

From: do-not-reply@coconutcreek.net
To: DRC
Cc: JKONARSKI@GREENBERGFARROW.COM; JKONARSKI@GREENBERGFARROW.COM
Subject: A new Development Review Application has been filled out!
Date: Thursday, May 8, 2025 9:08:51 AM

DRC Webform application

APPLICATION INFORMATION

Temporary DRA# = 460

Application Type: Site Plan Site Plan Modification - Nonresidential

Base Fee:

Total Acres: 1.12

Total Residential: 0.00

Total Non-Residential: 0.00

Total Fees:

Project Name: TEXAS ROADHOUSE ADDITION

Project Location: 5951 LYONS RD

Plat Name: SAWGRASS EXCHANGE

Folio No: 484207130020

Current Zoning: PCD

Summary of Request: PROPOSED BUILDING ADDITION OF 627SF TO THE EXISTING RESTAURANT.

SUBMITTAL COORDINATOR INFORMATION

Contact Name: JILLIAN KONARSKI

Contact Phone: 9082084328

Company Name: GREENBERGFARROW

Email: JKONARSKI@GREENBERGFARROW.COM

Address: 92 E MAIN ST, SUITE 410, SOMERVILLE, NJ 08876

AGENT/APPLICANT INFORMATION

Contact Name: JILLIAN KONARSKI

Contact Phone: 9082084328

Company Name: GREENBERGFARROW

Email: JKONARSKI@GREENBERGFARROW.COM

Address: 92 E MAIN ST, SUITE 410, SOMERVILLE, NJ 08876

OWNER INFORMATION

Contact Name: LYONS ROAD GROUP LLC

Contact Phone: 9082084328

Company Name: LYONS ROAD GROUP LLC

Email: JKONARSKI@GREENBERGFARROW.COM

Address: 1260 NW 72ND AVE, MIAMI, FL 33126

DEVELOPER INFORMATION

Contact Name: TEXAS ROADHOUSE

Company Name: TEXAS ROADHOUSE HOLDINGS LLC

Address: 6040 DUTCHMANS LANE, LOUISVILLE, KY 40205

ARCHITECT INFORMATION

Contact Name: GREENBERGFARROW

Company Name: GREENBERGFARROW

ENGINEER INFORMATION

Contact Name: GREENBERGFARROW
Company Name: GREENBERGFARROW
LANDSCAPE ARCHITECT INFORMATION
Contact Name: GREENBERGFARROW
Contact Phone:
Company Name: GREENBERGFARROW
SIGNATURE: /Jillian M Konarski/



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5855-5951 LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 07 13 0020
Property Owner	LYONS ROAD GROUP LLC	Millage	3212
Mailing Address	1260 NW 72 AVE MIAMI FL 33126	Use	16-02
Abbr Legal Description	SAWGRASS EXCHANGE PLAT 165-2 B PARCEL B		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$3,920,430	\$15,055,750	\$18,976,180	\$18,976,180	
2022	\$3,920,430	\$15,055,750	\$18,976,180	\$18,799,880	\$532,407.52
2021	\$3,920,430	\$13,170,370	\$17,090,800	\$17,090,800	\$483,790.40

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$18,976,180	\$18,976,180	\$18,976,180	\$18,976,180
Portability	0	0	0	0
Assessed/SOH	\$18,976,180	\$18,976,180	\$18,976,180	\$18,976,180
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$18,976,180	\$18,976,180	\$18,976,180	\$18,976,180

Sales History

Date	Type	Price	Book/Page or CIN
11/15/2004	SW*	\$6,350,000	38647 / 257
11/1/1996	SW*	\$424,600	25672 / 60

Land Calculations

Price	Factor	Type
\$7.25	538,521	SF
\$0.10	161,500	SF
Adj. Bldg. S.F. (Card, Sketch)	138364	

Eff./Act. Year Built: 2009/2008

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
C			CM					
138364			16.1					

This Instrument Prepared By:

Jon Jay Ferdinand, Esquire
Ferdinand & Sullivan, P.A.
100 W. Cypress Creek Road
Suite 910
Ft. Lauderdale, FL 33309
Florida Bar # 180250

Record and Return To:

Leslie L. Florez, Esquire
782 N.W. LeJeune Road, Suite 350
Miami, Florida 33126

Property Appraiser's
Identification No: 18207-13-00200

Grantee's Tax I.D. #: _____

SPECIAL WARRANTY DEED

This Special Warranty Deed made as of November 15, 2004 by **GBV INTERNATIONAL, LTD.**, a Florida limited partnership, (the "Grantor") whose post office address is 998 N.W. 9th Court, Boca Raton, FL 33486, to **LYONS ROAD GROUP, LLC**, a Florida limited liability company (the "Grantee"), whose post office address is 1260 N.W. 72nd Avenue, Miami, FL 33126.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities)

WITNESSETH

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of Florida, and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF AS AND FOR THE LEGAL DESCRIPTION.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining: provided however, with respect to equivalent residential connections of water and sewer capacity ("ERC's), the foregoing shall include all of Grantor's right, title and interest to 74 ERC's.

SUBJECT TO:

1. All zoning restrictions and prohibitions imposed by governmental or quasi-governmental authorities;
2. Taxes accruing subsequent to December 31, 2004;
3. All of the matters set forth on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same in fee simple forever.

AND said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, that the Grantor hereby warrants the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its general partner thereunto duly authorized, the day and year first above written.

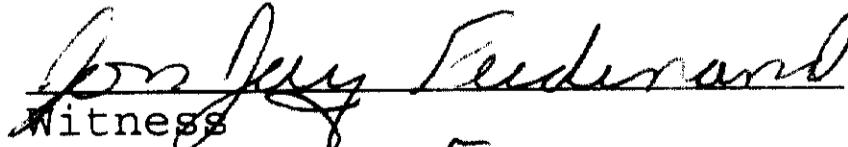
Signed, sealed, and delivered
in the presence of these
witnesses:



Witness

Michael J. Covelli

Printed or typed name

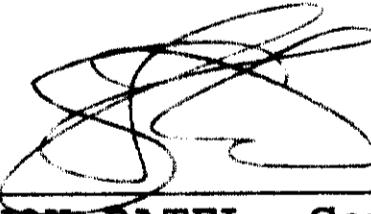


Witness

Jon Jay Fersman

Printed or typed name

**GBV INTERNATIONAL, LTD., a
Florida limited partnership**



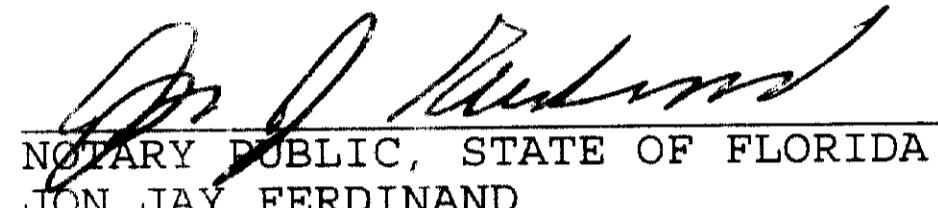
By:

ASHOK PATEL, General Partner

STATE OF FLORIDA)
COUNTY OF BROWARD)
) SS:
)

The foregoing instrument was acknowledged before me this *12th*
day of November, 2004 by ~~ASHOK PATEL, the General Partner of GBV~~
~~INTERNATIONAL, LTD., a Florida limited partnership~~, on behalf of
the Partnership. He is personally known to me or produced _____
as identification.

