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Via Email: apinney@margatefl.com

Mr. Andrew Pinney
Senior Planner
City of Margate, Economic Development Dept.
901 NW 66th Ave.
Margate, FL 33063

RE: Cumberland Farms Site Plan Approval with Special Conditions

Dear Andrew:

We represent Lakewood Retail, LLC, (“Lakewood”), as developer of the property located at 5485 W Atlantic Blvd, Margate, FL 33063 (the “Property”).

Lakewood obtained site plan approval for a Cumberland Farms on the Property on January 25, 2017 by way of Resolution No. 17-012. Resolution No. 17-012 provides that Lakewood must comply with certain conditions discussed during the January 25, 2017 City Commission public hearing. Specifically, one of the conditions discussed was that Lakewood would “**provide windows** on the south façade of the building in the patio area.” *Resolution No. 17-012.*

Lakewood has complied with the site plan condition by providing windows on the south façade of the building; however, while Lakewood added windows to the south façade of the building, the windows cannot be transparent because the interior of the building on the other side of the windows include the back of the cabinet and millwork that contains the coffee station would also look directly into the interior of the men’s bathroom. From the exterior of the building, the windows appear just as the windows on the remainder of the building but by necessity are opaque. We have attached to this letter an image showing the appearance of the windows from the exterior of the building. While the Site Plan Resolution does not specifically state that the windows must be transparent, the City felt it necessary that Lakewood bring this item back to the City Commission for clarification.

According to the City of Margate Meeting Minutes for the meeting on January 25, 2017,

Commissioner Caggiano asked that windows be added to the south façade under the umbrellas on the exterior patio and Lakewood is pleased to comply with that request with the caveat that the windows not provide a view of the interior of the men's bathroom.

As such, we are respectfully requesting that an item be placed on the March 7, 2018 City Commission agenda for a clarification of the site plan condition regarding the windows. Thank you in advance for your assistance.

Very truly yours,



STEPHANIE J. TOOTHAKER
For the Firm

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