

SPECIAL EXCEPTION
CLUTCH COFFEE BAR
5300 COCONUT CREEK PARKWAY

CITY OF MARGATE
CITY COMMISSION MEETING

FEBRUARY 17, 2021



CRAFTED JUST FOR YOU.

CLUTCH COFFEE BAR

EXAMPLE MENU

SIGNATURE COFFEES

All signature coffees served hot, iced, or frozen.

HOT or ICED | \$3.75 \$4.25 \$4.75 FROZEN | \$4.40 \$5.25 \$6.25

LATTES

Espresso, Milk & Flavor

IRISH DREAM *A bold taste of Irish Cream*

ALOHA *Luscious Chocolate Macadamia Infusion*

AVALANCHE *A cascade of White Chocolate + Vanilla*

CARAMEL MACCHIATO *A perfect blend of Caramel + Vanilla*

MOCHAS

Espresso, Chocolate Milk & Flavor

MUSCLE MOCHA | \$5.25 \$5.75 \$6.25
Chocolate or Vanilla protein shake + espresso

BASE JUMPER *Caramel + Chocolate adrenaline rush*

TRIFECTA *3 Flavors of Chocolate perfection*

CLOUD 9 *Decadent medley of Coconut + Chocolate*

DREAM BAR *Caramel + Hazelnut fused with Chocolate*

AMPED

Amplified with 2 extra espresso shots
+\$1.00

WHITE RUSSIAN *White Chocolate + Irish Cream Classic*

CAMPFIRE *Liquid S'mores delight*

CHARGER *Smoother bourbon flavored Caramel*

ADD-INS

EXTRA SHOT | +50¢ ea.

MILK ALTERNATIVES | +70¢
Almond, Coconut, or Oat Milk

CLUTCH COFFEE BAR

JUST THE RIGHT SIZE

#THATSCUTCH

CLUTCH CLASSICS

ADD FLAVOR +50¢

AMERICANO | \$1.95 \$2.45 \$3.15

COLD BREW | \$2.95 \$3.45 \$3.75

CHAI LATTE | \$3.70 \$4.25 \$4.70

LATTE or MOCHA | \$3.25 \$3.75 \$4.25

HOT CHOCOLATE | \$2.70 \$3.25 \$3.70

HOT TEAS | \$2.15 \$2.60 \$2.85
Ask a barista for our current offering of premium teas.

ITALIAN SODAS

\$2.50 \$3.00 \$3.50

ENERGY

Choose from our signature flavor options OR add any flavor of your choice!

\$4.25 \$5.50 \$6.50

BLUE RASPBERRY
A Clutch Classic

COCO LOCO
Coconut & Strawberry

ELECTRIC STARDUST
Peach, Strawberry & White Chocolate

PALM BEACH
Passionfruit & Pomegranate

FLAVORS

Banana, Blackberry, Blue Raspberry, Cherry, Coconut^{SP}, Lavender, Lime, Orange, Passionfruit, Peach, Pomegranate, Raspberry^{SP}, Strawberry^{SP}, Watermelon

^{SP} = 4th Anniversary Super Size

ICED TEAS

\$2.65 \$2.95 \$3.35

PEACH PERFECTION
Green or Black Tea infused with Peach

LUSCIOUS LAVENDER
Lavender & Cane Sugar-infused Black Tea

SENSATIONAL STRAWBERRY
Strawberry-infused Green Tea with a touch of Coconut milk

SWEET TEA
Our twist on a classic Black Tea. Don't see a flavor you like? Make your own!

SHAKES

\$4.25 \$5.25 \$6.25

Choose from our signature flavor options or add any flavor of your choice.

CLASSICS

Chocolate, Vanilla or Strawberry

CARAMALLOW
Caramel & Toasted Marshmallow

GERMAN CHOCOLATE
Caramel, Chocolate & Coconut

FOOD

UMPOUA OATS OATMEAL | \$3.45
Available in a variety of flavors. Ask your barista for current offerings!

PASTRIES

Muffins | \$3.45
Banana Nut, Blueberry, Chocolate Chip
Marshmallow Treat | \$2.75

HEALTHIER SNACKS

Almond Butter Oat Bars | \$2.25
Peanut Butter Protein Puffs | \$3.45

JUICES

\$3.60 \$4.10 \$4.60

A customer treat alternative. 100% real fruits and veggies. No fake stuff or added sugar!