WITNESS my hand and official seal.


NOTARY PUBLIC, STATE OF FLORIDA
JON JAY FERDINAND
COMMISSION NUMBER DD081168

My commission expires:

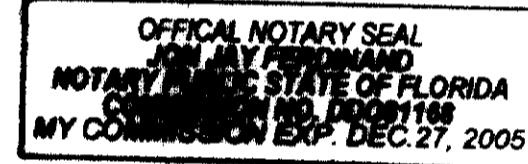


EXHIBIT "A"

LEGAL DESCRIPTION

DESCRIPTION:

ALL OF PARCEL "B" AND A PORTION OF PARCEL "E", "SAWGRASS EXCHANGE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "E"; THENCE S.54°05'05"W. ALONG THE SOUTH LINE OF SAID PARCEL "E", A DISTANCE OF 130.03 FEET; THENCE S.67°26'36"W. ALONG THE SOUTH LINE OF SAID PARCEL "E", A DISTANCE OF 428.74 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 3,759.72 FEET AND A CENTRAL ANGLE OF 02°25'43"; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL "E" ALONG THE ARC A DISTANCE OF 159.36 FEET; THENCE N.00°24'54"W. ALONG THE WEST LINE OF THE SOUTHERLY PROJECTION AND THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 1,211.76 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID PARCEL "E"; THENCE N.89°37'06"E. ALONG THE NORTH LINE OF SAID PARCEL "E", A DISTANCE OF 671.05 FEET; THENCE S.45°25'03"E., A DISTANCE OF 63.72 FEET; THENCE S.06°25'25"W., A DISTANCE OF 113.25 FEET; THENCE S.00°24'21"E., A DISTANCE OF 80.42 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.25°47'12"W., A RADIAL DISTANCE OF 28.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 40°52'22", A DISTANCE OF 19.97 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.89°52'36"W., A RADIAL DISTANCE OF 3,258.64 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°28'26", A DISTANCE OF 368.20 FEET; THENCE S.09°14'19"W., A DISTANCE OF 210.17 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.85°39'00"E., A RADIAL DISTANCE OF 3,362.64 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°32'58", A DISTANCE OF 90.94 FEET TO THE POINT OF BEGINNING, (THE PREVIOUS SEVEN COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID PARCEL "E") SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

CONTAINING 742,974.16 SQUARE FEET/17.0426 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JANUARY 26, 2001. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES 472.027.

EXHIBIT B

1. Taxes and assessments for the year 2005 and all subsequent years.
2. Restrictions, conditions, reservations, dedications, easements, and other matters as shown on the Plat of SAWGRASS EXCHANGE PLAT, as recorded in Plat Book 165, Page 2; as effected by instruments recorded November 9, 1999, in Official Records Book 30007, Page 1935, and recorded April 20, 2000, in Official Records Book 30436, Page 2037, all of the Public Records of Broward County, Florida.
3. Terms and conditions of any unrecorded Joint Form Deed(s) of Conservation Easement and Agreement executed by GBV International, Ltd., a Florida Limited Partnership and South Florida Water Management District and Broward County, Florida.
4. Covenants, conditions and restrictions recorded November 20, 1996, in Official Records Book 25672, at Pages 60 & 66, of the Public Records of Broward County, Florida.
5. Covenants, conditions and restrictions recorded December 26, 1984, in Official Records Book 12221, at Page 478, of the Public Records of Broward County, Florida.
6. Covenants, conditions and restrictions for Sawgrass Exchange, recorded February 8, 2000, in Official Records Book 30241, at Page 1193, as corrected by instrument recorded May 28, 2004, in Official Records Book 37568, at Page 672, and as affected by Sub-Declaration of Covenants and Restrictions recorded January 11, 2001, in Official Records Book 31182, at Page 1, all of the Public Records of Broward County, Florida, which contain provisions creating easements, assessment and/or use restrictions.
7. Nonvehicular Access Line Agreement recorded January 4, 2000, in Official Records Book 30156, at Page 1952, of the Public Records of Broward County, Florida.
8. Easements in favor of Florida Power & Light recorded in Official Records Book 1791, at Pages 71 & 73, and in Official Records Book 16197 at Page 360; all of the Public Records of Broward County, Florida.

9. County Ordinance No. 96-11 recorded May 20, 1996, in Official Records Book 24897, at Page 265, of the Public Records of Broward County, Florida.
10. Land Development Regulations contained in Development Order as disclosed by Notice of Adoption of Development Order recorded in Official Records Book 15035 at Page 770; as affected by Notice of Adoption of Modification to an Adopted Development Order Sawgrass Exchange Project-Coconut Creek, Broward County, FL, recorded January 24, 1994, in Official Records Book 21673 at Page 977, of the Public Records of Broward County, Florida.
11. Terms and Conditions of Road Impact Agreement recorded March 19, 1997, in Official Records Book 26165 at Page 266, as affected by that certain Correction Partial Release of Road Impact Lien (as to Parcels C and D), recorded April 20, 2001, in Official Records Book 31507 at Page 019, both of the Public Records of Broward County, Florida.
12. Terms and Conditions of Agreement between BROWARD COUNTY, CITY OF COCONUT CREEK and GBV INTERNATIONAL, LTD. for Installation of Required Improvements relating to Sawgrass Exchange Plat, recorded in Official Records Book 28226 at Page 656; as affected by that certain Amendment to Road Improvement Agreement recorded in Official Records Book 30156 at Page 1963, as affected by that certain Release of Lien in Agreement For The Installation Of Required Improvements recorded in Official Records Book 30892 at Page 1015, all of the Public Records of Broward County, Florida.
13. Terms and Conditions of Traffic Signalization Agreement between BROWARD COUNTY, CITY OF COCONUT CREEK and GBV INTERNATIONAL, LTD. recorded in Official Records Book 28226 at Page 685; as affected by that certain Release of Lien for Traffic Signalization Agreement recorded in Official Records Book 30892 at Page 1034, both of the Public Records of Broward County, Florida.

