

KBP CONSULTING, INC.

January 18, 2021

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 497 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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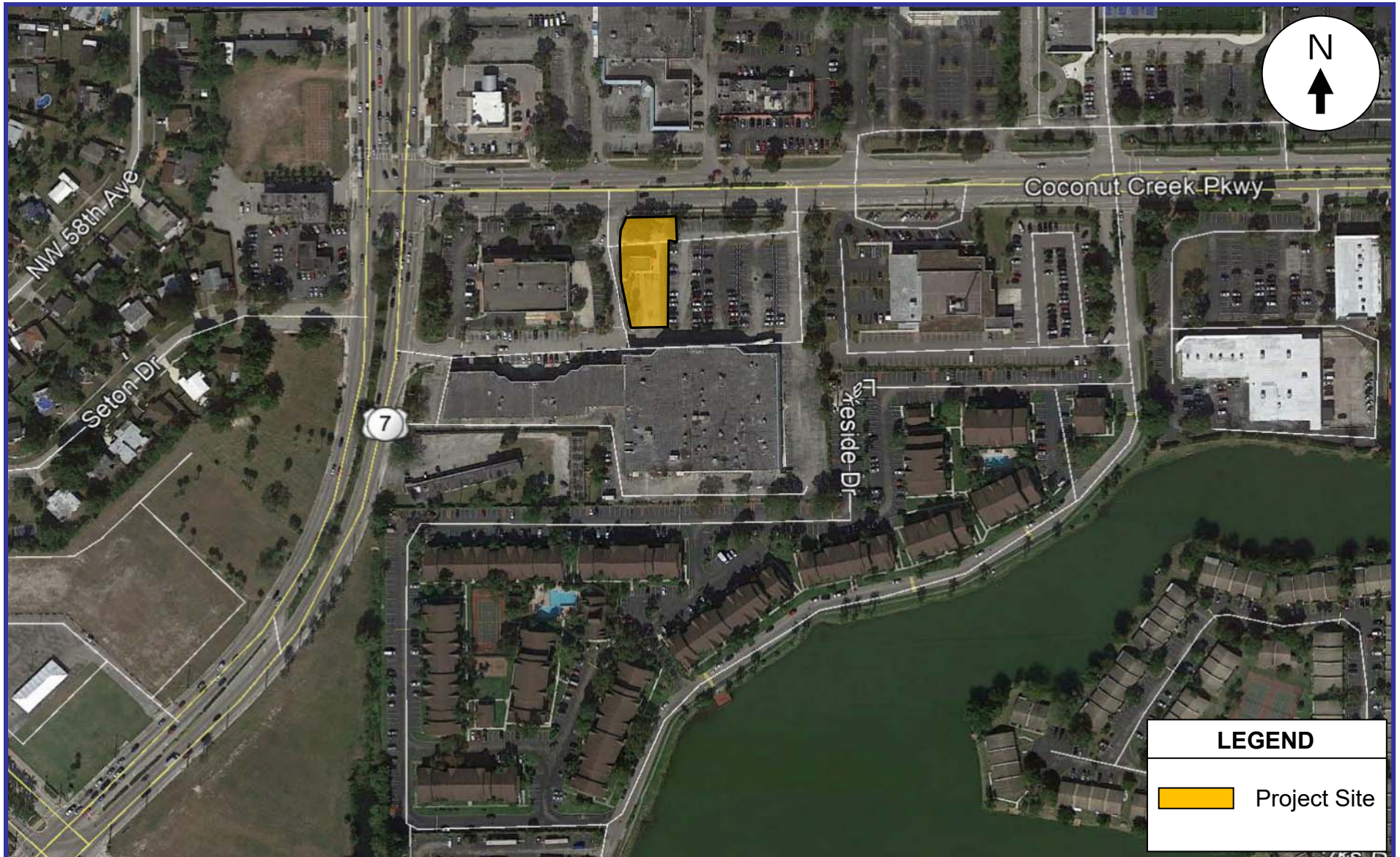


Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

Attachment A

Clutch Coffee – Margate, Florida

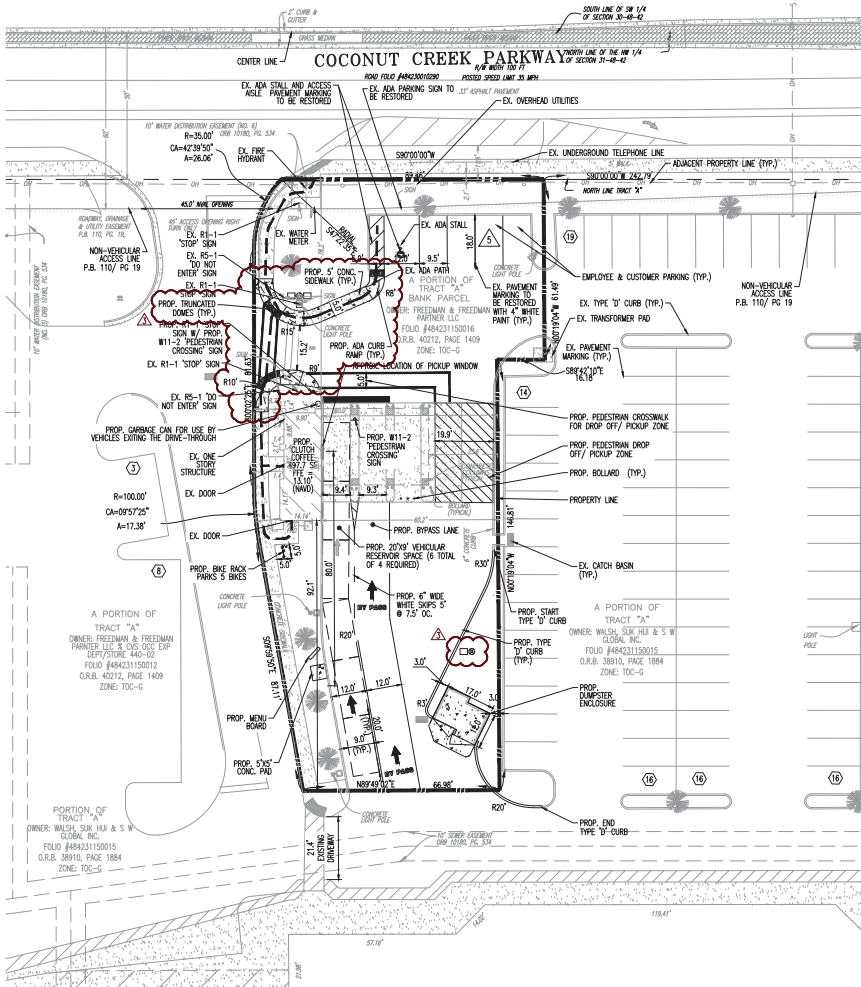
Project Location Map



Attachment B

Clutch Coffee – Margate, Florida

Proposed Site Plan



OPERATIONAL CHARACTERISTICS:

THE PROPOSED LAND USE IS A DRIVE-THROUGH ONLY COFFEE SHOP. AS SUCH, THERE WILL BE NO INDOOR OR OUTDOOR DINING / CONSUMPTION AREAS AS A RESULT, THE PARKING SPACES FOR THIS PROPOSED USE ARE EXPECTED TO BE GENERATED PRIMARILY BY THE EMPLOYEES OF CLUTCH COFFEE.

BASED UPON INPUT FROM THE FUTURE OPERATOR, WE UNDERSTAND THAT THIS STORE WILL TYPICALLY BE STAFFED WITH TWO (2) EMPLOYEES AND SHIFTS WILL VARY 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, BICYCLE OR TAKE TRAVEL TO WORK. THOSE THAT DO ARRIVE BY AUTOMOBILE ARE LIKELY TO BE DROPPED OFF. BASED UPON THESE OPERATIONAL CHARACTERISTICS, IT IS ENOUGH THAT FOUR (4) STANDARD PARKING SPACES AND ONE (1) ACCESSIBLE PARKING SPACE WILL BE MORE THAN SUFFICIENT TO MEET THE TYPICAL PARKING DEMANDS OF THIS STORE.

