



STAFF REPORT
DEVELOPMENT SERVICES DEPARTMENT

Project Name: Gateway Medical Plaza

Applicant: Tom Adams, MedSpace USA, LLC

Project Location: 3215 N State Road 7

Application: Subdivision Resurvey

I. RECOMMENDATION:

APPROVE

APPROVE WITH CONDITIONS

DENY

TABLE

II. EXECUTIVE SUMMARY:

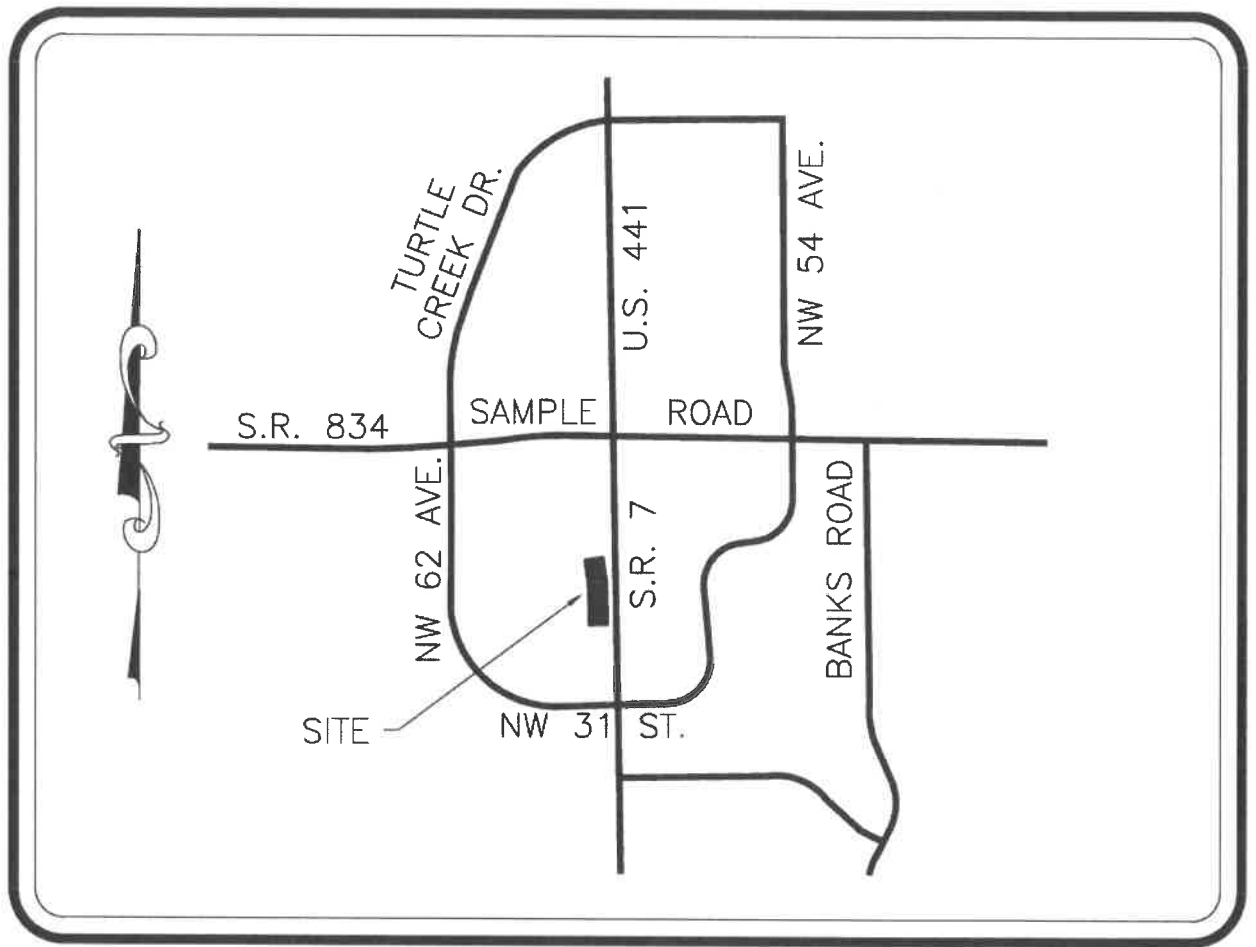
Applicant has requested creation of a new ~2.3 acre parcel within Penn Dutch Plaza (Margate Plaza No. 1 132-50) for the purpose of building a new two-story medical office building. Staff recommends approval subject to the condition of the applicant dedicating a utility easement that is 12 feet wide and traverses the property east-west, roughly where the shopping center used to have a driveway connection to State Road 7.

