



**REGULAR MEETING OF
THE DEVELOPMENT REVIEW COMMITTEE
MINUTES**

Tuesday, May 14, 2019

10:00 AM

City of Margate
Municipal Building

PRESENT:

Robert Massarelli, Director of Development Services
Andrew Pinney, Senior Planner
Alexia Howald, Associate Planner
Dan Topp, Community Development Inspector
Kevin Wilson, Fire Inspector
Tom Vaughn, Plumbing Chief
Lt. Ashley McCarthy, Police Department
Mark Collins, Public Works Director
Alberto Torres-Soto, Senior Engineer, DEES

ABSENT:

Diana Scarpetta, CRA Project Specialist
Richard Nixon, Building Director

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 Andrew Pinney at 10:00 a.m. on Tuesday, May 14, 2019, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

1) APPROVAL OF MINUTES

ID 2019-165

APPROVAL OF MINUTES FROM THE DEVELOPMENT REVIEW COMMITTEE MEETING HELD ON JANUARY 8, 2019 AND JANUARY 22, 2019

Minutes for the January 8, 2019 and January 22, 2019 meetings were approved as written.

2) NEW BUSINESS

ID 2019-146

- 2A) CONSIDERATION OF A **SITE PLAN AMENDMENT** A PRE-FABRICATED RESTROOM BUILDING WITH STORAGE FOR VETERANS MARINA PARK
LOCATION: 7044 NW 1ST STREET
ZONING: S-1
LEGAL DESCRIPTION: A PORTION OF TRACT "C" "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT, AS RECORDED IN PLAT

Development Services Department

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City Commission

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BOOK 120, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA

PETITIONER: EDDY SANTAMARINA, S3 DESIGN GROUP, AGENT FOR MICHAEL
JONES, PARKS AND RECREATION DIRECTOR

Mr. Michael Jones, Parks and Recreation Director, introduced himself and gave a brief history of this project. He explained that this an updated proposal of the site-plan for the pre-fabricated restroom.

DRC Comments:

Andrew Pinney, commented on the survey and the site plan stating that there is a need to adjust the layers, which is showing trees in the asphalt.

Mr. Eddy Santamarina, Engineer, S3 Design Group, introduced himself and addressed Mr. Pinney's comment, stating that the misplacement of the trees has been corrected.

Mr. Pinney continued with his comments, asking if the handicap parking spaces can be shifted over to straddle the new walkway, which may also free up a parking spot. Mr. Santamarina stated that shifting the parking spaces may not be an issue. He then proceeded to refer to the design on the site plan. Mr. Michael Jones commented that a new striping plan and raising the parking area will be done at time of building permits.

Mr. Pinney then commented on the eight (8) foot sidewalk around the bathroom, which necks down to five (5) feet, he asked if this could remain eight (8) until it turns south. Mr. Santamarina said that it could be filled in but will need to correctly address any grade changes in the concrete. Mr. Pinney suggested striping and posting signs at the northern drive aisle, saying that it may cause a speed table. Mr. Jones stated that this is presently being discussed with engineering, and may ultimately be decided at time of pavement resurfacing. He said that currently on this site plan they know where the building and sewer line will be located. Mr. Jones said that there are concerns with how shallow the pipe is, but assured the committee that it will be done at time of parking lot pavement. Mr. Pinney stated that this should be confirmed at final site plan to figure out if it will lift or not; if it is lifted it should be treated as a speed table as far as signage and striping. He stated that since the bathroom is so far forward at that point it would be a good opportunity to cross the drive aisle and create a connection to the public sidewalk. Mr. Jones said that he agrees and to come back with a new striping plan as the project is moving forward in the permitting phase, with the final phase being the striping and asphalt work immediately following as to not disturb the park multiple times.

Tom Vaughn, asked if this building has already been through pre-plan review, if so it has already been approved. Mr. Jones responded "correct", stating that this building already has the insignia number from DBPR. Mr. Vaughn then commented that Building has no issues.

Kevin Wilson, comment that Fire has no issues.

