



### **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/84430981261>

### **MINUTES**

**Tuesday, October 12, 2021**

**10:00 a.m.**

City of Margate  
Municipal Building

### **PRESENT:**

Elizabeth Taschereau, Director of Development Services  
Andrew Pinney, AICP, Senior Planner  
Alexia Howald, Associate Planner  
David Scholl, Fire Code Official (via Zoom)  
Sgt. Paul Frankenhauser, Police Department (via Zoom)  
Richard Nixon, Building Official  
Randy Daniel, DEES Assistant Director (at 10:21 a.m.)

### **ALSO PRESENT:**

Curvin Biscette, Treasurer, Redeeming Lighthouse of God Int'l Ministries  
Dr. Gillian Thompson-Biscette, President, Redeeming Lighthouse of God Int'l Ministries  
Louis Armstrong, Youth Pastor, Redeeming Lighthouse of God Int'l Ministries

### **ABSENT:**

Cale Curtis, CRA Executive Director  
Howard Pavillard, Office Manager  
Curt Keyser, DEES Director  
Cpt. Joseph Galaska, Police Department  
Mark Collins, Public Works Director  
Gio Batista, Public Works Assistant Director

The regular meeting of the Margate Development Review Committee (DRC) having been properly noticed, was called to order at 10:14 a.m. on Tuesday, October 12, 2021, in the City of Margate Municipal Building, 901 NW 66<sup>th</sup> Avenue, Margate, Florida 33063.

### **Development Services Department**

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1) **NEW BUSINESS**

A) 1D2021-352

CONSIDERATION OF A CHANGE OF OCCUPANCY FROM BUSINESS TO ASSEMBLY IN ORDER TO PERMIT A PLACE OF WORSHIP WITHIN THE ROYAL PALM COURT SHOPPING CENTER

**LOCATION:** 7452 ROYAL PALM BOULEVARD

**ZONING:** NEIGHBORHOOD BUSINESS (B-1)

**LEGAL DESCRIPTION:** A PORTION OF BLOCK M & N, "GATEWAY MILE," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

**PETITIONER:** APOSTLE DR. GILLIAN THOMPSON-BISCETTE, REDEEMING LIGHTHOUSE OF GOD INT'L MINISTRIES

Andrew Pinney, Senior Planner, introduced the item and explained the process to be followed. He stated staff comments were posted online and were attached to the agenda for reference. He asked if staff had any additional comments or corrections.

Mr. Pinney stated the master parking plan sketch showed a fire truck routing, with the truck going around the building and exiting between the subject property and adjacent property in a northbound direction, but the actual site condition shows that path as one (1) way in a southbound direction. He asked the inconsistency be addressed on the sketch. Continuing, Mr. Pinney stated the master parking plan parking statement relied on Land Use Code 820 for shopping centers, and indicated peak demand, however the person who prepared the parking statement used the Saturday rate from the non-December average of 2.91 parking spaces per 1,000 square feet. He noted if they continued on in Land Use Code 820, they would see there was a December parking rate of 4.58 parking spaces per 1,000 square feet. He asked that the report be revised and reconsidered accordingly.

Mr. Pinney asked if the applicant had any questions or needed clarification on any of the comments provided.

Curvin Biscette, Treasurer, Redeeming Lighthouse of God Int'l Ministries, stated he had not seen the comments. Mr. Pinney explained the comments were posted with the agenda and sent to the applicant via email on Thursday of the previous week.

Mr. Biscette located the comments and began reviewing them.

Mr. Pinney stated given the applicant was not prepared for the meeting, there was contact information on the first page of the comments, and they could reach out after the meeting. He explained that given the number of comments, the DRC would not be able to approve the application at this time. He stated the applicant was free to resubmit and address the comments.

Dr. Gillian Thompson-Biscette asked how many comments were included in the report. Elizabeth Taschereau, Director of Development Services responded that there were 13 pages in the report, and a total of six (6) pages of comments.

Dr. Gillian Thompson-Biscette asked whether the comments could have been provided before, rather than coming to a meeting to find out they were not approved.

Randy Daniel joined the meeting at 10:21 a.m.

Mr. Pinney reiterated that the comments were posted online with the meeting agenda and sent to the team via email the previous week.

Ms. Taschereau explained the comments are sent ahead of the DRC meeting to allow the applicant to review them. He stated the purpose of the meeting is for clarification and questions, not to bring material which has or has not been resolved.

Mr. Biscette clarified that the comments needed to be addressed to move forward. Mr. Pinney stated if they are moving forward with the space, they should address the comments and resubmit.

Ms. Taschereau added that they should reach out to Alexia Howald, Associate Planner, to set a meeting date. She stated if they had specific questions under each department category, the applicant can call those individuals for clarification. She noted any responses or resubmittal needed to be coordinated with Ms. Howald and provided in one (1) submittal. Continuing, Ms. Taschereau stated Ms. Howald would add Mr. Pinney's comments and resend the document so there was only one (1) document to manage.

## **GENERAL DISCUSSION**

Mr. Pinney called for any general discussion.

There being no further business to discuss, the meeting was adjourned at 10:24 a.m.

Respectfully submitted,

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Elizabeth Taschereau, Director of Development Services