



### City Commission

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### City Manager

Samuel A. May

### Interim City Attorney

Goren, Cherof,  
Doody & Ezrol, P.A.

### City Clerk

Joseph J. Kavanagh

## REGULAR MEETING OF THE PLANNING AND ZONING BOARD MINUTES

**Tuesday, April 3, 2018**

**7:00 PM**

City of Margate  
Municipal Building

### PRESENT:

Todd E. Angier, Chair  
Antonio Arserio  
Richard Zucchini  
August Mangeney  
James O'Neill

### ALSO PRESENT:

Julie F. Klahr, Interim City Attorney, Goren, Cherof, Doody & Erzol, P.A.  
Reddy Chitepu, Acting Director Development Services and Director of D.E.E.S  
Andrew Pinney, Senior Planner

The regular meeting of the Planning and Zoning Board of the City of Margate, having been properly noticed, was called to order by Chair Todd Angier at 7:00 p.m. on Tuesday, April 3, 2018. A roll call of the Board members was done followed by the Pledge of Allegiance.

### 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 TOC-G, TOC-CC, and B-2 zoning 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

### Development Services Department

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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 up to 5 doctors are allowed 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 ordinance and had 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.

*ID 2018-049*

1B)     ELECTION OF CHAIRPERSON OF THE PLANNING AND ZONING BOARD

Mr. Mangeney nominated Todd Angier as Chairperson, seconded by Mr. O'Neill:

Mr. Zucchini nominated Antonio Arserio as Chairperson, seconded by Mr. Arserio:

**ROLL CALL:** Mr. O'Neill, voted for Todd Angier; Mr. Mangeney, voted for Todd Angier; Mr. Zucchini, voted for Antonio Arserio; Mr. Arserio, voted for Antonio Arserio; Mr. Angier, voted for Todd Angier. The nomination of Todd Angier as Chairperson passed with a 3-2 vote.

*ID 2018-050*

## 1C)    ELECTION OF VICE-CHAIRPERSON OF THE PLANNING AND ZONING BOARD

Mr. Zucchini nominated Antonio Arserio, seconded by Antonio Arserio:

**ROLL CALL:** Mr. O'Neill, Yes; Mr. Mangeney, Yes; Mr. Zucchini, Yes; Mr. Arserio, Yes; Mr. Angier, Yes. The nomination of Antonio Arserio as Vice-Chairperson passed with a 5-0 vote.

*ID 2018-051*

## 1D)    ELECTION OF SECRETARY OF THE PLANNING AND ZONING BOARD

Mr. Arserio nominated Richard Zucchini, seconded by August Mangeney:

**ROLL CALL:** Mr. O'Neill, Yes; Mr. Mangeney, Yes; Mr. Zucchini, Yes; Mr. Arserio, Yes; Mr. Angier, Yes. The nomination of Richard Zucchini as Secretary passed with a 5-0 vote.

3)    **GENERAL DISCUSSION**

Mr. O'Neill had no comment.

Mr. Mangeney had no comment.

Mr. Zucchini stated that this board has missed a number of meetings where there were no agenda items. He said that since they are an advisory board, he cannot accept the fact that there are no code issues that they can investigate, review and send their suggestions to the Commission. He then shared his disappointment that meetings have been canceled and the chair refuses to create agenda items. He would like to suggest a compromise through consensus vote for agenda items, asking the Commission to review and decide if the item should go forward on their agenda.

Mr. Arserio had no comment.

Chair Angier thanked the clerk for doing a great job. He also gave his thanks to the board for asking him to be chair again.

There being no further business, the meeting was adjourned at 7:17 p.m.

Respectfully submitted,

Prepared by Melissa M. Miller

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Todd E. Angier, Chair

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