

City of Coconut Creek

InterOffice Memorandum

To: Planning and Zoning Board

Date: June 11, 2025

From: Lizet Aguiar, Assistant Director of Sustainable Development

Subject: MainStreet
Block 3 Special Land Use

Applicant/Agent: Scott Backman, Miskel Backman, LLP

Owner: David Auld, Johns Family Partners LLLP

Requested Action/Description: Special Land Use

Location: MainStreet Project Area – West side of Lyons Road between Wiles Road and Sample Road

Legal Description: See attached sketch and legal description

Size: 9.78 +/- Acres

Existing Zoning: MainStreet at Coconut Creek PMDD, Planned MainStreet Development District

Existing Use: Vacant Land

Approved Site Plan Use: 67,366 square feet of commercial

Future Land Use Plan Designation: RAC, Regional Activity Center

Platted: (As proposed) MainStreet at Coconut Creek Plat

Plat Restriction: (As proposed) Restricted to 540 townhouse units, 1,820 mid-rise units with ancillary uses, 225,000 square feet of commercial use, and 50,000 square feet of governmental use.

Requested Action:

The applicant, Scott Backman of Miskel Backman, LLP, on behalf of the owner, David Auld of Johns Family Partners LLLP, is seeking special land use approval to permit an approximately 2,800 square foot restaurant with a drive-thru use at Block 3 Retail Building D, within the proposed MainStreet Development, generally located on the southwest corner of NW 40th Street (to be constructed) and Lyons Road.

Background:

The MainStreet at Coconut Creek Planned MainStreet Development District (MainStreet PMDD) received approval from the Planning and Zoning Board on October 11, 2023, and from the City Commission on January 25, 2024. The approved MainStreet PMDD establishes the framework for permitted uses, densities and intensities, and other development regulations. The Block 3 site

MainStreet PMDD, received approval by the Planning and Zoning Board on July 10, 2024, and the City Commission on August 8, 2024.

To date, the Planning and Zoning Board has considered and favorably recommended approval of the following development applications:

- Development of Regional Impact (DRI)
- Plat (MainStreet at Coconut Creek Plat)
- MainStreet at Coconut Creek PMDD Rezoning
- Block 1 site plan (48 townhomes & 56 villas)
- Block 2 site plan (9,317 sf restaurant & 3,900 sf retail)
- Block 3 site plan (8 individual commercial buildings)
- Block 4 site plan (472 multi-family units)
- Blocks 5 & 6 site plans (148 townhomes)
- Block 8 site plan (152 townhomes)
- Block 9 site plan (80 townhomes)
- Block 11 site plan (124 condominiums)
- Block 15A site plan (172 condominiums)
- Block 15B site plan (clubhouse and other private amenities)
- Roadways site plan (roadways, infrastructure, on-street parking and other hardscape elements)
- Parks site plan (public and Private parks, open spaces, and other hardscape elements)

Project Description:

The applicant is seeking special land use approval to permit a restaurant with a drive-thru use for either a coffee shop or fast casual restaurant at Building D within Block 3. In accordance with the MainStreet PMDD and Section 13-626, "Master business list—Planned MainStreet Development District (PMDD)," restaurants with drive-thru uses require special land use approval and are limited to a maximum of one (1) drive thru use in the PMDD.

The future Block 3, to be located on the southwest corner of NW 40th Street (to be constructed) and Lyons Road, consists of approximately 9.78 +/- acres approved for 67,366 square feet of commercial development within the approved MainStreet PMDD. The approved Block 3 site plan includes eight (8) retail buildings, ranging in size from 6,000 to 14,100 square feet, designed to accommodate a diverse mix of uses such as restaurants, neighborhood retail, personal services and other commercial establishments. The applicant is not proposing any amendments to the approved site plan. All amenities including pedestrian plazas, landscaping, lighting, sustainable design elements, signage and greenways, shall remain consistent with the previously approved site plan.

As part of the original Block 3 site plan, the Applicant designed circulation, parking and the proposed Building D structure to accommodate a future restaurant with a drive-thru , in accordance with the design standards established in the adopted MainStreet PMDD. The drive-thru window will be located on the north façade of Building D, oriented internally to the site and away from Lyons Road. Drive-thru vehicle stacking lanes are situated along the south and east facades, with the lanes along the east façade running parallel to Lyons Road.

