



Legislation Details (With Text)

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Type: Public Hearing **Status:** Agenda Ready
File created: 4/30/2021 **In control:** Planning and Zoning Board
On agenda: 6/1/2021 **Final action:**
Title: CONSIDERATION OF A REZONING FROM ONE-FAMILY (R-1) AND MULTIPLE DWELLING (R-3) DISTRICT TO COMMUNITY FACILITY (CF-1) ZONING DISTRICT.
LOCATION: 603 MELALEUCA DRIVE, MARGATE, FL 33063
ZONING: ONE-FAMILY (R-1) AND MULTIPLE DWELLING (R-3) DISTRICT
LEGAL DESCRIPTION: LOTS 1, 2 AND 3, BLOCK 3, HAMMON HEIGHTS SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PETITIONER: ATTORNEY KYLE TEAL, AGENT FOR MARGATE CARE FOR HERO'S, LLC

Sponsors:

Indexes:

Code sections:

Attachments: 1. ATTACHMENT SUMMARY LISTING, 2. BACKGROUND: APPLICATION, 3. BACKGROUND: JUSTIFICATION STATEMENT, 4. BACKGROUND: SURVEY, 5. BACKGROUND: TRAFFIC STATEMENT #1 8/25/20, 6. BACKGROUND: BUSINESS PLAN, 7. BACKGROUND: C/O CHECKLIST, 8. BACKGROUND: PERMIT TRACKING SHEET, 9. BACKGROUND: DRC REQUESTED ADD INFO RESPONSE, 10. BACKGROUND: DRC STAFF COMMENTS 10/13/2020, 11. MINUTES: 2020-1013 DRAFT- DRC, 12. BACKGROUND: TRAFFIC STATEMENT #2 10/21/2020, 13. BACKGROUND: DEES TRAFFIC COMMENTS #2 3/16/2021, 14. BACKGROUND: TRAFFIC STATEMENT #3 4/28/2021, 15. BACKGROUND: RESPONSE TO DEES COMMENTS 4/28/2021, 16. BACKGROUND: DEES TRAFFIC COMMENTS #3 5/17/2021, 17. PUBLIC NOTICES, 18. DSD STAFF MEMO 5/21/2021

Date	Ver.	Action By	Action	Result
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TO: Planning and Zoning Board

FROM: Elizabeth Taschereau, Director of Development Services

DATE: June 1, 2021

CONSIDERATION OF A **REZONING** FROM ONE-FAMILY (R-1) AND MULTIPLE DWELLING (R-3) DISTRICT TO COMMUNITY FACILITY (CF-1) ZONING DISTRICT.

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PETITIONER: ATTORNEY KYLE TEAL, AGENT FOR MARGATE CARE FOR HERO'S, LLC

BACKGROUND: Applicant is requesting to rezone the property from One-Family Dwelling (R-1) and Multiple Family Dwelling (R-3) zoning district to Community Facilities (CF-1) zoning district to allow for “Medical Rights” in order to operate a 36-bed long-term care facility in a building that is 8,885 square feet.

The Community Facilities (CF-1) zoning district allows the following uses:

USES PERMITTED BY RIGHT:

- Houses of worship and school on the same plot
- Hospitals, detoxification facilities, and long term care facilities not including correctional or mental institutions, nor veterinary hospitals
- Municipal buildings, fire stations, libraries, public offices, parks, playgrounds, reservations, parking
- Accessory structure or use

USES PERMITTED BY SPECIAL EXCEPTION:

- Public or private elementary, middle, or high school
- Public or private postsecondary educational facilities

This application was originally scheduled to appear before the Planning and Zoning Board on April 6, 2021, but the applicant did not adhere to the public notice requirements of the City, and thus could not be heard by the Board. The application was re-scheduled for the May 4, 2021. On April 28, 2021, the applicant submitted a revised traffic statement. In order to ensure that staff comments were provided prior to the meeting, the applicant asked to postpone the May 4, 2021 meeting.

RECOMMENDATION: See staff memo dated May 21, 2021

FISCAL IMPACT: N/A

CONTACT PERSON: Elizabeth Taschereau, Director of Development Services