

# Culver's Restaurant Special Exception

June 5, 2019  
City Commission  
Andrew Pinney, AICP

# Tonight

- I. Purpose
- II. Application
- III. Review Criteria
- IV. Recommendation

# TOC-G Gateway Zoning District

- Restaurant = permitted by right
- Drive-through facilities = special exception use



“ Special exception uses **may be deemed appropriate** to provide a complete distribution of commercial uses within the City, but **because of their operational characteristics or area requirements need to be given individual consideration** with respect to their location, access and relationship to adjacent properties and public rights-of-way, and conformity with the City’s current and future redevelopment efforts.”

Section 2.2 Terms defined, Margate Zoning Code

DEFINITION OF SPECIAL EXCEPTION USE

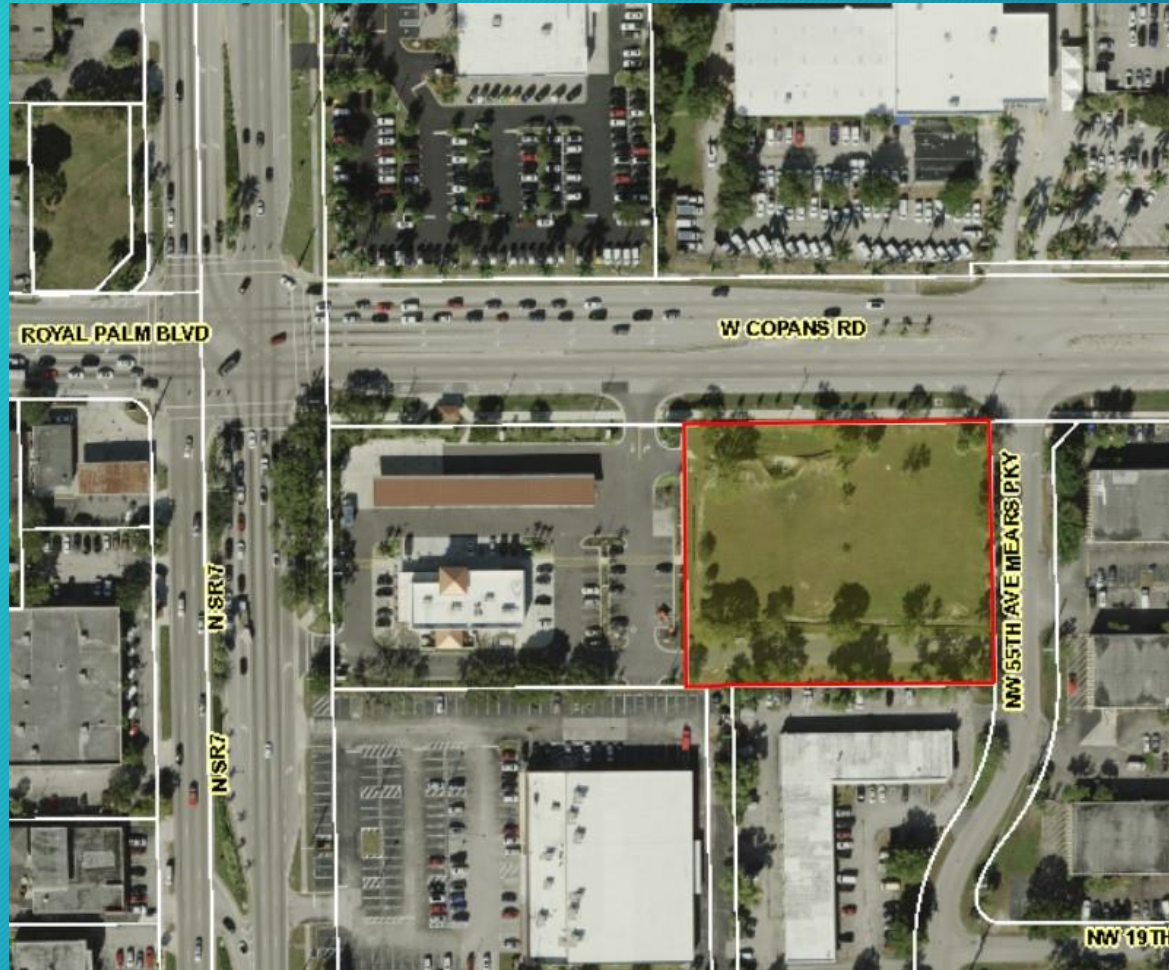
# Special Exception Process

(effective 8/23/2017)

