



Legislation Text

File #: ID 2017-065, **Version:** 1

TO: Development Review Committee

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

DATE: February 28, 2017

DRC NO. 02-17-06 CONSIDERATION OF A SPECIAL EXCEPTION USE FOR NEW CONSTRUCTION OF A DRIVE-THRU DANDEE DONUTS

LOCATION: 3103 NORTH STATE ROAD 7

ZONING: TRANSIT-ORIENTED CORRIDOR-GATEWAY (TOC-G)

LEGAL DESCRIPTION: MARGATE PLAZA NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: STEVEN WHERRY, ESQ., GREENSPOON MARDER

BACKGROUND: Petitioner requests Site Plan approval to renovate 2,500 square feet of an existing 8,258 square foot building for the new Dandee Donuts Factory, and to add a drive-thru window on the east side of the existing building façade. Section 22.10 of the Margate Zoning Code does not allow for drive through facilities without a Special Exception in the TOC-G district.

On May 24, 2016, the Development Review Committee (DRC) approved a previous request for the addition of 3,100 square foot to the existing building for the new Dandee Donuts Factory with drive-thru window, as well as a drive-thru ATM. A copy of the minutes from the May 24, 2016 DRC meeting is attached.

The proposed changes from the May approval relate to the Dandee Donuts drive-thru and include:

- Relocating the Dandee Donuts and drive-thru from the west side of the existing retail space to the east side of the same structure;
- Renovating the existing vacant retail space for a new business operation without increasing the building square footage;
- Providing the drive-thru window on the east side of the building;
- Locating the related drive-thru circulation lane in the area where the 3,100 square foot addition was initially proposed;
- Relocating parking spaces where the drive-thru circulation lane was proposed;
- Providing four new bicycle parking spaces as per Code.