Public Involvement:

In accordance with Section 13-35 (c) of the City's Code, property owners within 700 feet of the subject property were notified by mail of the special land use request and were invited to attend the Planning and Zoning Board meeting. Two hundred twenty-eight (228) public hearing notices were mailed by the City on May 28, 2025. To date, staff has not received any public inquiries related to the project.

The applicant conducted several community outreach meetings to inform neighboring property owners about the proposed project, which included a restaurant with a drive-thru. Key efforts from the applicants outreach effort include:

- A dedicated website, www.mainstreetlivebetter.com, where historical City information and details of the proposed project are highlighted. The website includes color renderings, aerial images, a master site plan, a photo gallery, a frequently asked questions section and a contact page where the development team is available to answer questions via a Q&A portal.
- Six(6) public Neighborhood Outreach meetings, conducted in an Open House format, were held at the Residence Inn by Marriott, 5730 N State Road 7, from 5:00 to 7:00 pm as follows within invitations sent to the following groups:
 - 1) Monday, August 28, 2023, Evergreen Lakes and residents within 500 feet of the property.
 - 2) Tuesday, August 29, 2023, Riviera Palms residents.
 - 3) Wednesday, August 30, 2023, Coquina residents.
 - 4) Monday, April 16, 2024, residents within 500 feet of the MainStreet @ Coconut Creek property boundary.
 - 5) Wednesday, July 31, 2024, residents within 500 feet of the MainStreet @ Coconut Creek property boundary.
 - 6) Tuesday, November 12, 2024, residents within 500 feet of the MainStreet @ Coconut Creek property boundary.

Sustainability & Resilience

The Block 3 project supports the following Sustainable Elements:

- *Action 1.6:* Conspicuous display of green technology:
 - ❖ Electric vehicle ("EV") charging stations.
 - ❖ Signs posted in conspicuous locations highlighting sustainable features.
 - ❖ Digital education brochures available via QR code to reduce the use of paper.
- *Action 2.2:* Light colored roof finish to reduce heat island effect.
- *Action 2.3:* Greenway connection with high-albedo multi-use path to promote walking and biking and minimize heat absorption.
- *Action 5.1:* Dedicated recycling facilities for plastic, glass, paper products, and cardboard.
- *Action 5.3:* Recycling of construction debris.
- *Action 6.2:* Bike racks placed at strategic locations throughout the development project.
- Installation of native and Florida friendly plants to conserve water and attract native wildlife.
- Buildings that meet standards for LEED, USGBC or Green Globes Building Certification.
- Connection to transit opportunities.

As part of the City's broader commitment to sustainability and resilience, this application introduces three operational sustainability focused conditions of approval relating to recycling, single-use plastics, and food waste diversion. These conditions align with the Coconut Creek MainStreet Project Area's adopted design standards and long-standing identity as a green community. While the City currently promotes these practices through voluntary or regulatory programs, participation has been limited. In 2024, the City Commission adopted a single-use plastics ordinance that prohibits the use of certain non-recyclable materials and requires signage under certain circumstances to notify customers that these materials are available upon request, further reinforcing the City's sustainability and resiliency goals. All tenants in the Block 3 development will need to adhere to the new single-use plastics ordinance.

This is the first and will be the only drive-through restaurant proposed within the MainStreet PMDD, the City's signature mixed-use district intended to model high-quality urban design and sustainability principles. Given the visibility and intensity of the proposed use, incorporating conditions addressing sustainable operational practices ensures that new development within MainStreet reflects the City's sustainability and resiliency objectives. These conditions are a measured implementation of adopted City goals, tailored to a high-impact commercial use that is expected to serve thousands of residents and visitors.

Staff Findings and Analysis

Pursuant to Section 13-35(f) and (g) of the Land Development Code, the Planning and Zoning Board and City Commission shall consider certain standards when reviewing the proposed special land use. Listed below are the standards, the applicant's verbatim responses, and staff's analysis as to compliance with these standards.

GENERAL STANDARDS (Section 13-35-f)

(1) The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code.

Applicant Response:

The proposed drive through facility is in harmony with nearby permitted uses. As detailed above, the proposed drive through is located within the MainStreet PMDD. More specifically, the proposed drive through is located within Retail D, and located at the southeast corner of Block 3 in close proximity to the heavily travelled Lyons Road thoroughfare, which is an ideal location for a drive through facility. The drive through was contemplated with the MainStreet PMDD Master Plan and Block 3 Site Plan approvals and the site plan is designed to be in harmony with the nearby permitted uses. The permitted commercial uses within Block 3 and existing self-service storage and gas station uses located to the south are consistent and compatible with the proposed drive through use. As such, the proposed special land use will be in harmony with nearby permitted uses.

