

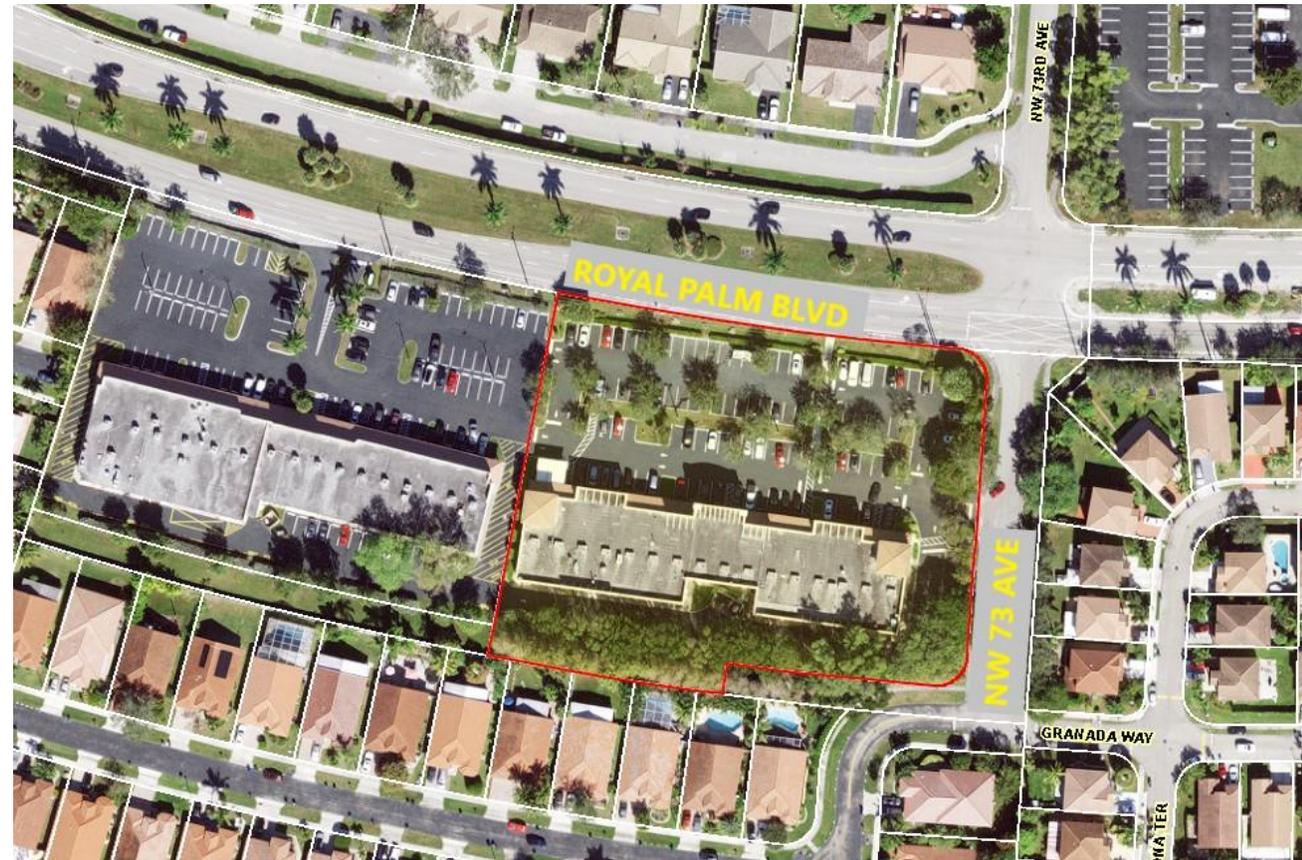
# DUNKIN DONUTS DRIVE-THRU

September 13, 2022  
Planning and Zoning Board  
**ID 2022-368**



## Subject Property:

- **Commercial Land Use**
- **B-1 Neighborhood Business District**
- **GATEWAY MILE 63-15 (1966)**

