

Development Services Department

Dunkin

Special Exception

May 6, 2026

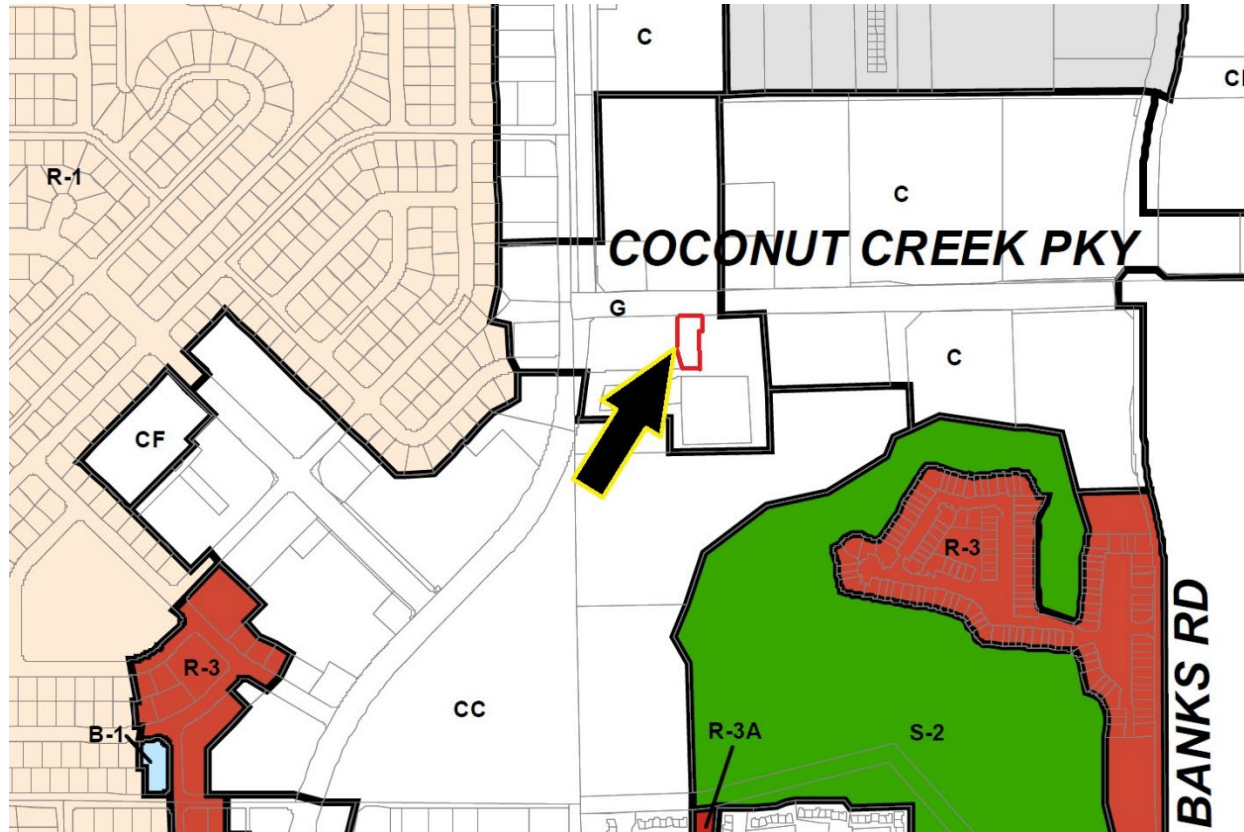
Subject Property:

- *5300 Coconut Creek Pkwy*
- *2025 BCPA Aerial*
- *Current Condition*
- *0.4 ac*
- *Brandon-Farris
Development Plat No. 2*



Subject Property:

- Gateway zoning
- Activity Center land use
- Within CRA
- Within CBD





History:

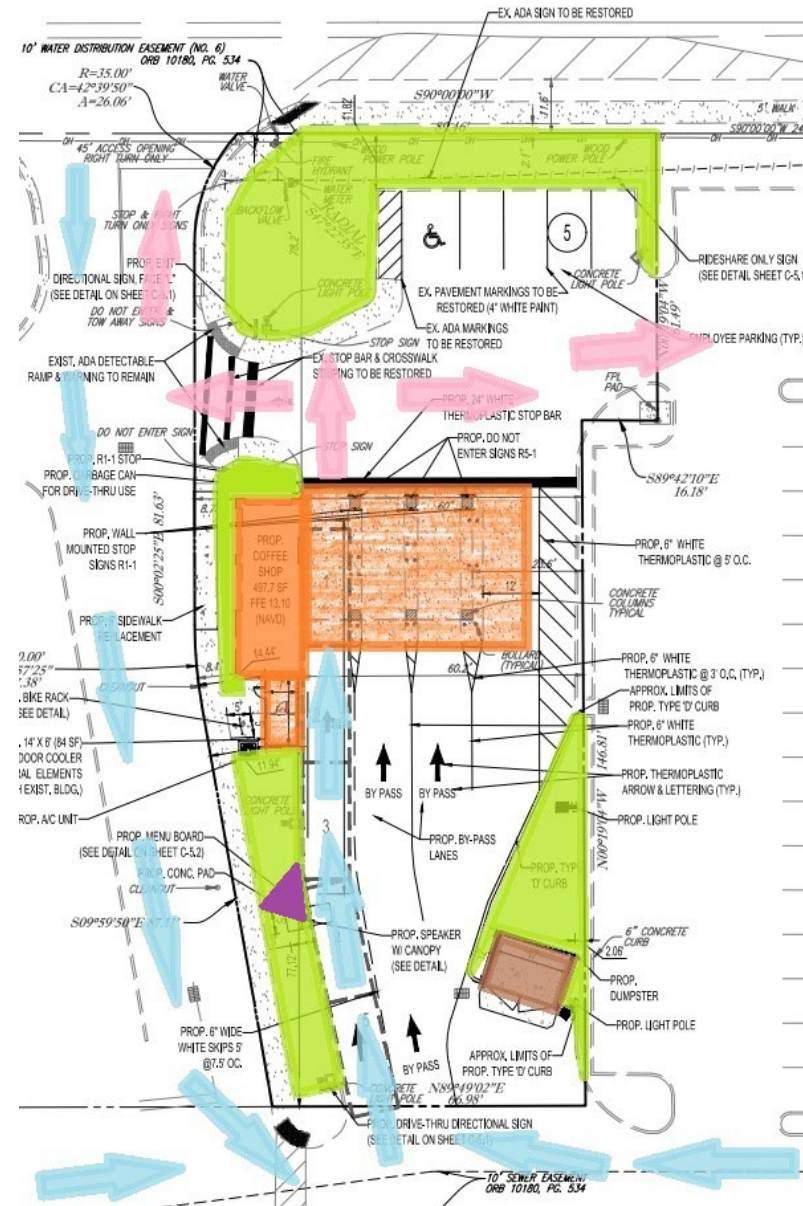
- *June 4, 2003 – Resolution 9836 (bank)*
- *2019 LBTR (closed)*
- *February 17, 2021 – Resolution 21-012 (Clutch Coffee)*



Concept:

Legend

-  Building
-  Landscape
-  Incoming Traffic
-  Outgoing Traffic
-  Dumpster Enclosure
-  Menu Board

