Danny Evers

General Manager Off the Wall

4939 Coconut Creek Pkwy

Coconut Creek, Fl 33063

January 15, 2020

Department of Sustainable Development

4800 West Copans Road

Coconut Creek, Fl 33063

To Whom it May Concern,

Off the Wall is filling out a special land use application in hopes of getting the City of Coconut Creek to approve our location to sell liquor. We already sell beer and wine. We have never had any incidents or problems related to alcohol. We also have been managing our Davie location that has a full liquor bar for nearly 3 years. There also we have not had any incident or problems due to alcohol. Our sales here in Coconut Creek have declined 40% in the last 3 years and we really feel selling liquor will help. We are making lots of exciting changes to our business over the next few months and we feel this is an excellent time to expand to full liquor to better serve our customer base.

Your consideration for our proposal is greatly appreciated.

Sincerely,

Danny Evers

Gmail by Google

Danny Evers <danny.e@otwusa.com>

Liquor license

1 message

Donna Kendall <Donna.Kendall@brixmor.com> Tue, Jan 14, 2020 at 6:17 PM
To: Sam Eyal Yecutieli <sam@otwusa.com>, Sam E Yecutieli <sam@offthewallfl.com>, Danny Evers <danny.e@otwusa.com>
Cc: Christopher Ralph <Christopher.Ralph@brixmor.com>

Brixmor Property Group is the landlord at Coconut Creek and will allow Off the Wall to apply for the appropriate permit to sell liquor.

Donna Kendall
Senior Leasing Representative
> Direct 407.903.2919 > Office 407.264.9950
> Cell 863.528.0753

BRIXMOR Property Group *Our center is you*

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JUSTIFICATION STATEMENT FOR SPECIAL LAND USE APPLICATION
IJUMP, LLC d/b/a ZERO GRAVITY FUN CENTER

COCONUT CREEK PLAZA
4939 COCONUT CREEK PARKWAY
COCONUT CREEK, FLORIDA 33061

PROPERTY TAX FOLIO 4842 30 13 0010
ZONING IS B4, REGIONAL SHOPPING

OWNER:
Brixmor Coconut Creek Owner, LLC
9101 International Drive, Suite 1600
Orlando, Florida 32819
Phone: (407) 903-2906
Fax: (407) 264-2905
Attention: Cathy Mancari
Cathy.Mancari@brixmor.com

APPLICANT:
IJump, LLC d/b/a Off The Wall Gamezone
4939 COCONUT CREEK PARKWAY
COCONUT CREEK, FLORIDA 33061
Phone: (954) 973-3031
Fax: (954) 973-3018
Attention: Samuel Yecutieli
sam@otwusa.com

GENERAL STANDARDS FOR SPECIAL LAND USE JUSTIFICATION:

1. **The proposed special land use will be in harmony with nearby uses permitted under Article III of this chapter.**
   Off The Wall is a Family Entertainment Center ("FEC") concept designed for the child-consumer, three to seventeen years of age; young adults, eighteen to thirty years of age, and adults thirty years old and up. The design of the FEC provides a safe, secure and contained environment, thereby eliminating any impact on neighboring uses.

2. **The proposed special land use will be in harmony with nearby existing uses.**
   The proposed facility is designed for the use of families with children and young adults consistent with the use and occupancy of nearby residential and commercial uses.

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 relationship to land values.**
   Off The Wall proposes the construction of full liquor bar inside our existing location, during hours limited to 10am to 11pm Sunday through Thursday, 10am to 1am Friday and Saturday. These hours of operation will cause no ill effects for surrounding uses, and the traffic generated will be no greater than those of adjacent retail tenants within the project. The project is an existing retail center which meets all sizes and setback requirements.