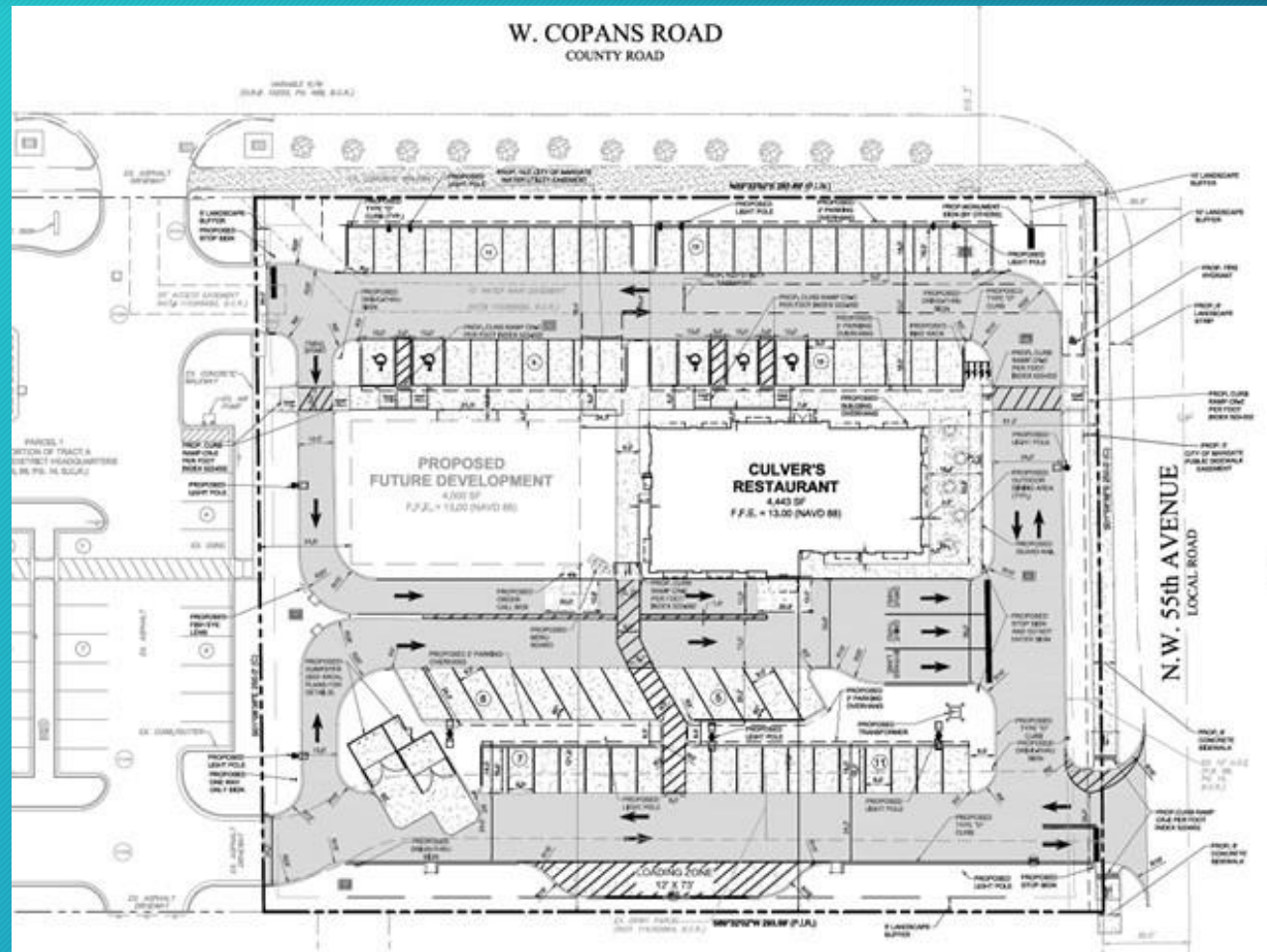




# Subject Property

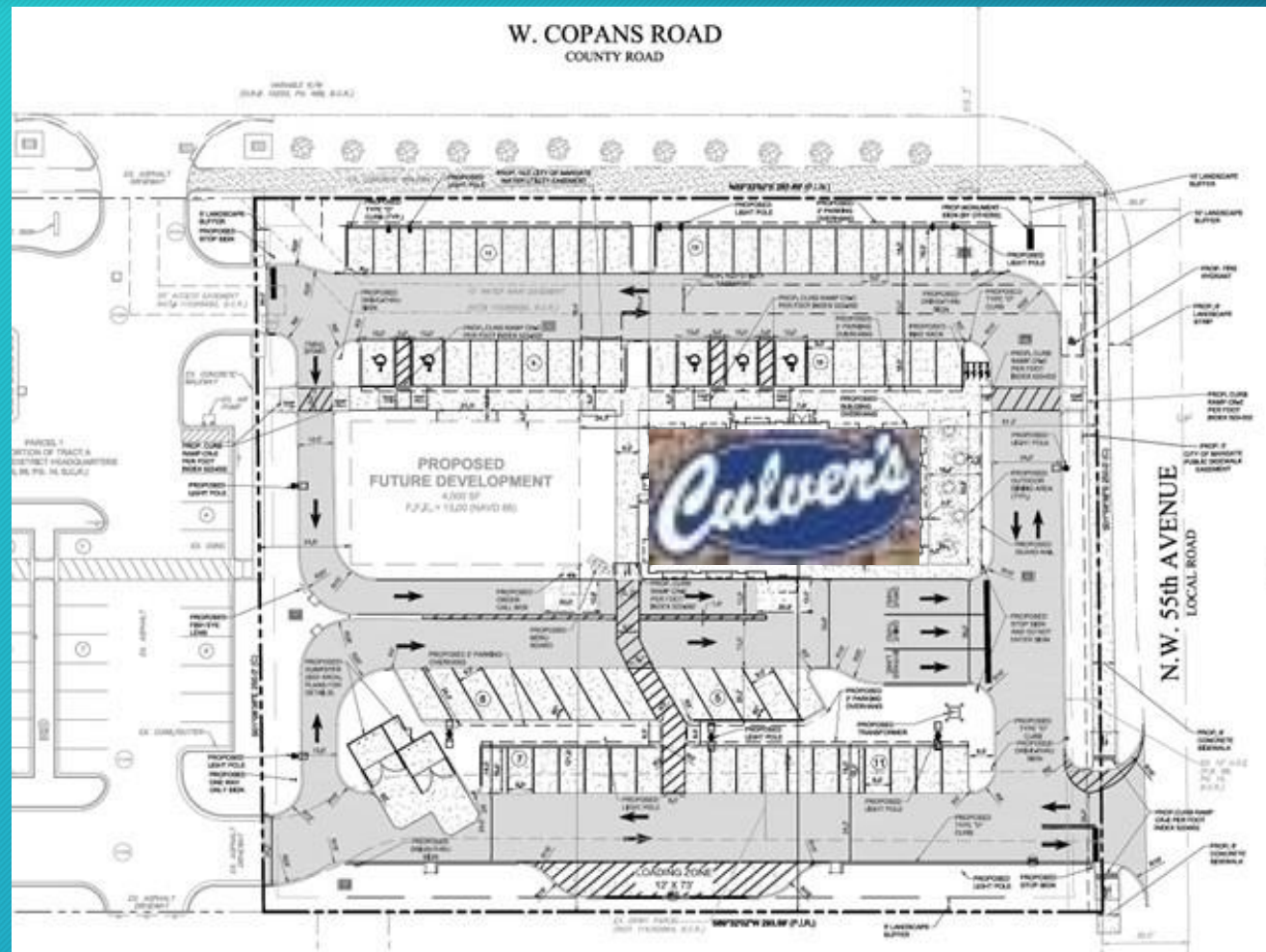


# Proposed Site Plan



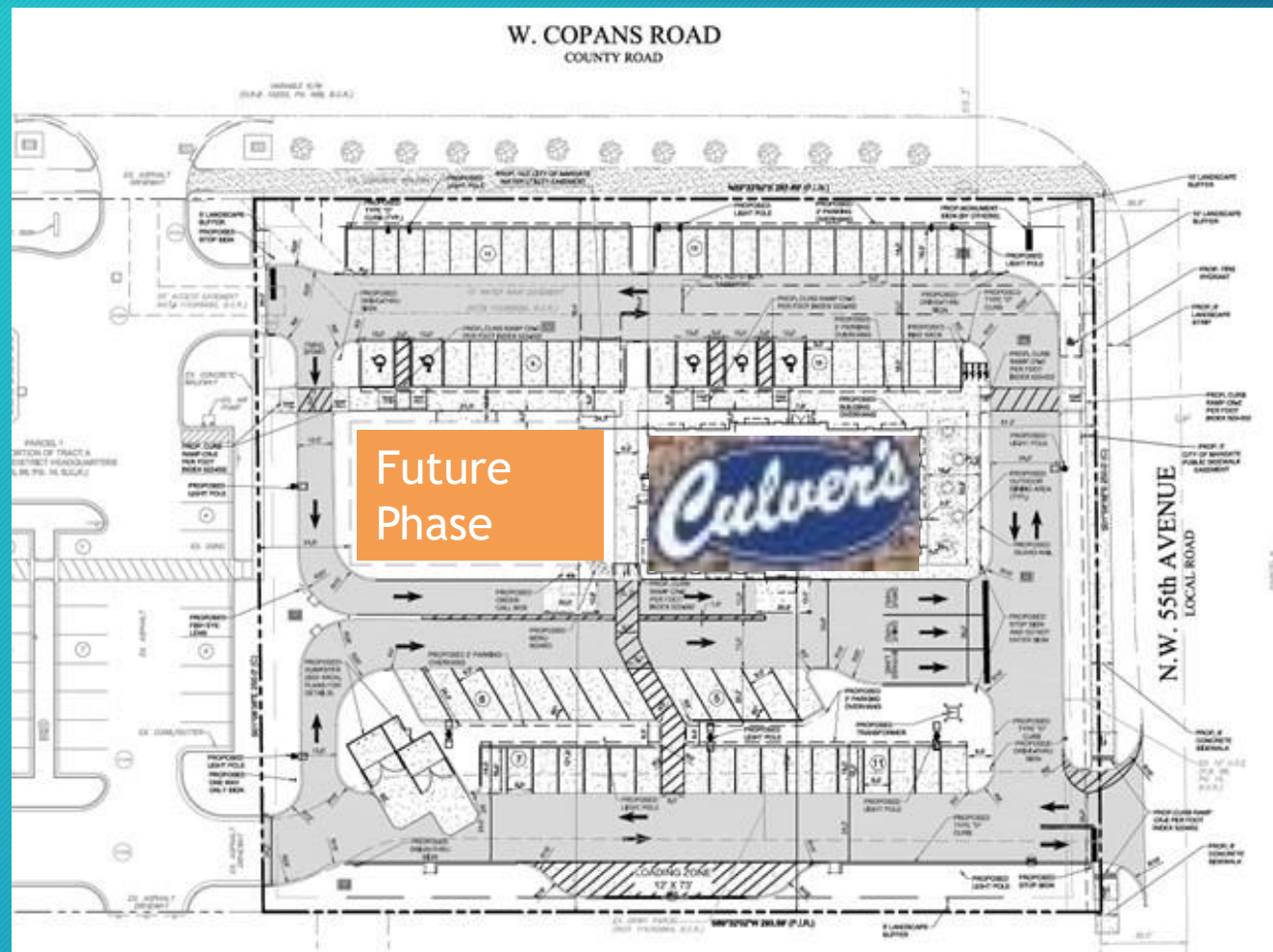


# Proposed Site Plan





# Proposed Site Plan



# Proposed North Elevation





# Proposed East Elevation



# Proposed South Elevation





# Proposed West Elevation



# Section 31-54(c) General Standards of Review

## 10 Criteria

- 1) Comp Plan Policies
- 2) Public health, safety, and welfare
- 3) Genuine need, avoid excessive proliferation
- 4) Compatibility
- 5) Level of Service
- 6) Safe access and minimize traffic congestion
- 7) Parking and loading
- 8) Shall not impede surrounding properties
- 9) Design shall minimize adverse effects
- 10) Best interest of City