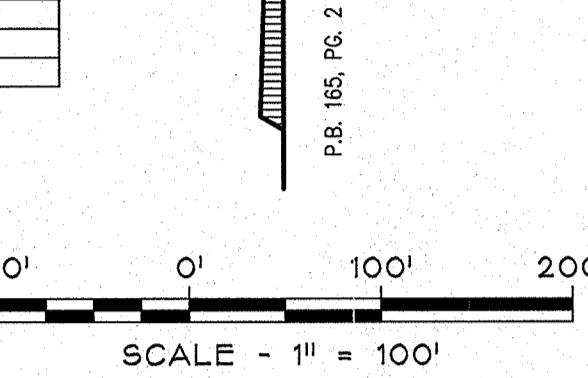
LEGEND

EXISTING BUILDING	WATER STUB OUT
PROPERTY LINE	PIPE HYDRANT
UTILITY POLE (UP), OVERHEAD LINES & GUY	WATER VALVE
FIBER OPTIC CABLE	GAS VALVE
TREE LINE	GAS METER
SANITARY SEWER MANHOLE	MONITORING WELL
SANITARY CLEAN-OUT (SCO)	POST INDICATOR VALVE
TELEPHONE MANHOLE/PEDESTAL	PIV
STORM GRAN PIPE WITH HEADWALL	MAILBOX
DOUBLE-WING CATCH BASIN	STREET SIGN
SINGLE-WING CATCH BASIN	TRAFFIC SIGNAL POLE
JUNCTION PIPE (JP)	BACKFLOW PREVENTER
DROP OFF CURB INLET (DO OR C)	PIPE DEPT. CONNECTION
FENCE	FIBER OPTIC BOX
DRAINAGE DITCH OR SWALE	IRRIGATION CONTROL VALVE
EXISTING 10 FOOT CONTOUR	DRAINAGE MANHOLE
EXISTING 2 FOOT CONTOUR	R/W
EXISTING GRADE SPOT ELEVATION	REBAR PIN FOUND
DIRECTION OF SURFACE FLOW	OTF
RECORDED DATA	CRIMP TOP PIPE FOUND
PARKING SPOT COUNT	CMF
LINEAR FEET (LF)	BRASS DISK FOUND
ELECTRICAL TRANSFORMER BOX	AXLE FOUND
ELECTRICAL METER	RBS
ELECTRICAL STUB OUT	CMP
UNKNOWN UTILITY STUB OUT	RCP
	HDPE
	DIP

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 54°05'05" W	130.03'
L2	S 45°25'03" E	63.72'
L3	S 06°25'25" W	113.25'
L4	S 00°24'21" E	80.42'
L5	N 00°24'21" W	158.57'
L6	S 00°24'21" W	12.00'
L7	S 44°38'05" W	48.69'
L8	N 74°05'00" W	33.86'
L9	S 02°34'24" E	162.99'
L10	S 02°34'24" E	80.20'
L11	N 41°43'10" E	28.08'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3759.72'	159.36'	S 68°39'28" W	159.35'
C2	28.00'	19.97'	S 43°46'37" E	19.55'
C3	3258.64'	368.20'	S 03°06'49" W	368.00'
C4	3362.64'	90.94'	S 03°34'31" W	90.93'



TITLE EXCEPTIONS

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER NCS-786074-CLE DATED APRIL 15, 2016 AT 8:00 A.M. AND UPDATED ON FEBRUARY 1, 2017.

SURVEYORS COMMENTS ARE WITH RESPECT TO THAT PARCEL CONVEYED TO LYONS ROAD GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED IN O.R.B. 38647, PG. 257, BROWARD COUNTY, FLORIDA RECORDS.

SURVEY RELATED SCHEDULE B - SECTION 2 EXCEPTIONS

9. PROVISIONS OF THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PLAT DEPICTS THE SUBJECT PROPERTY AREA BUT THERE ARE NOT AFFECTING MATTERS.
10. PROVISIONS OF THE PLAT OF SAWGRASS EXCHANGE PLAT, RECORDED IN PLAT BOOK 165, PAGE 2; RENEWAL AND ACCEPTANCE OF DEDICATIONS RECORDED IN BOOK 30007, PAGE 1935; AGREEMENT RECORDED IN BOOK 30156, PAGE 1952; AND RECORD OF NOTICE FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY RECORDED IN BOOK 30436, PAGE 2037 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
11. INTENTIONALLY DELETED.
12. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 1791, PAGE 73. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
13. CANAL EXCavATION RECORDED IN BOOK 5784, PAGE 128. MAY AFFECT THE PARENT TRACT BUT IS NOT PLOTTABLE. DOES NOT AFFECT THE SUBJECT PROPERTY.
14. INTENTIONALLY DELETED.
15. DECLARATION OF COVENANTS, RECORDED IN BOOK 12221, PAGE 478, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). DOCUMENT APPEARS TO HAVE EXPIRED.
16. INTENTIONALLY DELETED.
17. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF ADOPTION OF DEVELOPMENT ORDER RECORDED IN BOOK 16035, PAGE 1770 AND NOTICE OF ADOPTION OF MODIFICATION TO AN ADOPTED DEVELOPMENT ORDER SAWGRASS EXCHANGE PROJECT RECORDED IN BOOK 21673, PAGE 377. AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
18. INTENTIONALLY DELETED.
19. INTENTIONALLY DELETED.
20. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 1791, PAGE 360. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
21. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 98-11 RECORDED IN BOOK 24897, PAGE 265. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
22. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 136-99 RECORDED IN BOOK 23759, PAGE 289. DOES NOT AFFECT THE PARENT TRACT OR THE SUBJECT PROPERTY.
23. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 131-96 RECORDED IN BOOK 25759, PAGE 293. DOES NOT AFFECT THE PARENT TRACT OR THE SUBJECT PROPERTY.
24. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ROAD IMPACT AGREEMENT RECORDED IN BOOK 26165, PAGE 266 AND CORRECTION PARTIAL RELEASE OF ROAD IMPACT LIEN RECORDED IN BOOK 31501, PAGE 19. AFFECTS THE SUBJECT PROPERTY. BUT IS NOT SURVEY RELATED AND NOT PLOTTABLE.
25. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 136-95 RECORDED IN BOOK 27300, PAGE 552. AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
26. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 155-97 RECORDED IN BOOK 27593, PAGE 232. DOES NOT AFFECT THE SUBJECT PROPERTY. DOCUMENT ESTABLISHES THE RIGHT-OF-WAY OF SAWGRASS BOULEVARD.
27. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 2000-27 RECORDED IN BOOK 3023, PAGE 674. UNABLE TO DETERMINE IF DOCUMENT AFFECTS. DESCRIPTION TOO VAGUE.
28. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN AGREEMENT RECORDED IN BOOK 26226, PAGE 485 AND RELEASE OF LIEN IN AGREEMENT FOR INSTALLATION OF REQUIRED IMPROVEMENTS RECORDED IN BOOK 30892, PAGE 1015. DOES NOT AFFECT THE SUBJECT PROPERTY.
29. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN AGREEMENT RECORDED IN BOOK 25672, PAGE 60, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
30. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN BOOK 23072, PAGE 68, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
31. DECLARATION OF COVENANTS AND RESTRICTIONS OF SAWGRASS EXCHANGE, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN BOOK 30241, PAGE 1193; BOOK 37588, PAGE 672; AND SUB-DECLARATION OF COVENANTS AND RESTRICTIONS OF SAWGRASS EXCHANGE RECORDED IN BOOK 31182, PAGE 1, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
32. DECLARATION OF COVENANTS AND RESTRICTIONS OF SAWGRASS EXCHANGE, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN BOOK 30241, PAGE 1193; BOOK 37588, PAGE 672; AND SUB-DECLARATION OF COVENANTS AND RESTRICTIONS OF SAWGRASS EXCHANGE RECORDED IN BOOK 31182, PAGE 1, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
33. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN JOURNAL DEED OF CONSERVATION EASEMENT AND AGREEMENT RECORDED IN BOOK 44091, PAGE 40. AFFECTS THE PARENT TRACT AS SHOWN ON THE SURVEY. DOES NOT AFFECT THE SUBJECT PROPERTY.
34. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN RESOLUTION NO. 2007-24, WATER AND WASTEWATER AGREEMENT RECORDED IN BOOK 44258, PAGE 816. CTS

