



City Commission

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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE MINUTES

Tuesday, March 26, 2019

10:00 AM

City of Margate
Municipal Building

PRESENT:

Robert Massarelli, Director of Development Services
Alexia Howald, Associate Planner
Kevin Wilson, Fire Inspector
Dan Topp, Community Development Inspector
Lt. Ashley McCarthy, Police Department
Alberto Torres-Soto, Senior Engineer, DEES
Richard Nixon, Building Department Director
Mark Collins, Public Works Director
Diana Scarpetta, CRA Project Specialist

ABSENT:

Andrew Pinney, Senior Planner

The regular meeting of the Margate Development Review Committee (DRC) having been properly noticed was called to order and a roll call was taken by Robert Massarelli at 10:11 a.m. on Tuesday, March 26, 2019, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

1) NEW BUSINESS

ID 2019-085

- 1A) RECONSIDERATION OF A **SITE PLAN** FOR A 220-UNIT APARTMENT COMPLEX FOR MARQUESA DEVELOPMENT
LOCATION: 5203 & 5281 COCONUT CREEK PARKWAY
ZONING: TRANSIT ORIENTED CORRIDOR-CORRIDOR (TOC-C)
LEGAL DESCRIPTION: PARCEL "A" OF CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
PETITIONER: ANTONIO QUEVEDO, HSQ GROUP, INC., TC MC MARGATE APARTMENTS, LCC

Antonio Quevedo, HSQ Group, Inc, introduced himself and stated that he has met with staff and all previous comments have been addressed. He said that he is here to answer any questions if needed.

Development Services Department

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DRC Comments:

Kevin Wilson, commented that the Fire Department approves the site plan, however they will need signage for the FDC's telling them which building they serve.

Dan Topp, had no comment.

Alexia Howald, commented on the landscape plan photometric, saying that there are some proposed light poles that are within the proximity of the tree canopy. She said that there needs to be at least a ten-foot spacing from the edge of the canopy to the proposed lights.

Diana Scarpetta, had no comment.

Mark Collins, had no comment.

Alberto Torres-Soto, had the following comments:

- Preliminary impact fees calculation:
 - Water and Sewer = \$526,798.10
 - Fire and Police = \$173,320.40
 - Calculation may be revised on the construction permitting process. If the applicant has credits based on the previous use, the information shall be submitted as part of the permit package.
- Drainage:
 - Water table on the drainage calculation shall be revised. Based on previous surface water management licenses (i.e. SWML2016-045-2 for Wawa) the water table for the dry season at the Cocomar Water District is 8.0 feet NAVD88. Please provide confirmation with Cocomar Water District.
 - Drainage report is mixing NGVD29 and NAVD88 datum.
 - Finish Floor Elevation (FFE) of the buildings are not complying with the City Code Chapter 11- Section 11-3. Based on the drainage calculations for the 100-year-3day analysis, the FFE. All the FFE shall be updated based on the revised drainage calculations.
 - Need to correct calculations, currently shows use of Flatwoods instead of depressional soils.
 - Need to close out the existing surface water management license. The license has a NOTIFICATION OF POTENTIAL ENFORCEMENT ACTION. The last letter the County sent was on 02/06/2019. I have attached the letter to my comments.
- Grading associated with the revised FFE shall be updated.
- Show all elevations around the property lines, showing the cross-sections and swales.
- Need fourteen (14) cubic yards per week for recycling. Based on the site plan the project shows eleven (11) cubic yards. The recycling is missing 6 containers (or 3 cubic yards). The detail for the compactor enclosure shall be updated per site plan.
- Water main line at Coconut Creek Parkway and Banks Road shall remain as existing. This was discussed with staff from Engineering and Operations. The looped water main will be required as proposed on the plans.
- Fire line connecting building #2 shall be relocated; it is too close to the sanitary main line. The preferred separation from the sanitary main line is 10-feet and the minimum separation shall be 6-feet.

- Specimen trees to be removed and relocation of trees requires a separate engineering permit and a bond.
- Tree replacement shall be based on canopy removed. Provide tree location & canopy to be replaced.