# Criterion #1 - Comp Plan Policies

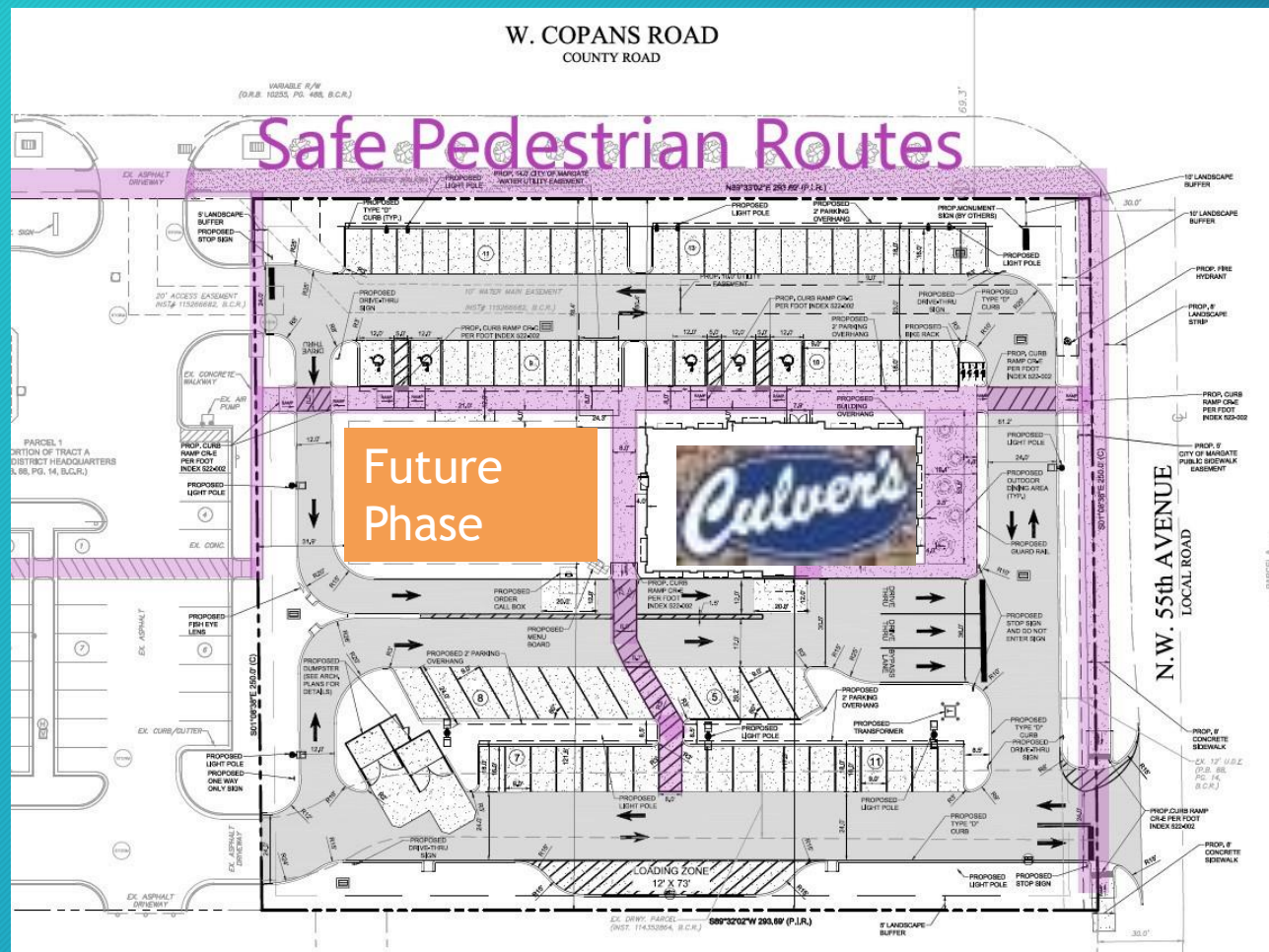
## Policy 13.5

- Drive-through facilities shall be discouraged unless designed in a manner to encourage pedestrian and transit usage or located interior to the TOC.

## Policy 13.6

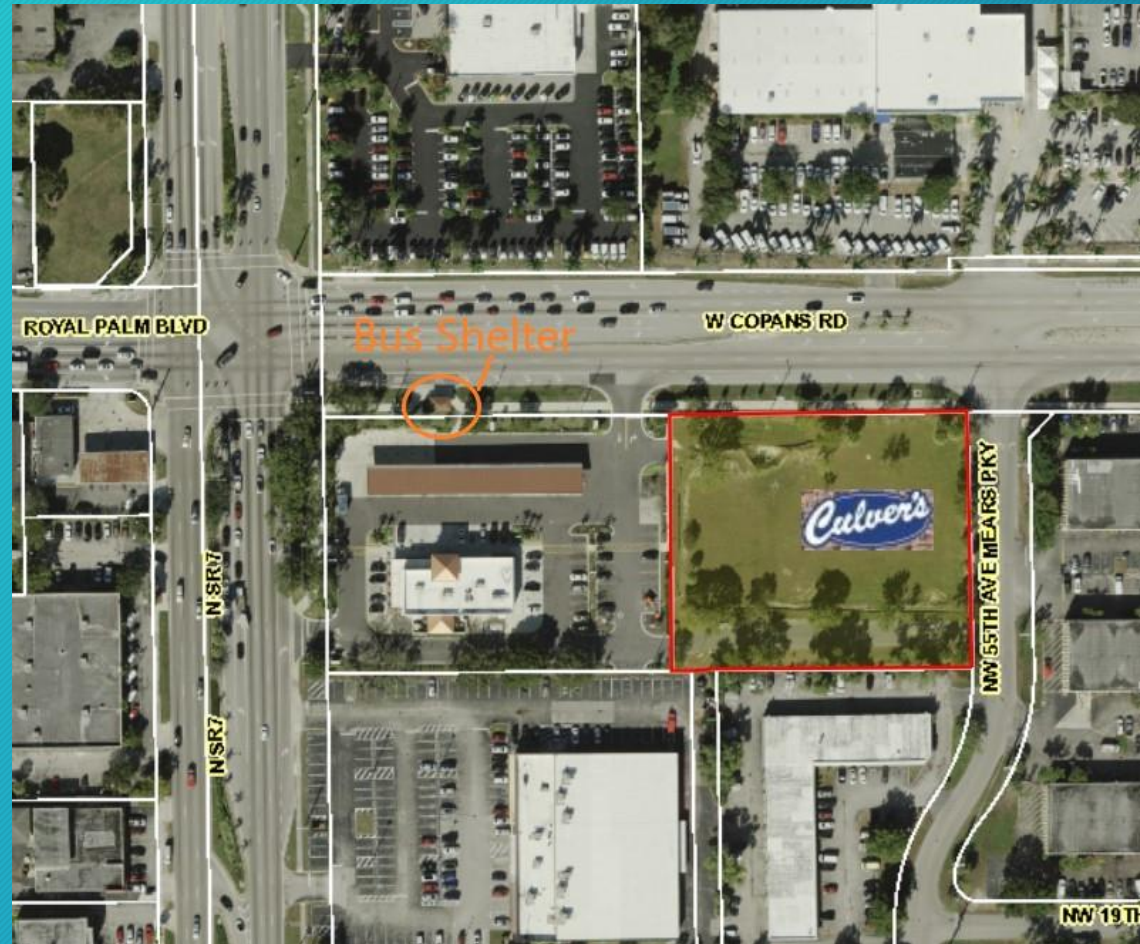
- Development within the TOC shall ensure that all parcels of land have sidewalk connects leading to transit stops.