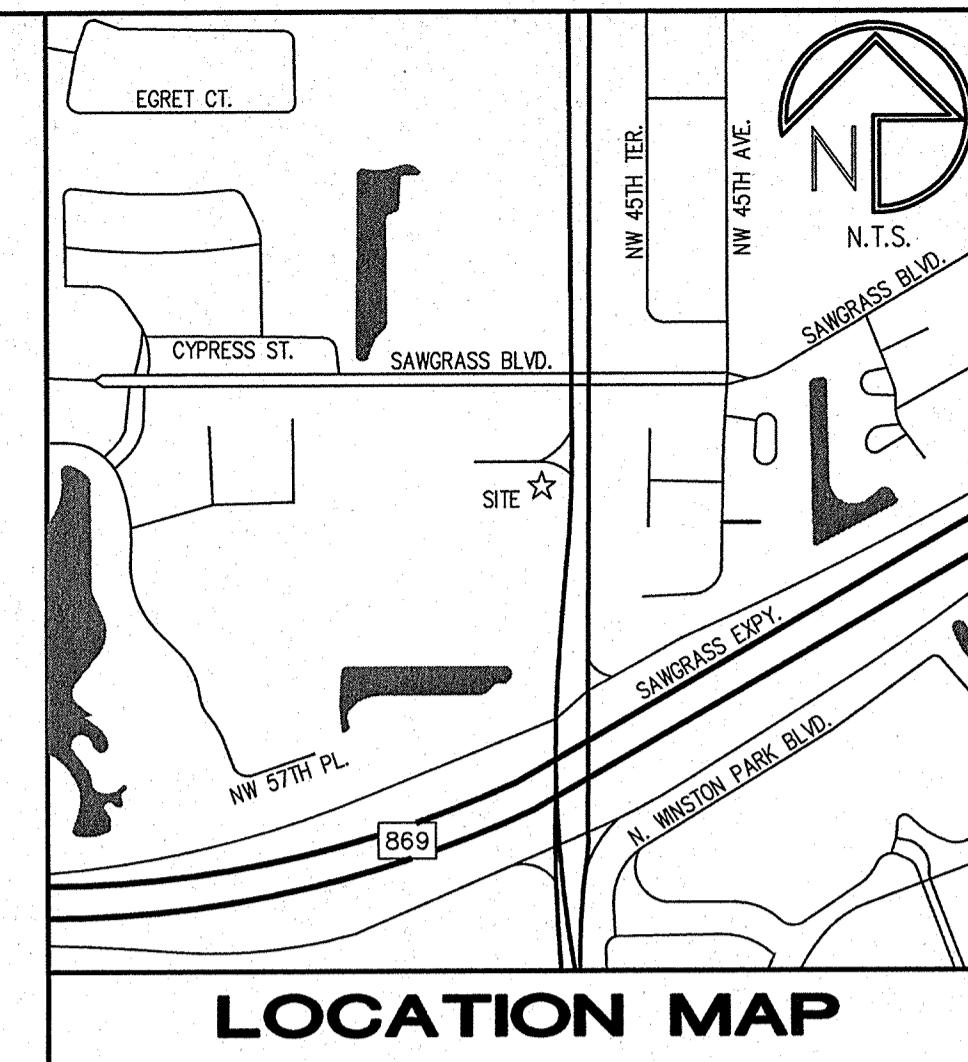
AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.

36. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN RESOLUTION NO. 2007-24, RECORDED IN BOOK 44649, PAGE 1289. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
37. UTILITY EASEMENT RECORDED IN BOOK 44649, PAGE 1289. AFFECTS AS SHOWN ON THE SURVEY.

38. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 45607, PAGE 99. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
39. ALL OF THE TERMS, PROVISIONS AND CONDITIONS SET FORTH AND CONTAINED IN THAT CERTAIN LEASE AGREEMENT BETWEEN LYONS ROAD GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSOR, AND FAMILY FUN CONCERTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSEE, A MEMORANDUM OF WHICH IS RECORDED AS INSTRUMENT NO. 11322799, DOES NOT AFFECT THE SUBJECT PROPERTY.
40. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED.
41. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). NO DOCUMENT PROVIDED TO THE SURVEYOR.
42. MATTERS AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY RODNEY E. ABNEY, JR., PLS, FLORIDA REGISTRATION NO. 6429, DATED JULY 13, 2016 AND LAST REVISED FEBRUARY 9, 2017, PROJECT NO. 16-110-0 AS FOLLOWS:

- A. CONCRETE SIDEWALK EXTENDS OVER THE EASTERNLY BOUNDARY LINE, WITHOUT THE BENEFIT OF AN EASEMENT;
- B. DRAINAGE STRUCTURE RUNS ACROSS PROPERTY AND ACROSS NORTHERN AND SOUTHERN BOUNDARY LINES, WITHOUT THE BENEFIT OF AN EASEMENT;
- C. SANITARY SEWER LINE LOCATED ON SUBJECT PROPERTY AND RUNS ACROSS THE WESTERN BOUNDARY LINE, WITHOUT THE BENEFIT OF AN EASEMENT;
- D. BRICK PAVERS AND CONCRETE ENTRANCES OVER THE SOUTHERN BOUNDARY LINE; AND
- E. BRICK PAVERS ENTRANCES OVER THE NORTHERN AND NORTHWESTERN CORNER OF THE SUBJECT PROPERTY.

