



## CITY OF MARGATE

### DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1

*July 27, 2021*

<b>PROJECT NAME:</b>	Centennial Park Redevelopment		
<b>PROJECT NUMBER:</b>	2021-268		
<b>LOCATION:</b>	7800 NW 19 <sup>th</sup> Court		
<b>APPLICANT/AGENT:</b>	Eric Harrison, PLA, Chen Moore and Associates, agent for Michael Jones, Parks and Recreation Director		
<b>REVIEW/APPLICATION</b>	Site Plan		
<b>DISCIPLINE</b>	<b>REVIEWER</b>	<b>EMAIL</b>	<b>TELEPHONE</b>
DRC Chairman	Elizabeth Taschereau – Director	<a href="mailto:etaschereau@margatefl.com">etaschereau@margatefl.com</a>	(954) 884-3686
Planning	Andrew Pinney – Senior Planner	<a href="mailto:apinney@margatefl.com">apinney@margatefl.com</a>	(954) 884-3684
Planning	Alexia Howald – Associate Planner	<a href="mailto:ahowald@margatefl.com">ahowald@margatefl.com</a>	(954) 884-3685
Building	Richard Nixon – Building Official	<a href="mailto:rnixon@margatefl.com">rnixon@margatefl.com</a>	(954) 970-3004
Engineering	Curt Keyser – Director	<a href="mailto:ckeyser@margatefl.com">ckeyser@margatefl.com</a>	(954) 884-3631
Engineering	Randy L. Daniel – Assistant Director	<a href="mailto:rdaniel@margatefl.com">rdaniel@margatefl.com</a>	(954) 884-3633
Fire	David Scholl – Fire Department	<a href="mailto:dscholl@margatefl.com">dscholl@margatefl.com</a>	(954) 971-7010
Public Works	Mark Collins – Director	<a href="mailto:mcollins@margatefl.com">mcollins@margatefl.com</a>	(954) 972-8126
Public Works	Gio Batista – Assistant Director	<a href="mailto:gbatista@margatefl.com">gbatista@margatefl.com</a>	(954) 972-8123
CRA	Vacant		
Police	Lt. Ashley McCarthy – Police Department	<a href="mailto:amccarthy@margatefl.com">amccarthy@margatefl.com</a>	(954) 972-1232

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

**Applicant is required to address EACH comment and to revise plans accordingly (*acknowledgements are not corrections*).**

**DRC comments follow.**

## DEPARTMENTAL COMMENTS

### BUILDING

1. Other than permits required for new park, building has no comments.

### FIRE

1. No comments.

### PUBLIC WORKS

1. No comments.

### POLICE

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 is Code of Ordinances and finds the following:

#### PREAMBLE

The project enhances the park by providing new basketball, tennis, and pickle courts, poured in place rubber surfacing for play area, and two new shade pavilions. Eleven (11) new parking spaces will also be added and coupled with restrooms, a splash pad, and other amenities, will significantly improve the park experience for all users.

#### A. TRAFFICWAYS

This project will not impact current traffic LOS.

#### B. POTABLE WATER AND WASTEWATER

The existing water and sewer services are at the SW corner of the site. If additional service taps are required, it may be more cost effective to utilize the 12" Ductile Iron (DI) main on the northern side of the property along Royal Palm Blvd. This water main is in the swale that is adjacent to the project and no excavation in the roadway will be required. Either of the sewer mains on Royal Palm Blvd or on Sunflower Drive may be used for the new sewer connection.

#### C. DRAINAGE

Provide dry retention area on site for temporary storage of stormwater.

#### D. SOLID WASTE

No impact.

#### E. RECREATION

Project will provide improved park amenities and services.

#### F. Parking

There may be benefit in connecting the old and new parking lots.

The asphalt surfacing should be reconfigured to allow vehicle back out from the first new parking space that is closest to the old lot.

## DEVELOPMENT SERVICES

After review of the above referenced DRC application, the Development Services Department has provided the following comments and advisory notes. Comments require a written response from the applicant and correction(s) to the application. Advisory notes do not require correction.

**ADVISORY NOTE 1:** This application is for a site plan and is therefore subject to the requirements of Chapter 31 of the Code of the City of Margate.

### **Sec. 31-35. - Determinations required prior to approval of a development permit.**

A determination that adequate services will be available to serve the needs of the proposed development shall be made when the following conditions are met:

(1) *Director of development services.* The director of development services determines:

- a. That the proposed development is consistent with the Margate Comprehensive Plan.
- b. That the proposed development is in conformity with the Margate Zoning Code.
- c. In the case of site plans, that the proposed development is in conformity with the provisions of [chapter 23](#) of this Code.

Based on the above Code section, Development Services staff must compare the application to the adequacy determinations described in Section 31-35 of the Code of the City of Margate.

#### **Subject Property:**

The subject property is a 4.07-acre site located 7800 NW 19<sup>th</sup> Court. The subject property is a neighborhood park with improvements consisting of a basketball court, playground, landscaping, and off-street paved parking along NW 19<sup>th</sup> Court. The majority of the property is greenfield. The subject property is bounded to the north by Royal Palm Boulevard, bounded to the east by single family homes, bounded to the south by NW 19<sup>th</sup> Court, and bounded to the west by Sunflower Drive. The subject property is located within the R-1B One-Family Dwelling zoning district, and has an underlying land use designation of Park.

**COMMENT 1:** Ensure all plans include a legend to identify symbols used, or include call-out notes to identify symbols used.

