



### City Commission

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## REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE MINUTES

**Tuesday, August 27, 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

Richard Nixon, Building Department Director

Kevin Wilson, Fire Marshal

Lt. Ashley McCarthy, Police Department

Alberto Torres-Soto, Senior Engineer, DEES

Mark Collins, Public Works Director (*arrived late*)

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 10:03 a.m. on Tuesday, August 27, 2019, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

### 1) NEW BUSINESS

*ID 2019-380*

- 1A) CONSIDERATION OF A **SITE PLAN AMENDMENT** TO INSTALL SPRINT EQUIPMENT AT EXISTING CELL TOWER SITE AND MODIFICATION TO THE GROUND COMPOUND

**LOCATION:** 105 SOUTH STATE ROAD 7

**ZONING:** TRANSIT ORIENTED CORRIDOR-CORRIDOR (TOC-C)

**LEGAL DESCRIPTION:** A PORTION OF PARCEL "A" "B.P.P. PROPERTIES I", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

**PETITIONER:** MELISSA DE LA CRUZ OR HEATHER WASNICK, CROWN CASTLE, AGENT FOR ELVIS ANICO, SPRINT/CROWN CASTLE

Ms. Katie Cole introduced herself and gave a brief description of the project.

### DRC Comments:

Richard Nixon, stated that plans and permits will be required. He then asked for clarification of the existing tower. Ms. Cole stated that this is for the addition of an antenna on an existing tower

### Development Services Department

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Kevin Wilson, stated that there are no objections from the Fire Department.

Dan Topp, had the following comments:

- Provide a more detailed plant list with species of existing and new trees, shrubs, and ground covers. Please make sure the plan identifies species such as the crape myrtles clearly.
- Tree planting detail shows wire stakes which are prohibited per 23-5 (B)(4) of the Margate Code of Ordinances.
- Provide a Landscape Compliance Chart showing compliance with the required amount of natives per 23-5(A)(1).
- Show on the Landscape Compliance Chart compliance with the requirements for a 10-foot-wide landscape strip with a shade tree for every 40 lineal feet, minimum 50% ground covers, continuous hedge, and not more than 30% turf per 23-6(B)(1).
- Show on the Landscape Compliance Chart compliance with the requirements for a 10-foot-wide landscape strip with a shade tree every for every 75 lineal feet, shrubs, ground covers, and not more that 30% turf per 23-7(A).
- Show spacing for parking lot lights on landscape plan and provide a photometric plan.
- Show on the Landscape Compliance Chart compliance with the requirements of 23-8 for interior landscaping required per each parking space.
- Some hedges are missing on the north side of the property. Please note on plan and show replacement material on the Landscape Compliance Chart.

Andrew Pinney, had the following comments:

- Facility is located on a property which shares parking spaces among multiple users, however, the parking analysis does not consider the other users sharing the parking spaces. Parking calculation table does not account for required parking for the tower. Sections 3.23.4, 33.1, and 33.3 of the Margate Zoning Code.
- The photometric, landscape, and irrigation plans do not provide for the expansion of the ground compound.
- Confirm that improvements shown on the photometric plan will be installed prior to issuance of certificate of completion for the ground compound expansion. Section 33.2 of the Margate Zoning Code.
- Landscape plan must be prepared by a Florida registered landscape architect. Section 23-4 of the Margate Code of Ordinances.
- The landscaping plans fails to identify palm tree species, as well as size, grade, and botanical name of all landscaping. The landscaping plan fails to identify whether the plant material is native, and the overall percentage of natives. The landscape plan fails to clearly identify landscape areas, and the surface treatment of said areas (turf, mulch, ground covers, etc.) Sections 23-4 and 23-5 of the Margate Code of Ordinances.
- The landscaping plan fails to provide for interior landscaping. Sections 23-3 and 23-8 of the Margate Code of Ordinances.
- The tree planting detail provided on the landscaping plan utilizes guy wires, which are prohibited. Section 23-5 of the Margate Code of Ordinances.
- The irrigation system is required to utilize a rain sensor. Section 23-5 of the Margate Code of Ordinances.
- The monument sign on this property is missing the required 2ft wide planting bed around the base of the sign. Section 39.6 of the Margate Code of Ordinances.