HARVEST GREENS
Apples, kiwis, pineapples, bananas, lemongrass, kale, & spinach

BLOOMING BERRY
Blueberries, strawberries, & raspberries

WILD WATERMELON
Watermelon, Dragonfruit & Coconut Water

SMOOTHIES

\$4.25 \$5.50 \$6.45

Made with REAL FRUIT!

MANGO

PEACH

STRAWBERRY

WILDBERRY

FROZEN LEMONADE
Try the Original OR infuse it with your favorite fruit flavor!

KIDS

HOT CHOCOLATE, ITALIAN SODA, or JUICE | \$1.95

SMOOTHIE or SHAKE | \$2.95

PROPERTY LOCATION



EXISTING SHOPPING CENTER



EXISTING BUILDING



North Elevation

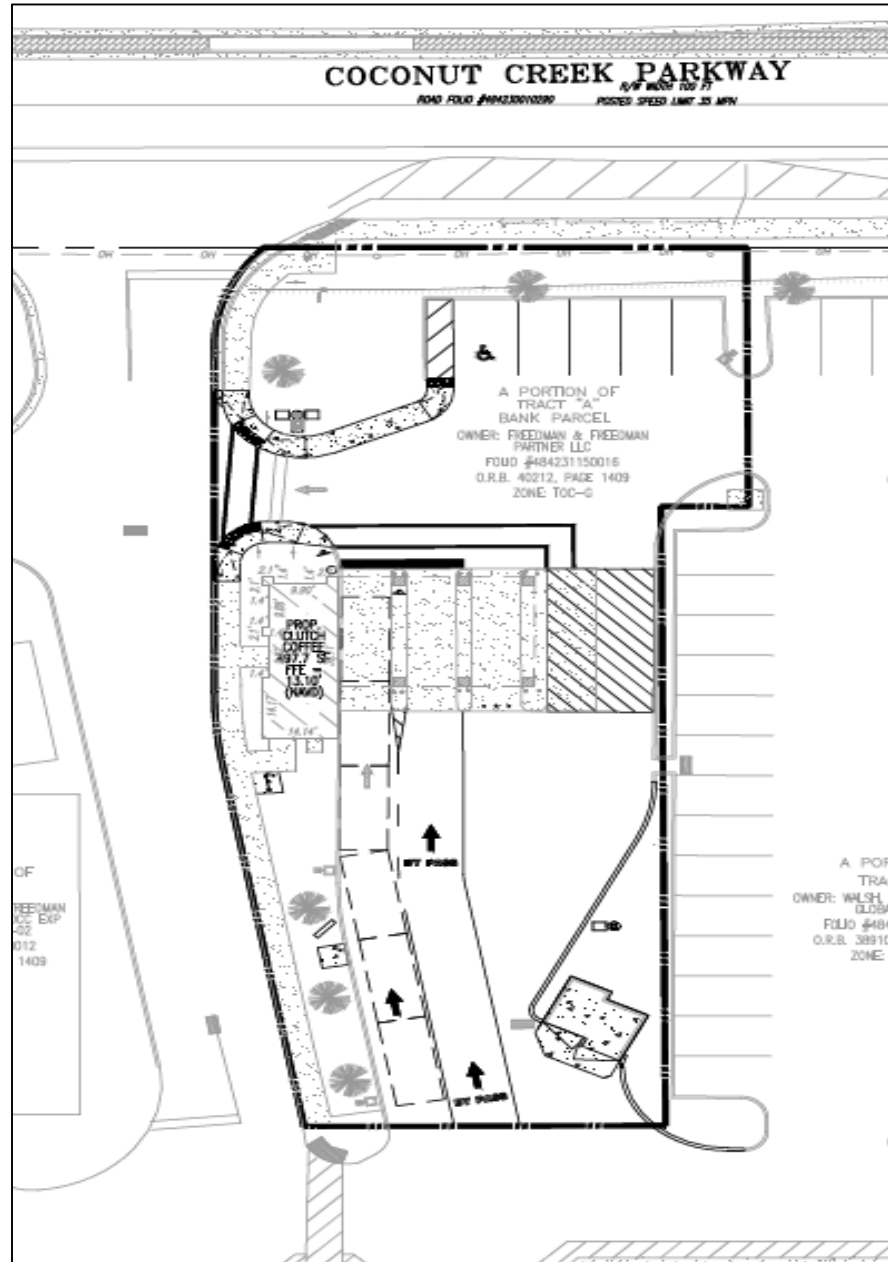
West Elevation



REQUEST

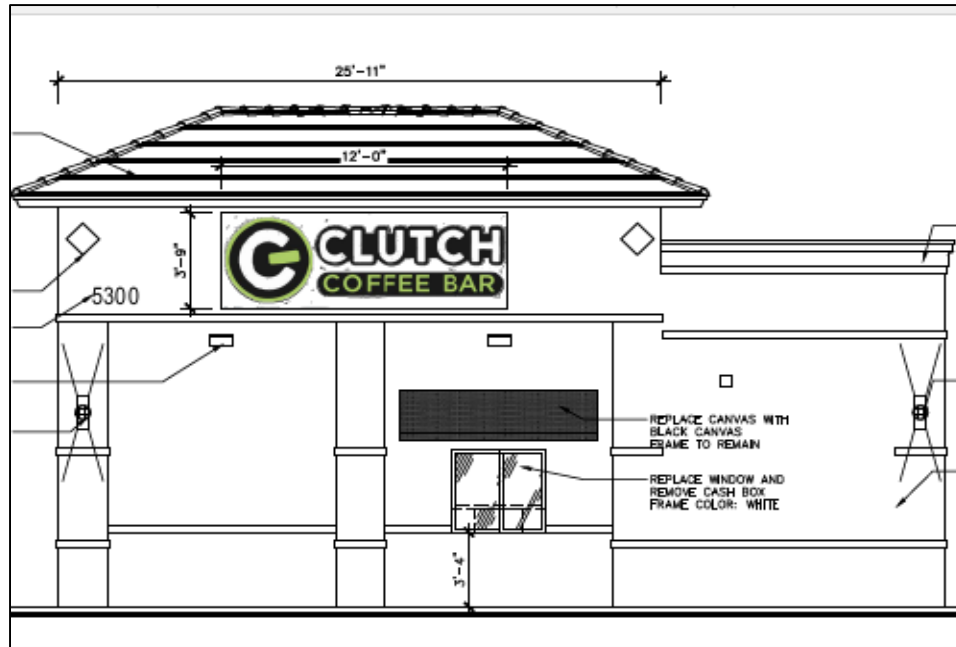
Special Exception approval to operate
a drive-thru coffee shop in the TOC-G
Zoning District.

