

CITY COMMISSION

April 18, 2018

Medical Office Ordinance

Substance of Ordinance

- Affecting:
 - B-2 Community Business
 - TOC-G Gateway
 - TOC-CC City Center
- Deleting restriction on number of physicians per medical office

March 27, 2018 DRC

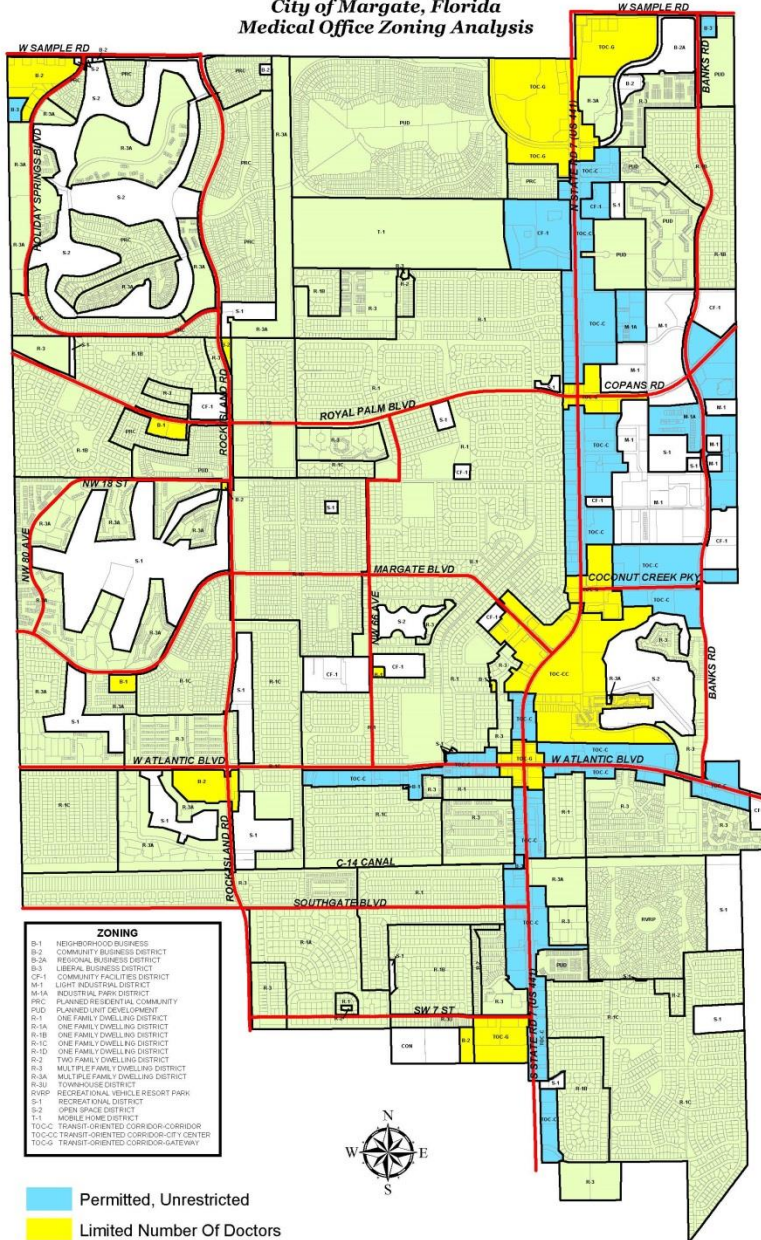
Staff Comment

- Concern for increase in trip generation

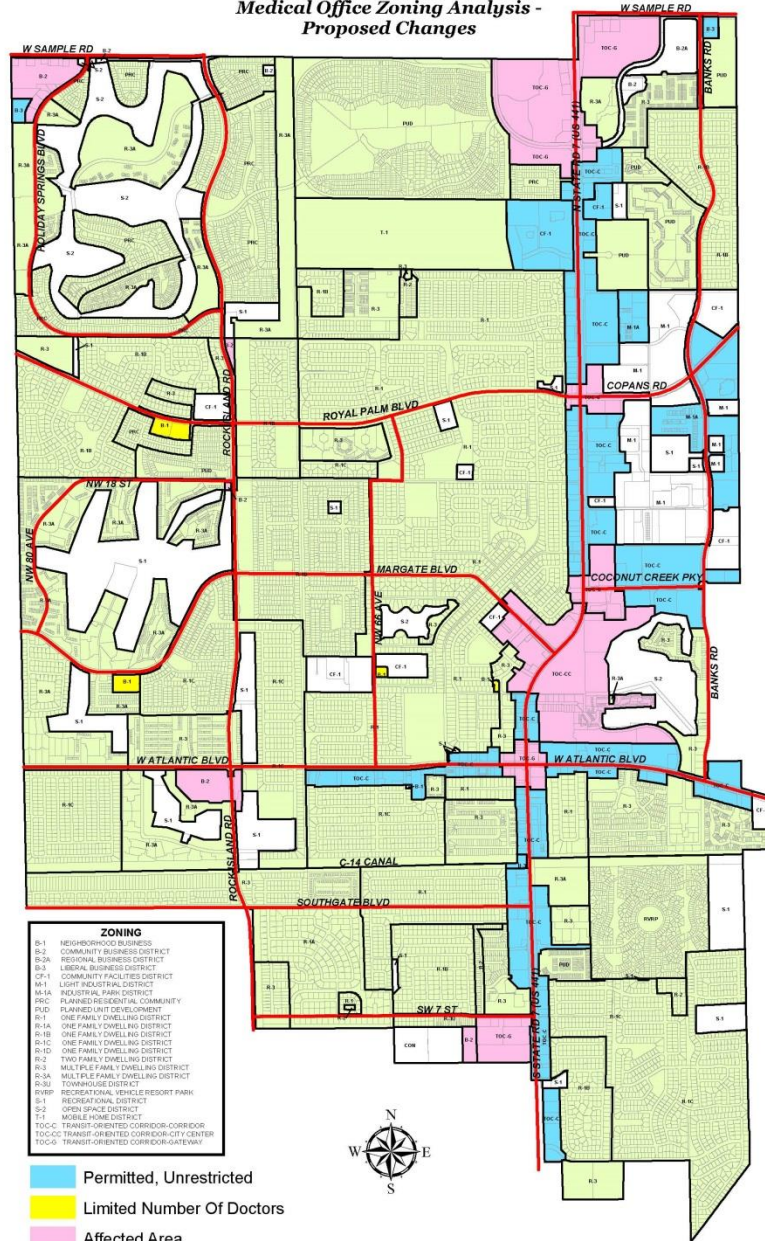
Analysis

- Currently no limitation on the size of medical offices, nor the number of medical offices permitted
- Affected zoning districts located on large arterial roadways
- Minimal traffic impact

City of Margate, Florida Medical Office Zoning Analysis



**City of Margate, Florida
Medical Office Zoning Analysis -
Proposed Changes**



ZONING	
S-1	NEIGHBORHOOD BUSINESS
S-2	COMMUNITY BUSINESS DISTRICT
S-3A	REGIONAL BUSINESS DISTRICT
S-3	LIBERAL BUSINESS DISTRICT