# Safe Pedestrian Routes

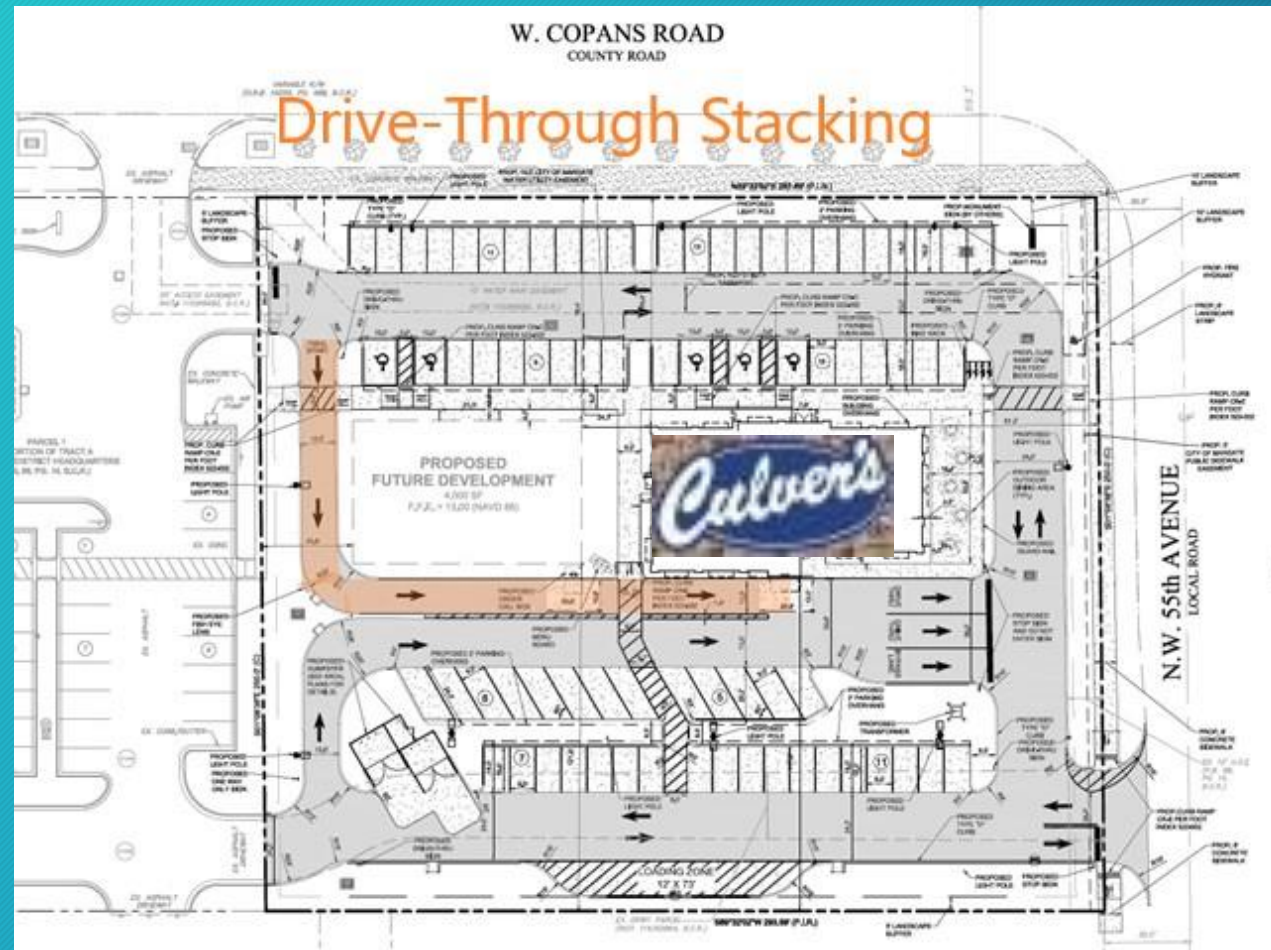




# Connects to Transit Routes



# Drive-Through Design





# Comp Plan Policies

## Policy 13.8

- Development within the TOC is encouraged to provide amenities to support transit stops and riders.

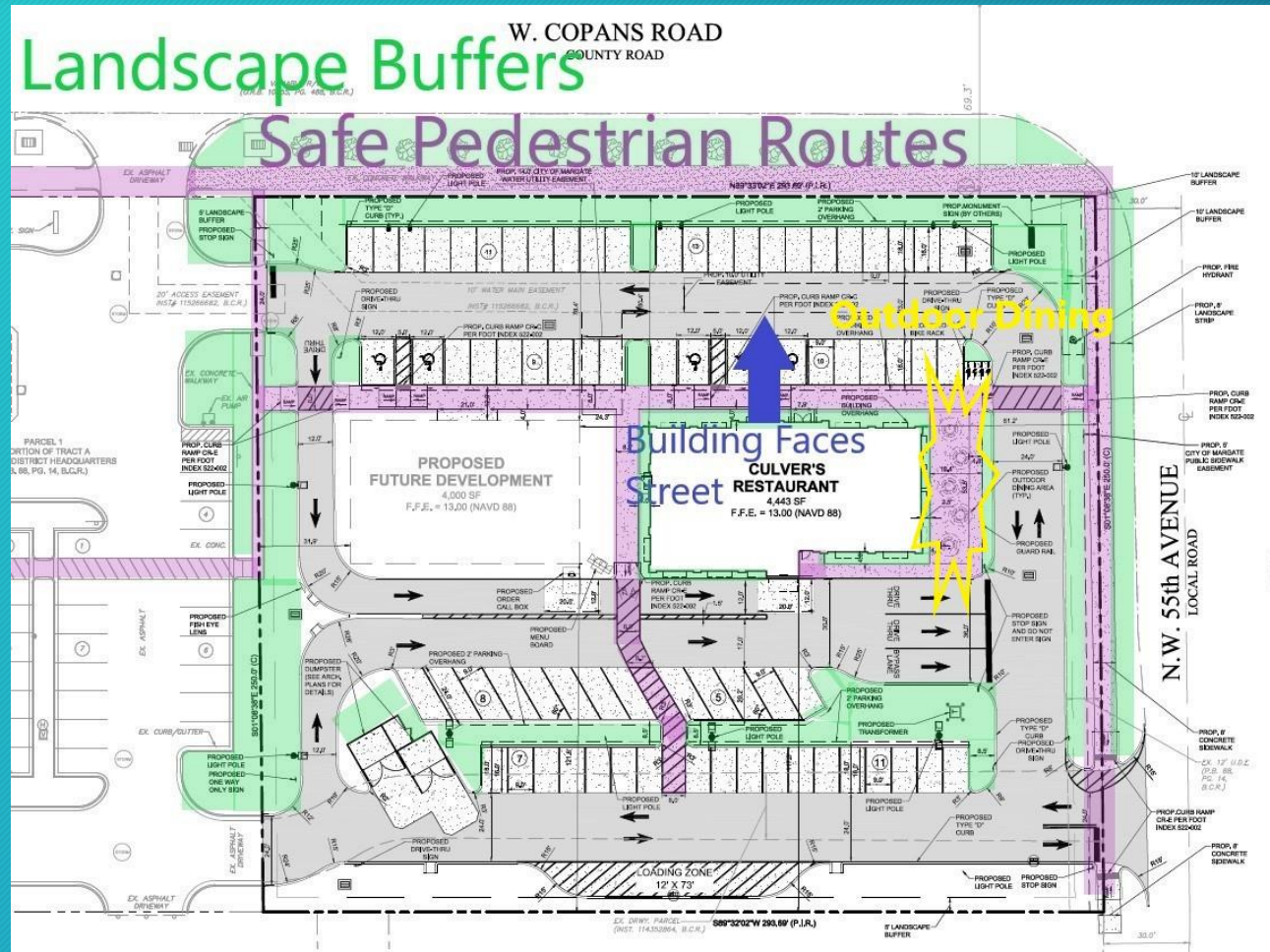
## Policy 13.11

- Design features shall be required that promote and enhance pedestrian mobility

## Policy 13.12

- The City shall require internal pedestrian and transit amenities.

