



### City Commission

Mayor Arlene R. Schwartz  
Vice Mayor Antonio V. Arserio  
Tommy Ruzzano  
Anthony N. Caggiano  
Joanne Simone

### City Manager

Cale Curtis

### City Attorney

Janette M. Smith, Esq.

### City Clerk

Joseph J. Kavanagh

## REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE VIRTUAL MEETING

<https://us02web.zoom.us/j/82555824767>

### MINUTES

Tuesday, January 12, 2021

10:00 a.m.

City of Margate  
Municipal Building

### PRESENT:

Elizabeth Taschereau, Director of Development Services, attended in person  
Andrew Pinney, Senior Planner, attended in person  
Alexia Howald, Associate Planner, attended in person  
Richard Nixon, Building Department Director  
Curt Keyser, DEES Director, attended in person  
David Scholl, Fire Code Official, attended via Zoom  
Mark Collins, Public Works Director, attended via Zoom  
Giovanni Batista, Assistant Public Works Director, attended via Zoom  
Lt. Ashley McCarthy, Police Department, attended via Zoom

### ALSO PRESENT:

Janette M. Smith, City Attorney, attended via Zoom  
Matthew Scott, Esq., Agent for John Anderson, Clutch Coffee Expansion, LLC  
Angel Pinero, Agent for John Anderson, Clutch Coffee Expansion, LLC

The regular meeting of the Margate Development Review Committee (DRC) having been properly noticed, was called to order at 10:04 a.m. on Tuesday, January 12, 2021, in the DEES Conference Room, 901 NW 66<sup>th</sup> Avenue, Margate, Florida 33063. Alexia Howald read a statement pertaining to the City's virtual public meeting pursuant to the Sunshine Law and the Governor's Executive Orders followed by roll call of the board members.

### 1) NEW BUSINESS

- A) *ID2020-343*  
CONSIDERATION FOR A SPECIAL EXCEPTION TO ALLOW A COFFEE SHOP WITH DRIVE THROUGH FACILITY.  
**LOCATION:** 5300 COCONUT CREEK PARKWAY, MARGATE, FL 33063  
**ZONING:** TRANSIT ORIENTED CORRIDOR-GATEWAY (TOC-G)  
**LEGAL DESCRIPTION:** A PORTION OF TRACT "A", "BRANDON-FARRIS DEVELOPMENTS PLANT NO. 2", ACCORDING TO THE

### Development Services Department

901 NW 66<sup>th</sup> Avenue, Suite C, Margate, FL 33063 • Phone: (954) 979-6213  
[www.margatefl.com](http://www.margatefl.com) • [dsd@margatefl.com](mailto:dsd@margatefl.com)

PLAT THEREOF RECORDED IN PLAT BOOK 110, PAGE 19, OF THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
**PETITIONER:** MATTHEW SCOTT, ESQ., AGENT FOR JOHN  
ANDERSON, CLUTCH COFFEE EXPANSION, LLC.

Andrew Pinney, Senior Planner, noted a correction to the titles listed on the agenda for the meeting. Mr. Pinney introduced the item and explained the process to be followed. He stated this was the third review of the application. He noted the Department comments were posted online ahead of the meeting and attached for reference.

Attorney Matthew Scott stated that it seemed the primary thing to address was the site lighting and photometric plans.

Mr. Pinney responded that the comments received were generally minor. He asked if there were any specific questions.

Angel Pinero asked for clarification on the Building Department comment regarding the ADA crosswalk. Mr. Nixon explained it was referring to the path from the handicap parking stall to the building.

Mr. Pinero stated there seemed to be some portions of the sidewalk which did not meet the slope requirements. He asked for confirmation they would need to rip it up and fix it. Mr. Nixon responded that was an option, or they could create a separate path from the parking spot to the building.

Mr. Pinney commented that the lighting requirements apply to a vehicular use area, and he noticed the uniformity ratios were all over the place. He stated he thought that was because some of the landscaped areas were being included in the analysis and suggested changing to only areas where a car could physically be driven, it should help.

Mr. Scott asked what needed to be done to move forward to the Planning & Zoning Board (P&Z) and City Commission.

Mr. Pinney stated that he wanted to address the comment on getting the plans consistent before going to P&Z. He noted that he wanted to make sure everything had the most current version of the plans, and from that they would need a new submittal and would need to do the advertising for the P&Z. Mr. Pinney reviewed the advertising requirements briefly.

Mr. Scott responded that the traffic engineer was working on the updated plan. He asked if the new submittal could be electronic. Mr. Pinney stated that electronic via file transfer was acceptable, though they may ask for hard copies if any DRC members request.

Mr. Pinney asked if any Committee members objected to a recommendation of approval for the application. There were no objections.

The Committee recommended conditional approval and asked that comments be addressed before submittal to the P&Z. Mr. Pinney explained after the P&Z recommendation, the application would move forward to the City Commission and stated meetings could not be back-to-back for advertising purposes. Mr. Pinney stated that if the City Commission provided approval, the next step would be to submit three (3) copies of the site plan to the Development Services office for administrative review. He noted once those site plans were done and signed off on, any holds on the permits could be lifted.

Mr. Scott stated they appreciated the recommendation of conditional approval. He noted the applicant was a small business and this was their first location in Florida, so it would be a big deal to them that it was moving forward.

### **GENERAL DISCUSSION**

Mr. Collins noted an error in his phone number on the documents and provided a correct number.

There being no further business to discuss, the meeting was adjourned at 10:20 a.m.

Respectfully submitted,

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Elizabeth Taschereau, Director of Development Services