



Development Services Department

Dunkin

Special Exception

April 7, 2026

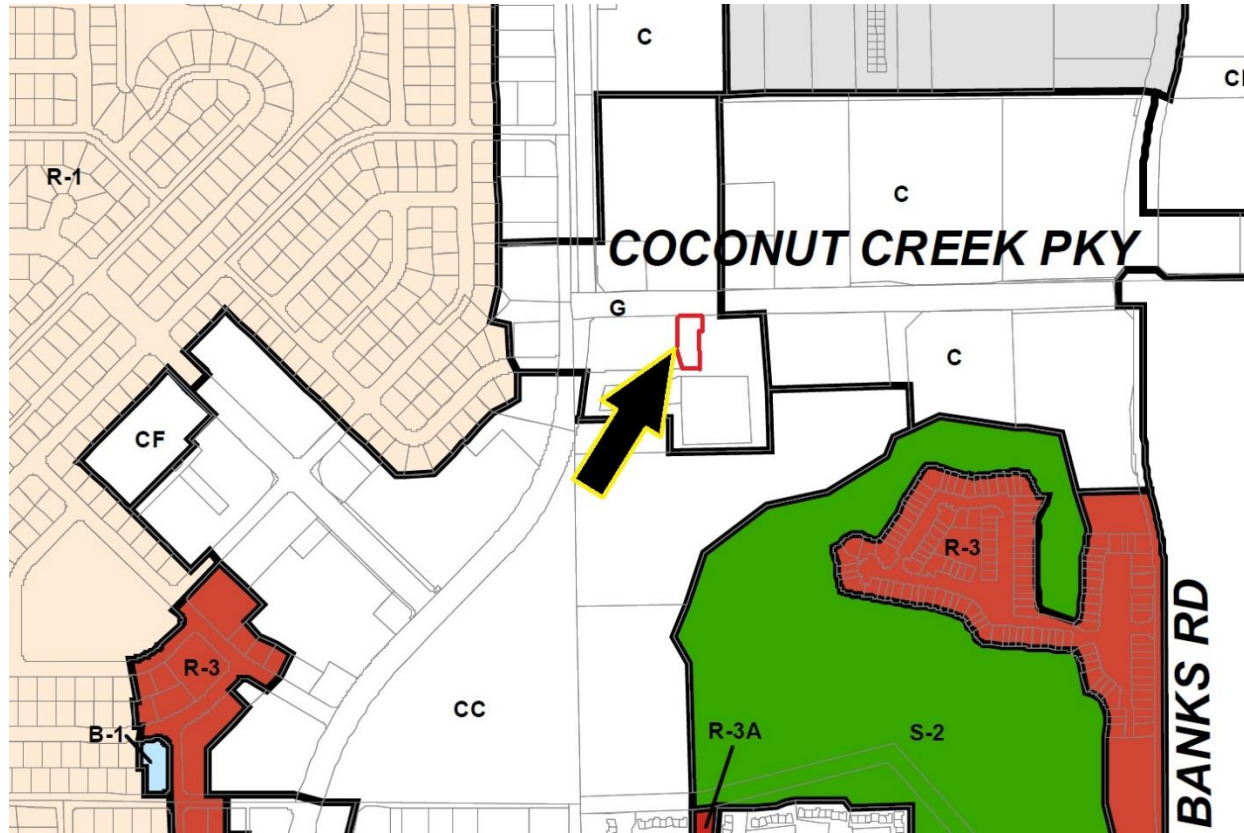
Subject Property:

- *5300 Coconut Creek Pkwy*
- *2025 BCPA Aerial*
- *Current Condition*
- *0.4 ac*



Subject Property:

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





History:

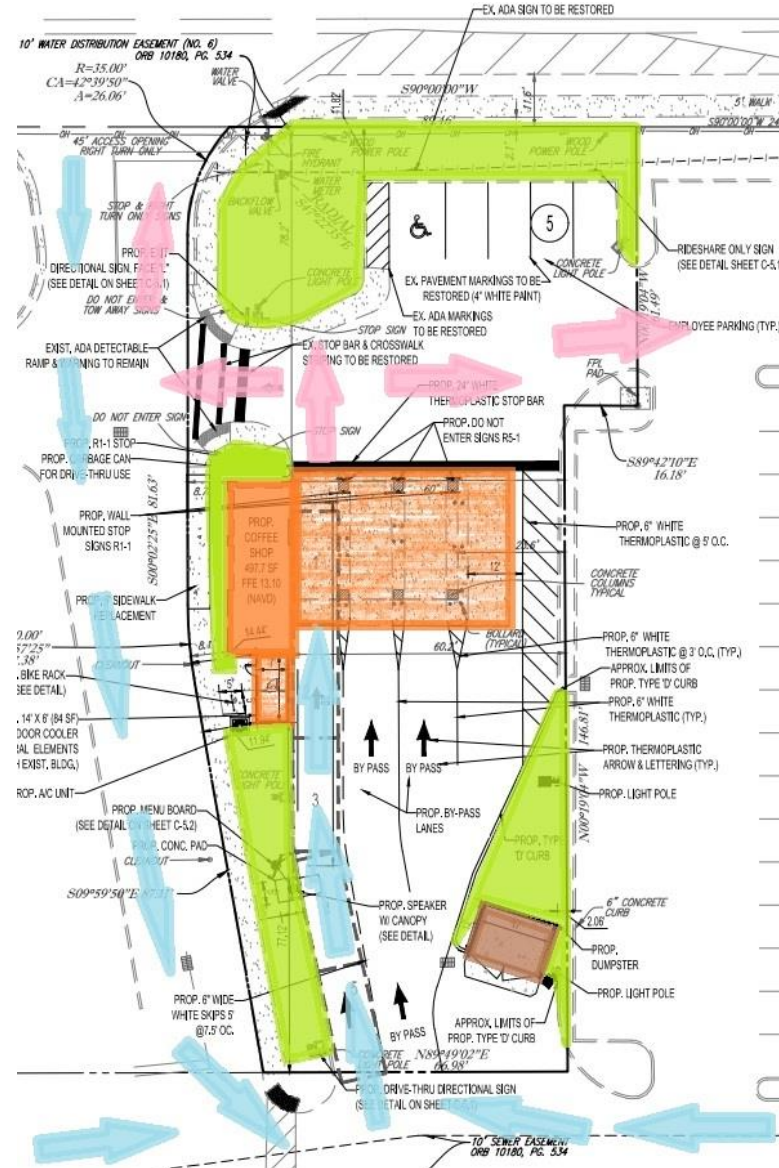
- *June 4, 2003 – Resolution 9836 (bank)*
- *2019 LBTR (closed)*
- *February 17, 2021 – Resolution 21-012 (Clutch Coffee)*



Concept:

Legend

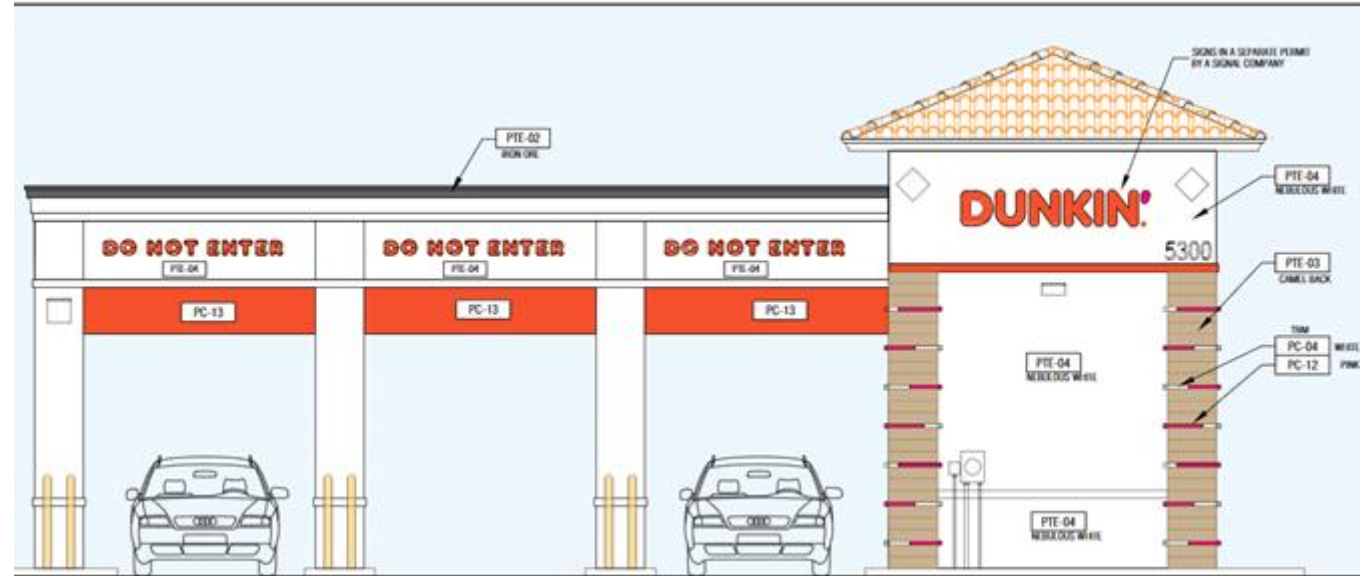
-  Building
-  Landscape
-  Incoming Traffic
-  Outgoing Traffic
-  Dumpster Enclosure