# Pedestrian Amenities

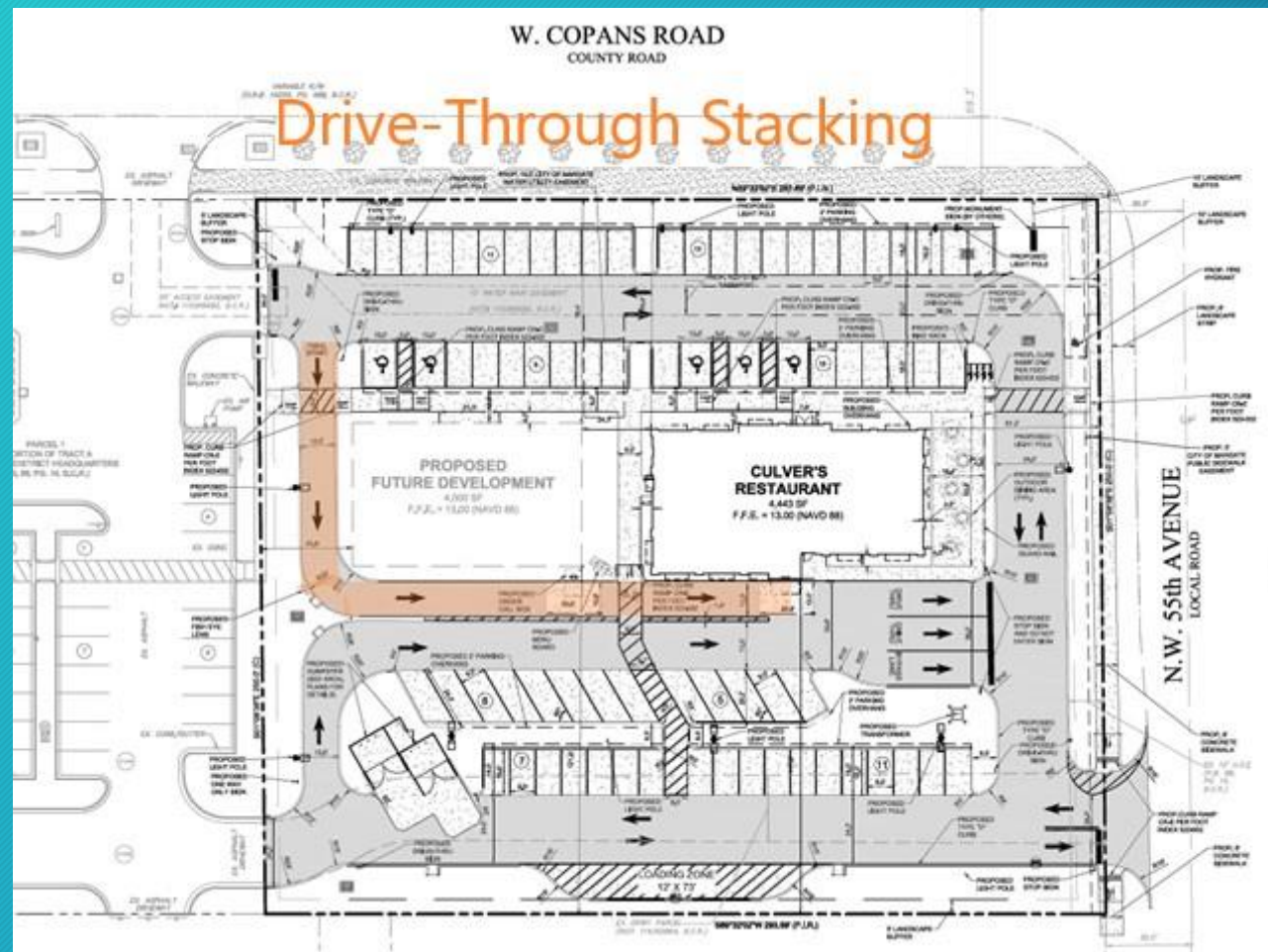




## Criteria # 2, 6, & 9

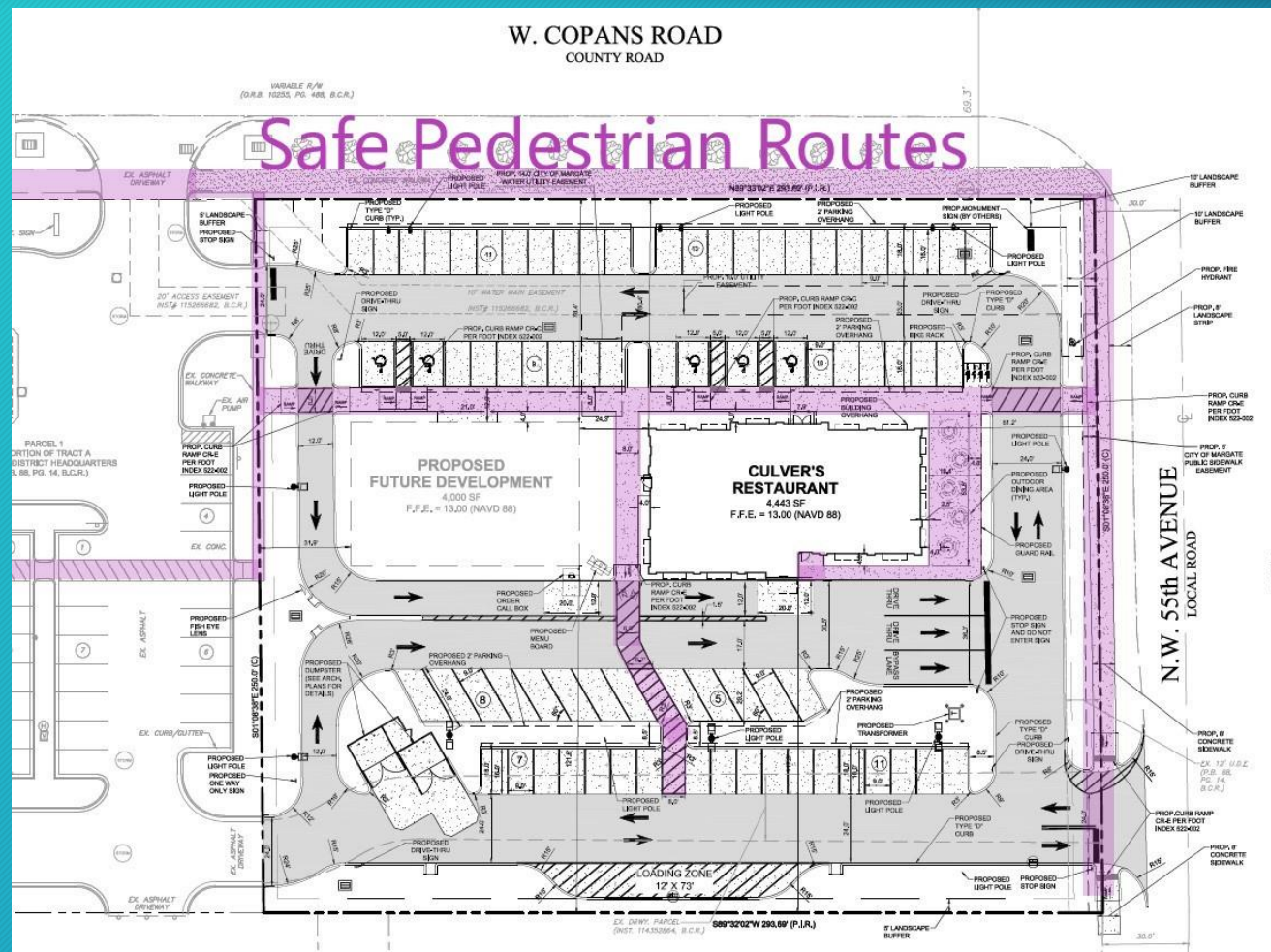
- 2) Public health, safety, and welfare
- 6) Safe access and minimize traffic congestion
- 9) Design shall minimize adverse effects

