



## **Carnahan Proctor and Cross, Inc**

May 18, 2015

Ms. Courtney O'Neill  
Associate Planner  
City of Margate  
5790 Margate Blvd.  
Margate, Florida 33063

**Re: Atlantic Margate Medical Center  
6101 W. Atlantic Blvd. and 513 Melaleuca Drive  
Margate, FL 33063  
Request for Rezoning to CF-1**

Dear Ms. O'Neill:

This is a follow up to the April 14, 2015 D.R.C. meeting which reviewed the rezoning application for the above referenced site. At this meeting, a business plan was requested. Please accept the following as the applicant's response.

**1) *What is Atlantic Margate Medical Center?***

Atlantic Margate Medical Center is a freestanding in-patient medical detox and rehabilitation center, which uses a multidisciplinary approach to safely cleanse the mind, body, and spirit. Patients are prescreened for criteria and admitted voluntarily. Patients are assessed daily by on-site medical doctors to ensure that they withdraw properly from the physical and psychological effects of substance abuse. The program is non-institutional and no intravenous drugs are administered. Atlantic Margate Medical Center is licensed by the Department of Children and Families (DCF) and fully accredited by Joint Commission (JCAHO).

Upon entering the program, patients are first evaluated and "stabilized" with medications, if required. Doctors maintain all active required licensure from the state and federal governments to dispense medications. Patients are supervised by Registered Nurses (R.N.s) and Licensed Practical Nurses (L.P.N.s) 24 hours per day. A Behavioral Health Tech is also on-site 24 hours per day in order to assist patients with any needs outside of their medical regimen. During office hours, patients receive full psychological evaluations by the staff psychologist. Patients will participate in supportive counseling and other activities, such as individual counseling and psychotherapeutic groups. Additional ancillary services are offered to further assist patients with relaxation and physical well-being.

The services will be provided in a safe and secure non-medical/non-institutional setting, without medical waste or the handling of bodily fluids. There will be no intravenous drugs administered. There will be no illegal drugs maintained on the property. A pharmacy will be provided on-site to dispense, under medical supervision, prescribed substances taken

orally to mitigate the effects of the elimination of the toxins from the patient's system via natural metabolism.

While at the property, patients will be cared for at all times for their comfort and well-being, similar to a spa-like environment. The program is structured such that there is no free time or ability for patients to wander from the building. Only pre-screened patients are allowed within the premises. All patients are brought to the Center by staff, where upon they are screened in a secure room. Walk-in patients are neither accepted nor marketed.

After entering the program, and while under general observation to ensure their comfort, patients may participate in supportive counseling and other activities no different than persons who may attend group and/or individual therapy counseling sessions. After the short-term physiological withdrawal symptoms subside, patients then either return to their primary residences for further supervision or are referred to an off-premises affiliated program for continuing treatment, as necessary.

## ***2) Specific Details of Services at the Center***

### *(a) Hours of Operation:*

In addition to administrative staff, and consistent with the requirements of its licensure, Atlantic Margate Medical Center has physicians on-site to address any questions which may arise of a medical nature. An L.P.N. or R.N. is on-site twenty-four (24) hours per day, seven (7) days per week. A Behavioral Health Tech is also on-site 24 hours per day in order to assist patients with any needs outside of their medical regimen. No other entity will conduct any other business on the property that is not otherwise an approved use. No other substance abuse treatment facility will operate at the property while the Atlantic Margate Medical Center occupies the premises.

### *(b) Number of patients or beds per room:*

This is dependent upon how Atlantic Margate Medical Center's floor plan is ultimately optimized to be consistent with established Florida Fire Code occupancy limitations, but it is currently anticipated that the Center will have a mix between single and double occupancy rooms, for a total of thirty-two (32) beds.

### *(c) Approximate length of stay for each patient :*

The median length of stay for any patient will be five (5) to seven (7) days, though some will stay shorter, and some will stay longer depending upon need and desire.

*(d) Transportation for patients to include number of vehicles:*

Patients are transported to and from Atlantic Margate Medical Center for intake and discharge via an ordinary unmarked passenger vehicle. Patients are never transported via ambulance; however, the use of ambulance or paramedic services may occur on an as-needed basis for emergency medical services should the need arise. Patients are not permitted to leave the Center without being personally transported off the property by vehicle or other pre-arranged transportation to a pre-determined destination. Upon patient's request, the Center will provide transportation to another treatment facility or safe house.

