



City of Margate

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Legislation Text

File #: ID 2016-797, **Version:** 1

TO: Mayor and City Commission

FROM: Douglas E. Smith, City Manager

DATE: January 25, 2017

APPROVING A SPECIAL EXCEPTION USE TO ALLOW A GASOLINE SERVICE STATION USE WITH PROPOSED CONVENIENCE MARKET AT 5485 WEST ATLANTIC BOULEVARD SUBJECT TO THE FINDINGS OF THE DEVELOPMENT REVIEW COMMITTEE.

BACKGROUND: Petitioner requests a Special Exception Use for the construction of a 4,960 square foot Cumberland Farms convenience market with fuel pumps and associated surface parking lot area and infrastructure. Per Article VII, Section 7.3(B)(1) of the Margate Zoning Code, a gasoline service station is a Special Exception Use in the TOC-CC zoning district.

RECOMMENDATION: The Petitioner previously appeared before the Development Review Committee (DRC) on June 9, 2015 (Special Exception), April 26, 2016 (Site Plan Resubmittal), August 23, 2016 (Site Plan Resubmittal), and November 22, 2016 (Site Plan Resubmittal). Copies of the four noted DRC meetings are attached.

The petitioner also appeared before the Board of Adjustment on January 3, 2017 to seek four variances for: distance between gasoline service stations; building frontage build-out; landscaping tree distance; and, bollards in lieu of wheelstops. All four variances were approved. A draft copy of those meeting minutes is also attached.

FISCAL IMPACT: n/a

CONTACT PERSON: Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development