



Development Services Department

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

www.margatefl.com • dsd@margatefl.com

CITY OF MARGATE DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 *February 23, 2021*

PROJECT NAME:		First Gate Commerce Center	
PROJECT NUMBER:		2021-057	
LOCATION:		N/W/C of Copans Road and Banks Road	
APPLICANT/AGENT:		Mike Gai, Sun-Tech Engineering, Inc agent for Chris Willson	
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
Planning	Alexia Howald – Associate Planner	ahowald@margatefl.com	(954) 884-3685
Building	Richard Nixon – Building Official	rnixon@margatefl.com	(954) 970-3004
Engineering	Pedro Stiassni – Engineer	pstiassni@margatefl.com	(954) 884-3635
Fire	David Scholl – Fire Department	dscholl@margatefl.com	(954) 971-7010
Public Works	Mark Collins – Director	mcollins@margatefl.com	(954) 972-8126
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 Code of Ordinances and finds the following:

A. TRAFFICWAYS

Adequate. The proposed development meets the prescribed level of service.

B. POTABLE WATER AND WASTEWATER

Adequate. The City's water and wastewater plants both have available capacity to meet the service demands of the proposed development, which are 13,500 GPD for water to be delivered and wastewater to be generated.

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.

C. DRAINAGE

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

D. SOLID WASTE

Adequate.

E. GENERAL

1. The application indicates that its intent is to "Revise Plat Note **from** 'This plat is restricted to 71,705 square feet of automobile dealership use and a fire station on Tract A' **to** 'This plat is restricted to 71,705 square feet of automobile dealership use and a fire station on Parcel A and 135,000 square feet of Industrial on Parcel B.'"

However, the only restrictive note on the Sherman Plat provided with your application reads "This plat is restricted to Industrial use only. Commercial / Retail uses are not permitted without the approval of the Board of County Commissioners, who shall

review and address these uses for increased impacts. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.”

Accordingly, please provide sufficient clarification or amend the application to accurately describe the revision being sought. In accordance with the existing note on the existing plat, the proposed increased intensity of industrial use shall be approved by the Broward County Board of County Commissioners prior to approval of Margate DEES.

FIRE

1. No comments

PUBLIC WORKS

1. No comments

POLICE

1. No comments

DEVELOPMENT SERVICES

1. No comments