

Special Exception for New DUNKIN'
(Drive-Thru) at
5300 Coconut Creek Pkwy

City of Margate

Planning and Zoning Board

April 7, 2026

Presenter: Matthew H. Scott, Esq. of
Greenspoon Marder LLP

AERIAL LOCATION MAP



AERIAL



Coconut Creek Pkwy

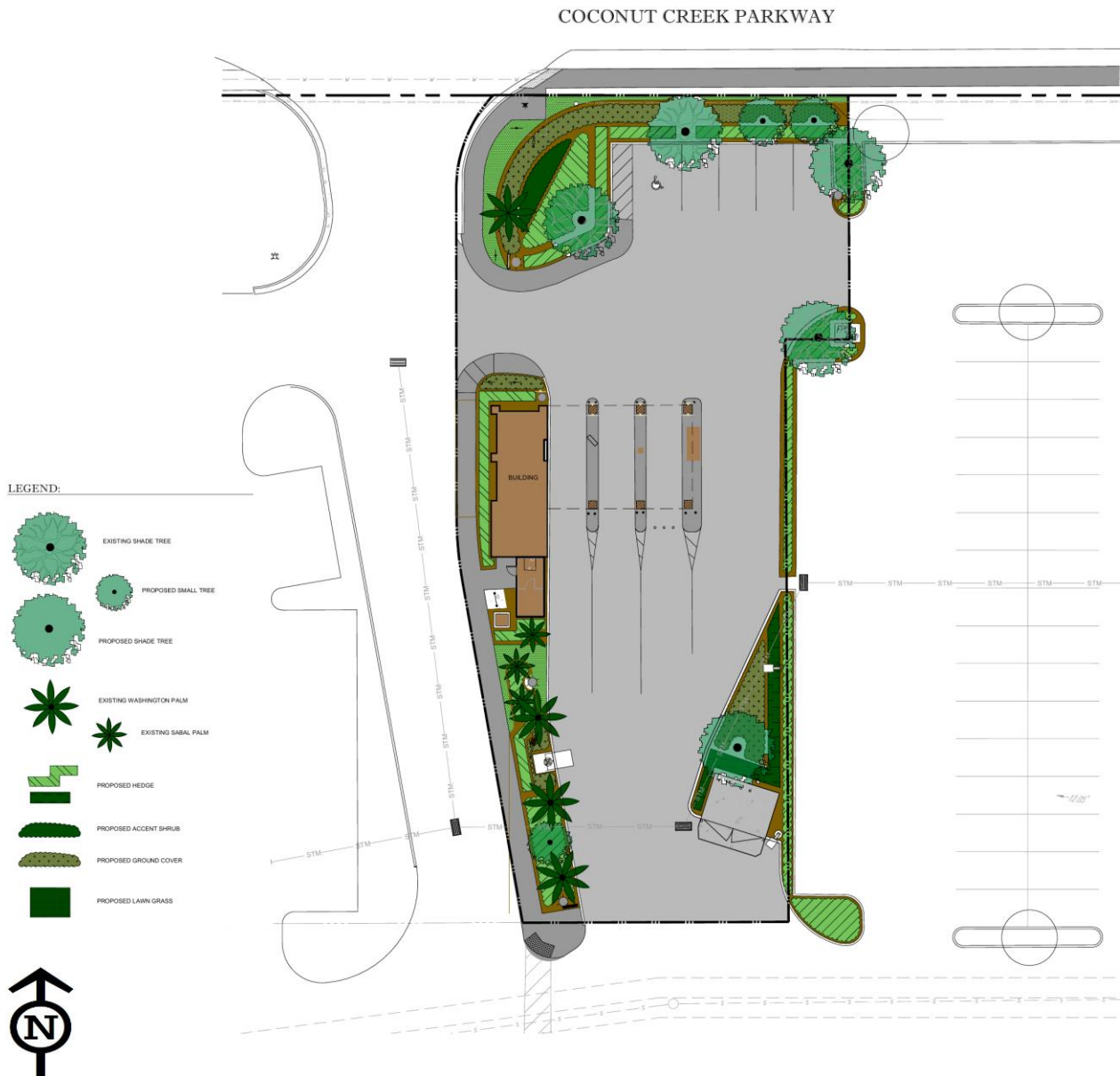
N. State Road 7



EXISTING CONDITIONS

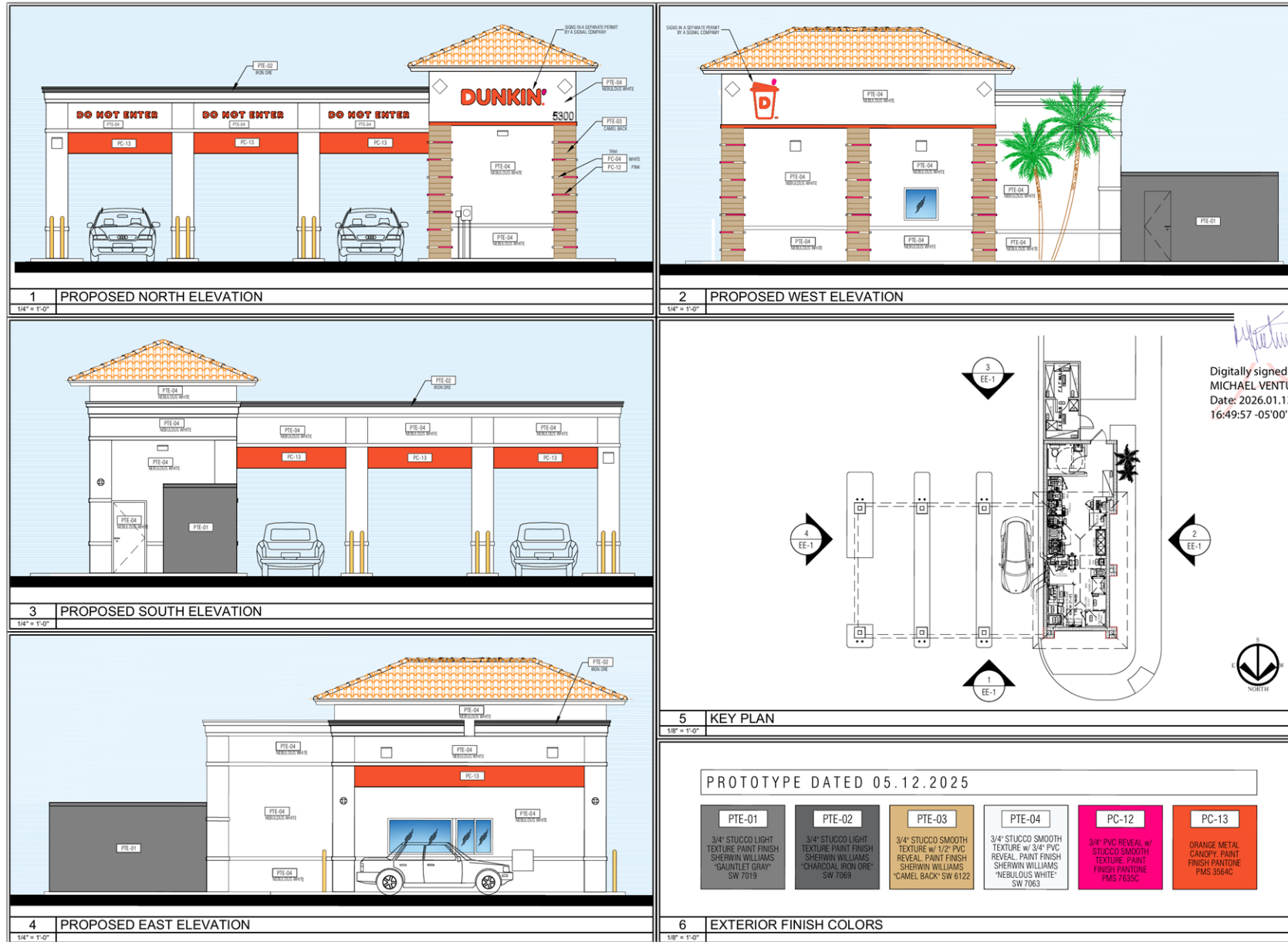


SPECIAL EXCEPTION REQUEST



- Existing ~497 sq. ft. building, previously utilized as a bank with an approved drive-through use, to be utilized as a Dunkin' coffee shop with drive-through
- While restaurant use is permitted in the G zoning district, drive-through facilities require special exception approval
- Addition of an 84 square foot outdoor cooler on the south side of the existing building
- Installation of a dumpster enclosure at the southeast corner of the lot
- Installation of a menu board and drive-through speaker at the southwest corner of the lot
- Modify the existing sidewalk and pavement markings for pedestrian accessibility
- Existing drive-through lanes canopy will remain.
- There will be a bypass lane and a designated mobile pickup

ELEVATIONS



SPECIAL EXCEPTION CRITERIA

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.
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.
 - The special exception application will be heard at the May 6 City Commission meeting.

THANK YOU