SITE DATA			
FOLIO NO.:	484231150016		
ADDRESS:	5300 COCONUT CREEK PARKWAY, CITY OF MARGATE, FL 33063		
ZONING DISTRICT:	TOC-G		
CURRENT USE:	ABANDONED FINANCIAL INSTITUTION		
PROPOSED USE:	DRIVE-THROUGH ONLY COFFEE SHOP		
LEGAL DESCRIPTION:	A PORTION OF TRACT "A", "BRANDON FARRIS DEVELOPMENTS PLAT NO. 2" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.		
HOURS OF OPERATION	5:00 AM - 9:00 PM		
DEVELOPMENT DATA			
LOT COVERAGE	EXISTING (SF)	PROPOSED (SF)	PERCENTAGE (%)
GROSS ACREAGE:	17,443.00	17,443.00	0.4004 100.00%
PROJECT SITE AREA:	17,443.00	17,443.00	0.4004 100.00%
BUILDING GFA:	497.70	497.70	0.0134 2.85%
PAVEMENT & SIDEWALK AREAS:	13,483.82	12,946.74	0.2972 74.22%
TOTAL IMPERVIOUS (INCLUDES BUILDING):	13,981.52	13,444.44	0.3086 77.08%
LANDSCAPE/OPEN SPACE:	3,461.48	3,998.56	0.0918 22.92%
TOTAL PERVIOUS:	3,461.48	3,998.56	0.0918 22.92%
LOT DIMENSIONS			
MIN. LOT SIZE	REQUIRED		PROVIDED
	100' FRONTAGE	89.46' (EXISTING)	
	10' DOWNSIDE	17,443.00 SF	
MAX. HEIGHT	30'	35' (+/-) (EXISTING)	
PARKING			
REQUIRED	TYPE		EXISTING
	STANDARD		4
	ADA		1
	TOTAL		5
	1 SPACE / 2,000 SF OF GFA		0
	TOTAL		5
PARKING RATIO:	N/A		
BIKE PARKING RATIO:	1 SPACE / 2,000 SF OF GFA		0

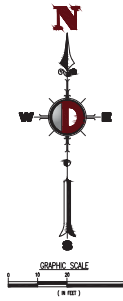
*SEE OPERATIONAL CHARACTERISTICS NOTES ON THIS SHEET

SITE PLAN NOTES

- ALL CURBS & TYPE D UNLESS OTHERWISE SHOWN.
- TYPE D CURB SHALL BE CONCRETE PER FOOT INDEX 300.
- ALL INTERSECTIONS, OTHER THAN LANDSCAPE INTERSECTIONS, ARE TO FACE OF CURB FOR TYPE D CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPAIR AND ADDRESS POT HOLES AND PONDING WATER ON EXISTING PAVEMENT, SIDEWALK PARKING LANE, RE-PAVE PARKING LANE, TRIMMING OF LANDSCAPE AREAS, REPLACE BROKEN LIGHT FIXTURES, REPLACE BROKEN OR DAMAGED PARKING SIGNS, REMOVE UNLIT SIGN POST, REPLACE SIGN STAKE ON POST, REMOVE TRUNK FROM EXISTING PROPERTY, REMOVE EXISTING RED AND GREEN LIGHTS MOUNTED ON THE SOUTH SIDE OF THE EXISTING DRIVE THROUGH CANOPY THAT ARE USED FOR TRAFFIC CONTROL.

SIGN AND MARKING LEGEND:

- PROPOSED SIGNS
- EXISTING SIGNS
- PROPOSED 24" WHITE PAINTED STOP BAR
- PROPOSED WHITE PAINTED THROUGH LANE-USE ARROW IN DRIVE ASILES PER FOOT INDEX 711-001.
- PROPOSED YELLOW 8" WIDE 45° 4" O.C. PER MUTCD 3B.24.25
- EXISTING DIRECTIONAL ARROW
- EXISTING SIDEWALK
- PROPOSED CONCRETE PAD
- PARKING COUNTER (ON SITE)
- PARKING COUNTER (OFF SITE)
- 5' X 8' ASSESSABLE WHITE PAINTED STRIPING PER FOOT INDEX 711-001.
- PROPOSED 17" WIDE PEDESTRIAN CROSSWALK STRIPING, PER FOOT INDEX 711-001



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CLUTCH COFFEE EXPANSION, LLC
PROJECT: CLUTCH COFFEE EXPANSION, LLC
5300 COCONUT CREEK PARKWAY
MARGATE, FL 33063

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 18113
DATE: 11/25/2020

PROTECT YOURSELF
ALL CHARTS REQUIRE NOTATION OF
DRAWING, REVISIONS, OR ANY OTHER
SERVICE RENDERED IN ANY FORM
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

SITE PLAN

DATE: 06/01/2020
BY: 3422-99-001
SHEET NO: **C1.00** Rev. # **3**