## **I. CONFORMITY WITH CODE**

**ADVISORY NOTE 2:** Permitted uses of the R-1B zoning district are described in Section 14.2 of the Margate Zoning Code and include “Recreation buildings and facilities, playgrounds, play fields, parks, beaches, owned and operated by the city.” Thus, the proposed uses depicted on the site plan application are permitted by the R-1B zoning district.

**COMMENT 2:** The subject property has overhead utility lines along the north property line that abuts Royal Palm Boulevard. These lines are required to be placed underground, or the applicant is required to file an underground wiring waiver, per Section 31-2 of the Code of the City of Margate.

**COMMENT 3:** Application must include a Master Parking Plan, per Section 33.2(f) of the Margate Zoning Code.

**COMMENT 4:** The site plan incorrectly identifies the zoning district as S-1 Recreational. Correct the plans to indicate R-1B One-Family Dwelling district.

**COMMENT 5:** The subject property is located within the R-1B zoning district, and must conform to the requirements of Article XIV of the Margate Zoning Code.

**Setbacks:**

The site plan incorrectly identifies the minimum required setback along NW 19<sup>th</sup> Court as 20 feet, this should be shown as 30 feet.

The minimum setback for the east property line is 20 feet.

**Plot Coverage:**

The combined area occupied by all principal and accessory buildings shall be limited to a maximum of 40%. The term “coverage” is defined in Section 2.2 of the Margate Zoning Code as follows: “That percentage of the plot area covered or occupied by buildings or roofed portions of structures. Shuffleboard courts, swimming pools, barbecue pits, terraces and other appurtenances not roofed over shall not be included in computing “coverage.”

The Site Data Table provided on the site plan indicates total building coverage to consist of 372 square feet. The new bathroom depicted on the site plan has dimensions 33’ 11” x 23’ 3”. The new Shade pavilion depicted on the site plan has dimensions 34’ x 48’. Three shade pavilions are depicted near the athletic courts, but only one pavilion shows the dimensions 8’ x 12’. There are no dimensions provided for the shade covering the exercise station, splash pad, and playground.

Calculate plot coverage and include all buildings and roofed portions of structures to indicate total “coverage,” as defined in Section 2.2 of the Margate Zoning Code.

**ADVISORY NOTE 3:** Section 23-6 of the Code of the City of Margate generally requires a 10-foot wide landscape buffer between an adjacent roadway and the site of a building or vehicular use area. The Code then describes requirements non-residential districts, multi-family districts, and mixed use districts. The subject property is located in a one-family dwelling district, and no requirements have been provided for this type of zoning district. This Section does not apply to the subject property.

**ADVISORY NOTE 4:** Section 23-7 of the Code of the City of Margate generally requires a 5-foot wide landscape buffer along property lines that do not directly abut rights-of-way or residential property. All property lines of the subject property abut either right-of-way or residential property. This Section does not apply to the subject property.

**COMMENT 6:** Section 23-8 of the Code of the City of Margate requires interior landscaping in and around the vehicular use areas. Revise landscape plan (and other affected plans) to show compliance with this requirement. Include a calculation (table or chart) on the landscaping plan.

**COMMENT 7:** Section 23-11 of the Code of the City of Margate requires minimum landscaping on the subject property consisting of lawn areas and trees. This site is required to provide a minimum tree canopy value of 12% of the lot area, or 21,300 square feet. Tree canopy values vary based on category of tree, as described in Section 23-20. Trees species are listed by category in Section 23-23 of the Code of City of Margate. Revise landscape plan (and other affected plans) to show compliance with this requirement. Include a calculation (table or chart) on the landscaping plan.

**COMMENT 8:** The minimum height at time of planting for any shrub or hedge is 24 inches, per Section 23-5 of the Code of the City of Margate. Sheet L4.01, Plant Schedule indicates a lower value than the minimum required.

**COMMENT 9:** Sheet L4.02, Caliper Measurement Notes #1 and #2 indicate that caliper is taken at either 6" or 12" above root ball. Caliper is to be measured at DBH for all category 1 trees, per Section 23-5 of the Code of the City of Margate.

**COMMENT 10:** Ensure that location of light poles are spaced at least 10 feet from the edge of tree canopies, per Section 33.2(E) of the Margate Zoning Code. Depict distances on the plans.

**COMMENT 11:** Identify degree of angled parking and clearly indicate all dimensions of parking spaces and adjacent drive aisle for both parking areas.

**COMMENT 12:** Section 31-51 of the Code of the City of Margate requires all new city-owned and operated buildings to achieve at least the minimum certification level of the USGBC LEED, GBI Green Globes green building certification programs or other equivalent certification program as determined by the City. Submit evidence of compliance with this requirement for any new building in this project.

## **II. CONSISTENCY WITH COMPREHENSIVE PLAN, ELEMENT I**

**ADVISORY NOTE 5:** The subject property has a "Park" land use designation. The proposed improvements to Centennial Park are consistent with Policy 1.1.2 of the Land Use Element of the Margate Comprehensive Plan.

Policy 1.1.2 The permitted uses, densities and intensities contained in the land development regulations shall not exceed those listed below for each land use category found on the Future Land Use Map. The City's land development regulations with respect to uses, densities and intensities may be more restrictive than those shown in this section.

Policy 1.1.2 The permitted uses, densities and intensities contained in the land development regulations shall not exceed those listed below for each land use category found on the Future Land Use Map. The City's land development regulations with

respect to uses, densities and intensities may be more restrictive than those shown in this section.

f) Parks and Recreation

1. Public parks.
2. Outdoor cultural, educational and civic facilities, including, but not limited to: animal exhibits, habitats, band shells and outdoor classrooms.
3. Boat ramps and docks.
4. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, and bikeways.
5. Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, souvenir shops and rental facilities.
6. Municipal buildings, parks, and playgrounds.