Dan Topp, had no comment

Alexia Howald, had no comment

Alberto Torres-Soto, had the following comments:

- The concrete slab on top of the sewer main line is not acceptable due to the complexity of future repairs. The engineer of record shall provide other solutions to protect the pipe when the minimum cover is not met.
- The sewer main line shall have a minimum cover of 1-ft from the water main line. In this particular case, the water line is below the sewer line. The applicant shall provide an alternative solution to resolve this issue.
- The sewer service line only has a 6-inch cover. There will be heavy vehicles in the area and this could break the service line. Please provide additional cover.
- An ADA accessibility path/sidewalk should be added as part of the design to allow access to the restroom from the monument area.
- The staff recommends having a meeting to discuss before final DRC approval.

Mark Collins, commented that he will work closely with Parks and Recreation and PW's vendors as this project moves forward.

Ashley McCarthy, had no comment

Andrew Pinney, stated that a conditional approval for the Site Plan will be granted today, and will now move forward to final site plan prior to issuing a permit. He asked the applicant to submit three (3) complete signed and sealed sets to the Development Services Department prior to review of the Building and Engineering permits.

ID 2019-198

- 2B) CONSIDERATION OF A **SITE PLAN AMENDMENT** FOR AN ADDITION TO THE AUTONATION COLLISION CENTER
LOCATION: 5355 NW 24TH STREET
ZONING: M-1 LIGHT INDUSTRIAL
LEGAL DESCRIPTION: A PORTION OF TRACT "A" "SHERMAN PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
PETITIONER: JENNIFER RONNEBURGER, GO PERMIT, AGENT FOR ROBERT SHANE OLDHAM, PRESIDENT OF MULLINAX FORD SOUTH, INC.

Dulce Conde, Architect, Sol-Arch, introduced herself and gave a brief description of the project. She said that they are proposing an addition for eight service bays on the east side of the project, with some canopies along the north side of the property. She stated that the interior remodel will include customer touch point areas, ADA compliant restrooms, additional air conditioning, and new lighting; in addition, the entire building exterior will be painted and landscape will be updated.

DRC Comments:

Tom Vaughn, commented to submit plans and permits to the building department.

Kevin Wilson, asked for the fire lanes to be restriped, as well as proper signage to enforce.

Dan Topp, had the following comments, as well as presented photos to the petitioner:

Code Violations:

- Remove landscape litter, trash, debris, abandoned items, car parts, and junk cars throughout the property including the wooded area along the lake.
- Remove barbed wire. A fenced area along the north side of the property has barbed wire at the top.
- *Shinus terebinthifolius* (Florida holly/Brazilian pepper) is a prohibited species per 23-5(A)(6) and considered a nuisance species per 23-17 of the Margate Code of Ordinances. All *shinus terebinthifolius* needs to be removed from the canal bank and throughout the property.
- Existing canopies and tents require a building permit.
- Roll off dumpsters are prohibited except for temporary use.
- All dumpsters are required to be within approved enclosures.
- There are broken and missing parking lot wheel stops that should be repaired or replaced.

Landscape Comments:

- Indicate on the landscape calculation chart that there are at least 50% natives per 23-5 of the Margate Code of Ordinances.
- Guy wires are prohibited for tree stabilization per 23-5(B)(4).
- Indicate on the landscape calculation chart the required landscaping abutting the rights-of-way per 23-6(B)(1). The condition of the sod in many areas is poor.
- Provide perimeter landscape strip including shade trees and 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.
- Indicate on a landscape calculation chart the required interior landscaping within vehicular areas per 23-8.
- There are six trees not labeled on the tree disposition plan and 4 new trees shown on the plant schedule. Please label where new trees are located or use the tree symbol on plan per the plant schedule.