III. ANALYSIS:

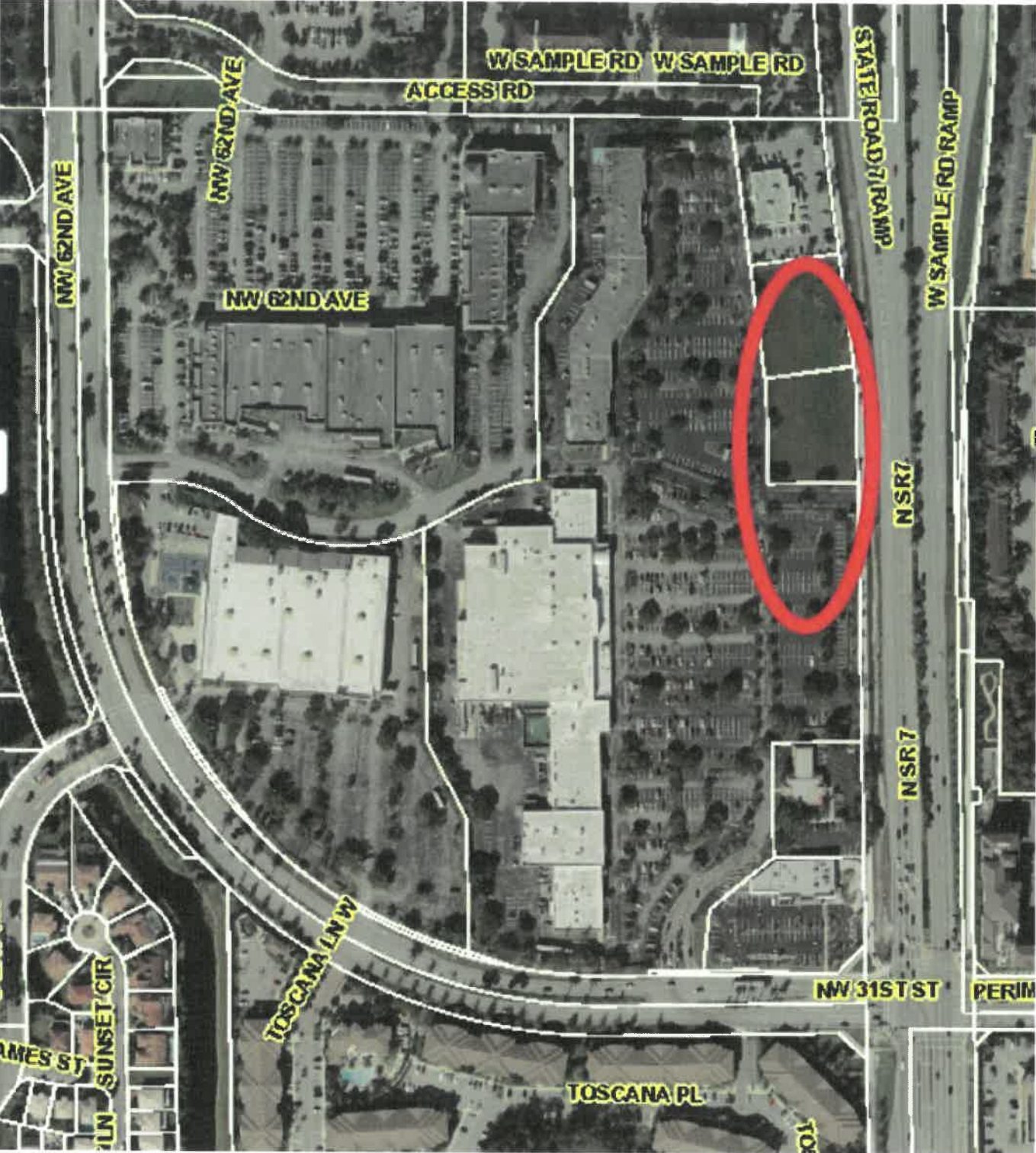
1) Description.

