

Sec. 31-49 Concurrency Review

Dunkin Donuts Drive Through

Royal Palm Plaza Investment, LLC, (“Applicant”), owns the property located at 7300 Royal Palm Boulevard in the City of Margate, Florida (“City”). The property is located at the intersection of Royal Palm Boulevard and NW 73rd Avenue (“Property”). Currently on the Property is an existing shopping center with multiple units that has been in operation since 2006. Dunkin Donuts (“Tenant”) is the tenant located at the eastern end of the shopping center and the Tenant is proposing a 78 square foot addition to the a Dunkin Donuts tenant space for a drive-through window on the east side of the building (“Proposed Development”). The property is zoned B-1 and a drive through is permitted as a special exception in the B-1 district. Documentation is included with this submittal to demonstrate compliance with the criteria for special exception approval.

Transportation system: A traffic statement is included with this application to document that the impact of the proposed drive through on the roadway network will be diminimus. The Tenant will pay any county impact fees required to construct this addition.

Drainage: The finished floor elevation on the Property is currently 14.0 feet. The addition will comply with the current flood elevations. No additional storm drainage improvements are required for this addition.

Solid Waste: Based on a solid waste generation rate of 4 lbs. /sq. ft. /day, the existing 20,220 square feet of commercial use generates 808.8 lbs. of waste per day. With the addition, the solid waste will increase to 811.9 lbs. per day. The Applicant provides for dumpsters that areadequately sized for this demand.

Water: Based on a potable water generation rate of .1 gallon/sq. ft. /day, the existing 20,220 square feet of commercial uses generates 2,022 gpd. The proposed addition will increase the demand by 7 gallons per day or 2,029. The existing plant capacity is sufficient to accommodate the minimal increase created by the drive through addition.

Wastewater: Based on a wastewater generation rate of .1 gallon/sq. ft. /day, the existing 20,220 square feet of commercial uses generates 2,022 gpd. The proposed addition will increase the demand by 7 gallons per day or 2,029. The existing plant capacity is sufficient to accommodate the minimal increase created by the drive through addition.