

Excerpt from draft minutes from the Planning & Zoning Board meeting held on April 3, 2018

1) **NEW BUSINESS**

ID 2018-120

- 1A) **PZ-02-18** CONSIDERATION OF AN ORDINANCE TO REMOVE THE PHYSICIAN LIMITATION FOR MEDICAL OFFICES IN THE TOC-G, TOC-CC, AND B-2 DISTRICTS
PETITIONER: CITY OF MARGATE, DEVELOPMENT SERVICES DEPARTMENT

Andrew Pinney gave a Power Point Presentation explaining the substance of the ordinance. He explained that the ordinance is striking the limitation of the number of physicians per office permitted in the districts. He stated that there was a DRC review on March 27, 2018 receiving one staff comment where there was a concern that by deleting this limitation it may increase trip generations in our commercial centers. After looking into this concern staff had 3 findings; first there is currently no limitation on the size of the medical offices permitted nor the number of offices in the district. Second, all the affected zoning districts that were listed in the presentation are located on large arterial roadways. These are not small local roads they are big roads such as State Road 7, Atlantic Boulevard, and Sample Road. Finally, he concluded that there may be a minimal traffic impact from this regulation change. Mr. Pinney stated that he worked with GIS staff and the DEES Department to generate a couple of maps which shows the city's boundary and large roadways. The map also shows properties where medical offices are permitted with no limitation on the number of doctors presently. He explained that in certain districts the zoning code places a limit on the number of doctor's allowed in the office, which varies. For example, District B-2 allows 2 doctors per office and in the TOC-Gateway and City Center you are allowed up to 5 doctors per office. Mr. Pinney provided an additional map which showed the affected areas. He stated that they looked at the intent of the zoning districts before writing this having enough reasoning to make the distinction between the B-1 District to keep this restriction, but remove it from the B-2 and the TOC Districts. He read the intent of the B-1 Neighborhood Business District and the B-2 Community Business District. He then stated that staff is recommending approval of the ordinance.

Manny Lugo, 1129 East River Drive, asked how this ordinance originated and who asked for it?

Mr. Pinney answered that staff was approached by a medical office developer, who was looking at some properties to build a new location for a tenant who currently exists in the city. He explained that staff found this restriction and questioned it. When staff found that this restriction was not appropriate, staff sponsored this ordinance.

Mr. Arserio made the following motion, seconded by Mr. O'Neill:

MOTION: SO MOVE TO APPROVE

ROLL CALL: Mr. O'Neill, Yes; Mr. Mangeney, Yes; Mr. Zucchini, Yes; Mr. Arserio, Yes; Mr. Angier, Yes. The motion passed with a 5-0 vote.