Staff Analysis:

Staff finds the proposed restaurant with a drive-thru use to be harmonious with nearby permitted uses, which include a mix of commercial, service, and retail activities along Lyons Road. The proposed restaurant with drive-thru facility is located within Building D of Block 3 in the MainStreet PMDD, which was planned for commercial development and includes provisions for a single drive-thru use.

Nearby permitted uses, include the Banyan Square Plaza with commercial and medical offices, a gas station, and a bank with a drive-thru. To the south of the site, exists a Shell Gas Station, to the southwest of the site is a Cube Smart Self Storage facility, and to the east is both the Riviera Palms apartments and Vista BMW. To the north of the site will be Block 2 within the MainStreet PMDD, which is a commercial block featuring a future restaurant. Generally, the uses permitted nearby suggest a pattern of commercial activity supportive of drive-thru operations.

Additionally, the property is adjacent to Lyons Road, a major arterial suited to serving high-turnover commercial uses. Given the existing zoning, previously approved site plan elements (including drive-thru lanes and landscape buffers), and the general commercial character of the area, staff finds that the proposed special land use can be in harmony with nearby uses permitted under Article III subject to the conditions of approval.

(2) The proposed special land use will be in harmony with nearby existing uses.

Applicant Response:

The proposed drive through facility is in harmony with nearby existing uses. As detailed above, the proposed drive through is located within the MainStreet PMDD. More specifically, the proposed drive through is located within Retail D, and located at the southeast corner of Block 3 in close proximity to the heavily travelled Lyons Road thoroughfare, which is an ideal location for a drive through facility. The drive through was contemplated with the MainStreet PMDD Master Plan and Block 3 Site Plan approvals and the site plan is designed to be in harmony with the nearby permitted uses. The permitted commercial uses within Block 3 and existing self-service storage and gas station uses located to the south are consistent and compatible with the proposed

drive through use. As such, the proposed special land use will be in harmony with nearby existing uses.

Staff Analysis:

Staff finds the proposed special land use to be in harmony with nearby existing uses. The area surrounding Block 3 reflects a diverse mix of commercial and service-oriented development, including gas stations, offices, and automobile dealerships. The approved MainStreet PMDD allows for one drive-thru use within either Block 2 or 3, and the inclusion of this use within Block 3, Building D aligns with the anticipated commercial mix. The existing Block 3 site plan incorporates buffering along Lyons Road and internal access controls, which mitigate potential impacts. No changes to traffic circulation or parking have been proposed. Staff concludes the proposed use is consistent with and complementary to the existing development pattern in the area. Additional safeguards have been proposed through conditions of approval to mitigate operational impacts.

(3) The proposed special land use must be reasonably compatible with surrounding and adjacent uses in its function, its hours of operation, the type and amount of traffic to be generated, the building size and setbacks, and its relationships to the land values.

Applicant Response:

The proposed drive through facility is compatible with surrounding and adjacent uses. The drive through hours of operation will comply with City Code regulations and be consistent with typical drive through business hours, which are compatible with the surrounding businesses and convenient for area residents. The type and amount of traffic that will be generated by the drive through facility is compatible with the commercial uses that Block 3 is designed to accommodate. Further, Retail Building D is designed to provide additional setback and buffering from Lyons Road to ensure no negatives visual impacts to the surrounding area. As such, the proposed drive through will be compatible with the surrounding area, create a convenient option for residents, and have a positive impact on land values.

Staff Analysis:

While the applicant has not identified a specific restaurant or coffee shop tenant brand, they state that the restaurant with a drive-thru will operate during typical business hours and comply with city regulations. The proposed hours of operation (5:00 AM to 2:00 AM Monday through Friday) are inconsistent with typical fast casual or coffee shop uses especially along the Lyons Road corridor. Below are similar, existing restaurants with drive-thru businesses and their hours of operation along the Lyons Road corridor and nearest to this site:

- Starbucks at the Promenade is open from 5:30 AM to 9:00 PM (Mon-Thurs) and closes at the latest 10:00 PM on Friday and Saturdays.
- McDonalds in the Township Plaza and Sample and Lyons Road operates from 6:00 AM to 11:00 PM daily.
- Dunkin Donuts at the Winston Park Plaza 5:00 AM to 5:00 PM daily.
- Starbucks at the Lyons Center, Serko Blvd and Lyons Road 5:30 AM to 8:00 PM, Saturday/Sunday 6:00 AM to 8:00PM.
- Cali Coffee at the Hillsboro Marketplace plaza 5:30 AM to 10:00 PM.