43. PUBLIC NOTICE UNDER CHAPTER 713 FLORIDA STATUTES RECORDED MAY 27, 2016 IN INSTRUMENT NO. 11322817. NO DOCUMENT PROVIDED.
44. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN WATER AND WASTEWATER AGREEMENT BETWEEN LYONS ROAD GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THE CITY OF COCONUT CREEK, FLORIDA, A MUNICIPAL CORPORATION RECORDED DECEMBER 16, 2016 IN INSTRUMENT NO. 11410360. AFFECTS SUBJECT PROPERTY BUT IS NOT PLOTTABLE.



LOCATION MAP

GENERAL NOTES

1. SURVEY PROCEDURES: THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING AN INSTRUMENT CAPABLE OF READING ANGULAR MEASUREMENTS DIRECTLY TO A MINIMUM OF 5 SECONDS OF ARC AND LINE DIMENSIONS DIRECTLY TO 0.01 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 82,455 FEET, AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY COMPASS RULE METHOD.
3. THIS PLAT IS BASED ON MEASUREMENTS OBTAINED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 245,709 FEET.
4. TITLE TO THE SURVEYED PROPERTY IS CURRENTLY VESTED IN LYONS ROAD GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED IN O.R.B. 38647, PG. 257, BROWARD COUNTY, FLORIDA RECORDS.
5. I HAVE EXAMINED FEMA FLOOD INSURANCE RATE MAP, 1201C0165H AND 1201C0166H, BOTH DATED AUGUST 18, 2014 AND HAVE DETERMINED BASED SOLELY BY GRAPHICALLY SCALING THE LOCATION ON THE MAPS THAT THIS PROPERTY IS SHOWN TO BE LOCATED WITHIN THE LIMITS OF THE DESIGNATED FLOOD HAZARD AREA (ZONE "X"--AREAS OF 2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 10 FEET) AND THAT THE PROPERTY IS NOT LOCATED IN A TANGENT CHANNEL OR PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODWAY ZONE "A" THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS (BASE FLOOD ELEVATION: 14.00' (NAVD 88)).
6. THE BASIS OF BEARINGS USED FOR THIS SURVEY IS THE NORTHERLY LINE OF SAWGRASS BOULEVARD PER P.B. 165, PG. 2, AND O.R.B. 27593, PG. 740, BROWARD COUNTY, FLORIDA. ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON BENCH MARK NUMBER "2428" PER THE BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION ELEVATION: 15.89' (NGVD 29) - ELEVATION: 14.33' (NAVD 88). ELEVATIONS SHOWN ON THIS SURVEY ARE NGVD 29.
7. THE SURVEYED PROPERTY IS ZONED PCD (PLANNED COMMERCIAL DISTRICT) ACCORDING TO THE CITY OF COCONUT CREEK, FLORIDA PLANNING & ZONING DEPARTMENT AND IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THIS ZONING CLASSIFICATION. THE SETBACK REQUIREMENTS FOR THIS ZONING CLASSIFICATION ARE:

FRONT	25 FT.
SIDE	25 FT.
REAR	25 FT.
MAXIMUM BUILDING HEIGHT	COMPATIBLE IN SCALE TO THE PRINCIPAL COMMERCIAL DEVELOPMENT.
MAXIMUM BUILDING COVERAGE	40%

8. THE SUBJECT PROPERTY IS A PORTION OF THAT PROPERTY WITH FOLIO NUMBER 4842073020.
9. UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED ON ABOVE GROUND EVIDENCE OBSERVED AT THE TIME OF FIELD SURVEY. NO CERTIFICATION, GUARANTEE, OR WARRANTY OF ANY KIND IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UTILITIES SHOWN OR NOT SHOWN ON THIS SURVEY.
10. THERE WERE NO KNOWN WETLAND AREAS (AS DELINEATED BY APPROPRIATE AUTHORITIES) LOCATED ON THE SURVEYED PROPERTY AS DETERMINED BY APPROPRIATE AUTHORITIES.
11. ALL REBARS SHOWN AS SET BEAR A CAP READING REA-6429.
12. THE CONTOURS SHOWN ON THIS SURVEY ARE AT 1.0 FOOT INTERVALS.
13. THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
14. FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7621.
15. I HEREBY CERTIFY THAT BEING A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, THAT THE SURVEY SHOWN, TO THE BEST OF MY KNOWLEDGE, MEETS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS OF THE STATE OF FLORIDA (CHAPTER 5J7-G) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 AND CHAPTER 161 OF THE FLORIDA STATUTES EXCEPT AS NOTED.
16. BOUNDARY LINES SHOWN HEREON ARE BASED ON THE PLAT BEARINGS AND DISTANCES PER GENERAL NOTE NO. 6 AND ARE IN ACCORDANCE WITH THE DEED. ALL DISTANCES ARE GROUND DISTANCES.
17. THE SUBJECT PROPERTY DEPICTED ON THIS SURVEY IS THE SAME PROPERTY DESCRIBED WITHIN THE TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-786074-CLE WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2017.

CERTIFICATION

TO: TEXAS ROADHOUSE HOLDINGS LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2010 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(1)(2), 8, 9, 11, 13, 18, 19, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 23, 2016.

DATE OF PLAT OR MAP: JULY 13, 2016

Rodney E. Abney, Jr.
FORT
TEXAS ROADHOUSE HOLDING LLC
AND FIRST AMERICAN TITLE
INSURANCE COMPANY

PROJECT NO.
16-110-0
DRAWING FILE:
16-110-0 SURVEY.DWG
SHEET NO.
S-1
1 OF 2



SITE PLAN AESTHETIC DESIGN CRITERIA

Please fill out the following in COMPLETE DETAIL, a restatement does not satisfy code requirements.