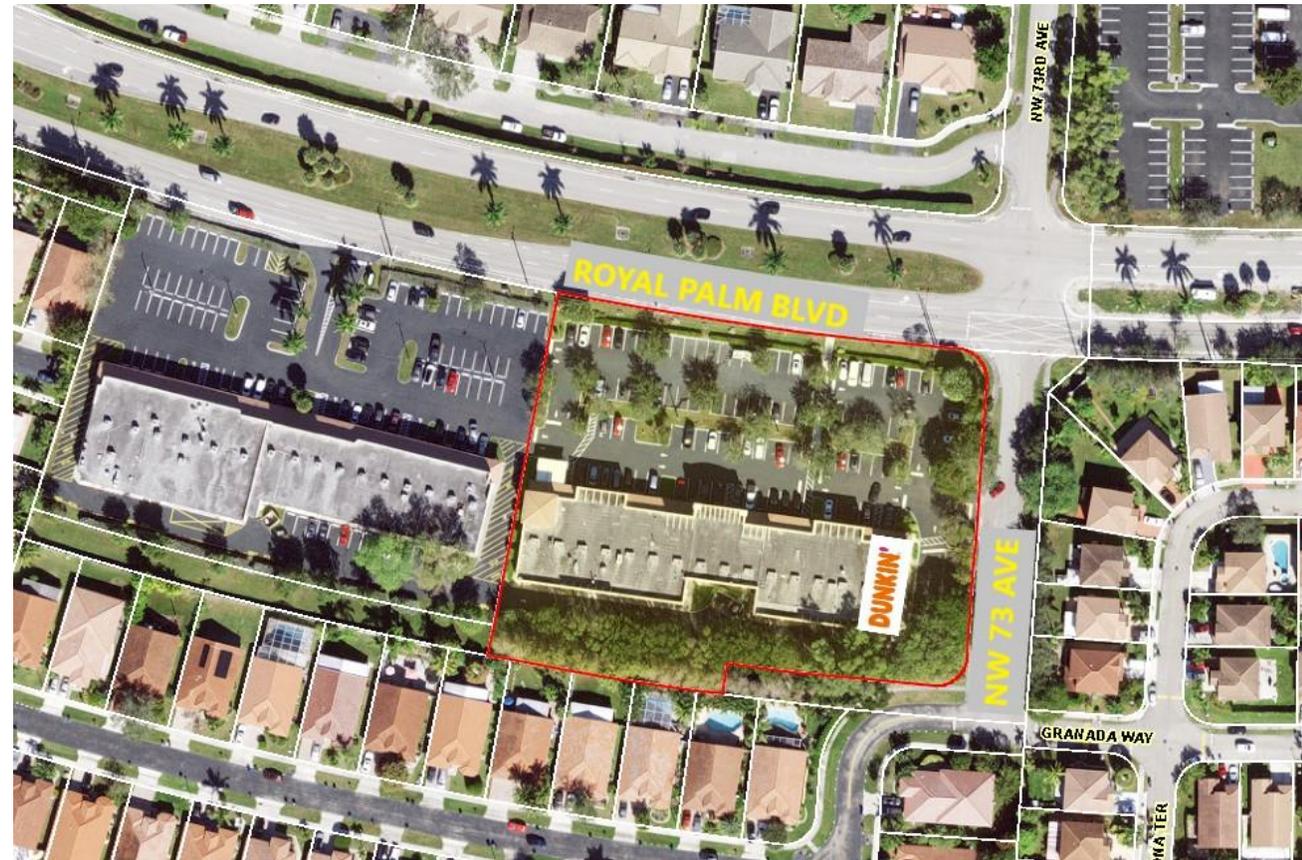




# Dunkin Donuts

7300 Royal Palm Blvd

2007





## Current Condition





# Proposal





# Proposal





## Special Exception Process

Development  
Review  
Committee

Planning and  
Zoning Board

City  
Commission

## Special Exception Criterion 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**.

## Special Exception Criterion 1

- Commercial land Use ✓
  
- B-1 Zoning
  - Drive-thru = special exception use (with a permitted use) ✓
    - Restaurant = permitted use ✓
  - Property located on arterial road ✓
  - 4 Vehicle reservoir spaces required ✓

## Special Exception Criterion 2

- ✓ The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the **public health, safety, or general welfare.**

## Special Exception Criterion 2

➤ DEES Recommendations:

- Relocate dumpster enclosure away from queueing vehicles

## Special Exception Criterion 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.

## Special Exception Criterion 3

➤ Nearest Drive-through facilities:

- Walgreens – 8200 Royal Palm Blvd (~4,200 ft west)
- Dunkin Donuts – 390 Rock Island Rd (~6,900 ft south)
- Margate Quickies – 1011 N State Road 7 (~7,800 ft southeast)
- Culver's – 5510 Copans Rd (~8,000 ft east)
- Farmstore – 3230 Holiday Springs Blvd (~6,900 ft north)

➤ Staff does not find a proliferation

## Special Exception Criterion 4

- ✓ The proposed use shall be **compatible** with the existing natural environment and community character of the properties within the immediate neighborhood.

