

CITY OF MARGATE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING WITH CONDITIONS A SPECIAL EXCEPTION USE TO PERMIT DRIVE-THRU FACILITIES WITHIN THE B-2 COMMUNITY BUSINESS DISTRICT FOR DUNKIN DONUTS, TO BE LOCATED AT 390 ROCK ISLAND ROAD, SUBJECT TO THE FINDINGS OF THE DEVELOPMENT REVIEW COMMITTEE.

WHEREAS, on August 15, 2013 the Development Review Committee reviewed a proposal for a freestanding Dunkin Donuts with drive-thru facilities to be built in the Rock Island Road Plaza at 374-400 Rock Island Road; and

WHEREAS, at this meeting, CRA staff advised that the CRA would make a favorable recommendation for the project if the Dunkin Donuts restaurant was built into and made a part of the proposed retail strip rather than built to be freestanding;

WHEREAS, on September 18, 2013 the City Commission considered and denied the proposal for a freestanding Dunkin Donuts with drive-thru facilities to be built in the Rock Island Road Plaza at 374-400 Rock Island Road; and

WHEREAS, on December 19, 2013 the Development Review Committee reviewed a revised proposal to add drive-thru facilities to a multi-tenant building for Dunkin Donuts to be built in the Rock Island Road Plaza at 374-400 Rock Island Road and recommended approval subject conditions; and

WHEREAS, on February 4, 2014 final site plans for the Rock Island Road Plaza at 374-400 Rock Island Road for a multi-tenant retail building received final site plan approval by the Development Review Committee members and chairman, indicating that all conditions of approval from the December 19, 2013 DRC meeting were satisfied; and

WHEREAS, approval on this special exception and the addition of drive-thru facilities will require minor revisions to the site plan, to be reviewed by staff.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

SECTION 1: That the City Commission of the City of Margate, Florida, hereby approves with conditions a special exception use to permit drive-thru facilities within the B-2 Community Business District for Dunkin Donuts to be located at 390 Rock Island Road; and makes the following findings as provided in subsections (a) through (k) of Section 12.10 of Appendix A of the Code of the City of Margate:

(a) The use is compatible with the indigenous environment and with properties in the neighborhood, as outlined in the Margate Comprehensive Plan.

(b) There are no substantial detrimental effects of the proposal on property values in the neighborhood.

(c) There are no substantial detrimental effects with the use on living or working conditions in the neighborhood.

(d) There is adequate ingress and egress to the development, with particular reference to automotive and pedestrian safety, control of automotive traffic, provision of services and servicing of utilities and reuse collection, and access in the case of fire, catastrophe, or emergency.

(e) There is adequate off-street parking in relation to buildings, and adequate internal traffic patterns with particular reference to automotive and pedestrian traffic safety, traffic flow and control, access in case of fire or emergencies, and screening and buffering.

(f) There is acceptable orientation, location, size, and features of buildings, and appearance and harmony of the buildings with nearby development and land uses.

(g) There is sufficiency of setbacks, buffers, and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the development and to control adverse effects of site generated noises, lights, fumes, and other nuisances.

(h) There is adequate stormwater management with attention to the necessity of on-site retention to alleviate flooding and ground water pollution without compromising the aesthetics and maintainability of landscaping.

(i) There is adequate landscaping with an emphasis on the preservation of existing trees, the use of native species, and the use of berming along street perimeters.

(j) There is compliance with the applicable goals, objectives, and policies of the Margate Comprehensive Plan.

(k) There is compliance with the applicable goals, objectives, and policies of the Margate Community Redevelopment Plan.

SECTION 2: That all representations by the applicant and determinations by the Development Review are incorporated as part of the conditions for this special exception.

SECTION 3: That this resolution shall become effective immediately upon its passage.

PASSED, ADOPTED AND APPROVED THIS _____ DAY OF _____, 2014.

ATTEST:

JOSEPH KAVANAGH
CITY CLERK

LESA PEERMAN
MAYOR

RECORD OF VOTE

Talerico	_____
Donahue	_____
Ruzzano	_____
Simone	_____
Peerman	_____