be waived or reduced.

(b) Public or private postsecondary educational facilities, including vocational schools. Any associated residence shall be ancillary to the permitted use, and permitted only for full-time students of the post-secondary educational facility and any staff required to preserve the safety and welfare of resident students.

Section 2.2. - Terms defined.

Accessory use: A use that is naturally and customarily incidental to, subordinate to, and subservient to the principal use and is permitted on the subject lot after the principal structure is permitted. Such uses shall comply with the performance criteria set forth below:

- (a) Is located on the same lot as the principal use; and
- (b) Contributes to the comfort, convenience, or necessity of the principal use; and
- (c) Does not exceed twenty-five (25) per cent of the gross floor area of the principal use; and
- (d) Is operated and maintained under the same ownership as the permitted principal use.

This is an advisory note.

II. CONSISTENCY WITH COMPREHENSIVE PLAN, ELEMENT I

COMMENT 4: The subject property has an Industrial land use designation on the north half, and a commercial land use category on the south half of the property. Policy 1.2 of the Future Land Use Element of the Margate Comprehensive Plan permit community facility uses. Part 7 of same provides a description of community facilities which includes educational uses.

Policy 1.2 The permitted uses for land development regulations shall not exceed those listed below for each land use classification found on the Future Land Use Map. The city's zoning regulations shall not exceed the uses enumerated, but may be more restrictive.

b) Commercial

1. Neighborhood, community, and regional retail uses.
2. Office and business uses.

3. Commercial uses, including wholesale, storage, light fabricating and warehousing.
4. Hotels, motels, and other tourist accommodations.
5. Parks, recreation, and commercial recreation uses.
6. Community facilities.

d) Industrial

1. Industrial uses.
2. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; bakeries, carpentry and other trade shops; ice houses; chemical sales, and repair shops.
3. Scientific and industrial applied research and/or educational facilities; medical or dental labs.
4. Offices.
5. Recreation and open space, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
6. Community facilities, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
7. Ancillary commercial uses within buildings devoted to primary industrial uses.

This is an advisory note.

COMMENT 5: The subject property is located on a collector road (Banks Rd). Policy 11.1 of the Future Land Use Element of the Margate Comprehensive Plan requires community facilities to be located close to major traffic corridors and mass transit routes adequate to carry the volume of traffic generated by such facilities, but provides an exception to this policy for schools.

Policy 11.1 Except for schools, regional and community facilities shall be located close to major traffic corridors and mass transit routes adequate to carry the volume of traffic generated by such facilities.

This is an advisory note.