



## Legislation Details (With Text)

**File #:** ID 2021-039    **Version:** 1    **Name:**  
**Type:** Planning Item    **Status:** Agenda Ready  
**File created:** 1/20/2021    **In control:** Planning and Zoning Board  
**On agenda:** 2/2/2021    **Final action:**  
**Title:** CONSIDERATION OF A SPECIAL EXCEPTION USE, TO ALLOW A COFFEE SHOP WITH DRIVE-THROUGH FACILITIES.  
LOCATION: 5300 COCONUT CREEK PARKWAY  
ZONING: TRANSIT ORIENTED CORRIDOR-GATEWAY (TOC-G)  
LEGAL DESCRIPTION: A PORTION OF TRACT "A", "BRANDON-FARRIS DEVELOPMENTS PLANT NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
PETITIONER: MATTHEW SCOTT, ESQ., AGENT FOR JOHN ANDERSON, CLUTCH COFFEE EXPANSION, LLC.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. BACKGROUND: APPLICATION, 2. BACKGROUND: SITE PLAN, 3. BACKGROUND: JUSTIFICATION STATEMENT, 4. BACKGROUND: BROKER LETTER, 5. BACKGROUND: TRAFFIC STATEMENT, 6. BACKGROUND: PARKING STATEMENT, 7. BACKGROUND: APPLICANT RESPONSE TO DRC COMMENTS, 8. BACKGROUND: STAFF REPORT

Date	Ver.	Action By	Action	Result
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**TO:** Planning and Zoning Board

**FROM:** Elizabeth Taschereau, Director of Development Services

**DATE:** February 2, 2021

CONSIDERATION OF A **SPECIAL EXCEPTION USE**, TO ALLOW A COFFEE SHOP WITH DRIVE-THROUGH FACILITIES.

**LOCATION:** 5300 COCONUT CREEK PARKWAY

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**BACKGROUND:** The petitioner is requesting permission to allow a coffee shop with a drive through located at 5300 Coconut Creek Parkway. The building was previously built for a bank with drive through facilities, and is currently vacant. The Planning and Zoning Board reviews applications for special exception uses in order to make a recommendation to the City Commission, per Section 31-54(e) of the Code of the City of Margate, as follows:

*"Meeting of the planning and zoning board. The planning and zoning board shall conduct a public hearing in which they discuss the DRC report and the project proposal, prior to making a recommendation concerning the project to the city commission. If the planning and zoning board determines that the proposed use is in compliance with general standards of review, use regulations, and development standards of this Code, then they shall recommend approval of the special exception to the city commission, with or without conditions, as determined appropriate. If the planning and zoning board finds that the proposed special exception is not in compliance, they shall recommend denial of the application. The planning and zoning board may continue the matter until any additional information or studies requested have been completed and offered in testimony."*

**RECOMMENDATION:** Staff recommends a conditional approval. See attached staff report.

**FISCAL IMPACT:** N/A

**CONTACT PERSON:** Elizabeth Taschereau, Director of Development Services