*(e) Number of Employees and type of positions:*

It is currently anticipated that the total staffing for the intended use of the Center will be approximately 45 persons, inclusive of the medical personnel referenced above. The maximum number of employees during any one shift is estimated to be 30 employees during the daytime.

*(f) Visitation schedule:*

Visiting hours for pre-approved guests is currently anticipated to be on Sundays. Visitors must be scheduled in advance.

*(g) Improvements proposed to accommodate use, both interior and exterior:*

In order to ensure the safety, privacy and confidentiality of its patients, Atlantic Margate Medical Center will maintain the property as a secure, closed campus at all times by providing exterior improvements to the property that will include:

- (1) The installation of regularly monitored closed-circuit cameras to monitor ingress and egress of all persons to and from the property;
- (2) An internal alarm system to notify on-site staff of persons attempting to enter or leave the property; and
- (3) A fence and/or hedges or equivalent landscaping material to secure the property and provide sufficient buffering and screening.

Internal improvements to the property are currently being designed by a team of professional Architects, Engineers, and Landscape Architects. The preliminary Site Plan Application including all applicable drawings was reviewed at the April 28, 2015 D.R.C. meeting.

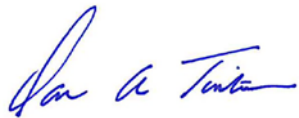
The design team is currently working with the City of Margate staff and CRA to ensure that offsite landscaping and sidewalk improvements are consistent with the needs of the City Center and Downtown Developments. The rezoning and redevelopment of the Atlantic Margate Medical

Center site would have a positive aesthetic and economic impact on the surrounding area. Furthermore, the medical center will be paying additional permitting and impact fees to the City of Margate, including over \$100,000.00 in additional water and sewer impact fees.

We anticipate that the medical center's employees will have a substantial and favorable effect on the local business community as a consequence of shopping and dining in close proximity to the subject property, patronizing other businesses within the City of Margate. Furthermore, we expect that the economic benefits provided by employee purchasing activities will come at a comparatively low impact to the residential areas surrounding the property given the unique location of the property, situated on and in proximity to existing arterial roadways. This location allows commercial traffic flowing from employee purchasing activities naturally to limit itself to these commercial corridors without driving into neighborhood residential areas. Attached is a traffic statement which shows that the proposed use of the site would not have any adverse impact on the surrounding roadway traffic.

If you have any question or need additional information please call me at 954.593.8774 or email me at [dan.tintner@carnahan-proctor.com](mailto:dan.tintner@carnahan-proctor.com).

Sincerely,

A handwritten signature in blue ink, reading "Dan A. Tintner". The signature is fluid and cursive, with the first name "Dan" being the most prominent.

Dan A. Tintner, P.E.  
Director of Engineering

Attachments



# **Carnahan Proctor and Cross, Inc**

May 6, 2015

Mr. Jerome Lehman  
660 E. Hillsboro Boulevard  
#105  
Deerfield Beach, FL 33441

**RE: Atlantic Margate Medical Center Traffic Statement  
Project No. 150102\_C**

Dear Mr. Lehman:

This is in response to your request for an analysis of the change in project trips associated with a proposed modification in use for an existing office building located at 6101 W. Atlantic Boulevard in the City of Margate, Florida. This analysis compares the currently approved 19,658-square-foot Office land use to a proposed 32-bed Hospital land use. What follows is a brief statement of the analysis methodology and findings resulting from our effort:

## **1. Trip Generation Analysis**

In order to determine the traffic impact associated with the proposed substitution of the Hospital land use in what is currently designated as Office space, an analysis of trips expected to be generated by each use was conducted. Trip generation characteristics provided in the Institute of Transportation Engineers' (ITE) *Trip Generation* manual, 9<sup>th</sup> Edition, were consulted and a comparison between the trips generated by a General Office Building (ITE Code 710) and a Hospital (ITE Code 610) was completed.

Tables 1, 2 and 3 (enclosed) show the trips expected to be generated by the existing 19,658 square feet of Office use and the proposed 32-bed Hospital use on a daily, a.m. peak-hour and p.m. peak-hour basis. Note that, for the Hospital land use, the average rate was used rather than the fitted curve equation for the daily trip generation estimate. (No fitted curve equation is provided for the a.m. and p.m. peak hours in the ITE manual.) The fitted curve equation has an  $R^2$  value of 0.58, which is quite low and means that the standard deviation is only explained by the equation approximately 35 percent of the time. Further, the actual data points provided in the ITE data set that are closest in size to the proposed Hospital are all well below the graphed line of the fitted curve equation and more closely aligned with the graphed line of the average rate.