AESTHETIC DESIGN CRITERIA (Section 13-37)

1.	<p><i>Harmonious and efficient organizations.</i> The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.</p> <p>The proposed site plan modification is consistent with the existing approved site plan for the center and development of pod-2. This site was planning and is operating as a commercial site. The existing restaurant is operating. The Site plan is proposing additional seating and other associated square footage of expansion to the restaurant. The parking lot is remaining as-is, since it already operates harmoniously with the existing development.</p>
2.	<p><i>Preservation of natural state. Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.</i></p> <p>With this being a pad-site and part of an overall development, the preservation of natural feaatures has already taken place under previous approvals.</p>
3.	<p><i>Enhancement of residential privacy.</i> The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.</p> <p>N/A. Existing commercial site with no residential abutters.</p>
4.	<p><i>Emergency access. Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.</i></p> <p>N/A emergency vehicle access is existing around the entire building. No change.</p>
5.	<p><i>Access to public ways. Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.</i></p> <p>N/A, a sidewalk connection to the public way is existing to join the existing sidewalk within the development and along Lyons Road.</p>
6.	<p><i>Pedestrian circulation. A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.</i></p> <p>N/A, internal pedestrian pathways are existing throughout the development.</p>
7.	<p><i>Design of access and egress drives. The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.</i></p> <p>N/A, no change to the existing access drives are proposed with this application.</p>
8.	<p><i>Coordination with off-site vehicular and pedestrian circulation systems. The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.</i></p> <p>N/A, existing shopping center design and approval incorporated all off-site vehicular and pedestrian circulation systems.</p>
9.	<p><i>Stormwater control.</i> Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.</p> <p>The existing stormwater design is sufficient for the minumal net change of the propsoed addition. The Plans propose rerouting the existing roof gutters and downspouts to new connections to the existing system.</p>
10.	<p><i>Exterior lighting.</i> Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.</p> <p>N/A, no change in exterior lighting, which was previously designed to meet the dark sky ordinance.</p>



DEPARTMENT OF SUSTAINABLE DEVELOPMENT

4800 WEST COPANS ROAD

COCONUT CREEK, FLORIDA 33063

11.

Protection of property values. Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.

The site plan has been designed to be harmoniously integrated into the commercial development. The nature of the project is to improve the existing extremely popular dining location and refresh the existing.

Note: All responses to this checklist are to reflect efforts ABOVE minimum code requirement:

LAND DEVELOPMENT CODE - Section 13-320: Green Building Construct

GREEN STANDARD	DESCRIPTION (description of use in development)
13-320(b)(1)	
LEED Accredited Professional	Paula Hubert ,AIA, LEED AP BD+C
Sustainable Site Development	
Construction Pollution Prevention	Inlet protect and silt fencing will be used to control pollution during construction.
Construction site materials recycling	Contractor shall dispose of all appropriate demolition material. Verification will be provided.
Stormwater management	Existing stormwater facilities are not being redesigned.
Alternative transportation	Bike rack is provided.
Minimizing heat island effect	Updated landscaping plans provided to maintain existing heat island effect.
Water Efficiency	
Innovative water technologies	No change to existing.
Water efficient	No change to existing.
Energy Efficiency	
Minimum energy performance	The Site has two electric vehicle charging stations.
On-site renewable energy	The Site has two electric vehicle charging stations.
Indoor Environmental Quality	
Indoor air quality	No change to existing low VOC paints and stains.
Materials and Recycling	
Recycling of demolition waste	Contractor shall dispose of all appropriate demolition material. Verification will be provided.
Storage and collection of recyclables post occupancy	Texas Roadhouse currently operates with recycling of materials used in the restaurant and will continue to recycle. There are recyclable dumpsters in the dumpster area.
Building re-use	Existing stormwater facilities are not being redesigned and will continue to be used.
Regional materials	Note will be added to the plans directing the use of local material manufacturers.
13-320(b)(3)	
Acknowledgement to maintain the green building components for the life of the building.	Texas Roadhouse acknowledges they will maintain the green building components noted to be used.

GREEN PLAN ACTION ITEM

ACTION ITEM	DESCRIPTION (description of use in development)
Action 1.6 – Ensure 100% of new development projects throughout the City contain <i>conspicuous displays of green technology</i> that function in the project design while providing a social, artistic, and environmental value.	Conspicuous green technology for the addition is updated to remove the rain barrels that were not functioning properly to install a dual electric vehicle charging station.
<i>Action 2.1</i> – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.	Updated landscaping plans provided.
<i>Action 2.2</i> – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. (i.e. high albedo paint on roof)	The building does not currently have a greenroof due to the design. No change to the existing roof.
<i>Action 5.1</i> – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.	Texas Roadhouse recycles all used oil. Recycling will be maintained on site.
<i>Action 5.3</i> – Require all construction and demolition debris to divert 75% of waste from landfills.	A minimum of 75% of construction waste shall be diverted from landfills
<i>Action 6.2</i> – Bicycle parking on site	Existing bike rack to be kept, relocated on site
<i>Action 6.4</i> – Alternative vehicle parking/EV charging stations	EV charging added to the site plan.

Note: All responses to this checklist are to reflect efforts ABOVE minimum code requirements.

Technical Memorandum

November 6, 2025

Project# 29254

To: Jillian M. Konarski, Development Manager
GreenbergFarrow Architecture, Inc.
1230 Peachtree Street, NE
Suite 2900
Atlanta, GA 30309

From: Stephanie Shealey, PE, PTP, PTOE

RE: Proposed Texas Roadhouse Coconut Creek Expansion

PROJECT INFORMATION

Kittelson and Associates, Inc. was retained by GreenbergFarrow to evaluate the trip generation increase associated with the proposed expansion of the Texas Roadhouse in Coconut Creek, Florida. The existing Texas Roadhouse is part of a planned commercial development (PCD). When originally built, no separate traffic analysis was conducted for the Texas Roadhouse, as the traffic concurrency, off-street parking, and overall trip generation were accounted for within the PCD. The City of Coconut Creek indicated that there is remaining development vested within the PCD. This memo documents a trip generation comparison of the existing and proposed Texas Roadhouse to determine the net new trips generated by the expansion of the property; additionally, a review of the PCD is provided to determine the number of vested trips available following the expansion of the Texas Roadhouse.

Trip Generation Comparison

Trip Generation data was gathered from the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition. For the trip generation analysis, land use code 820 – Shopping Centers greater than 150 KSF – was selected to estimate the gross daily trip generation potential for the original PCD.

According to page 43 of the original PCD (included in **Attachments**), the area containing the existing Texas Roadhouse is identified as “Module 3.” Per section **1-C** on page 11, the 17.06 acres of Module 3 is allotted for a maximum development program of 200 KSF of commercial space. As shown in the “Current Entitlement” section of **Table 1**, this would equate to a vested gross daily trip generation potential of 7,402 trips.

Per the Broward County Property Appraiser (record included in **Attachments**), the current buildout of Module 3 totals 138,364 SF of commercial space. As shown in the “Existing Development” section of **Table 1**, the estimated trip generation potential for the existing commercial space is 5,121 gross daily trips. Per the provided Site Plan for the expansion (included in **Attachments**), the proposed modifications to the building result in a net new area of 600 SF (7,773 – 7,163). Adding this to the current building area from the Property Appraiser results in a total proposed condition of 139,964 SF. As shown in the “Proposed Development” section of **Table 1**, the new overall plan is estimated to generate 5,143 gross daily trips.