To minimize early morning and late-night impacts, staff recommends limiting hours to 6:00 AM – 11:00 PM (Sun–Thurs) and 6:00 AM–12:00 AM (Fri–Sat). A coffee shop could have an earlier opening time at 5:30 AM, which is generally consistent with other coffee shops along the corridor and in the general vicinity of this site. The traffic study confirms that the highest trip generation occurs during these hours and therefore should not restrict the future tenant's business.

Compatibility with adjacent uses is possible with the conditions of approval recommended by city staff and given the commercial orientation of Block 3 and the surrounding area uses such as general commercial, gas stations, offices, and several automobile dealerships. Building D's configuration, including its drive-thru design, landscaping setbacks and buffers from Lyons Road

further support visual and operational separation from residential uses to the east. Staff finds the proposal reasonably compatible in scale, function, and intensity subject to the conditions of approval.

(4) The proposed special land use will be in the best interests of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity.

Applicant Response:

The proposed drive through facility is in the best interests of the City, convenience of the community, public welfare, and a substantial improvement to the immediate vicinity. The drive through facility will only enhance the availability of convenient dining options for adjacent property owners and the community. The approved Block 3 site plan was thoughtfully designed to provide a wider landscape buffer along Lyons that elsewhere throughout the development and to place the proposed drive through pick up window on the north side of Retail D to screen the use. Considering the foregoing, the proposed drive through will be in the best interests of the City.

Staff Analysis:

Staff finds the proposed use to be in the City's best interests and the public welfare. The redevelopment of a currently vacant parcel within the approved MainStreet PMDD supports broader city goals to encourage mixed-use and service-oriented development. The inclusion of a restaurant with a drive-thru at this location will increase convenience for the community while also activating an undeveloped site. The design includes appropriate screening and separation from Lyons Road, enhancing compatibility with the surrounding area.

(5) The proposed special land use will contribute to the economic stability of the community.

Applicant Response:

The proposed drive through facility will contribute to the economic stability of the community. The Property is currently vacant and underutilized, and the proposed drive through is a key component to providing diverse commercial uses within Block 3 and promoting the long term viability of the MainStreet development. The proposed drive-through facility will further contribute to economic stability of the community by adding a commercial property to the City's tax roll.

Staff Analysis:

Staff finds that the proposed restaurant with a drive-thru facility will contribute to economic stability by facilitating new private investment, increasing taxable value, and attracting commercial tenants that support the MainStreet mixed-use vision. Block 3 is part of a larger mixed-use MainStreet PMDD development that expands the city's commercial tax base and offers opportunities for business growth. The activation of this currently vacant parcel adds taxable value, generates new employment opportunities, and reinforces the long-term viability of the MainStreet Project Area.

(6) The proposed special land use will not decrease public benefit or increase undesirable impacts other than those resulting from use of the site as permitted by right under Article III of the Land Development Code or some other special land use permitted on the site.

Applicant Response: The proposed drive through facility will not decrease public benefit or increase undesirable impacts other than those resulting from use of the Property as permitted by right or for another special land use. As detailed above, the proposed drive through is located within the MainStreet PMDD. More specifically, the proposed drive through is located within Retail D, and located at the southeast corner of Block 3 in close proximity to the heavily travelled Lyons Road thoroughfare, which is an ideal location for a drive through facility. The drive through was contemplated with the MainStreet PMDD Master Plan and Block 3 Site Plan approvals and the site plan is designed ensure that the drive through use operates safely and efficiently within Block

3 with appropriate buffering, screening, and bypass facilities, while also providing an additional convenient dining option to the surrounding community. As such, the proposed drive through will only increase the public benefit and improve the serves as a benefit to the area.

Staff Analysis:

Staff finds that the proposed use will not result in impacts beyond those anticipated in a development permitted by right. The restaurant with a drive-thru use was anticipated in the original MainStreet PMDD Master Plan and was considered in the prior traffic, utility, and site plan analyses. Appropriate design measures, including bypass lanes and screening, are included in the approved Block 3 site plan to mitigate potential operational impacts. The proposed use is consistent with both zoning and surrounding land uses. Additional safeguards have been proposed through conditions of approval to mitigate undesirable impacts.

(7) The proposed special land use will not result in more intensive development than what is approved by the land use element of the Comprehensive Plan.

