



REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

Tuesday April 28, 2015

10:00 AM

City of Margate
Municipal Building

PRESENT:

Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development
Diane Colonna, CRA Executive Director
Ken Reardon, Interim Building Director
Courtney O'Neill, Associate Planner
Jeanine Athias, Engineer
Kevin Wilson, Fire Inspector

ALSO PRESENT:

Dan Tintner, Carnahan Proctor and Cross
Jerome Lehman
Chris Hair, Anderson Architecture
Jill Cohen, landscape architect

ABSENT

Sam May, Director of Public Works
Lt. Michael Palma, Police

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Ben Ziskal, at **10:00 AM on Tuesday, April 28, 2015**, in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, Florida 33063.

- 1) APPROVAL OF THE MINUTES FROM THE MARCH 26, 2015 DEVELOPMENT REVIEW COMMITTEE MEETING.

The minutes are approved as written.

- 2) **DRC NO. 04-15-08** CONSIDERATION OF A **SITE PLAN** FOR ATLANTIC MARGATE MEDICAL CENTER
LOCATION: 6101 W. ATLANTIC BLVD AND 513 MELALEUCA DRIVE
ZONING: TOC-C CORRIDOR
LEGAL DESCRIPTION: THAT PORTION OF LOTS 8, 9,10,11,12 AND 14, OF BLOCK 1, OF "HAMMON HEIGHTS SECTION 2", AS RECORDED IN PLAT BOOK 34, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THAT PORTION OF LOT 12, BLK 1, OF "HAMMON HEIGHTS SECTION 2", AS RECORDED IN PLAT BOOK 34, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Economic Development Department

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City Commission

Mayor Joanne Simone
Vice Mayor Tommy Ruzzano
Joyce W. Bryan
Lesa Peerman
Frank B. Talerico

City Manager

Douglas E. Smith

City Attorney

Eugene M. Steinfeld

City Clerk

Joseph J. Kavanagh

PETITIONER: JEROME LEHMAN

Dan Tintner explained that there were two buildings; one was approximately 18,000 square foot on a 1 acre site and it was being rezoned to community facility and they are reusing as much of the site as possible. He stated that the site met the parking requirements for the 32 bed facility. The main building would be a hospital type facility for short term overnight care, and the smaller building on a ¼ acre would be an urgent care facility. He explained that there would not be any ambulances going to the site to bring patients there; however, they would transport patients from the facility on a non-emergency basis. He said that they were removing the pavement at the rear of the property that abuts the residential area and installing a "meditation garden". He noted that the fire hydrants are indicated on the site plan. He explained that they would be submitting a lighting plan that would incorporate the existing lighting on the property.

DRC Comments:

Ken Reardon spoke about the change of occupancy to an institutional occupancy and asked if the category was already determined. He explained that an alcohol and drug center was an I1; He noted that the category must be included on the site plan.

Kevin Wilson said that the location of the double sector check valve and FTC was acceptable. He explained that the building, the covered parking area and the stairwells needed to be sprinklered, and that the fire alarm panel should be located in the main lobby.

Chris Hair explained that the smoking rooms fell under Florida Statute for smoking cessation health related. He noted that many times the incoming patients are catatonic and they are dependent on smoking. He checked the requirement for a smoking cessation room with direct exhaust to the outside.

Mr. Reardon asked that the Florida Statute along with all requirements be included in the plans. Mr. Hair said they would be.

Mr. Wilson asked if there was a double door division for the smoking room. Mr. Hair explained that the room would be under negative pressure so the smell or smoke would not exit the room.

Jeanine Athias noted that the staff was already in contact regarding ERC and impact fees; Mr. Tintner said that they had a preliminary estimate.

Diane Colonna recommended widening the sidewalk on the east side of the property, and to contact Florida Power and Light about installing a street light at the corner.

Ben Ziskal asked if the existing chain link fences and swing gates would be removed to provide open access to the meditation area. Mr. Tintner confirmed that the fences would be removed.

Mr. Ziskal noted that there was no legend on the landscape plan that showed a connection from the main building to the meditation area.

Jill Cohen said she anticipated there would be a marked pathway to the meditation area; Mr. Ziskal asked if hash marks would be required across the drive aisle or some sort of accessibility marking to be able to get back there. Mr. Reardon said if the access route from the building to the meditation garden crossed traffic it would need markings.

Mr. Ziskal explained that because the property was located within the transit oriented corridor, the City was requiring a connection to the sidewalk on Atlantic Boulevard. He asked whether the existing 3-foot sidewalk on the north side of the building located at 513 Melaleuca Drive would remain or if there would be improvements made to the sidewalk area.

Mr. Ziskal noted that a pedestrian zone was needed for any area where there was connectivity; he noted that there needed to be proper circulation around the building.

Jerome Lehman noted that the cross access easement between this property and 6191 was used as a raceway and felt that speed bumps may have to be installed. Mr. Wilson said that the Fire Department needed to have full access to the easement; however, speed bumps could be installed but the area could not be blocked completely.

Mr. Ziskal questioned whether there was an additional vehicle route directly south of the 513 Melaleuca Drive building. Ms. Cohen explained that they planned on installing a green strip in front of the building, and probably a pavement or a drop off pavement.

Mr. Wilson asked if there was an intake room. Mr. Lehman explained that would probably be one where the elevator was; they would come down from the second floor. Mr. Wilson confirmed that patient pickup for transport would be in the front.

Mr. Lehman explained that there was no traffic in and out of the second floor; once someone goes in they are there for five to seven days with no visitors. He noted it was a controlled environment.

Mr. Ziskal noted that the final numbers for the lighting plan were needed.

Mr. Ziskal explained that the DRC was the final approval for site plan and based on the comments from today's meeting, petitioner should have the recommendations and improvements made and submit three final plans to the Committee and they would ensure that the plans are signed by the appropriate departments.

- 3) DRC NO. 04-15-09 CONSIDERATION OF **CHANGE OF OCCUPANCY** FOR ATLANTIC MARGATE MEDICAL CENTER
LOCATION: 6101 W. ATLANTIC BLVD AND 513 MELALEUCA DRIVE
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Ben Ziskal explained that this item was directly related to the previous item so if there were no additional comments this request would be approved in tandem with the previous item.

4) GENERAL DISCUSSION.

There was no general discussion.

There being no further business, the meeting adjourned at 10:25 AM.

Respectfully submitted,

Prepared by: Carleen Steadman

Benjamin J. Ziskal, AICP, CEcD,
Director, Economic Development

Date_____

cc: Mayor and City Commission, City Manager, City Attorney, Associate Planners,
Petitioners, Committee Members