

January 28, 2022

Andrew Pinney  
Economic Development Department  
City of Margate  
901 NW 66 Avenue  
Margate, FL 33063

Re: Special Exception Application 2021-401  
Site Plan Application 2021-447

Dear Andrew:

In accordance with the DRC comments regarding the above referenced applications, we are providing the additional information below.

- 1) Revise documents, clarify "Applicant" (See DSD Comment 1, pg. 6 of 7 of the special exception staff comments)

Copies of the revised applications are included with this submittal.

- 2) Revise statements made regarding Royal Palm Blvd LOS (See DSD Comment 4, pg. 6 of 7 of the special exception staff comments)

The revised analysis is included.

- 3) Clearly state the hours of operation for the restaurant and drive-thru

The hours of operation of the restaurant and drive-thru are 5am to 8pm, seven (7) days a week.

- 4) Revisit acoustic study, per engineering comments (See DEES comment E on pg. 3 of 7 of the special exception staff comments)

The revised acoustic study is included.

- 5) Identify author and qualifications for the Concurrency Review

The author and qualifications are identified on the revised concurrency review document.

- 6) Revise traffic statement based on staff comments (See DEES comment C on pg. 3 of 7, and DSD comment 7 on pg. 7 of 7 of the special exception staff comments)

Please be advised that the traffic statement includes the best available data. The reference to land use #938 – *Coffee/Donut Shop with Drive-Through Window and No Indoor Seating* was included in the “Traffic Statement” portion of our memorandum. Within this section we are documenting that the subject land use (i.e. Dunkin’) exhibits a high pass-by rate. The traffic engineering manual that contains pass-by rate data is the *ITE Trip Generation Handbook (3<sup>rd</sup> Edition)*. The land use within this manual that most closely reflects the Dunkin’ is the aforementioned #938. This manual does not contain pass-by rates for any of the other similar ITE land uses such as:

- #936 - *Coffee/Donut Shop without Drive-Through Window*
- #937 - *Coffee/Donut Shop with Drive-Through Window*

Within our report we acknowledge that the referenced pass-by rate is for a similar land use and is not an exact match. Regardless, we are confident that the referenced pass-by rate is comparable to the subject Dunkin’ site with both indoor seating and the addition of a drive-through lane.

A USB with the revised documentation is also included with this transmittal. Please schedule the site plan and special exception application for the next available Planning and Zoning Bboard meeting.

Sincerely,

GREENSPOON MARDER LLP

*Cynthia A. Pasch*

Cynthia A. Pasch, AICP

cc: Elizabeth Taschereau