

CITY OF MARGATE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING WITH CONDITIONS A SPECIAL EXCEPTION USE FOR OUTSIDE STORAGE TO PERMIT AN OUTDOOR WALK-IN COOLER WITHIN THE TOC-C CORRIDOR FOR ANNEMARIE'S PIZZA COMPANY, LOCATED AT 2403 NORTH STATE ROAD 7, SUBJECT TO THE FINDINGS OF THE DEVELOPMENT REVIEW COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on January 24, 2017, the Development Review Committee reviewed a proposal for an outdoor walk-in cooler for Annemarie's Pizza Company, located at 2403 North State Road 7, and provided a conditional recommendation of approval.

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

SECTION 1: That the foregoing "**WHEREAS**" clause is confirmed and ratified as being true and correct and is made a part of this Resolution.

SECTION 2: That the City Commission of the City of Margate, Florida, approves with conditions a special exception use for outside storage to permit an outdoor walk-in cooler for Annemarie's Pizza Company, within the TOC-C Corridor zoning district, located at 2403 North State Road 7.

SECTION 3: The conditions of approval are that the petitioner must comply with the following findings announced during the January 24, 2017 Development Review Committee:

- 1) Provide landscaping and irrigation plan, and install any necessary plant material and irrigation required to meet minimum code requirements.
- 2) Test the existing parking lot lighting facilities and provide either a certification of compliance from a qualified design professional, or provide a photometric plan and install any improvements required to meet minimum code requirements.

SECTION 4: The City Commission makes the following findings as provided in subsections (a) through (k) of Section 22.10 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 5: That all representations by the applicant and determinations by the Development Review are incorporated as part of the conditions for this special exception.

SECTION 6: That this Resolution shall become effective immediately upon its passage.

PASSED, ADOPTED AND APPROVED THIS 15TH DAY OF FEBRUARY, 2017.

ATTEST:

JOSEPH J. KAVANAGH
CITY CLERK

TOMMY RUZZANO
MAYOR

RECORD OF VOTE

Caggiano	_____
Simone	_____
Peerman	_____
Schwartz	_____
Ruzzano	_____