



City Commission

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REGULAR MEETING OF THE PLANNING AND ZONING BOARD MINUTES

Tuesday, July 16, 2019

7:00 PM

City of Margate
Municipal Building

PRESENT:

Richard Zucchini, Chair
Rob Reiner
Juli Van Der Meulen
Todd Angier
Donald Fritz

ALSO PRESENT:

Robert Massarelli, AICP, Director Development Services
Janette M. Smith, Esq., City Attorney
Andrew Pinney, Senior Planner

The regular meeting of the Planning and Zoning Board of the City of Margate, having been properly noticed, was called to order by Chair Richard Zucchini at 7:12 p.m. on Tuesday, July 16, 2019. A roll call of the Board members was done followed by the Pledge of Allegiance.

1) NEW BUSINESS

ID 2019-308

1A) PARLIAMENTARY PROCEDURE

Mr. Robert Massarelli, Development Services Director gave a PowerPoint presentation on Parliamentary Procedure. He explained the board member roles, order of business, motions, procedures, and parliamentary inquiry.

ID 2019-377

1B) COMMERCIAL DEVELOPMENT PROCEDURE

Mr. Robert Massarelli, Development Services Director gave a presentation to the board based on direction from the City Commission. He discussed how a site plan is reviewed when a commercial site is redeveloped or a new business comes into the city. He stated the current code on the change of occupancy requirements.

Development Services Department

901 NW 66th Avenue, Margate, FL 33063 • Phone: (954) 979-6646
www.margatefl.com • dsd@margatefl.com

He discussed the triggers that cause staff to look over and review existing site plans. He then discussed and explained statement of intent. Mr. Massarelli discussed what would trigger a change of occupancy. Mr. Zucchini suggested an alternate to the trigger such as time-based. Mr. Massarelli recommended a periodic review either for a time certain or when an event occurs. Mr. Zucchini agreed and said that it may be difficult to change a parking lot. Mr. Massarelli stated that he has ideas on how to address that issue. He then gave background information on permitted uses, parking requirements, loading zones, and change of occupancy classifications. He spoke about original site plan and triggers to bring them up to date.

Mr. Zucchini suggested a measure of impact of the entire complex to trigger a change of occupancy. Mr. Massarelli said that challenge would be to come up with the percentage. Discussion ensued.

Mr. Massarelli then suggested to eliminate minimum parking requirements, stating that more cities and counties are now doing this. He questioned the role of government in regards to the establishment of these minimum parking requirements, explaining that the relationship to determine this should be between the tenant and the landlord. He said that handicap parking, passenger drop-off and pick-up, customer pick-up, delivery services, autonomous vehicles, etc...will still need to be addressed.

Mr. Zucchini commented that tenants will change as well as landlord agreements will look different and the city should want to encourage sufficient parking.

Mr. Angier stated that the free market will dictate the demand for parking; and as times and businesses change there may be less of a demand for parking spaces and more of a demand for convenience. He commented that the City should not be the one to determine the number of parking spaces.

Mr. Zucchini stated that the City should continue to mandate a minimum parking requirement. Mr. Massarelli asked for clarification purposes that when there is a change in the parking category then a new parking field should be provided? Mr. Zucchini responded not necessarily, saying that the trigger should not just be based on the parking requirement. He suggested to look at shopping plazas in its totality. Discussion ensued.

Ms. Van Der Meulen, commented about the consideration of hours of operation being a factor for minimum parking. She believes that the intent of the landlord and the tenant is to bring people into that plaza in order for their business to thrive.

Mr. Massarelli asked for direction from the board on how to proceed based on the ideas presented this evening. He asked if there should be a certain trigger for compliance or to base it on the cumulative approach.

Mr. Zucchini asked what the requirements are in other cities, and how successful they have been. Mr. Massarelli responded that staff will have to evaluate cities that are in similar situations as Margate.

Mr. Massarelli stated that staff will put together a new matrix and review the idea of the cumulative impact, including looking at different criteria. He will bring back this information to present to the board at the next meeting.

2) DIRECTOR'S REPORT

Mr. Massarelli gave an update to the board on the upcoming Special Planning and Zoning Meeting scheduled for July 30, 2019. He discussed the Comprehensive Plan and the upcoming neighborhood meetings, dates to be determined. He closed by mentioning that today commemorates the 50th Anniversary of the space launch of Apollo 11.

4) GENERAL DISCUSSION

Juli Van Der Meulen, commented on her decision of the denial of the Popeye's special exception, explaining that she did listen to both sides before making her recommendation.

Richard Zucchini, mentioned the upcoming Special Planning and Zoning Meeting scheduled for July 30, 2019 at 6:30 p.m.

Janette Smith, commented that she is looking forward to working alongside the Planning and Zoning Board

Meeting adjourned at 9:11 p.m.

Respectfully submitted,

Prepared by Melissa M. Miller



Richard Zucchini, Chair