Alexia Howald, commented on the dumpster enclosure referencing Code Section 23-9, clarifying that all dumpsters on site will require an enclosure. The petitioner asked if the dumpster would need to be connected to the drainage or the sanitary sewer system? Mr. Vaughn responded that it is not required. Ms. Howald continued her comments regarding the proposed fence on the northwest corner of the property, stating that it is shown beyond the front of the building which is not allowed. She then stated that the parking calculation is incorrect, and to use the one per five-hundred square feet. Ms. Howald mentioned to clean up the pump area, which is encroaching in a parking space. She asked to double-check the labeling on the plan at the southwest corner, and asked if there was an FPL easement at the southwest corner. Ms. Conde responded that it is an FPL easement and that it was labeled incorrectly. Ms. Howald asked to clarify what the use of the yellow was as shown on the floor plan. Ms. Conde answered that it is the detail area and quality control area so that the vehicle can be shown in the natural light, clarifying that it is for inspection only. Ms. Howald asked if this entails car washing? Ms. Conde responded "yes". Ms. Howald asked to provide sidewalk connectivity from the existing sidewalk in the front. She referenced the compressor as shown on sheet A-201, asking if it was appropriate to have undercover and what effect will the sound have to the adjacent properties. Ms. Conde answered that they are far away from adjacent properties due to the lake, and does

not believe that the sound will be an issue; and as for the compressor it is currently under a covered area with a chain link fence. Mr. Pinney asked if the compressor could be enclosed with something more robust to control the sound. Ms. Conde responded that the manufacturer suggests chain link and does not believe it will impact with adjacent properties. Mr. Pinney stated that his concern is for the residential properties located to the north, and recommends building an enclosure versus the request of an acoustical study and providing staff with a report. Ms. Conde stated that they can do that.

Alberto Torres-Soto, had the following comments:

- Preliminary impact fees calculation:
 - Water = \$78,867.40
 - Sewer = \$84,595.20
 - Fire and Police = \$ 14,530.32
 - The calculations for the Water and Sewer were based on the submitted background information provided by BETA JONES Group that is the Civil Engineering Firm on this project. The information provided was only for the carwash bays. One of the expansion areas were not described of the intended use. The applicant shall provide the intended use for all the new areas proposed in this project.
 - The calculation will be revised when additional information is provided by the applicant during the site plan approval and 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.
- Provide a spot elevation survey:
 - Per Florida Statutes 472, spot elevations survey shall be signed and sealed by a Registered Professional Surveyor and Mapper in the state of Florida.
 - Spot Elevation Datum shall be NAVD88.
 - Provide all the easement and encumbrances on the property.
- Drainage
 - Water table on the drainage calculation shall be revised. Based on previous surface water management licenses (in example SWML2016-045-2 for Wawa) the water table for the dry season at the Cocomar Water District is 8.0 feet NAVD88. Please provide a confirmation letter from Cocomar Water District.
 - The soils in the area are considered Flatwoods. Flatwoods are characterized by relatively poorly drained sandy soil typically underlain by an organic layer. The drainage calculations are considering the site as Soil Group A.
 - Revise drainage calculations and design accordingly.
- Water and Wastewater:
 - The project has to comply with ARTICLE IV. - REQUIREMENTS FOR DIRECT AND INDIRECT CONTRIBUTORS TO WASTEWATER COLLECTION AND TREATMENT SYSTEM.
 - Please also see the Sec. 39-32 for the general requirements.
 - If the project is proposing a holding tank, it has to comply with the Broward County Environmental Requirements. Please contact Engineer ASHOK RAICHOUDHURY in the ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION of the County at (954) 519 -1490.
 - The proposed building expansion is impacting the City's water main line on the premises.

- Provide containment for used water (hand car wash) on the exterior at the canopies in the back. The overflow could discharge directly to the storm drainage system.
- Finish floor elevations should be based on the City of Margate Code of Ordinances section 11-3.
- Provide a turbidity barrier in the back when removing trees from the back of the property; providing cover will avoid erosion of sediment within the Cocomar District.
- Provide the Erosion Sediment Control Plan that includes a turbidity barrier for the work close to the waterways and all the necessary requirements for the NPDES.
- Temporary carwash station requires temporary containment areas. Please provide the staging plan for the construction permit process.