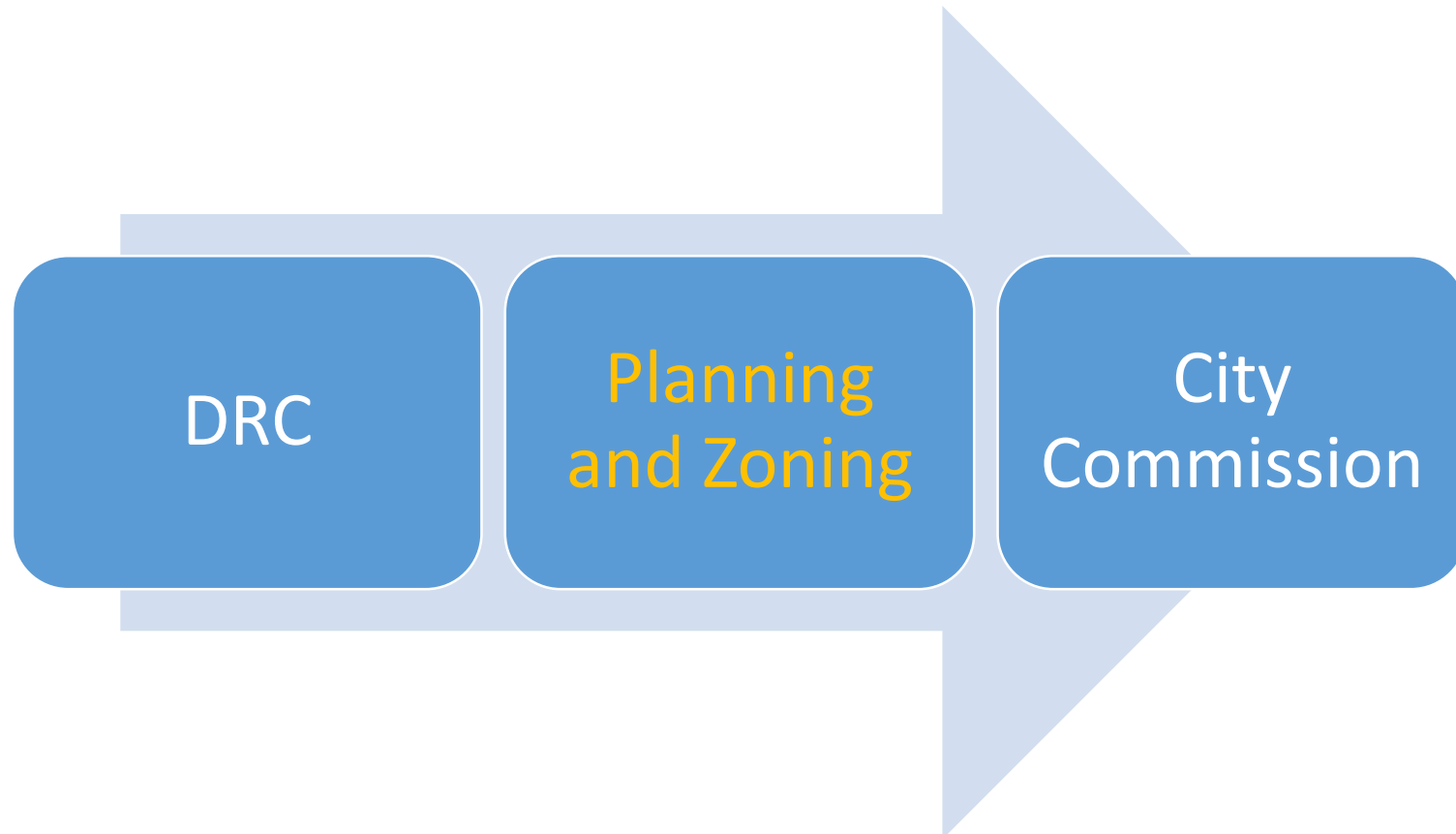
Current:



Proposed:



Special Exception Process:



Planning and Zoning Role:

The Planning and Zoning Board shall conduct a public hearing in which they:

1. Discuss the DRC recommendation and the project proposal; and
2. Determine whether the proposed use is in compliance with general standards of review, use regulations, and development standards of this Code; and
3. Make a recommendation to the City Commission.



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:

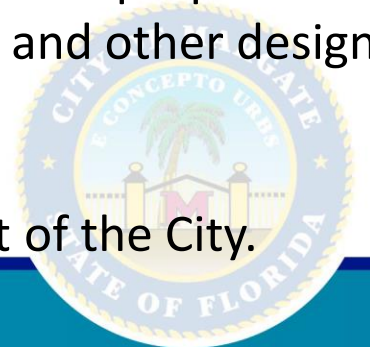
6. Adequate measures exist or shall be taken to provide ingress and egress to the proposed use, for both vehicles and pedestrians, in a manner that minimizes traffic congestion on public streets, and the use may not result in an increase in the amount of traffic on local streets than would result from 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 recommended a conditional approval on February 24, 2026

