



City Commission

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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE VIRTUAL MEETING <https://us02web.zoom.us/j/82555824767> MINUTES

Tuesday, February 23, 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
Curt Keyser, DEES Director, attended via Zoom
Randy Daniel, P.E., DEES, attended in person
Pedro Stiassni, Engineer, attended via Zoom
David Scholl, Fire Code Official, attended via Zoom
Mark Collins, Public Works Director, attended via Zoom
Lt. Ashley McCarthy, Police Department, attended via Zoom

ALSO PRESENT:

Janette M. Smith, City Attorney, attended via Zoom
Mike Gai, Sun-Tech Engineering, Inc., Agent for Chris Willson, via Zoom
Chris Willson, First Industrial, Applicant

ABSENT:

Richard Nixon, Building Department Director

The regular meeting of the Margate Development Review Committee (DRC) having been properly noticed, was called to order at 10:10 a.m. on Tuesday, February 23, 2021, in the City of Margate Municipal Building, 901 NW 66th 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) *ID2021-057*
CONSIDERATION OF A PLAT NOTE AMENDMENT TO SUBDIVIDE TRACT A OF THE SHERMAN PLAT INTO PARCELS "A" AND "B" AND ADD 135,000 SQUARE FEET OF INDUSTRIAL USE ON PARCEL B.

Development Services Department

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

LOCATION: NORTHWEST CORNER OF COPANS ROAD AND BANKS ROAD, MARGATE, FL 33063

ZONING: LIGHT INDUSTRIAL (M-1)

LEGAL DESCRIPTION: A PORTION OF TRACT "A", "SHERMAN PLAT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 144, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PETITIONER: MIKE GAI, SUN-TECH ENGINEERING, INC., AGENT FOR CHRIS WILLSON

Andrew Pinney, Senior Planner, introduced the item and explained the process to be followed. He noted the Department comments were attached for reference.

Mike Gai, Sun-Tech Engineering, asked for clarification on comment E in the Engineering comments. He noted the comment requested Broward County Board of County Commissioners prior to the City of Margate's approval, but the submittal to the County was not considered complete until a letter of approval was received from the City.

Curt Keyser, DEES Director, stated that the timing could be worked out once the application reached that point. He pointed out that the plat note did not match the application and while the site plan did not seem like a problem, now that the plat and plat note were received it appeared the applicant was more than doubling the square footage and upping the intensity dramatically. Mr. Keyser stated the traffic engineer had evaluated trips for the development, but not for the whole plat.

Mr. Gai responded to the comment on the plat note, noting there was a previous plat note which was approved in 1992 or 1993 which incorporated the City's fire station. He stated that was the most recent plat note on file, which was the reason for the difference. Discussion ensued regarding the intent of the note and the wording required by the County.

Mr. Keyser asked that the exhibits better explain the application and that the traffic analysis include the entire plat, including the intersections. He noted that the analysis had been done piece meal, but he wanted to see analysis of the full site.

Mr. Gai asserted that the traffic for an industrial building is much less than the traffic for an automobile dealership.

Mr. Keyser argued that the applicant was keeping the intensity of the automobile dealership and fire station, and adding 135,000 square feet of warehouse. He stated that he needed to see traffic analysis on that change.

Mr. Gai noted that he had submitted a response on the drainage comment earlier in the day for Mr. Keyser's review.

Mr. Pinney asked that the traffic engineer include a rationale for the land uses selected for the analysis in-when revisiting the plat.

Mr. Keyser further questioned the land use rationale within the traffic analysis, noting an average of industrial and warehouse was used to reach the analysis.

Mr. Pinney stated that under Section 31.37, for the purpose of implementing 31.34, 31.35, and 31.36, a proposed development shall be presumed to have the maximum impact permitted under applicable land development regulation such as zoning regulations, and the land use element of the Margate Comprehensive Plan. He cautioned that the industrial uses with the highest trip counts within noted that the highest trip count allowable under M1 should be utilized.

Mr. Keyser asked if he was understanding correctly that the proposed project had 40 truck bays.

Mr. Gai confirmed this was correct.

Mr. Pinney stated there was a truck bay for every 3,300 square feet, which indicates a higher intensity of use than the ones selected in the traffic statement. Mr. Gai responded that the truck bays were not constantly full.

Mr. Keyser stated that they did not know who they were leasing it to or who would be in the building.

Chris Willson, applicant, responded that the buildings were popular with ecommerce companies delivering from warehouses rather than going through the typical retail channel. He stated that the building is speculative, but they are typically designed to be multi-tenant. He noted that he expects three (3) to five (5) tenants in the building; each with five (5) and 10 percent office in the front and racked warehouses in the back.

Mr. Keyser asserted it would be flexible enough that it could be further partitioned.

Mr. Willson argued that he would not allow it to be divided into spaces too small to be functional.

Mr. Keyser stated that the speculative nature was part of the reason the Code was written to evaluate the worst case within the zoning district.

Mr. Gai responded that they would look at it.

Mr. Pinney asked if the Committee had any additional comments.

Mr. Keyser stated that the full magnitude of the traffic issue came up after submitting his comments, so he needed to revise the formal comments.

Mr. Gai stated he would have the traffic engineer reach out to ensure he was clear on the methodology requested.

Mr. Pinney asked if the Committee had any additional comments.

The Committee had no further comments.

The Committee recommended resubmittal of the application for a future DRC meeting.

GENERAL DISCUSSION

Mr. Pinney welcomed Randy Daniel to the team. He noted that Mr. Daniel is now part of the DEES team and would be a part of the DRC process moving forward.

Elizabeth Taschereau, Director of Development Services, asked that team members who would not be present at a meeting communicate with Alexia Howald, Associate Planner.

There being no further business to discuss, the meeting was adjourned at 10:33 a.m.

Respectfully submitted,

Elizabeth Taschereau, Director of Development Services