Antonio Quevedo responded in regards to the finished floor saying that they have complied with the requirements. He said that he can adjust the perimeter grading during the permitting process. Mr. Quevedo stated that they are taking an existing shopping center that is 90% impervious and creating more green area. He said that a master drainage permit will be done for the entire site, and will have an agreement between both property owners which will only happen with final engineering plans, but will need staff approval for the site to move forward. Robert Massarelli asked if there is any reason why this cannot be approved today? Mr. Quevedo wanted to add an additional comment in regards to the water and sewer, discussing the water main situation and the proposal to relocate them. Mr. Torres stated that if those lines are moved to Banks Road, it will be a hardship to the City. Discussion ensued. Mr. Massarelli asked if this can move forward from a DEES point of view, or wait until this is resolved? Mr. Torres responded by explaining his concerns with moving the building and keeping the lines, he then referred to the site plan. Mr. Quevedo said that it can be looked at during the permit process and is willing to work with the City. He said that with the new dedication from Broward County the water main is no longer on their property, explaining that it will fall within the right-of-way. Mr. Quevedo stated that he will give the City a hold harmless on the landscaping.

Ashley McCarthy, had no comment.

Richard Nixon, commented that the ADA comments were addressed. He said that there are architectural plans just for reference, clarifying that they were not looked at for compliance with the building code, and that they would need to be submitted to the Building Department. He said that the plans will need to be routed through Broward County for the elevators.

Robert Massarelli, commented on a similar designed project within the City that has chains and locks on the gates, stating that these gates will need to be usable for the residents and will add this as a condition to not chain and lock the gates. He then pointed out one major change on the site plan from earlier versions, referring to the existing building on the west side, saying that previously the drive was connected to the north and south of the building. He said that this drive will need to continue for safety and fire access. Mr. Quevedo responded that this is not the only access and it is tenant driven with no room for a driveway. Mr. Massarelli asked if they will be modifying the building? Mr. Quevedo answered that they will, but not any further due to the remaining tenants. He explained that he met with Andrew Pinney and showed the overall accessibility. Mr. Massarelli asked if Mr. Pinney discussed a new site plan for the remainder of the property? Mr. Quevedo replied "no". Mr. Massarelli stated that a perimeter landscape along the edge of the adjacent property line will be required, as well as a cross access easement for pedestrians for the sidewalks shown on the Marquesa property. He said that there are many questions about the other parcel which will need to be addressed. Mr. Massarelli asked for clarification on the tree disposition plan which shows several trees to be removed as phase one. Mr. Quevedo responded that this was a typo and will be removed. Mr. Massarelli asked how the trees are being replaced? Mr. Robert Cambo, Managing Partner, Alliance 16, LLC, (owner of the adjacent property) introduced himself and responded to the question stating that he is not aware of any trees being removed on his parcel. Mr. Massarelli stated that he just caught it before the meeting, sheet T1. Mr. Quevedo responded that he will look into that and that the intent is to only remove trees within the redevelopment area. Mr.

Massarelli stated that before the final set this will have to be cleaned up, as well as to look at the entire site plan for the parent parcel.

Mr. Torres added an additional comment:

- Provide Drainage and Maintenance agreement. The agreement shall include language for the renewal of the surface water operation license.

Mr. Massarelli said that based on the review the site plan is approved with the comments for DEES to be addressed with the final set. He said that the comments on the other parcel will be dealt with separately, and the locks on the gates will be addressed on the final drawings.

2) GENERAL DISCUSSION

Robert Massarelli introduced the new Director of DEES, Mr. Ken Griffin.

Richard Nixon requested that the DRC Findings form be modified, stating that it is asking for him to sign off in relation to construction types and since he has not received building plans he cannot sign off based on the verbiage. Mr. Massarelli replied that this is the language in the Code and this is what the Code currently requires, saying that there are other items that need to be modified in the code. Mr. Nixon stated that he agrees but cannot sign off with the current wording.

There being no further business, the meeting was adjourned at 10:45 AM

Respectfully submitted,



Robert Massarelli
Director of Development Services

Prepared by Melissa M. Miller

Date: 7/11/19