Applicant Response: The proposed drive through facility will not result in more intensive development than allowed by the Comprehensive Plan. As detailed above, the proposed drive through is located within the recently approved MainStreet PMDD and was previously contemplated as a part of the PMDD Master Plan and Block 3 Block 3 site Plan approvals. The Property will remain within the PMDD zoning, which is consistent and compatible with surrounding uses and within the maximum intensity allowed by the Comprehensive Plan.

Staff Analysis:

Staff finds that the proposed restaurant with a drive-thru will not result in more intensive development than what is allowed under the Comprehensive Plan. The Block 3 site is within the MainStreet PMDD zoning and complies with the underlying Regional Activity Center (RAC) land use designation. No changes to the previously approved development intensity, parking, or traffic circulation are proposed.

(8) The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.

Applicant Response: The proposed drive through facility is consistent with the goals, objectives, and policies of the Comprehensive Plan. The MainStreet PMDD, inclusive of the proposed drive through facility, were previously determined to be compliant with the City's Comprehensive Plan.

Staff Analysis:

The proposed restaurant with a drive-thru use is consistent with the goals, objectives, and policies of the Comprehensive Plan subject to the conditions of approval. The RAC land use designation supports retail and service-oriented activities intended to meet the needs of both permanent and seasonal residents. Specifically, the proposal supports Objective II-2.1.0, which promotes the accommodation of office, retail, and other uses for the provision of goods and services.

SPECIFIC STANDARDS (Section 13-35-g)

(1) The proposed use will not reduce the level of service provided on any street to a lower level than would result from a development permitted by right.

Applicant Response: The proposed drive through use was analyzed for traffic impacts at the time of PMDD Master Plan Approval and Block 3 Site Plan Approval, and will not reduce the approved level of service provided on any street than would result from a development permitted by right.

Staff Analysis:

Staff concurs that the proposed use will not reduce the level of service on any street. The restaurant with a drive-thru was analyzed as part of the MainStreet PMDD Master Plan and Block 3 site plan approvals. No modifications to site access or intensity are proposed that would impact levels of service beyond what was previously reviewed by staff and approved by the City Commission. Additional safeguards have been proposed through conditions of approval to mitigate traffic generation demand impact once a tenant is selected.

(2) The proposed use will not result in significantly greater amount of through traffic on local streets than would result from a development permitted by right.

Applicant Response: The proposed drive through use was analyzed for traffic impacts at the time of PMDD Master Plan Approval and Block 3 Site Plan Approval, and will not result in significantly greater through traffic on local streets than would result from a development permitted by right.

Staff Analysis:

Staff concurs, subject to the conditions of approval, that the proposed restaurant with a drive-thru will not result in significantly greater through traffic than would be expected from a by-right commercial use. The Block 3 site design includes internal circulation patterns that direct traffic toward Lyons Road, a major collector, minimizing the impact on future local streets.

(3) The proposed use will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from a development permitted by right.

Applicant Response: The proposed drive through use was analyzed for traffic impacts at the time of PMDD Master Plan Approval and Block 3 Site Plan Approval and will not require extension or enlargement of the thoroughfare system beyond that required to implement the MainStreet PMDD as a whole.

Staff Analysis:

Staff finds the proposed use will not require extension or enlargement of the public road system. The special land use remains consistent with the previously approved site plan. No changes are proposed to ingress/egress locations, road alignment or capacity. A minor access modification, which is a condition of the Block 3 site plan approval, to channelize turning movements at the southern access point will improve circulation and reduce conflicts.

(4) The proposed use will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.

Applicant Response: The proposed drive through facility was analyzed and accounted for in the site plan review and approval process for the MainStreet PMDD and Block 3 site plan in order to ensure that sufficient utility facilities, drainage systems, and other utility systems are provided concurrent with the development. As such, the proposed drive through facility will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.

Staff Analysis:

Staff finds that the restaurant with a drive-thru facility will not necessitate upgrades or expansions to existing utility or stormwater systems beyond what was previously approved. All necessary infrastructure improvements were considered during prior site plan review. The proposed special land use is consistent with the intensity already contemplated for Block 3.

(5) The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.

Applicant Response: The proposed drive through use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right. The MainStreet PMDD Master Plan and Block 3 Site Plan were designed with input from municipal public safety services to ensure that the ultimate development does not generate demand greater than a development permitted by right. Additional safeguards have been proposed through conditions of approval that will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.