CF-1	COMMUNITY FACILITIES DISTRICT
LI-1	LIGHT INDUSTRIAL DISTRICT
MI-1	MEDIUM INDUSTRIAL DISTRICT
PRC	PLANNED RESIDENTIAL COMMUNITY
PUD	PLANNED UNIT DEVELOPMENT
R-1	ONE FAMILY DWELLING DISTRICT
R-1A	ONE FAMILY DWELLING DISTRICT
R-1B	ONE FAMILY DWELLING DISTRICT
R-1C	ONE FAMILY DWELLING DISTRICT
R-1D	ONE FAMILY DWELLING DISTRICT
R-2	TWO FAMILY DWELLING DISTRICT
R-3	MULTIPLE FAMILY DWELLING DISTRICT
R-3A	MULTIPLE FAMILY DWELLING DISTRICT
R-3U	TOWNHOUSE DISTRICT
RVRP	RECREATIONAL VEHICLE RESORT PARK
S-1	RECREATIONAL DISTRICT
S-2	OPEN SPACE DISTRICT
T-1	MOBILE HOME DISTRICT
TO-C	TRANSIT-ORIENTED CORRIDOR-CORRIDOR
TO-C-C	TRANSIT-ORIENTED CORRIDOR-CITY CENTER
TO-C-G	TRANSIT-ORIENTED CORRIDOR-GATEWAY

- Permitted, Unrestricted
- Limited Number Of Doctors
- Affected Area
- Residential Zoning

April 3, 2018 P&Z

- Recommended approval

Staff Recommendation

- Approve