



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for SPECIAL EXCEPTION

901 NW 66th Avenue, Margate, FL 33063
For Planning & Zoning Questions: 954-979-6213

Submittal Date (official use):

RECEIVED
DEC 08 2020

By

DRC # 2020-460

Paid: \$ 250.00

Project Name **Clutch Coffee Bar**

Address **5300 Coconut Creek Pkwy.**

Acreage **0.40** Folio Number **484231150016**

Proposed Use **Drive-thru Coffe Shop**

Previous/Existing Use **Drive-thru Bank**

Legal Description **See attached.**

Describe proposal/request in detail, including occupant capacity (if applicable)

See attached narrative.

Applicant Name **John Anderson**

Business/Corporate Name **Clutch Coffee Expansion, LLC**

Address **356 Williamson Rd. Mooresville, NC 28117**

Phone Number **541-643-1144**

Fax Number **N/A**

Email Address **john@clutchcoffeebar.com**

Agent/Contact Name **Matthew Scott, esq.**

Business/Corporate Name **Dunay, Miskel, Backman, LLP/Matthew Scott**

Address **14 SE 4th St. Suite 36 Boca Raton, FL 33432**

Phone Number **561-405-3300**

Fax Number **561-409-2341**

Email Address **msscott@dmbblaw.com**


Property Owner's Signature

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Date **12/22/20**

10/9/2020

A PORTION OF TRACT "A", "BRANDON-FARRIS DEVELOPMENTS PLAT NO. 2" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 90°00'00" WEST ON THE NORTH LINE OF SAID TRACT "A" 242.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 90°00'00" WEST ON SAID NORTH LINE 89.46 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE EAST, WITH A RADIAL BEARING OF SOUTH 47°22'35" EAST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 42°39'50" AN ARC DISTANCE OF 26.06 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°02'25" EAST 81.63 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EAST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 09°57'25" AN ARC DISTANCE OF 17.38 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°59'50" EAST 87.11 FEET; THENCE NORTH 89°49'02" EAST 66.98 FEET; THENCE NORTH 00°19'04" WEST 146.81 FEET; THENCE SOUTH 89°42'10" EAST 16.18 FEET; THENCE NORTH 00°19'04" WEST 61.49 FEET TO THE POINT OF BEGINNING.

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I hereby certify that I am the owner of the property located at
5300 Coconut Creek Parkway,

being the subject property for this DRC application for a SPECIAL EXCEPTION USE, and I give
 authorization to Clutch Coffee Bar to file this petition. I
 understand that I, or a representative on my behalf, must be present at the DRC meeting. I further
 understand that my petition will be subject to the regulations of Chapter 31 of the Margate City Code.

Freedman & Freedman Partnership, LLC

By: Lawrence Freedman

Print owner's name

Managing Member

Signature of owner

Subscribed and sworn to before me this 14 day of January 2020.

Barbara Tompkins

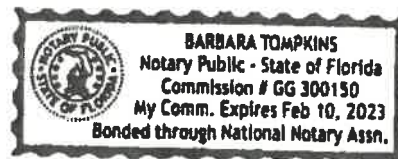
Print or type name of Notary

Barbara Tompkins

Signature of Notary

 Personally known to me

✓ Produced identification FVOL





PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

I, John Anderson, petitioner of record and on behalf of the property owner, hereby agree that the subject public hearing sign shall be removed within two (2) business days following a final determination by the governing body. Further, it is understood that by complying with this section, the \$150 cash bond will be returned to the petitioner of record.

If said public hearing sign is not removed in two (2) business days, I hereby authorize the administration of the City of Margate to remove said sign, billing the costs of the removal of the sign to the owner of the property.

I understand that the \$150 (one hundred fifty dollar) cash bond shall be forfeited and applied against the cost of removal to the City of Margate if said public hearing sign is not removed in two (2) business days.

Clutch Expansion LLC
Business or Property Name
5300 Coconut Creek Pkwy Margate, FL
Address 33063
[Signature]
Signature
05/20/2020
Date

OFFICE USE ONLY	
Date of Decision:	_____
Tabled to date certain?	_____
Two Business Days (after decision)	_____
COMPLIED?	Y N
If YES, initiate check request to Finance (601-0000-220.18-00)	
If NO, inform Finance to deposit Bond (001-0000-369.90-01)	

Copy to Petitioner, Finance Department
Original to File



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Clutch Coffee Bar
Agent/Authorized Representative: Darren Spicer
Project Address: 5300 Coconut Creek Pkwy, Margate FL 33013
Project Name: Clutch Coffee
Date: 09/18/20

I, Darren Spicer (print Agent/Authorized Representative
name), on behalf of Clutch Coffee Bar (print Applicant name),

hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- 1) 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant; and
- 2) 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant; and
- 3) Limitation of three (3) Staff Requests for Additional Information; and
- 4) Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.



Signature of Applicant or Applicant's Authorized Representative

Darren Spicer

Name of Applicant/Authorized Representative

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: UMARAJ2 12/28/20 00 Receipt no: 2174383

Type	SvcCd	Description	Amount
EM		ECDV AMENDED SITE PLAN	
	Qty	1.00	\$250.00

RE-SUBMITTAL OF SITE PLAN
FOR CLUTCH COFFEE
CONTACT-- MATTHEW SCOTT ESQ
DUNAY, MISEL, BACKMAN, LLP/
14 SE 4TH ST. SUITE 36
BOCA RATON FL 33432
TEL- 561-405-3300

Tender detail

CK Ref#:	1047	\$250.00
Total tendered:		\$250.00
Total payment:		\$250.00

Trans date: 12/28/20 Time: 17:08:00

HAVE A GREAT DAY!