Staff Analysis:

Staff concurs that the proposed use will not increase demand for public safety services beyond that anticipated under a by-right development scenario. Emergency access, site visibility, and circulation patterns remain consistent with the previously approved site plan and were designed in coordination with the City's transportation, police and fire departments.

(6) If a special land use is combined with other special land uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses of surrounding properties.

Applicant Response: The proposed restaurant drive-thru facility is a component of the MainStreet PMDD commercial area within Block 3, which was previously reviewed and approved through the City's PMDD Master Plan and Site Plan approval processes. The overall intensity and scale of the uses including buffers and setbacks was reviewed in substantial detail and designed to ensure that the proposed drive through facility is appropriate.

Staff Analysis:

Staff finds that the proposed restaurant with a drive-thru, while a special land use, is consistent with the overall scale and intensity contemplated for Block 3. It is not combined with other special land uses on-site and will be buffered appropriately from Lyons Road and adjacent development. The intensity, setbacks, and design elements have been previously reviewed and approved during the site plan process and were found to be consistent with surrounding development patterns.

Staff Recommendation:

City staff finds, subject to conditions, that the special land use application complies with the MainStreet at Coconut Creek PMDD, the City's Land Development Code, including Section 13-35 "Special Land Use", and the MainStreet Design Standards, and is consistent with the applicable goals, objectives, and policies of the City's Comprehensive Plan. If the application is recommended for approval by the Planning and Zoning Board or approved by the City Commission, City staff recommends approval subject to the following conditions:

1. Any outstanding DRC comments remain effective throughout the development review process. Any unaddressed comments will be incorporated as conditions of approval of the final resolution and must be addressed prior to issuance of a building permit unless otherwise stated therein.
2. This special land use shall be limited to an approximately 2,800 square foot restaurant with a drive-thru in Building D for either a "Fast Casual Restaurant" (ITE 930) with Drive-Thru or a "Coffee Shop with Drive-Thru" (ITE 937), as defined by the Institute of Transportation Engineers (ITE) and further defined in the applicant's justification statement and incorporated herein by reference.
3. Tenants with operational characteristics that exceed the traffic generation and operational thresholds outlined in the approved traffic generation statement for "Fast Casual Restaurant" (ITE 930) or a "Coffee Shop with Drive-Thru" (ITE 937) prepared by Kimley-Horn, dated May 12, 2025 as revised and incorporated herein by reference, are not permitted under this special land use approval.

4. Prior to the issuance of a Building Permit for occupancy of the space, the property owner or tenant shall provide to the City an affidavit demonstrating compliance with conditions 2 and 3.
5. Hours of operation for the drive-thru facility shall be restricted to:
 - a. Sunday through Thursday: 6:00 AM to 11:00 PM;
 - b. Friday and Saturday: 6:00 AM to 12:00 AM.
 - c. A Coffee Shop with Drive-Thru (ITE 937) may open at 5:30 AM daily.
6. Alcohol sales for on or off-site consumption are not permitted from the drive-thru facility.
7. Prior to the issuance of a Certificate of Occupancy, the tenant or property owner shall join the Coconut Creek Police Department's Trespass Enforcement Program and post "No Trespassing" signage in accordance with the Program and Florida State Statutes.
8. Prior to the issuance of a Certificate of Occupancy, the property owner shall ensure that a designated recycling receptacle(s) is provided in the trash enclosure located east of Building D in order to provide an on-site recycling program for customers and employees consistent with the MainStreet at Coconut Creek PMDD sustainability commitments.
9. Prior to the issuance of a Certificate of Occupancy, the tenant or property owner, if utilizing single-use plastics without a self-serve station as defined in Sections 12-70 and 12-72 of the City's Code of Ordinances, shall provide copies of and the locations of the required signage notifying customers that single-use plastic food accessories are available upon request.
10. Prior to the issuance of a tenant Certificate of Occupancy, the property owner shall provide to the tenant educational materials offered by the City of Coconut Creek, detailing a summary of food waste diversion practices and programs, which shall include information regarding the following techniques: source separation and composting of pre-consumer food scraps (e.g., fruit and vegetable trimmings, expired inventory); donation of safe, unsold food to certified food recovery programs (e.g., food banks) where feasible; or coordination with third-party composting programs if commercial compost pickup is available.
11. This approval shall not be effective until the Applicant's sale of the property has closed and the MainStreet at Coconut Creek Development Agreement has become effective.

LA/ae

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Attachments:

Aerial Photo
DRC Reports
Exhibits