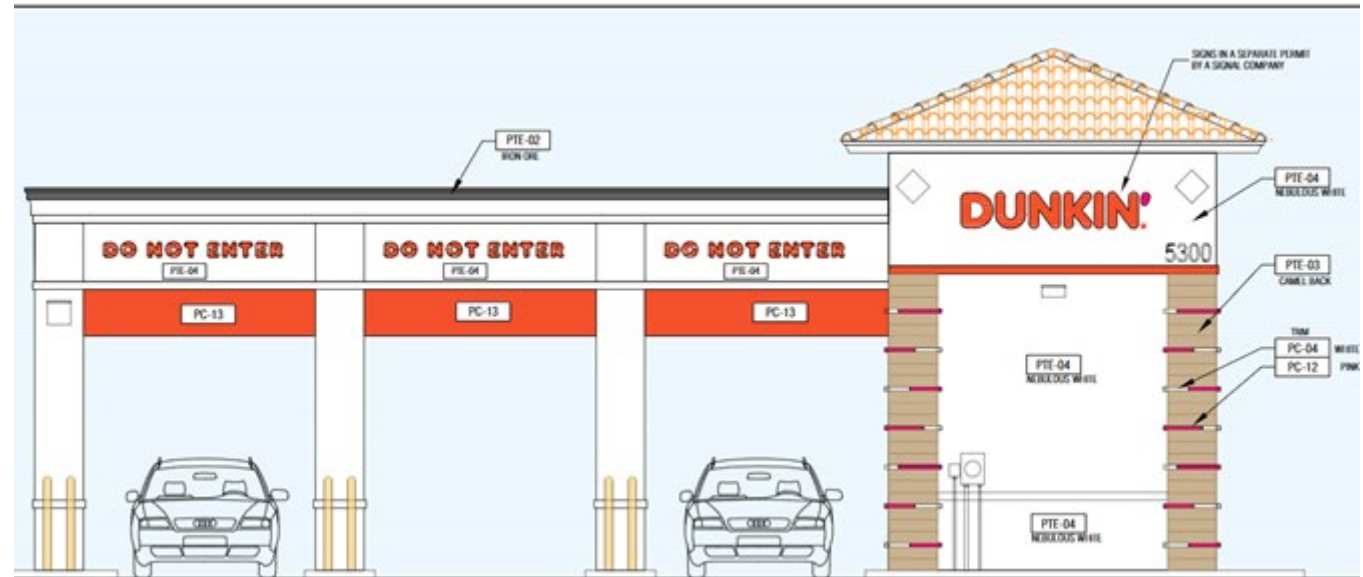


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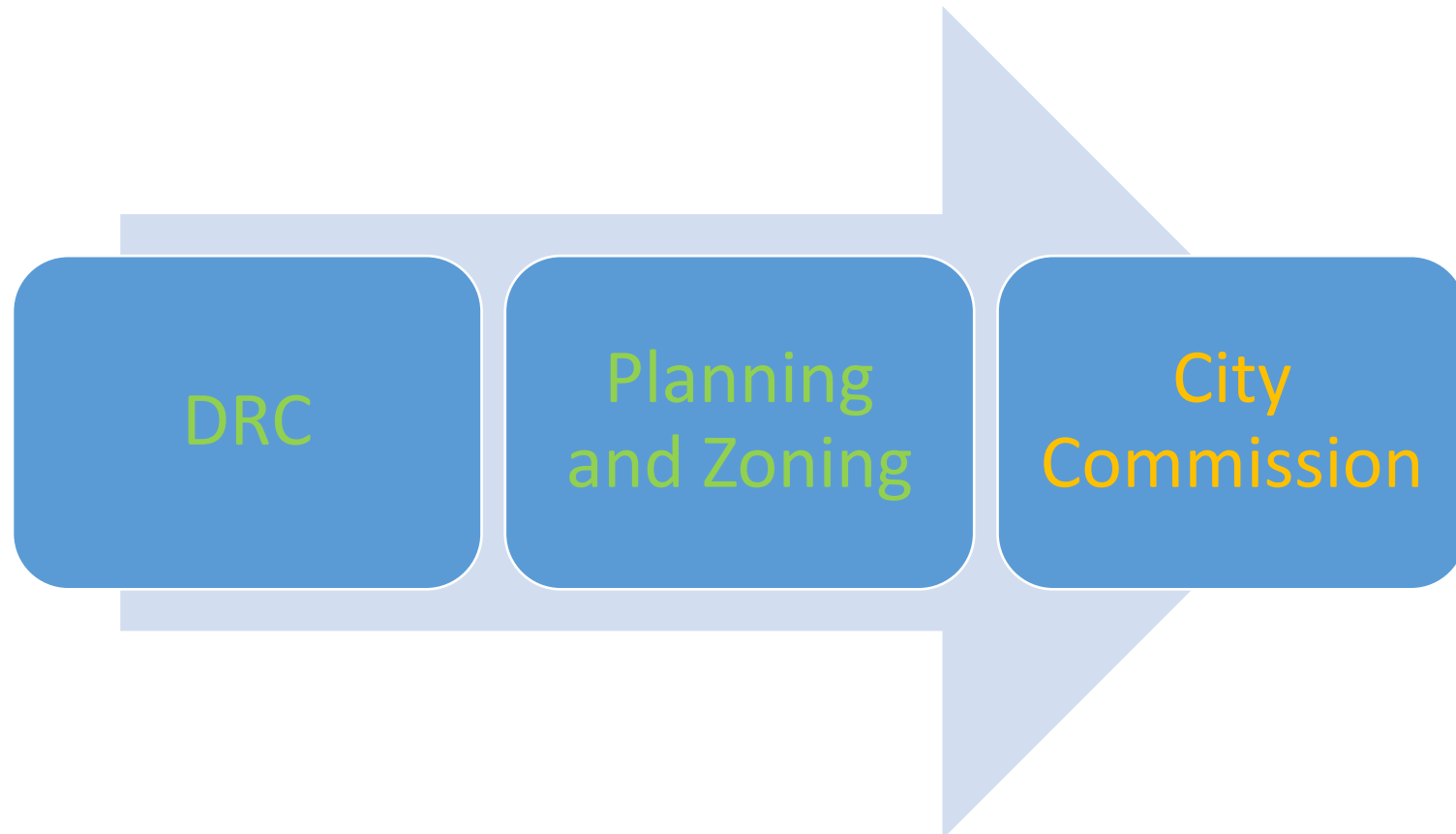
Current:



