



City Commission

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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE MINUTES

Tuesday, April 9, 2019

10:00 AM

City of Margate
Municipal Building

PRESENT:

Robert Massarelli, Director of Development Services
Andrew Pinney, Senior Planner
Alexia Howald, Associate Planner
Kevin Wilson, Fire Inspector
Dan Topp, Community Development Inspector
Alberto Torres-Soto, Senior Engineer, DEES
Richard Nixon, Building Department Director
Pedro Stiassni, Engineer

ABSENT:

Lt. Ashley McCarthy, Police Department
Mark Collins, Public Works Director
Diana Scarpetta, CRA Project Specialist

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 10:12 a.m. on Tuesday, April 9, 2019, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

1) NEW BUSINESS

ID 2019-105

- 1A) CONSIDERATION OF A **SITE PLAN** FOR PHASE II OF BETHEL CHURCH SANCTUARY AND SUNDAY SCHOOL CONSTRUCTION
LOCATION: 5300 W. ATLANTIC BOULEVARD
ZONING: TRANSIT ORIENTED CORRIDOR-CORRIDOR (TOC-C)
LEGAL DESCRIPTION: A PORTION OF TRACT "C" "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 120, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
PETITIONER: JOHN SACCO, ARCHITECT, AGENT FOR PASTOR JACQUES J. MORISSET, BETHEL CHURCH OF GOD MINISTRIES

John Sacco, Architect, introduced himself and gave a brief history of the property, stating that the building was to be built in two phases. He said that he

Development Services Department

901 NW 66th Avenue, Margate, FL 33063 • Phone: (954) 979-6213
www.margatefl.com • dsd@margatefl.com

is now requesting permission to move forward with the construction of the Sanctuary and the Sunday School. He stated that there has not been a problem with parking, explaining that they have benefited from using the Community Bank across the street for parking on a Sunday morning.

Mr. Massarelli asked for clarification on the adjacent parking. Mr. Sacco responded that the additional parking is directly across the street, explaining that there is a traffic light. He stated that the church has hired a police officer to direct traffic at the traffic light. Mr. Massarelli asked if there was an agreement to use that parking lot. Mr. Sacco answered "yes". Mr. Massarelli asked if this has been supplied to the City and if not then a copy of that agreement will need to be supplied to the City. He then asked what is in place to prevent people from walking across Atlantic Boulevard instead of using the stop light. Mr. Sacco stated that this has not been a problem.

DRC Comments:

Richard Nixon, commented that parking will be based on the occupant load of the building, which is determined by square footage and use. He further explained how parking will be supplied based on the number of occupants.

Kevin Wilson, commented that the fire line will need to be adequate to supply the additional square footage that will be added. He said that hydraulic calculations from the fire sprinkler contractor will be required at time of submittal.

Dan Topp, had the following comments:

- Indicate on the landscape calculation chart the required interior landscaping within vehicular areas per 23-8 of the Margate Code of Ordinances. Current plantings do not meet this code.
- Verify that there are at least 50 per cent ground covers in areas that don't have trees or shrubs per 23-7(A). Include these requirements on the landscape calculation chart.
- Provide trees along N. State Road 7 per 23-6(B)(3) which allows for smaller trees because of the overhead power lines.
- Provide a tree disposition plan to show existing trees to remain and replacement of trees shown on the original plans provided. Some of these trees are missing and some remaining trees are in poor condition. Show new and replacement landscaping on the plan.
- Note where shrubs and groundcovers need to be replaced. Portions of the hedge on the east side are missing. Provide height and spread for any new materials.

Andrew Pinney, gave a brief history of the project, explaining the reason why phase two has expired and that it is now in front of the board to renew the site plan. He stated that the existing site plan was constructed with 10,639 square-feet and the proposed addition is 12,900 square-feet, explaining that due to the size of the addition, City Code now views this as redevelopment; and when it is classified as redevelopment all updates over the past ten years now apply to the site plan. He then made the following comments:

- Parking requirements will need to be recalculated to the current code. Update the transit credit, mixed use sharing factor will need to be pulled from the calculation.
- Use the following calculation:
 - One (1) parking space per three (3) fixed seats, or if using pews or folding chairs, One (1) parking space per thirty-five (35) square-feet
 - Plus, one (1) parking space per Sunday School classroom
 - Plus, one (1) parking space per 200 square-feet of remaining gross floor area (lobby, foyer, restrooms, etc...)
 - And, sixty-five percent (65%) of required parking for accessory use such as, daycare, offices, multi-purpose room/dining hall, retail gift shop, etc...)
- Civil Plan will need to be updated, vertical use is not permitted in TOC-C, need to remove the apartment.
- Provide additional detail for multi-purpose room. Need to see how space will be used.
- Provide updated and signed landscape and irrigation plan. Commercial and residential buffer required at east (wall and landscape) and south (landscape). Will need to update to the current code.
- Landscape still showing oak trees, need to address to accommodate additional landscape areas and/or change species to something smaller.
- Update parking lot lighting plan to show the light values at east and south property lines.
- Site Plan and Civil Plan are inconsistent (referenced sheet A-1, S-3, A-2)