This section of the staff report provides a detailed description of the application. The subject property is located within the TOC-G Gateway zoning district, and has an underlying land use designation of Transit Oriented Corridor. The property is not located within the Margate CRA boundary. The property is partially unimproved and partially used as a parking lot for Penn Dutch.

Applicant is proposing to create a 2.3108 acre parcel for the purpose of building a two-story medical office building. In order to compile the stated acreage, the applicant is proposing the combination of two existing outparcels and a portion of the main shopping center. The parcel will be located in Penn Dutch Plaza, contiguous to the State Road 7 right-of-way, generally located south of an existing medical office building located at 3275 N State Road 7, and north of an existing bank with drive-through facilities located at 3175 N State Road 7. A detailed metes and bounds legal description has been provided by the applicant. The new parcel will offer connectivity to the existing shopping center and outparcels. The new office building will be approximately 32,000 square feet in area. No new driveway connections are proposed. No new right-of-way dedications are proposed. The Department of Environmental and Engineering Services has requested a utility easement that is 12 feet wide, transverses the property from east to west, and is generally located where the shopping center used to have a driveway connection to State Road 7. This former driveway connection has been closed since the Florida Department of Transportation built the State Road 7 flyover at Sample Road. Below are pictures of a vicinity map, an aerial photo of the subject property, and the sketch of the new parcel.



LOCATION MAP

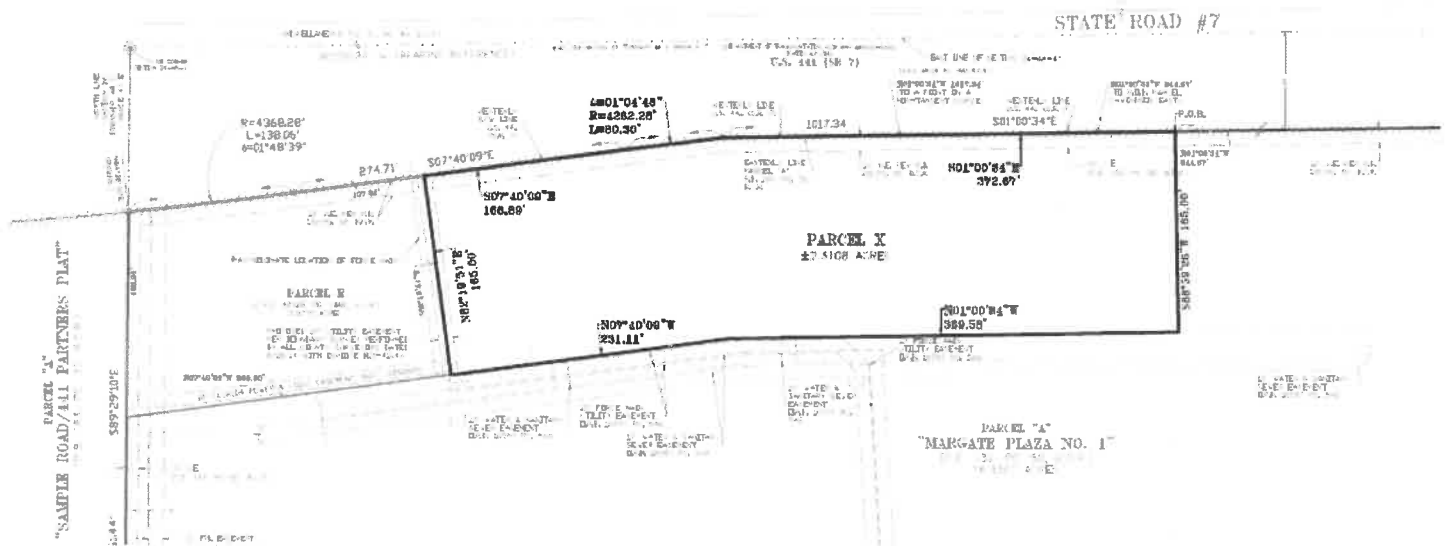


GATEWAY MEDICAL PLAZA: A SUBDIVISION OF MARGATE PLAZA NO. 1

A SUBDIVISION RESURVEY OF A PORTION OF "MARGATE PLAZA No. 1" (P.B. 132, PG. 50)
SECTION 24, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA.