Mark Collins, commented on the pedestrian sidewalk, plans are showing walkways when in reality they are both drains, will need to be sure to not use them as potential walkways and to not indicate them as storm drains.

Ashley McCarthy, stated that the Fire Department already addressed her comment on parking signage.

Andrew Pinney, stated that he had a few additional comments to add to the review. He began with the recommendation to create a curbed landscape area where the building expands to the west. He then explained the landscape code stating that it breaks the property into different zones. Ms. Conde responded that they will look at it and add landscape where needed. Mr. Pinney continued with his comments asking for a confirmation on parking count. He requested that all mechanical equipment installed on the ground and that is visible from the right-of-way has a buffer/hedge or a permanent structure. He said that there is a conflict with the temporary canopies in the parking stalls, the alignment of the poles and parking lot striping does not line-up making the spot unusable. Ms. Conde asked if a temporary parking count could be provided? Mr. Pinney responded that he would like to see a detail of how the canopy sits within the parking area. He requested to have wheels stops shown on the site plan and to clarify the fence which is shown on the east side of the property, the survey shows it as a construction fence and the site plan calls it existing. Mr. Pinney stated that code requires two loading spaces which have to be at least twelve feet wide by forty-five feet long and have access to the building; they will need to be designed to meet the code. Dimensions for drive aisles and parking stalls on the site plan need to be added; He said that the submitted photometric plan fell below the minimum requirements of 1.0 foot candles if the business closes at 7:00 p.m. which is light level one. Mr. Pinney referred to the landscape plan stating that guy wires are not allowed. He concluded his comments by saying there will be a separate color palette approval process through the Development Services Department if the building is to be re-painted.

Kevin Wilson, mentioned the past trouble in regards to tow trucks dropping off cars in the drive aisle by the fire station, he said that he has spoken with the manager and has been assured that this will not happen in the future.

Tom Vaughn, commented that the existing canopies have been cited by the building department as work done without a permit.

Robert Massarelli, Director of Development Services, stated that a comment was made in regards to no work being done outside, he then requested to make it clear on the site plan as

to what activities will be done outside. Mr. Massarelli asked when the temporary canopies will be removed? Ms. Conde responded as soon as the construction is done and the facility is functional. Mr. Massarelli asked for it to be clarified when they will be removed. Ms. Conde stated that she will notate removal 10 days after Certificate of Occupancy (C.O.)


Mr. Luis Betalleluz, Engineer, Beta Jones Group, had a few follow-up questions in regards to the water and waste water, he asked if the building is impacting the City's water main-line on the premises, and if this line belongs to the City? Mr. Torres responded that it is a loop inside the premises and should be in an easement. He then referred to the plan showing the location of the water-line. Mr. Betalleluz then asked in regards to Broward County Environmental permit. Mr. Torres replied that an environmental permit is still a requirement by Broward County due to the expansion of the building.

Andrew Pinney, stated that after hearing the comments from the committee and considering the amount of redesign that will need to take place; he is recommending that the application be resubmitted to the Development Review Committee for further review. Ms. Conde asked for a reconsideration to approve with conditions. Mr. Pinney stated that there are a number of dumpster enclosures, loading zones and a building on top of a water-main; therefore, it will need to come back to the committee once all the comments have been incorporated in the plans. Ms. Conde stated that they are also looking to get an interior permit issued and the Building Official is requiring DRC approval prior to an interior remodel. Mr. Pinney responded that an appointment with the Building Official may be needed to see if the scope of work can be broken up into multiple permits. Jennifer Ronneburger, Go Permit, introduced herself and addressed the board stating that they need to make some sort of progress for this project. Mr. Pinney stated that the plans will need to be resubmitted for a future DRC Meeting.

GENERAL DISCUSSION

There being no further business, the meeting was adjourned at 11:15 AM

Respectfully submitted,



Andrew Pinney, AICP
Senior Planner

Prepared by Melissa M. Miller

Date: 11/19/2019