- Include the following with permit application, per Section 3.23.14 of the Margate Code of Ordinances.
  - A description of the proposed modifications to the antenna, including modifications to antenna element design, type and number, as well as changes in the number and/or size of any feed lines, from the base of the equipment cabinet to such antenna elements.
  - A signed statement from a qualified person, together with their qualifications, shall be included that warrants radio frequency emissions from the antenna array(s) comply with FCC standards relating to interference to other radio services. The statement shall also certify that both individually and cumulatively, and with any other facilities located on or immediately adjacent to the proposed facility, the replacement or additional antenna(s) complies with FCC standards relating to human exposure to RF energy.
  - A stamped or sealed structural analysis of the existing structure prepared by a registered professional engineer licensed by the State of Florida indicating that the existing antenna support structure as well as all existing and proposed appurtenances meets Florida Building Code (FBC) requirements (including wind loading) for the antenna support structure.

Alberto Torres-Soto, had the following comments:

- Provide approval from Broward County for the Environmental Review Certificate for the permitting process.
- Provide a letter from the Broward County Surface Water Management License Division with the renewal of the Surface Water License and transfer of the license ownership for the permitting process.
- Provide the erosion sediment control plan and all the necessary requirements fro NPDES

Ashley McCarthy, stated that she has no objections.

Richard Nixon had a question in regards to cell phone providers making provision to conceal rather than stick out, asking if this has been taking into consideration when modifying the existing tower? Ms. Katie Cole responded no, explaining that this is a monopole with hidden antenna.

Robert Massarelli, asked the petitioner if they had any questions for staff? Ms. Cole replied by asking to revisit the obligation to upgrade the entire parent trap for this minor modification of a site plan. Mr. Pinney responded by explaining that if this could be done without expanding the ground compound then it would just be a building permit.

Christen Morgan, Real Estate Specialist, Crown Castle, introduced herself and has reviewed this site along with Ms. Cole. She asked if the parking calculations which were provided on the plans meets the code? Mr. Pinney responded that the calculations submitted were for the carwash use, there is also required parking for the quick oil change, and the tower, explaining that the parking lot is shared. Ms. Morgan then asked about the originally approved landscape plan for the initial install which was approved by zoning. Mr. Pinney stated that it does not meet the current code.

Ms. Cole asked in regards to using car sales for the parking table? Mr. Pinney responded that this would be the most appropriate calculation to use.

Robert Massarelli stated that based on today's comments revisions to the site plan will need to be completed; the item will then need to be resubmitted for review. Mr. Pinney clarified that if the collocation in the existing ground compound can be accommodated, a letter can then be submitted to withdraw this application. Ms. Cole requested that they not come back to DRC conditioned upon the resubmittal of corrections to comments. Mr. Pinney responded that parking is also an issue which could be a problem when landscaping is added. Mr. Massarelli commented that Mr. Mark Collins, Director of Public Works just arrived and asked if he had any comments on this item. Mark Collins responded that he has no comments on this project. Mr. Massarelli stated that since there are no other comments on this item he will grant a conditional approval based on the review of revisions submitted to the Development Services Department.

### GENERAL DISCUSSION

Robert Massarelli update the board on the Comprehensive Plan and the role of the DRC. He then mentioned upcoming applications which will be coming in front of the board.

There being no further business, the meeting was adjourned at 10:30 AM

Respectfully submitted,

Prepared by Melissa M. Miller

  
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Robert Massarelli  
Director of Development Services

Date: 3/19/2020

*ANDREW PINNEY*  
*Interim Director of Development Services*