

KBP CONSULTING, INC.

November 6, 2020

Matthew H. Scott, Esq.
Partner
Dunay, Miskel & Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

**Re: Clutch Coffee – Margate, Florida
Parking Statement**

Dear Matt:

The Clutch Coffee shop is a proposed drive-through only coffee shop to be located within the Crossroads Shopping Center in the southeast quadrant of the intersection at Coconut Creek Parkway and State Road 7 in Margate, Broward County, Florida. The subject site is located at 5300 Coconut Creek Parkway and the building area is approximately 498 square feet. A project location map is presented in Attachment A to this memorandum.

The proposed drive-through coffee shop will utilize the existing building on this site, drive-through facilities, vehicular access points, and parking spaces, of which there are five (one being an accessible parking space). A preliminary site plan for this project is presented in Attachment B to this memorandum. The purpose of this technical memorandum is to document the adequacy of the available parking supply.

Operational Characteristics

As referenced previously, the proposed land use is a drive-through only coffee shop. As such, there will be no indoor or outdoor dining / consumption or seating areas. As a result, the parking demands for this proposed use are expected to be generated only by the employees of Clutch Coffee.

Based upon input from the future operators, we understand that this store will typically be staffed with two (2) employees. And shifts will rarely change over completely at one time. We also understand that not all of their employees will require parking. In fact, many of their employees are expected to walk, bike or take transit to work. Based upon these operational characteristics, it is evident that four (4) standard parking spaces and one (1) accessible parking space will be more than adequate to meet the typical parking demands of this store. Concerning published parking data and/or rates, based upon our research, we have been unable to locate any such information as it relates to drive-through only facilities. This lack of parking information for such uses appears to be completely logical given the limited (i.e. “de-minimis”) parking demand typically exhibited by these facilities.

If you have any questions or require additional information, please do not hesitate to contact me.

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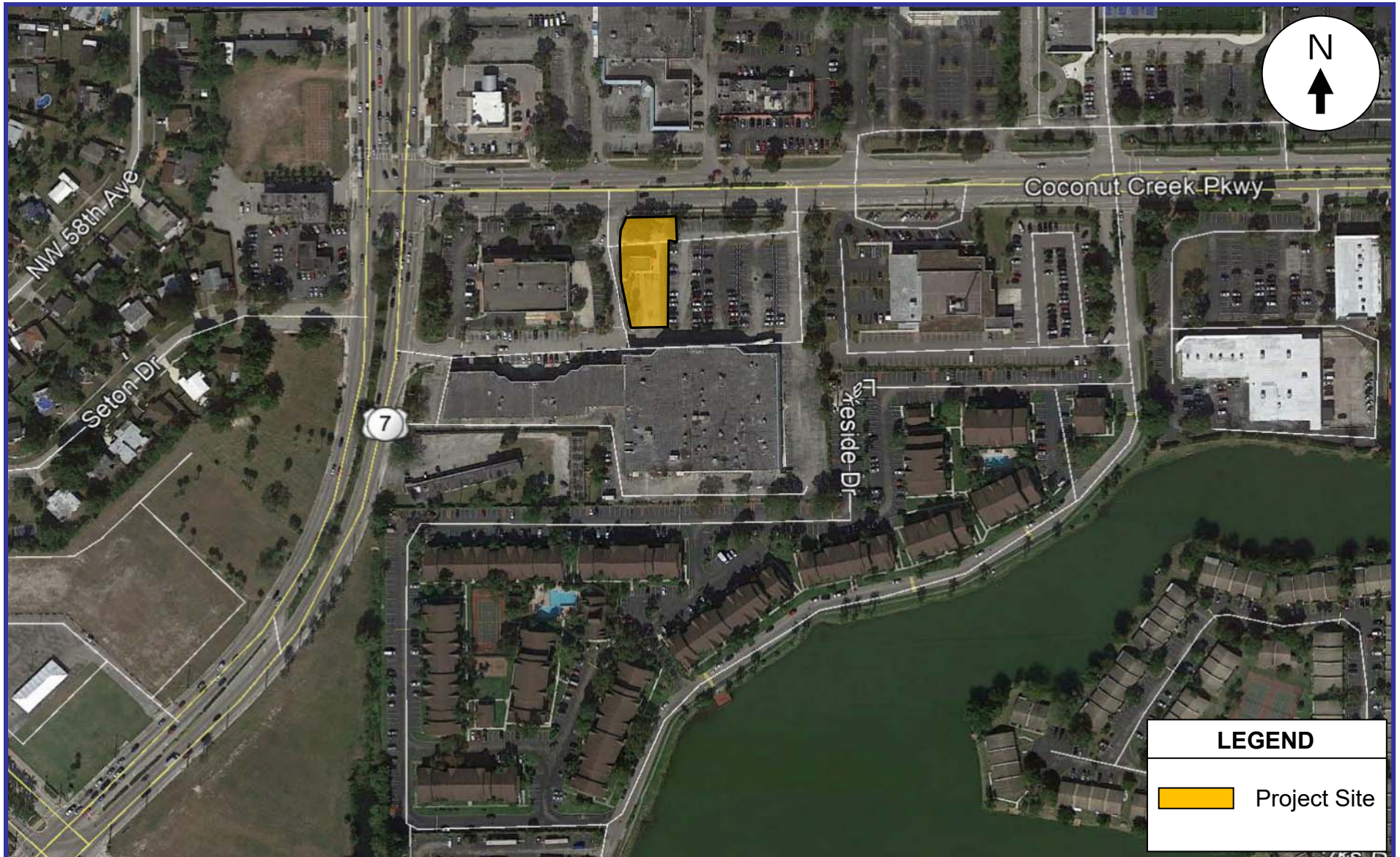


Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

Attachment A

Clutch Coffee – Margate, Florida

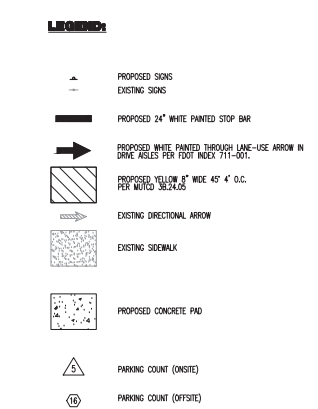
Project Location Map



Attachment B

Clutch Coffee – Margate, Florida

Proposed Site Plan



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION					
SHEET NO.	TOTAL SHEETS	DATE	DRAWN BY	CHECKED BY	
001	001	08/19/2017	JCP	ACM	MJM

PROJECT: CLUTCH COFFEE EXPANSION, LLC
DRIVE-THROUGH COFFEE BAR
1400 COUNTRY CREEK PARKWAY
MANALATIA, FL 33009

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Florida Certificate of Authorization No. 322635

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 08/28/2020

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PROJECT No: 3422-99-001	
SHEET No: C1.00	Rev. #: 1