Proposed:



Special Exception Process:



City Commission Role:

The City Commission shall conduct a public hearing in which they review:

1. The proposed special exception, based on the general purpose and standards of review set forth in this section; and
2. The report of the administration; and
3. The recommendation(s) of the Planning and Zoning Board; and
4. Any oral and written comments received before or at the public hearing; and



City Commission Role:

Based upon the record developed at the public hearings, the City Commission may:

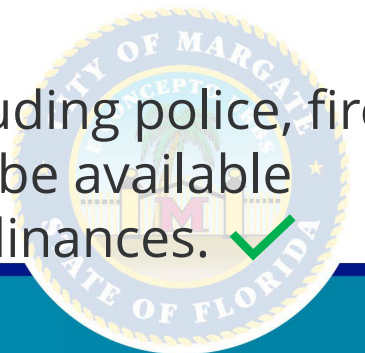
- a) Adopt the proposed special exception by resolution, with or without conditions;
- b) Deny the proposed special exception by resolution; or
- c) Defer the matter to a future meeting for a date certain; or
- d) Refer the matter to the Planning and Zoning Board or administration for further consideration, comments, or additional review.



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Special Exception General Standards of Review:

1. The special exception shall be consistent with the purposes, goals, objectives and policies of the Margate Comprehensive Plan and the Margate Code of Ordinances. ✓
2. The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare. ✓
3. The establishment, maintenance or operation of the proposed use shall only be approved if in the best interest of the City. It shall be determined that a genuine need for the use is present in the City to support and justify the approval order to avoid creating an excessive proliferation of said special exception use. ✓
4. The proposed use shall be compatible with the existing natural environment and community character of the properties within the immediate neighborhood. ✓
5. Utilities, roadway capacity, drainage, and other necessary public facilities, including police, fire and emergency services, shall exist at the City's adopted levels of service, or will be available concurrent with demand as provided for in the requirements of this Code of Ordinances. ✓



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Special Exception General Standards of Review:

6. Adequate measures exist or shall be taken to provide ingress and egress to the proposed use, for both vehicles and pedestrians, in a manner that minimizes traffic congestion on public streets, and the use may not result in an increase in the amount of traffic on local streets than would result from a development permitted by right. ✓

7. There shall be adequate parking areas and off-street truck loading spaces (if applicable) consistent with the parking requirements of the Code, and the layout of the parking and vehicular use areas shall be convenient and conducive to safe operation consistent with city standards to the greatest extent possible. ✓

8. The establishment of the special exception shall not impede the development of surrounding properties for uses permitted in the zoning district nor have a negative impact on the value of those properties; ✓

9. The design of the proposed use shall minimize adverse effects, including visual impacts, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping and other design criteria. ✓

10. The City Commission finds that the granting of the application will be in the best interest of the City.



DRC:

Conditional **Approval** on 2/24/2026

Planning and Zoning Board:

Conditional **Approval** on 4/7/2026