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2) Compliance.

This section of the staff report provides an in-depth analysis of how well the applicant addressed the applicable subdivision requirements. Section 3.11 of the Margate Zoning Code provides that when any lot, tract, or other parcel of land, however designated, which is part of a subdivision recorded in the official records of Broward County after May 30, 1955, and which has been approved by the City Commission of the City of Margate, is further subdivided or resubdivided for the purpose of development, applicant must submit a subdivision resurvey, which must be approved prior to any development permit being issued for the project.

Section 31-17 of the Margate Code of Ordinances provides the following definition of "subdivision."

"Subdivision: The division of land into two (2) or more lots or parcels for purpose of transfer of ownership or development, or if a new street is involved, any division of a parcel of land."

Section 31-33 of the Margate Code of Ordinances provides the following definition of “development permit.”

“Development Permit means any building permit, as defined herein, subdivision resurvey or plat approval, rezoning, special exception, or other official action of the City having the effect of permitting the development or redevelopment of land. This does not include any variance or other official action necessary solely for the purpose of issuing a permit, other than a building, pursuant to the South Florida Building Code, or other building code in effect at the time.”

Section 3.11 of the Margate Zoning Code provides the technical requirements of a subdivision resurvey by referencing Sections 31-18 and 31-19(A) through (E) of the Margate Code of Ordinances. Section 31-18 provides requirements for the sketch of the subdivision, and Section 31-19 provides requirements for the layout of new subdivisions. This subdivision is located within an existing shopping center and does not propose or require any new publicly dedicated rights-of-way. This subdivision resurvey is creating one non-residential parcel which exceeds the minimum plot size of 10,000 square feet for the TOC-G Gateway zoning district. The parcel has a cross access easement with the shopping center and adjacent parcel.

3) **Consistency.**

This section of the staff report identifies applicable policies from the Margate Comprehensive Plan and provides an analysis as to whether the application satisfies those policies. The Margate Comprehensive Plan offer limited guidance on the review of subdivision resurveys, other than to ensure that land development regulations for platting and subdivision resurveys exist and to ensure that required capital improvements are available at the time new development is built. This project is non-residential, and located in an area that is already serviced by streets and utilities, so there are no required capital improvements linked to this application. Below are two policies that apply to subdivision resurvey applications:

“Policy 1.1 Land use regulations shall contain specific and detailed provisions required to implement this Comprehensive Plan, and which as a minimum:

- a. Regulate the subdivision and re-subdivision of parcels”

“Policy 1.12 Subdivision regulations shall provide for both the timely completion and regular maintenance of all required capital improvements and amenities.”

The regulations described in the two comprehensive plan policies above exist and are provided in Section 3.11 of the Margate Zoning Code and Chapter 31 of the Margate Code of Ordinances. Those regulations have been referenced above in ‘Section III Analysis, (2) Compliance’ of this staff report.

4) **Compatibility.**

This section of the staff report describes the compatibility of the proposed use with the surrounding area. Staff finds this project compatible with the selected location. The proposed use as a medical office is permitted within the TOC-G Gateway zoning district without restriction of the number of physicians, but specifically prohibits institutionalized care. The developer is aware of this restriction. Medical office is already an established use within the Penn Dutch Plaza.

The proposed height of two stories is compatible with the area. Although no other building in the shopping center currently exceeds one-story, there are a number of multi-story developments nearby. To the north in the City of Coral Springs, there are three-story multi-family residential buildings. To the east, across State Road 7, there are multi-family residential buildings ranging from two to six stories. To the south, there are three-story multifamily buildings.

IV. RATIONALE:

The City Commission may consider approving this application for subdivision resurvey because the applicant has satisfied all of the requirements provided by the Margate Code of Ordinances, and therefore staff recommends approval of the subdivision resurvey.



Robert Massarelli, AICP
Director of Economic Development Services