## Special Exception Criterion 4

- Subject property located on arterial roadway
  
- Residential abuts rear
  - Min setback = 38ft, provided setback = 65ft
  - Buffer wall
  - Buffer landscaping

## Special Exception Criterion 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.*

## Special Exception Criterion 5

- Applicant's traffic analysis:
  - 89% of drive-thru trips assumed to be "pass-by"
  - Primary trips "de minimis"
  - Collected data from two local Dunkin Donuts
    - Anticipates 154 trips (77 vehicles) during AM peak hour (7-9AM)
- LOS



# Special Exception Criterion 5

## ➤ Royal Palm Blvd – LOS F

Broward County																		Broward County					
Roadway Capacity and Level of Service Analysis																							
APPENDIX B: East / West Roadways Capacity and Level of Service Analysis 2019 & 2040																							
ID	E/W Roadway	Segment	Design Code	2019 Daily Conditions				2019 Peak Hour Conditions				Code	2040 Daily Conditions				2040 Peak Hour Conditions						
				AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS		Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS			
1146	NE 10 St	E of US 1	264	4000	13320	0.30	C	380	1197	0.32	C	264	5900	13320	0.44	C	561	1197	0.47	C			
826	NW 15 St	E of Powerline Rd	264	11900	13320	0.89	D	1131	1197	0.94	D	264	13400	13320	1.01	E	1273	1197	1.06	F			
828	NE 14 St	E of US 1	432	22500	32400	0.69	D	2138	2920	0.73	D	432	24700	32400	0.76	D	2347	2920	0.80	D			
830	Royal Palm Blvd	E of NW 123 Ave	474	13200	35820	0.37	C	1254	3222	0.39	C	474	12400	35820	0.35	C	1178	3222	0.37	C			
832	Royal Palm Blvd	E of Coral Ridge Dr	422	19300	37810	0.51	C	1834	3401	0.54	C	422	12500	37810	0.33	C	1188	3401	0.35	C			
834	Royal Palm Blvd	E of Coral Sprgs Dr	422	33000	37810	0.87	C	3135	3401	0.92	C	422	27500	37810	0.73	C	2613	3401	0.77	C			
836	Royal Palm Blvd	E of University Dr	422	22500	37810	0.60	C	2138	3401	0.63	C	422	31100	37810	0.82	C	2955	3401	0.87	C			
838	Royal Palm Blvd	E of Riverside Dr	422	36500	37810	0.97	D	3468	3401	1.02	F	422	40300	37810	1.07	F	3829	3401	1.13	F			
840	Royal Palm Blvd	E of Rock Island Rd	422	37500	37810	0.99	D	3563	3401	1.05	F	422	38600	37810	1.02	F	3667	3401	1.08	F			
842	Copans Rd	E of SR 7	422	33500	37810	0.89	C	3183	3401	0.94	C	422	40300	37810	1.07	F	3829	3401	1.13	F			
844	Copans Rd	E of Lyons Rd	422	37000	37810	0.98	D	3515	3401	1.03	F	422	52900	37810	1.40	F	5026	3401	1.48	F			
846	Copans Rd	E of Blount Rd	622	37500	56905	0.66	C	3563	5121	0.70	C	622	54500	56905	0.96	C	5178	5121	1.01	F			

