



STANDARD FOR SPECIAL EXCEPTION USE REQUEST

1. The Special Exception shall be consistent with the purposes, goals, objections and policies of the Margate Comprehensive Plan and the Margate Code of Ordinances.

A. The proposed Special Exception is consistent with the City's Future Land Use Plan. The Current Land Use is TOC and the Future Land Use is designated as TOC;

B. The proposed Special Exception is designed to maximize on-site space to minimize impact on traffic circulation on or about State Road 7 and the adjoining access road;

C. The proposed Special Exception has maximized the landscaping for the planned site and thus seeks to maximize "open space". Recreational Space is not applicable.

D. Housing is not applicable to the proposed Special Exception.

E. The proposed Special Exception design and infrastructure are designed to provide maximum conservation of resources and have minimum impact on environmental matter.

F. The proposed Special Exception does not require Intergovernmental Coordination.

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

The proposed Special Exception requested minimizes off-site traffic flow, and the proposed site plan reflects all safety measures to insure the safe travel of pedestrians as well as vehicles in and about the subject property.

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 excessive proliferation of said special exception use.

The propose dual-order drive thru, which is the subject of the Special Use Exception provides a way for all traffic to more easily flow and not create a "stacking" situation which could extend into the entrance public roadway, which would be more likely with a "single-order" drive thru. This would not be an excessive proliferation of the use, but a smart, integrated and safety-conscious alternative to the traditional "single-order" drive thru.

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

The proposed use is consistent with properties abutting State Road 7. Further, the location of the building and the "dual-order" area is placed sufficiently away from the eastern boundary of the property so as to minimize the impact on the residential area to the east. Further, there is an alley way which additionally acts as a buffer to provide a further mitigation of the development of the property.

10. The City Commission finds that the granting of the application will be in the best interest of the City.

The proposed "dual-order" drive-thru system in conjunction with the proposed Site Plan, provide an esthetically pleasing, efficient and positive design to maximize property space, to insure the safety of the customers, minimizes the impact on surrounding roadways (both SR7 and access), to contain an infrastructure and landscape design which is consistent with the placement of a commercial facility along SR 7, and to expand the business (and tax) base of the City.