SITE PLAN

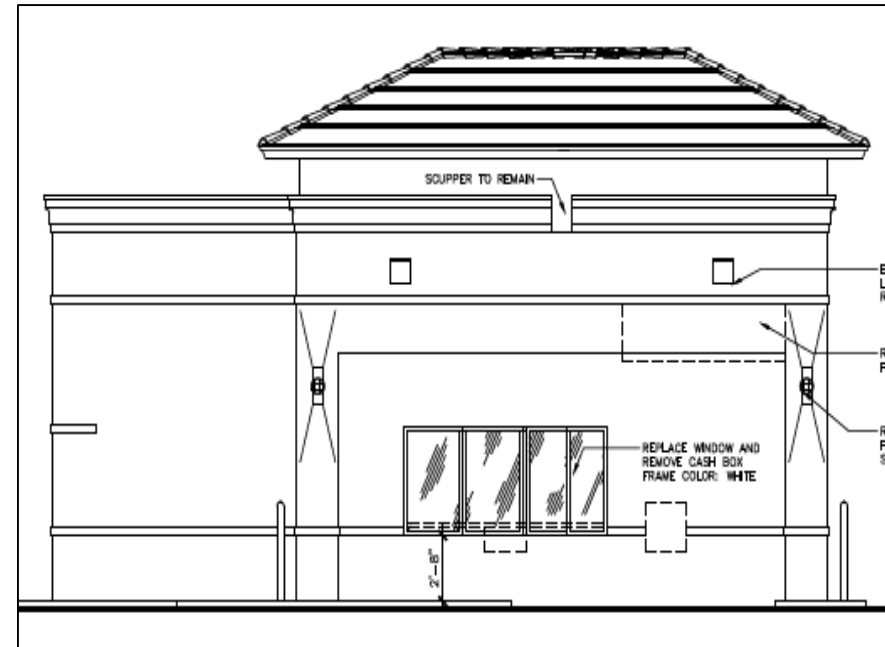


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BUILDING ELEVATIONS

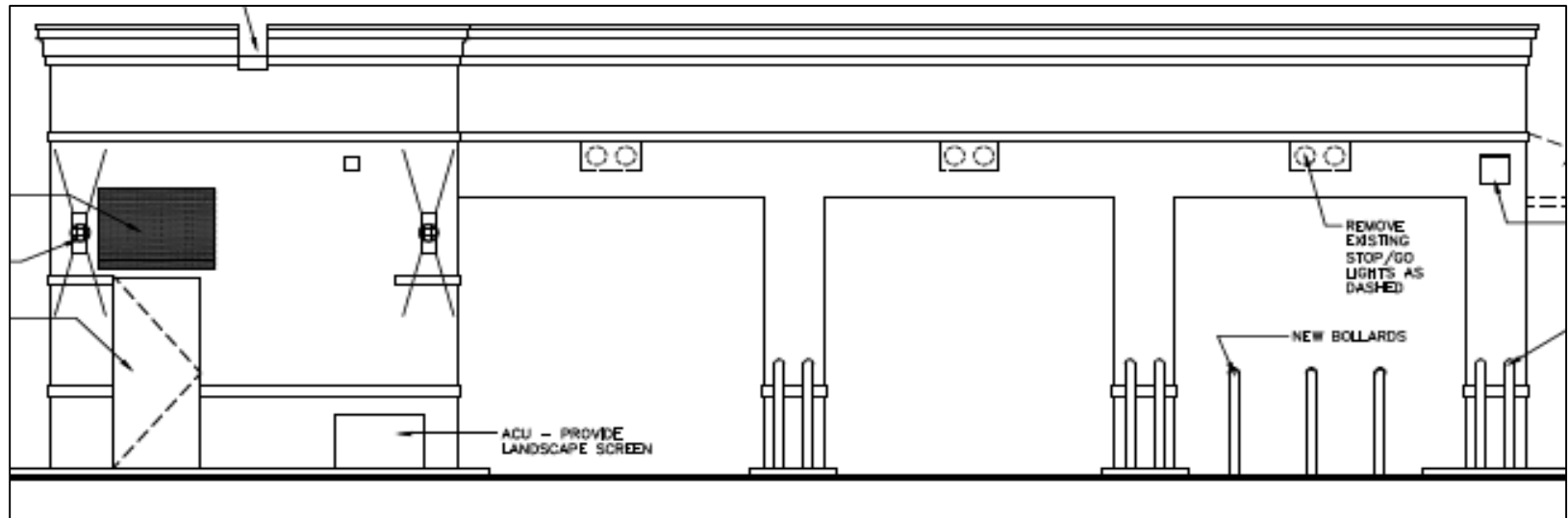


West Elevations

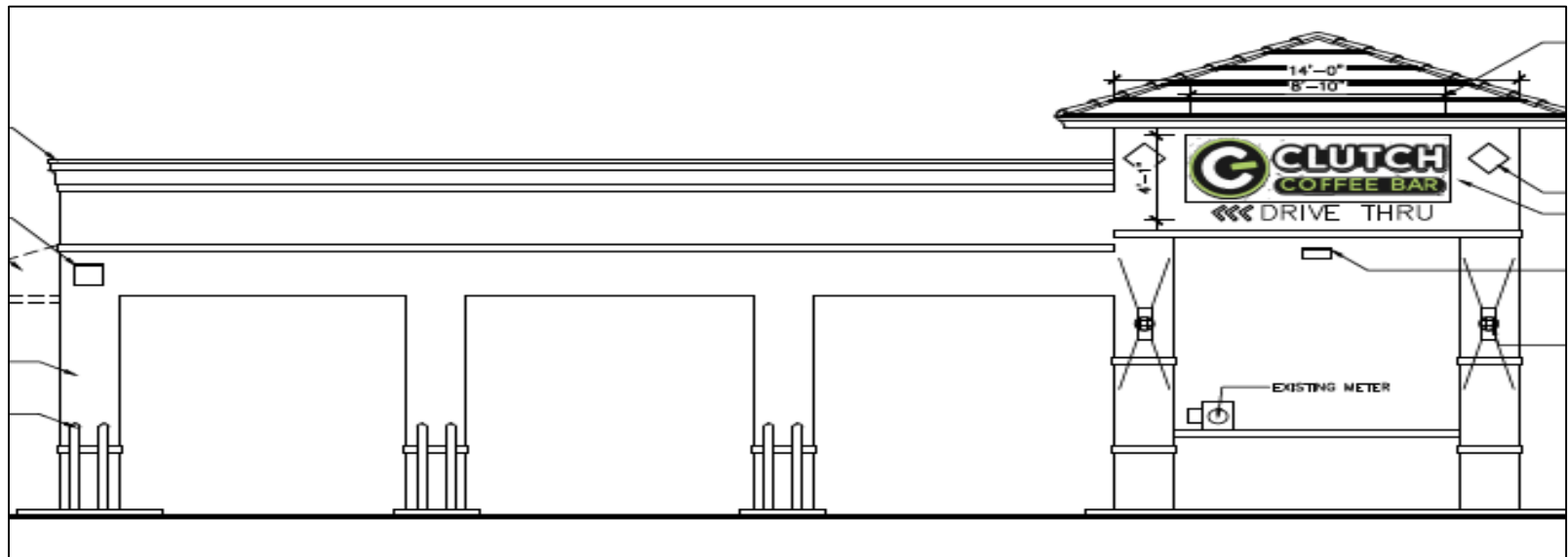


East Elevations

BUILDING ELEVATIONS



South Elevations



North Elevations

BUILDING SIGNS



North Elevation



West Elevation

NORTH CAROLINA LOCATION 1



NORTH CAROLINA LOCATION 2



COMMUNITY INVOLVEMENT

- \$30,000 donated to community organizations, including:
 - Local food banks
 - Susan G. Koman Foundation
 - Local schools
 - Hurricane relief
 - Care packages to active military
 - Local police departments

INVESTMENT IN MARGATE

SPECIAL EXCEPTION CRITERIA

- Per Section 31-54 of the City Code the following criteria must be met for Special Exception approval:
 - The special exception shall be consistent with the purposes, goals, objectives and policies of the Margate Comprehensive Plan and the Margate Code of Ordinances.
 - The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.
 - The establishment, maintenance or operation of the proposed use shall only be approved if in the best interest of the city. It shall be determined that a genuine need for the use is present in the city to support and justify the approval order to avoid creating an excessive proliferation of said special exception use.

SPECIAL EXCEPTION CRITERIA CONTINUED

- The proposed use shall be compatible with the existing natural environment and community character of the properties within the immediate neighborhood.
- Utilities, roadway capacity, drainage, and other necessary public facilities, including police, fire and emergency services, shall exist at the city's adopted levels of service, or will be available concurrent with demand as provided for in the requirements of this Code of Ordinances.
- Adequate measures exist or shall be taken to provide ingress and egress to the proposed use, for both vehicles and pedestrians, in a manner that minimizes traffic congestion on public streets, and the use may not result in a significantly greater amount of traffic on local streets than would result from a development permitted by right.

SPECIAL EXCEPTION CRITERIA CONTINUED

- There shall be adequate parking areas and off street truck loading spaces (if applicable) consistent with the parking requirements of the Code, and the layout of the parking and vehicular use areas shall be convenient and conducive to safe operation consistent with city standards to the greatest extent possible.
- The establishment of the special exception shall not impede the development of surrounding properties for uses permitted in the zoning district nor have a negative impact on the value of those properties.
- The design of the proposed use shall minimize adverse effects, including visual impacts, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping and other design criteria.
- The city commission finds that the granting of the application will be in the best interest of the city.

QUESTIONS?