Table 1 Trip Generation Comparison

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period		
				In Trips	Out Trips	Total	In Trips	Out Trips	Total
Current Entitlement									
Shopping Center (>150k)	820	200 KSF	7,402	104	64	168	326	354	680
Existing Development									
Shopping Center (>150k)	820	138.4 KSF	5,121	72	44	116	226	244	470
Proposed Development									
Shopping Center (>150k)	820	139.0 KSF	5,143	73	44	117	227	245	472
Difference									
Increase due to Proposed Development				22	1	0	1	1	1
Remaining Entitlement				2,259	31	20	51	99	109
									208

As reflected in **Table 1**, the proposed development generates a total of 22 net new trips, with a remaining 2,259 trips in the entitled vesting. Therefore, the PCD remains under the threshold for what is vested with the proposed changes.

CT4000 Family

ChargePoint® Level 2 Commercial Charging Stations

The CT4000 family is the latest generation of ChargePoint commercial charging stations. Refined yet rugged, these stations set the industry standard for functionality and aesthetics.

The CT4000 full motion color LCD display instructs drivers and supports dynamic updates of custom branded videos and advertisements.

Intelligent power management options double the number of parking spaces served by allowing two charging ports to share a single circuit. Sites with single port EV stations can upgrade to dual port stations without requiring additional electrical services.

The CT4000 is the first ENERGY STAR® certified EV charger because it charges efficiently and conserves power when not charging. As an ENERGY STAR certified EV charger, the CT4000 uses significantly less energy than a standard EV charger when in standby mode to help you save money on your utility bill.

All CT4000 models offer one or two standard SAE J1772™ Level 2 charging ports with locking holsters, each port supplying up to 7.2kW. With this standard connector, ChargePoint level 2 stations can charge any EV.

Stations are available in bollard and wall mount configurations for easy installation anywhere. All stations are fully software upgradeable remotely over the air.

Stations come in both 6' and 8' tall models with 18' and 23' cords, respectively. With multiple options for size and cord reach, your station can service up to four parking spaces, reach all car models regardless of parking style or car sizes and increase the usability of your EV spots.

Driver Friendly User Interface

- ⊕ Instructional video shows how to use the station
- ⊕ Multi-language: English, French, Spanish
- ⊕ Touch button interface; works in rain, ice and with gloves
- ⊕ Backed by ChargePoint's world class 24/7 driver phone support

Easily Communicate with Your Drivers

Whether you're a retail establishment wanting to advertise your latest product, a workplace looking to communicate with employees or a municipality wanting to welcome visitors, ChargePoint's prominent LCD screen makes it easy to reach EV drivers:

- ⊕ Daylight readable, with auto brightness control
- ⊕ 640 X 480 resolution active matrix
- ⊕ Full motion 30fps video support
- ⊕ Upload up to 60 seconds of high quality video on a color LCD screen to individual stations as often as desired
- ⊕ Brand your charging stations to communicate with drivers
- ⊕ Instructional video in English, Spanish or French



The First
ENERGY STAR®
Certified EV Charger

Service Products and Support

ChargePoint offers world-class service products and support that help ensure quality of work, save time and money, protect your investment and enhance the productivity of your charging stations. From site planning to installation and setup, to ongoing care and management, when you choose ChargePoint, you're covered.

- **ChargePoint Configuration and Activation:** customized setup and activation of your stations
- **ChargePoint Assure:** the most comprehensive EV Station maintenance and management in the industry

Energy Measurement and Management

- Real-time energy measurement
- 15 minute interval recording
- Time of Day (TOD) pricing
- Load shed by percentage of running average or to fixed power output

Minimize Costs with Flexible Power Management Options

In the vast majority of applications, a full power configuration is the best choice for both station owners and drivers. However, when drivers are parked for a longer time, an intelligent, lower power output can save station owners considerable installation cost while still providing drivers a great charging experience. With flexible power options, station owners can meet the needs of drivers while lowering costs:

Power Select (Patent Pending)

- Allows for a lower capacity (less than 40A) circuit to power each port
- Cuts installation costs by reducing the cost or even avoiding the need to upgrade panels or transformers

Power Sharing

- Dynamically share one 40A, 30A or 20A circuit between two parking spaces
- Doubles the number of parking spots served while reducing installation and operating costs
- Allows station owners to upgrade a single port station to dual port to serve more drivers with no electrical upgrade

Clean Cord Technology

- Keep charging cords off the ground
- Standard on all models
- Ultra-reliable second-generation gravity operated mechanism
- Flexible over entire -40°F to +122°F product temperature range

Safe, Reliable, Energy Efficient Hardware

- UL listed, meeting the stringent requirements of the nation's leading safety standards organization
- Stations are rugged, built to withstand the elements
- Safe, Reliable and Energy Efficient
- ENERGY STAR certified, charges efficiently and conserves power when not charging

When Charging is Mission Critical, Protect Your Investment with ChargePoint Assure

- **Minimize downtime:** ChargePoint Assure provides the most comprehensive EV Station maintenance and management in the industry
- **Get up and running quickly and flawlessly:** Professional guidance for station configuration saves you time, and unlimited changes to station policies flexibly supports your business
- **Eliminate unexpected future expenses:** Cost for parts and on-site labor to install is covered for all Assure eligible repairs
- **One less thing to worry about:** Proactive station monitoring provides you with regular reporting
- **Reduced risk of downtime:** We guarantee 98% annual uptime and one business day response to requests
- **Support when you need it:** We're there for you and your drivers. Phone support available for station owners Monday to Friday from 5 AM to 6 PM Pacific. Phone support for drivers is 24/7/365, so you never need to field a driver call



Promote Your Brand and Business

Having your stations installed in a visible location makes a bold statement about your business' commitment to sustainability and shows that you care about your customers. ChargePoint CT4000 stations are built for customization so you can conveniently promote your brand as well. With custom signage and video you can:

- Increase brand recognition
- Attract EV drivers by making sure your stations are highly visible
- Ensure EV charging installations are consistent with the look and feel of your brand
- Differentiate your stations from standard ChargePoint stations to make them easily identifiable by your driver base



Branded CT4021
Shown with optional
branding on bollard.
18' cords on 6' model.

Easily customizable branding area.
All stations come with *EV Charging Only* sign, which can be replaced with your custom signage.

5.7" color LCD display for customizable video content.

Upload up to 60 seconds of high quality video to individual stations as often as desired.

Daylight readable with auto brightness control.

OPTIONAL:
Additional customizable branding areas.
All stations have standard extrusions to hold your custom signage.

Artwork templates and material specifications are conveniently downloadable from chargepoint.com



Branded CT4025
Shown with optional
branding on back.
23' cords on 8' model.

Bollard Charging Stations



CT4011



CT4021



CT4025

Wall Mount Charging Stations



CT4013



CT4023



CT4027

Contact Us

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-  Call +1.408.705.1992
-  Email sales@chargepoint.com



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chargepoint.com

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Listed by Underwriters
Laboratories Inc.


