



Legislation Text

File #: ID 2017-077, **Version:** 1

TO: Development Review Committee

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

DATE: February 28, 2017

DRC NO. 02-17-07 CONSIDERATION OF A SPECIAL EXCEPTION USE FOR THE DEVELOPMENT OF A STANDALONE, DRIVE-THRU ONLY AUTOMATED TELLER MACHINE (ATM)

LOCATION: 3103 NORTH STATE ROAD 7

ZONING: TRANSIT-ORIENTED CORRIDOR-GATEWAY (TOG-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 commercial building for the new Dandee Donut Factory with the addition of a drive-thru window. The petitioner also proposes a standalone drive-thru only ATM at the property. 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 drive-thru only ATM, and the 3,100 square foot addition for the new Dandee Donut Factory with drive through. The Special Exception was approved with conditions. A copy of the minutes from the May 24, 2016 DRC meeting is attached.

The proposed change from the site plan approved in May will be to place the drive-thru only ATM at an alternate location within the surface parking lot. The proposed site plan change will improve site circulation and help to avoid possible stacking issues that may have occurred with the previously approved ATM placement. The new proposed ATM location will help to eliminate pedestrian vehicular conflicts within the site by providing additional pavement markings, providing the ATM machine outside of the traffic lane and by providing adequate vehicular stacking as the vehicle exits the ATM machine use.