# Criteria # 2, 6, & 9

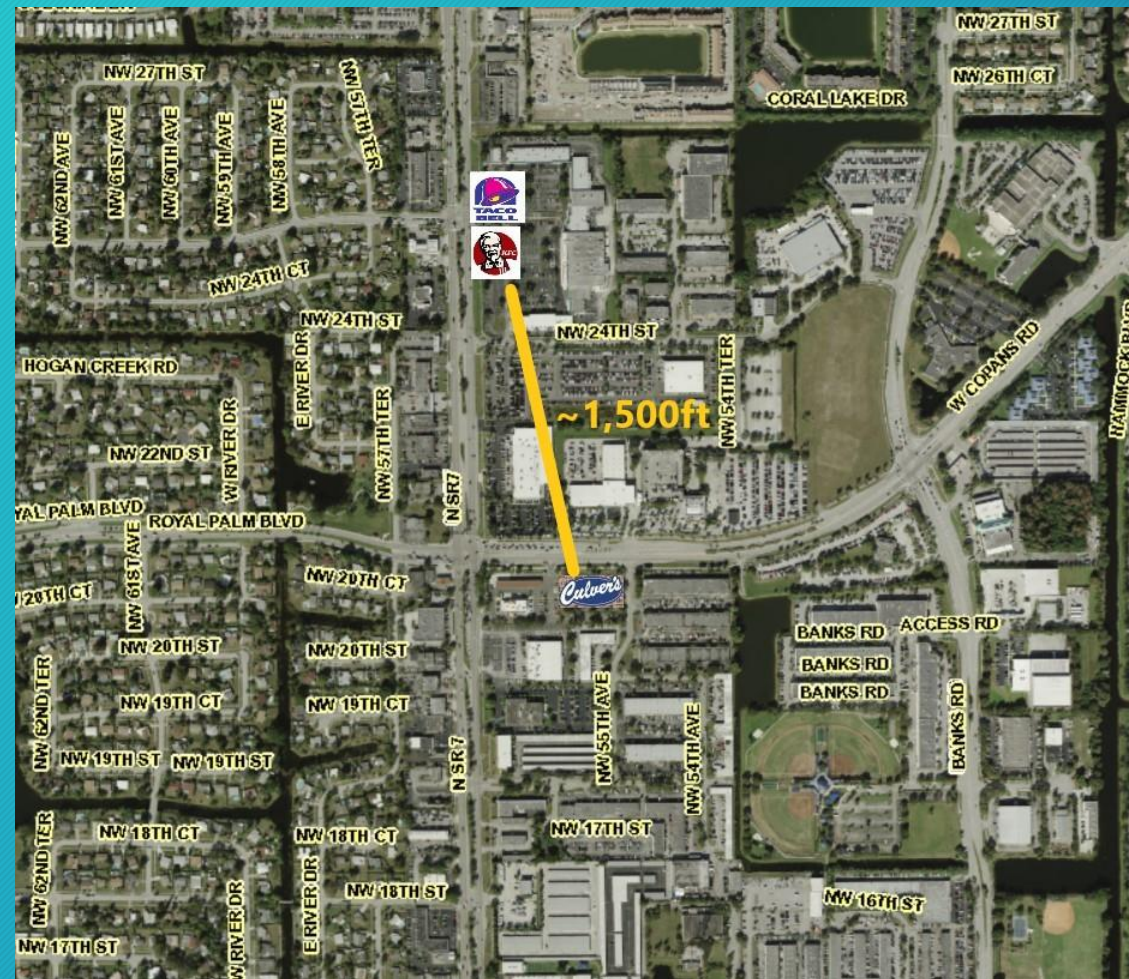




# Criteria # 2, 6, & 9









# Criteria # 4 & 8

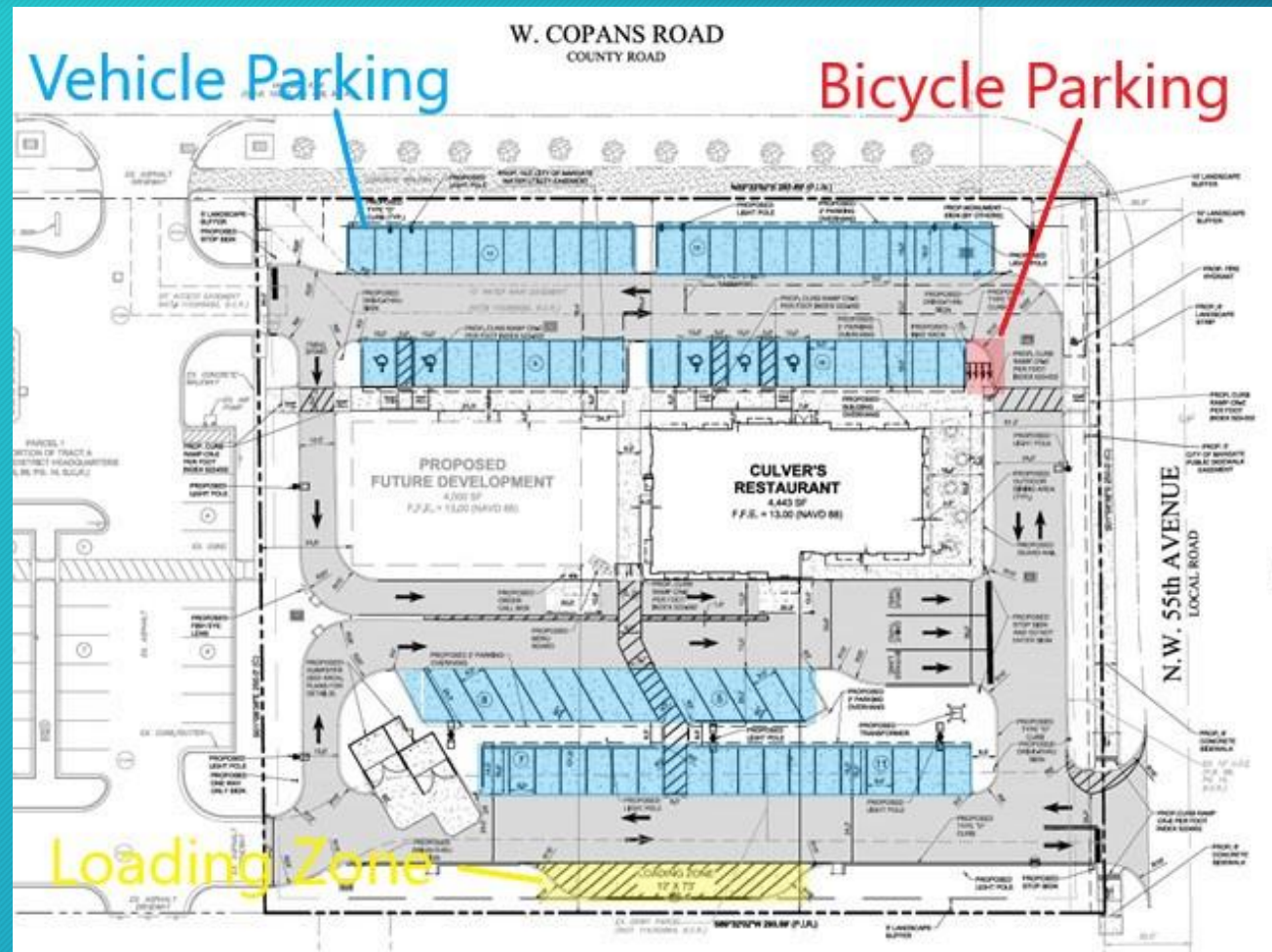
- 4) Compatibility
- 8) Shall not impede surrounding properties