4. **The proposed special land use will be in the best interest of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity.**
   Off The Wall occupies approximately 36,464 square feet of anchor space in the Coconut Creek Plaza, quarter million square foot retail center on a hard corner. The family oriented nature of our facility undoubtedly increased the leasing activity at the Coconut Creek Plaza by attracting other family oriented tenants, and provide an immediate economic and employment boost to both the retail center and the surrounding areas.
   Adding a full liquor Bar to our existing facility –the only one in the whole plaza- will further increase the activity in the shopping center by catering to a new and broader demographic.

5. **The proposed special land use will contribute to the economic stability of the community.**
   Off The Wall has generated, in its almost seven years of operations, up to 100 direct jobs.
   To maintain this employment rate, we must keep up with the industry trends and the practices of our competition.
   A complete full liquor bar addition to our facility will not only help us maintain our current team, but will also generate new jobs related to the incorporation of the bar and the expected increase in sales

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 this chapter or some other special land use permitted on the site.**
   There will be no undesirable use of the premises or the area surrounding the premises. Our use is geared to the family activities of children, parents and young adults.

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.**
   The proposed use will occupy an existing space at our Family Entertainment Center. It is no more intensive than our current use.

8. **The proposed special land use will be consistent with goals, objectives and policies of the comprehensive plan.**
   These have been prior met by the developer of the retail center during the development process. Our use is consistent in providing a safe, secure environment for family and young adult's activities.

SPECIFIC STANDARDS FOR ALL SPECIAL LAND USES:

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.**
   This is an existing facility. All services were previously approved during the development of the retail center, and there will be no reduction thereof.

2. **The proposed use will not result in a significantly greater amount of through traffic on local streets than would result for a development permitted by right.**
   This is an existing facility. All traffic standards were previously met during the development of the retail center, and there will be no increase in through traffic.

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.**
   No extension, enlargement or reconfiguration of any thoroughfare will be required.

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.**
   There will be no enlargement of any such systems. This is an existing facility and Off The Wall will only use those existing utilities and drainage systems that are currently in place.

5. **The proposed land use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.**
   No addition public safety services will be required, due to the nature of our facility and the hours of operation. Our policy states that children and anyone under 18 years old should be always accompany by a parent or representative.

6. **If the special land use is combined with another special land use or permitted uses on the site, the overall intensity and scale of uses on the site is appropriate given the adequacy of the proposed buffers and the setbacks and the land uses surrounding the property.**
   The proposed land use is not combined with other special land uses. All buffers and setbacks were approved during the development of the retail center.

Property Id: **Please see map disclaimer

February 18, 2020

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser

February 26, 2020

Re: **Off The Wall**
Request for Special Land Use
NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised that the City of Coconut Creek Planning and Zoning Board will consider a request for special land use approval on March 11, 2020 at 7:00 p.m. at the Coconut Creek Government Center, 4800 West Copans Road, Coconut Creek, Florida 33063.

The applicant, Off the Wall, is specifically requesting a special land use approval for a full liquor license. The subject is located at 4939 Coconut Creek Parkway.

Danny Evers
General Manager
4939 Coconut Creek Pkwy.
Coconut Creek, Fl. 33063
Danny.E@otwusa.com

Gmail by Google

Danny Evers <danny.e@otwusa.com>

Type of Liquor License and additonal information

Danny Evers <danny.e@otwusa.com> Wed, Feb 26, 2020 at 1:49 PM
To: "Aguiar, Lizet" <LAguiar@coconutcreek.net>, "Edwards, Amy" <aedwards@coconutcreek.net>

Good Afternoon,

We are incorporating a full liquor bar of approximately 10 stools to our existing restaurant. It will be located in the back of the store where our current parents lounge is. We want parents and young adults to have the option to enjoy a drink while visiting our establishment.
The liquor license we will apply for is the 4COP-SFS which restricts our liquor sales to less than half of our food sales. Based on our Davie experience, liquor sales do not reach 25% of total food and beverage sales (see power point presentation attached)

If you need any further information please let me know.

Thank you.

Off The Wall TRAMPOLINE FUN CENTER

Danny Evers
General Manager
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Coconut Creek, FL 33063
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www.OffTheWallFL.com