Tables 1 and 2 are provided for informational purposes only. As can be seen by reviewing the three tables, a change to a 32-bed hospital is expected to generate 33 more trips on a daily basis, but 10 fewer trips on an a.m. peak-hour basis and 55 fewer trips on a p.m. peak-hour basis. Since trips for concurrency and land use purposes in the City of Margate (and in Broward County generally) are based on "peak-hour trips," Table 3, "PM Peak Hour Trip Generation," contains the trip generation analysis that is pertinent to the determination of project trip impacts. As Table 3 makes clear, the proposed change in land use from Office to Hospital results in a reduction of 55 trips in the p.m. peak hour—the peak hour of the day. This is a 55 percent reduction in peak-hour trips.

## 2. Conclusion

Based upon the findings shown in Table 3, and described above, it appears that the proposed 32-bed Hospital land use will generate 55 fewer p.m. peak-hour trips than would be expected to be generated by the currently approved 19,658 square feet of Office land use.

If you have any questions or require additional information or documents, please call me at 954-593-8774 or email me at [dan.tintner@carnahan-proctor.com](mailto:dan.tintner@carnahan-proctor.com).

Sincerely,



Dan A. Tintner, P.E.  
Director of Engineering

Attachment



Thomas A. Hall  
Traffic Planner

**Table 1**  
**Daily Trip Generation**  
**Atlantic Margate Medical Center Trip Generation Comparison**

Land Use	ITE Code	Intensity	Trip Generation Rate <sup>(1)</sup>	Total Trips			Internal Trips				%	External Trips			Pass-by Trips		New Trips		
				In	Out	Total	In	Out	Total	In		Out	Total	In	Out	Total			
Existing Use																			
General Office	710	19,658 s.f.	Ln(T)=0.76Ln(X)+3.68 (50/50)	191	190	381	0	0	0	0.0%		191	190	381	0	0.0%	191	190	381
Proposed Use																			
Hospital	610	32 beds	T=12.94(X) (50/50)	207	207	414	0	0	0	0.0%		207	207	414	0	0.0%	207	207	414
Net Difference				-16	-17	-33						-16	-17	-33			-16	-17	-33

<sup>(1)</sup> Trip generation data obtained from the Institute of Transportation Engineers' *Trip Generation* manual, 9th Edition.

**Table 2**  
**AM Peak Hour Trip Generation**  
**Atlantic Margate Medical Center Trip Generation Comparison**

Land Use	ITE Code	Intensity		Trip Generation Rate <sup>(1)</sup>	Total Trips			Internal Trips				%	External Trips			Pass-by Trips		New Trips		
					In	Out	Total	In	Out	Total	In		Out	Total	In	Out	In	Out	Total	
Existing Use																				
General Office	710	19,658	s.f.	Ln(T)=0.80Ln(X)+1.57 (88/12)	46	6	52	0	0	0	0.0%	46	6	52	0	0.0%	46	6	52	
Proposed Use																				
Hospital	610	32	beds	T=0.95(X) (72/28)	30	12	42	0	0	0	0.0%	30	12	42	0	0.0%	30	12	42	
Net Difference					16	-6	10					16	-6	10			16	-6	10	

<sup>(1)</sup> Trip generation data obtained from the Institute of Transportation Engineers' *Trip Generation* manual, 9th Edition.

**Table 3**  
**PM Peak Hour Trip Generation**  
**Atlantic Margate Medical Center Trip Generation Comparison**

Land Use	ITE Code	Intensity	Trip Generation Rate <sup>(1)</sup>	Total Trips			Internal Trips				%	External Trips			Pass-by Trips		New Trips		
				In	Out	Total	In	Out	Total	In		Out	Total	In	Out	Total			
Existing Use																			
General Office	710	19,658 s.f.	T=1.12(X)+78.45 (17/83)	17	83	100	0	0	0	0.0%		17	83	100	0	0.0%	17	83	100
Proposed Use																			
Hospital	610	32 beds	T=0.93(X) (33/67)	15	30	45	0	0	0	0.0%		15	30	45	0	0.0%	15	30	45
Net Difference				2	53	55						2	53	55			2	53	55

<sup>(1)</sup> Trip generation data obtained from the Institute of Transportation Engineers' *Trip Generation* manual, 9th Edition.