



### City Commission

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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, March 9, 2021**

**10:00 a.m.**

City of Margate  
Municipal Building

### PRESENT:

Elizabeth Taschereau, Director of Development Services, attended in person  
Andrew Pinney AICP, Senior Planner, attended in person  
Alexia Howald, Associate Planner, attended in person  
Curt Keyser, P.E., DEES Director, attended via Zoom  
Randy Daniel, P.E., Assistant DEES Director, attended in person  
Pedro Stiassni, Engineer, attended via Zoom  
David Scholl, Fire Marshal/ 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  
Cynthia A. Pasch, AICP, Agent, Abundant Life Christian Centre  
Bishop Rick Thomas, Abundant Life Christian Centre  
Stacy Angier, Principal, Abundant Life Christian Academy

### 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 10:03 a.m. on Tuesday, March 9, 2021, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

### 1) NEW BUSINESS

#### A) ID2021-085

CONSIDERATION OF A PLAT NOTE AMENDMENT FOR THE ABUNDANT CHRISTIAN CENTRE, INC. TO ALLOW EXPANSION OF THE SCHOOL USE AND ELIMINATION OF THE CHURCH USE.

**LOCATION:** 1490 BANKS ROAD, MARGATE, FL 33063

### Development Services Department

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**ZONING:** COMMUNITY FACILITY (CF-1) AND INDUSTRIAL PARK (M-1A)

**LEGAL DESCRIPTION:** LOTS 1, 2, 3, 4, 5, & 6 OF BLOCK 2, OF "CENTRAL PARK OF COMMERCE," ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

**PETITIONER:** DENNIS D. MELE, ESQ, AGENT FOR BISHOP RICHARD THOMAS, ABUNDANT LIFE CHRISTIAN CENTRE.

Andrew Pinney, Senior Planner, introduced the item and explained the process to be followed. He noted that Department comments were posted online ahead of the meeting and attached for reference.

Cynthia A. Pasch, AICP, asked for clarification on the comment related to Trafficways, which stated "The Code requires that the traffic statement shall assess the impact of the proposed development on all public streets and intersections within a one-mile radius of the perimeter of the project." She asked if there was an ability to refocus that and look at the potential impact to eliminate intersections from the list. She expressed concern with the cost of the traffic study for a private school.

Randy Daniel, Assistant DEES Director, responded that he had made the comments and understood the issue. He stated that he wanted to work with the applicant and reviewed the requirements of the Code. He added that he was happy to waive the requirement unless there were other members of the DRC that had an issue with it.

Mr. Pinney stated he had questions regarding the traffic statement, and it may need to be revised using the maximum enrollment.

Mr. Daniel provided additional rationale for waiving the expanded traffic study.

Cynthia A. Pasch, AICP, responded to Mr. Pinney's comment, noting that the enrollment for the existing school had been utilized, as it was how the school had operated for the past five (5) years. She stated that the plat note restriction was not used because it was never implemented.

Mr. Pinney stated he thought the point of the application was to convert the entire building from a church to a school and asked for additional clarification.

Cynthia A. Pasch, AICP, agreed that it was, but they had not been using the church, so it had not been impacting traffic. She stated that they were not adding any additional students, as the user was not looking to expand the commitment.

Mr. Pinney expressed concern regarding the comment that the church had not been being used, noting that it was not possible to have an accessory use without a primary use.

Bishop Rick Thomas clarified that the Brazilian Church and Spanish Church were both meeting in the building, and all youth services were being run out of the building.

Stacy Angier added that the church offices were also on property.

Elizabeth Taschereau, Director of Development Services, stated she thought the church was expanding the school, which would mean it was for additional students.

Ms. Angier responded that when the church realized that the plat note allocated a certain square footage for the school and childcare center, they realized they had probably been using more than what was designated on the plat and wanted to correct that. She stated that there are classrooms which are small, and they would like to expand them to meet COVID-19 needs. Ms. Angier noted that it was possible students would be added, but they did not see a large expansion. She added that the church had tried to manage traffic use and keeping people off the road over time by staggering times for drop-off and pick-up.

Mr. Pinney reviewed the proposing versus existing language on the plat note. He asked if the daycare was VPK or childcare.

Ms. Angier stated that the center had daycare for two (2) and three (3) year olds and VPK. She added that the facility was accredited.

Mr. Pinney stated that the proposed language completely eliminated the church function. He asked if they still planned to have the Spanish church and Brazilian church on site.

Ms. Angier responded that they would still have church on site. She explained that the school uses the chapel where the church meets, so they thought they needed to say that the school used 100 percent of the building. She noted that the Spanish and Brazilian congregations were smaller than the Banks Road congregation, probably under 100 people.

Mr. Pinney asserted that there was a discrepancy of about 5,000 square feet between the existing and proposed plat notes. He stated he did not know if that was meant for a future expansion that never happened, or if it was an error. Ms. Angier stated she was not sure.

Mr. Pinney explained that accessory use was limited to 25 percent of principal use, so it was looking like it would be a special exception use.

Cynthia A. Pasch, AICP, stated that she thought they needed to regroup and clarify the language with the church use. She noted that if they determined that a special exception application was needed, they would submit it along with the revised plat note language.

Ms. Angier stated that they wanted to do things right and asked for direction. She asked if Mr. Pinney would be willing to meet with herself and Bishop Thomas. Mr. Pinney agreed.

Cynthia A. Pasch, AICP, asked for clarification on the criteria for a special exception.

Mr. Pinney reviewed the criteria in Chapter 31, Section 31-54.

Cynthia A. Pasch, AICP, stated that she believed the project meets Criteria 1(a).

Mr. Pinney stated that he believed Banks Road was a collector, but he would need to check the map.

Cynthia A. Pasch, AICP, stated that Criteria 2(a) was unclear to her and added that she was not sure the project would meet the requirement. She asked if the school would be considered a single-use building.

Mr. Pinney responded that was a detail they would need to work out. He asked if the Committee had any additional comments.

Mr. Daniel stated that the request to waive the one (1) mile radius was approved.

Cynthia A. Pasch, AICP, asked for clarification on the drainage comment. She stated that the proposal did not include any new construction, so she was unclear on the relevance of the comment.

Mr. Daniel responded that the comment was a statement on who controls the drainage. He stated that if there was not any construction being done and no impact on drainage such as increasing the footprint, the comment would not apply.

The Committee had no further comments.

## **GENERAL DISCUSSION**

There being no further business to discuss, the meeting adjourned at 10:29 a.m.

Respectfully submitted,

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Elizabeth Taschereau, Director of Development Services