Pedro Stiassni, had the following comments:

- Please make sure that the Engineering Site Plans match the Architectural Plans. During the review process, we notice a significant number of differences between the two set of plans.
- Please submit updated drainage calculations based in the proposed redevelopment to compare the difference with the original SWM2012-25 permit. The County and the City shall revise any proposed drainage modifications before construction permit approval to verify if any mayor modifications apply to the original license.
- To better calculate the new Impact Fees, we need:
 - Maximum number of Students per Class Room.
 - The maximum number of Persons allowed in the Sanctuary.
- Needs to submit a copy of the Pre-Application meeting approval letter from FDOT. The comments from FDOT shall be incorporated on the DRC Plans.

Alexia Howald, commented on the measurement for the parking for the pews, she wanted to clarify that the measurement is two (2) linear feet for one (1) seat. She then stated that the drive aisle will need to be at least twenty-two (22) feet in width, noticing that this measurement was missing. Mr. Sacco responded that they will make the correction.

Robert Massarelli, referenced Policy 13-10 of the Future Land Use Element of the Comprehensive Plan, stating that this property will need to meet this requirement.

Richard Nixon, further commented on potential problems with the handicap accessible routes, saying that there are ramps which may impede access to the building, this also includes one

parking spot that has half of the accessible aisle going from five (5) feet to three (3) feet. Mr. Nixon then stated that the plans will need to go back to Broward County Surface Water Management for the addition.

Andrew Pinney wanted to also mention the square footage and interpretation of the property. He said that the code limits churches to 7,000 square-feet, however staff is looking at the sanctuary as the church, the office as office use, gift shop as a retail use, as well as the school, and daycare. He stated that he wanted the breakdown of uses for the record.

Mr. Jacques Morisset, Pastor of Bethel Church of God Ministries introduced himself and stated that on the previous plan there was a gift shop, which it is no longer a future use. He then said that the apartment will now be used as an office space. Pastor Morisset mentioned that they are currently utilizing a classroom as storage space, and asked if they can continue this use on the plan? Mr. Nixon responded that when plans are submitted to the building department and each space is labeled for a specific use then that space is limited to that use. He said that different code requirements are in place for different uses. Mr. Pinney recommended to label the plans on what the future use may be. Mr. Massarelli asked Mr. Pinney if code allows for off-site parking? Mr. Pinney responded that he is unsure if the code allows this and will look into the provided agreement to compare to the code. Mr. Massarelli said that the agreement will need to be with the current property owner.

Mr. Massarelli stated that there are lots of comments and many items to be worked on. The petitioner will need to provide updated drawings and reschedule for a future DRC Meeting.

2) GENERAL DISCUSSION

Robert Massarelli asked the board if they would like to meet prior to scheduled meetings to review the plans, as well as to discuss each other's comments. Mr. Pinney responded that a Pre-DRC review will be helpful, however he suggests checking with the City Clerk. Mr. Massarelli asked if the alternate Tuesday would work. Mr. Nixon suggested discussion via email prior to meeting. Mr. Stiassni suggested that Zoning and DEES review the plan at the same time.

Kevin Wilson commented on home-based Assisted Living Facilities, stating that many of them are applying for a Business Tax Receipt without knowing what else is required, such as fire sprinklers and fire alarms. He explained that in the past they used to apply at DRC where staff explained the requirements to them. Mr. Wilson said that he feels that this policy should come back. Mr. Pinney responded that there was an ordinance in 2017 that changed the process to be consistent with State Law, he then referenced FS 419. He explained that staff is only checking the distance and life safety issues. Mr. Wilson asked at what point is staff checking the distance? Mr. Pinney responded that staff keeps its own list internally and will do a preliminary check over the phone or at time of BTR submittal. Mr. Nixon mentioned the use which may change the occupancy of the building, he then suggested typing up a hand-out to explain the life-safety requirements to the applicants. Mr. Massarelli commented that this is a universal problem with people coming in to start a business without a business plan and do not know the rules. He explained that a brochure is being created on how to open a business in Margate, he also suggested a separate flyer for these facilities.

There being no further business, the meeting was adjourned at 10:51 AM

Respectfully submitted,



Robert Massarelli
Director of Development Services

Prepared by Melissa M. Miller

Date: 7/11/19