## Special Exception Criterion 6

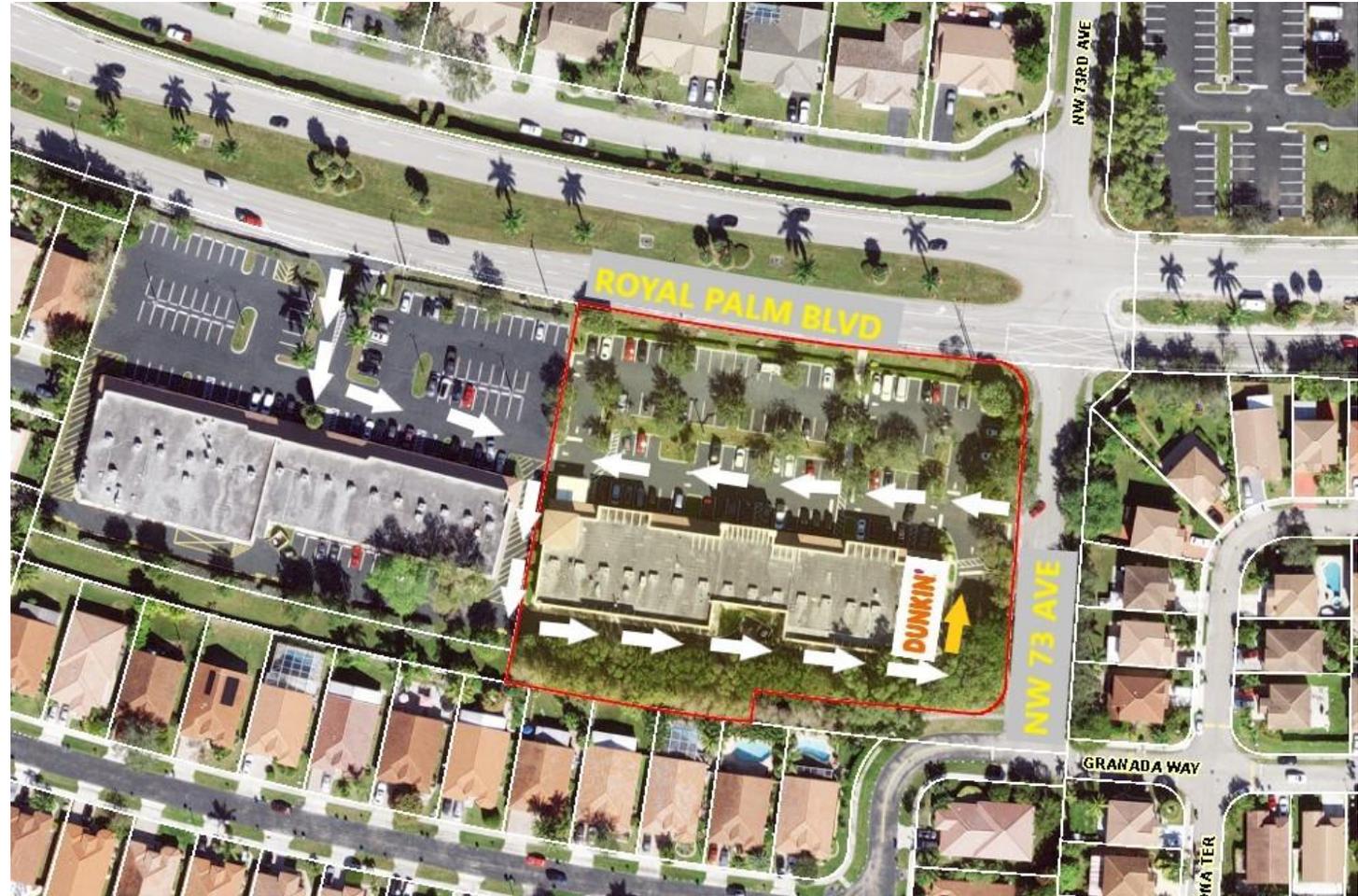
- ✓ Adequate measures exist or shall be taken to **provide ingress and egress to the proposed use**, for both vehicles and pedestrians, in a manner that **minimizes traffic congestion on public streets**, and the **use may not result in a significantly greater amount of traffic on local streets** than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

## Special Exception Criterion 6

- Applicant's initial traffic study showed a decrease in traffic
  - Drive-thru trips assumed to be 89% "pass-by"
  
- Applicant's concept maximizes vehicle queueing capacity
  - Routing vehicles behind building provides over 400 ft of stacking
  
- DRC Recommendation
  - Additional traffic signage and striping between buildings and in front of dumpster



## Special Exception Criterion 6



## Special Exception Criterion 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.

## **Special Exception Criterion 7**

- Existing loading zone impacted
  - Applicant requested resolving issue as condition of approval

## Special Exception Criterion 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.**

## Special Exception Criterion 8

- Applicant's rationale:
  - Drive-through efficiency and attraction will stabilize the shopping center
  - The subject property has buffer wall and landscaping
  - Therefore, drive-through has no negative impact on property value
  
- Applicant did not provide analysis from subject matter expert such as appraiser or real estate broker

## Special Exception Criterion 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.

## Special Exception Criterion 9

- Rear setback – 65ft
  - Buffer wall
  - Buffer landscaping
  
- Vehicle stacking concealed from street views
  
- DEES Recommendation:
  - Extend buffer wall

## Special Exception Criterion 9

- Existing buffer wall



## Special Exception Criterion 9

➤ DEES Recommendation



## **Special Exception Criterion 10**

The city commission finds that the granting of the application will be in the best interest of the city.

## RECOMMENDATION

The Development Review Committee recommended a **conditional approval** on October 26, 2021