# Criteria # 4 & 8





# Criterion # 7 - Parking and Loading



# Criteria # 5 & 10

5) Level of Service

✓ Details provided in staff

10) Best interest of City



# PZ BOARD RECOMMENDATION

## Conditional Approval

- 1) Satisfy remaining DRC comments

# STAFF RECOMMENDATION

## Conditional Approval

- 1) Satisfy remaining DRC comments
- 2) Provide roof over patio dining area



# Example: # 1 - Austin, TX





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# Example: # 1 - Austin, TX





## Example: # 2 - Camelback, AZ





# Example: # 2 - Camelback, AZ



## Example: # 3 - North Port, FL





## Example: # 3 - North Port, FL





# Example: # 4 - Sarasota, FL



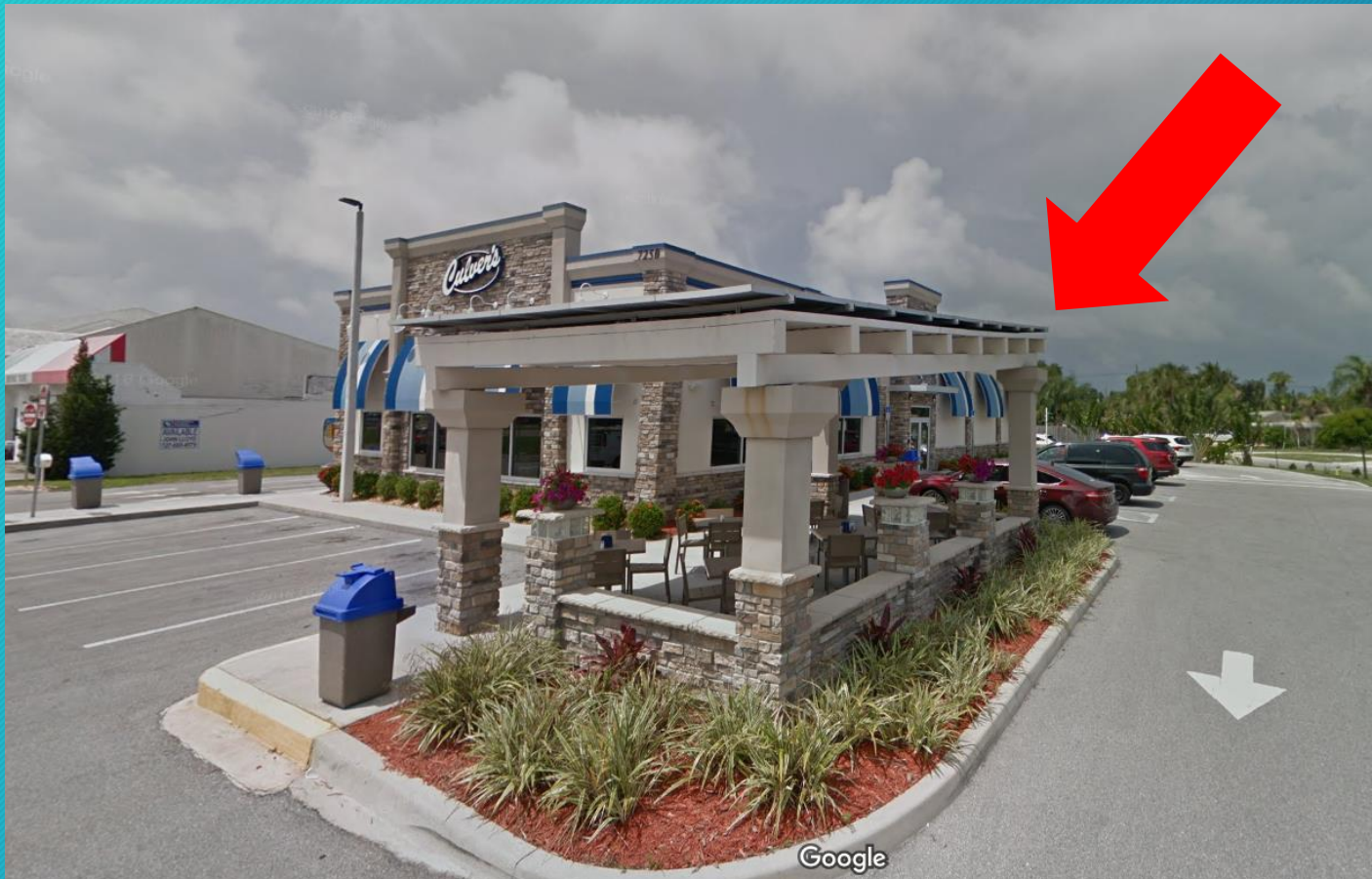


# Example: # 4 - Sarasota, FL



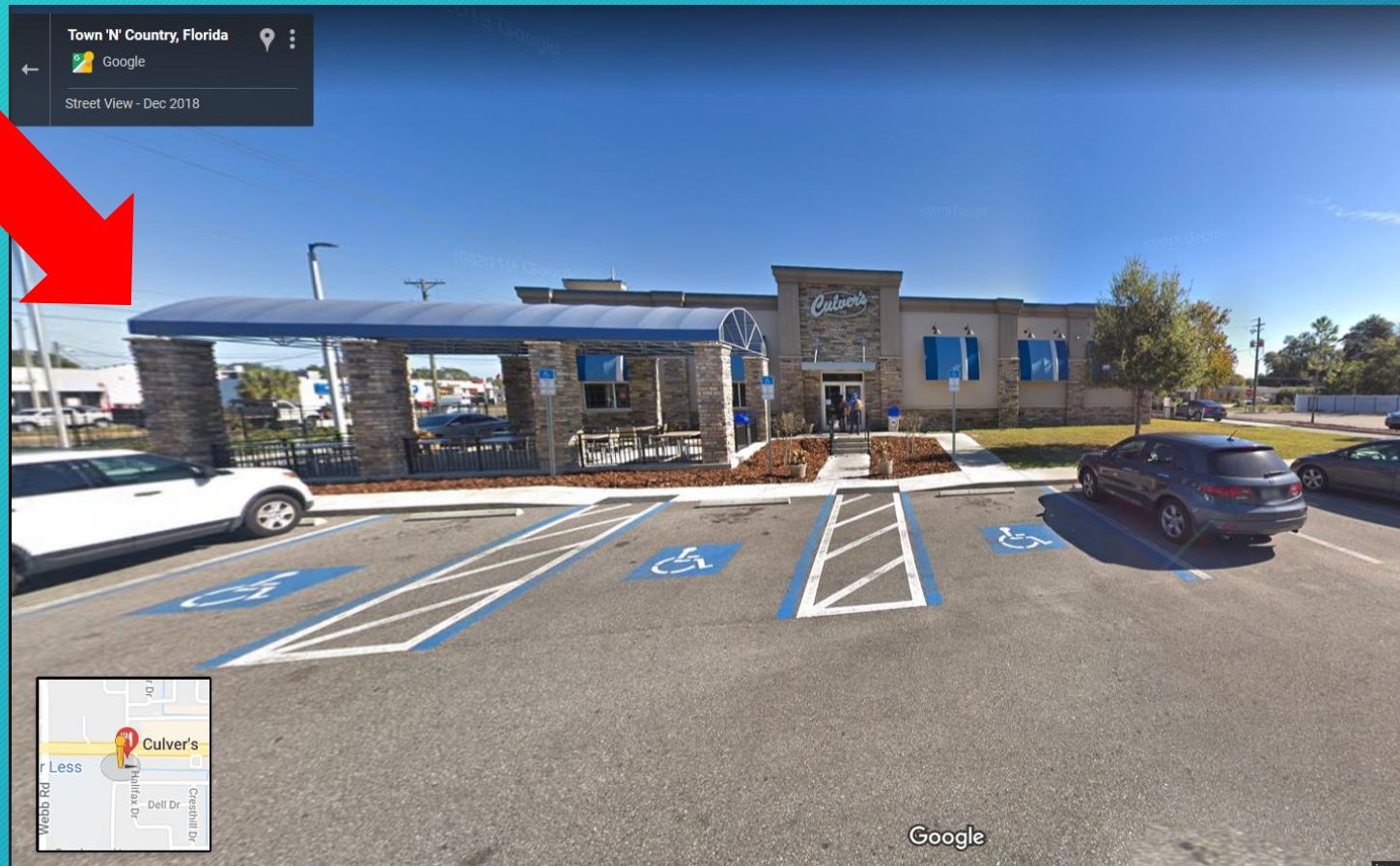


## Example: # 4 - Sarasota, FL



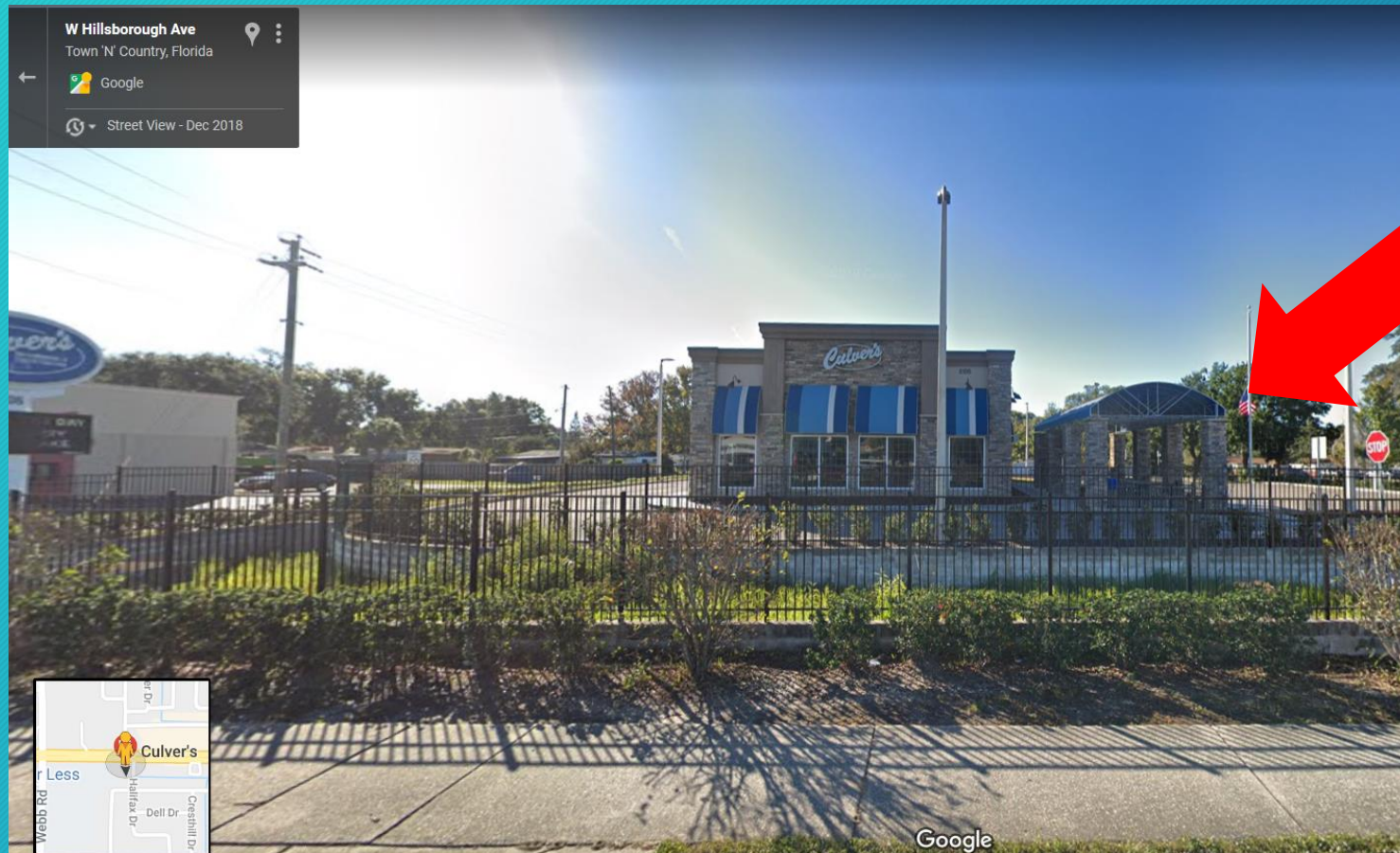


# Example: # 5 - Tampa, FL



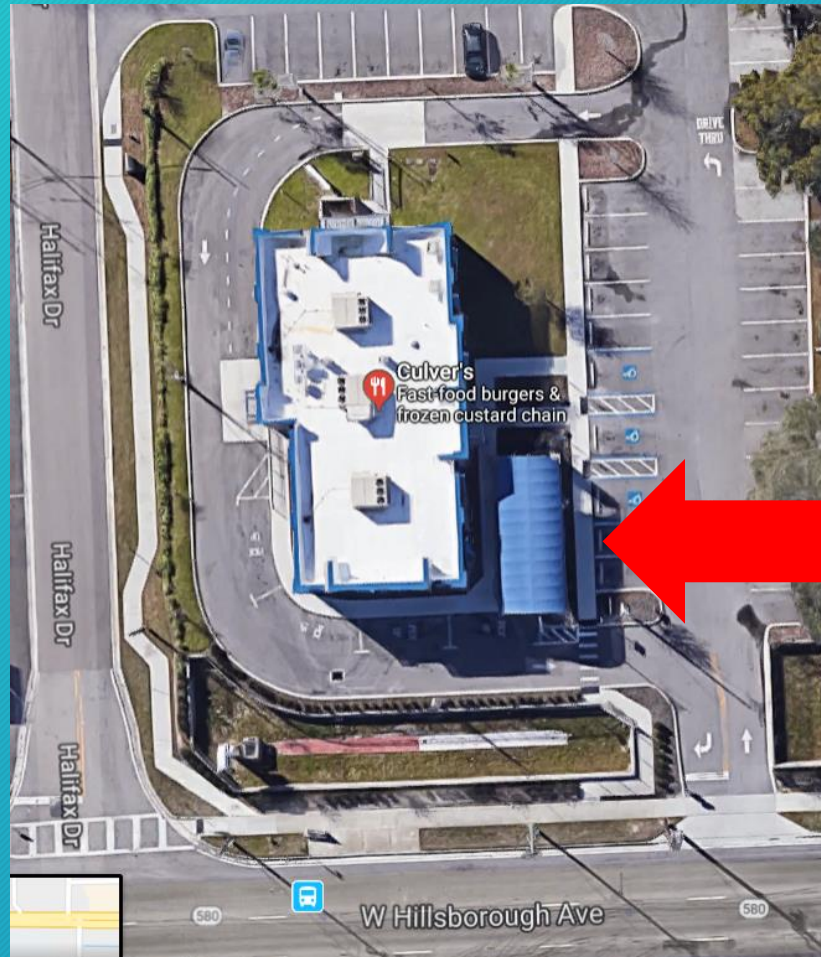


# Example: # 5 - Tampa, FL





# Example: # 5 - Tampa, FL





## Example: # 6 - The Villages, FL



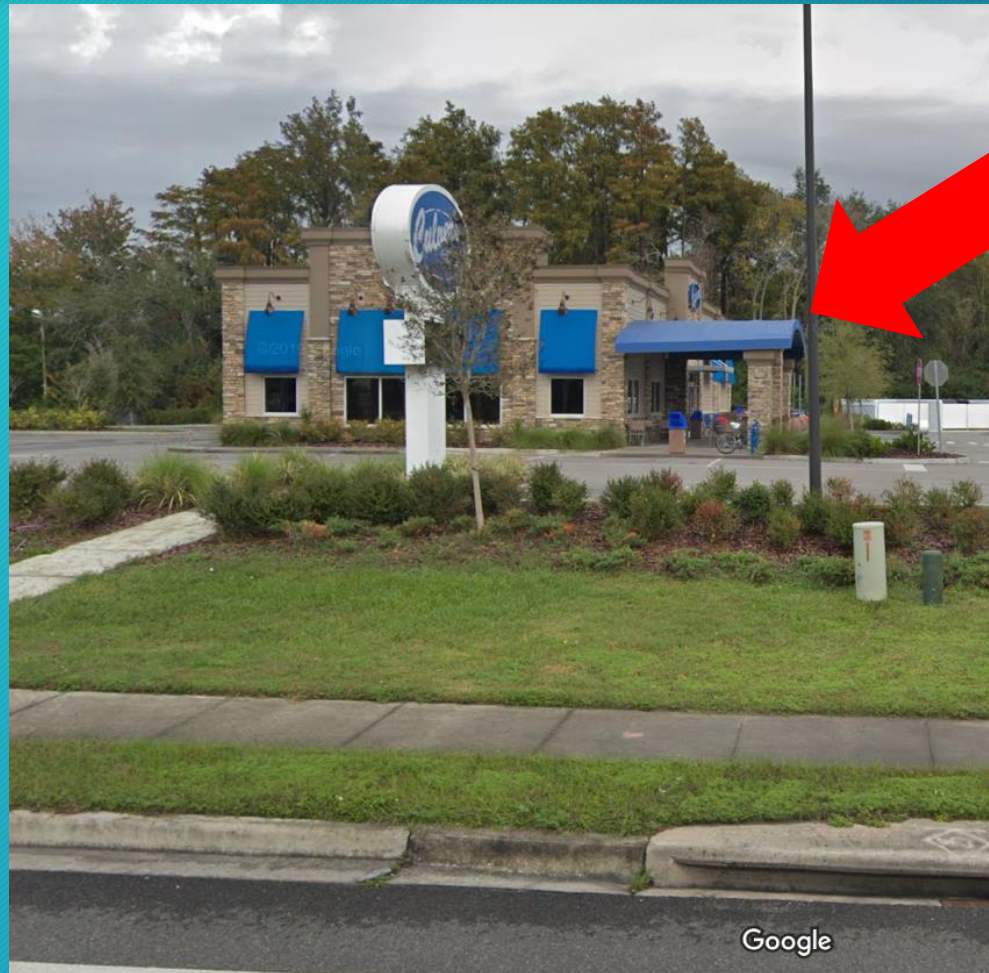


## Example: # 6 - The Villages, FL





# Example: # 7 - Winter Garden, FL





# Example: # 7 - Winter Garden, FL