 ENERGY STAR



1230 Peachtree St. NE
Suite 2900
Atlanta, GA 30309
404.601.4000
www.greenbergfarrow.com
Partnered Solutions. Built on Trust.

December 5, 2025

To City of Coconut Creek
PZ# 25050002

Project Texas Roadhouse – Coconut Creek FL Dining Room Add
Project # 20191590.5
Re Community Meeting Summary

Dear DRC:

Texas Roadhouse held a community meeting to discuss the proposed dining room addition on Tuesday December 2, 2025 at 6:15pm at the Coconut Creek Recreation Center to discuss the dining room addition to the existing restaurant. The required list of guests were contacted with the meeting information. No neighbors attended the meeting.

Sincerely,

Jillian Konarski

Dear Neighbor,

Please be advised that Texas Roadhouse has submitted application for the City of Coconut Creek's Planning & Zoning Board's approval of a room addition to the existing restaurant. The addition is about 610 square feet of new dining room and expanded vestibule. All additional area will be within the existing curbs. The project includes installation of an electric vehicle charging station in the parking in front of the entrance door. New landscaping is also proposed with this project.

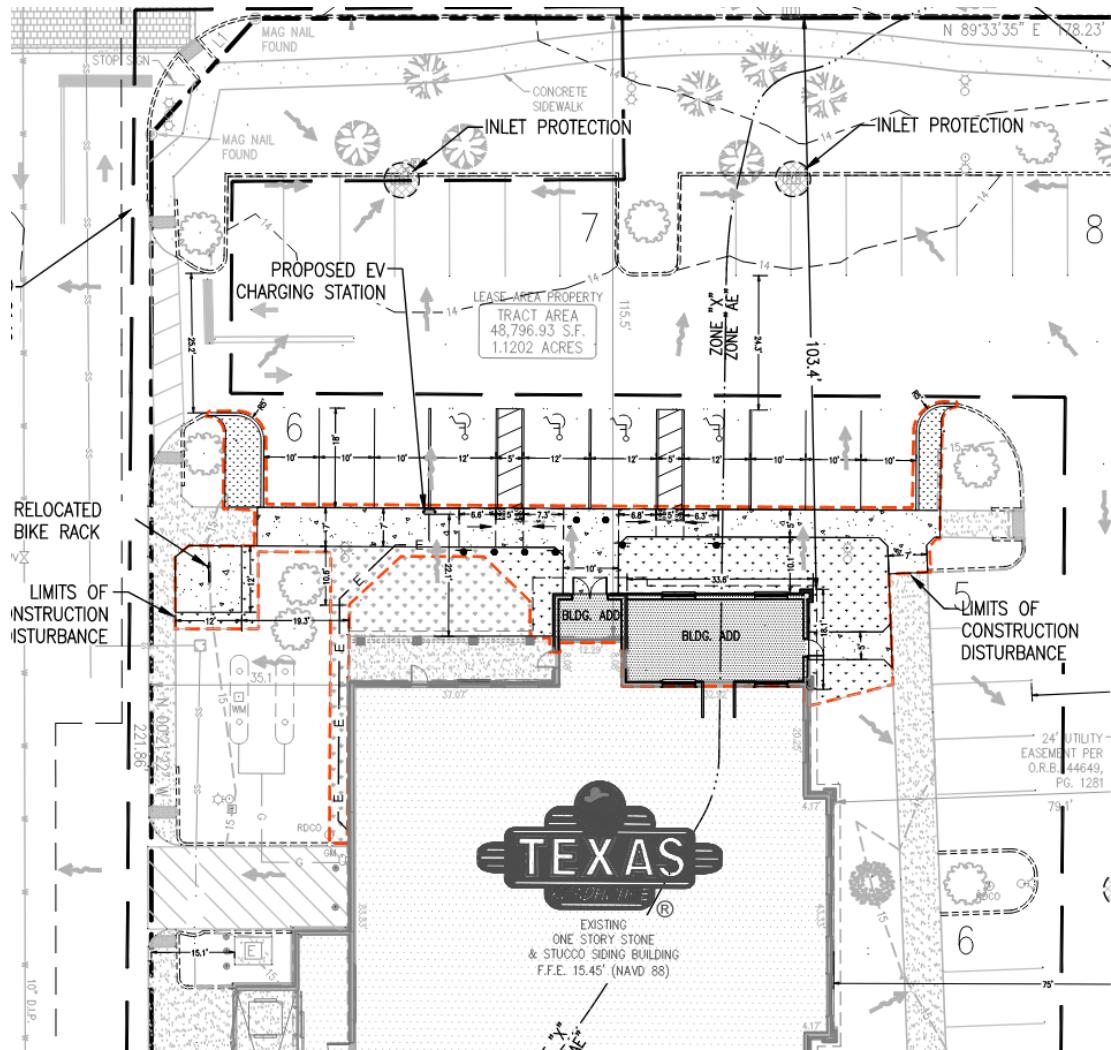
If you'd like to learn more, please join us for an information session meeting.

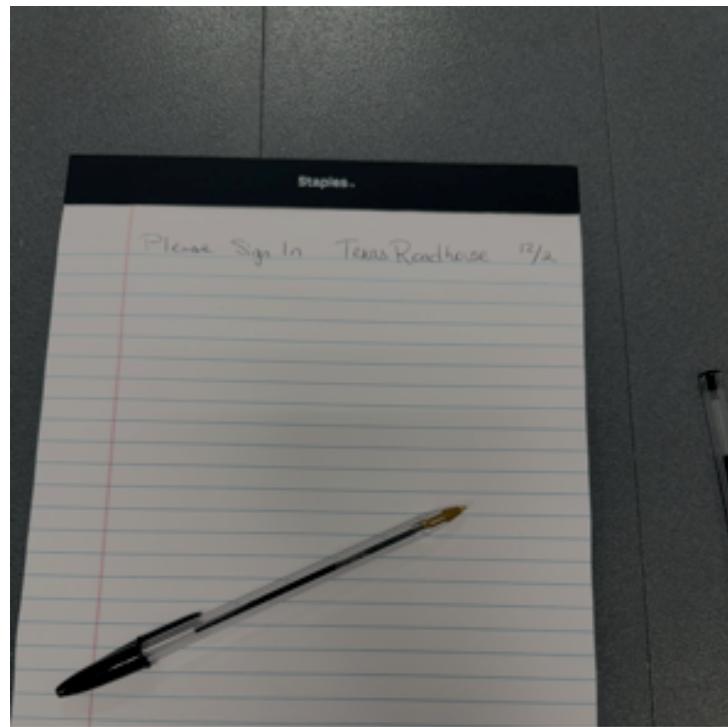
Where: Recreation Complex – Cypress Room, 4455 Sol Press Blvd Coconut Creek, FL 33073

When: Tuesday 12/02/25 at 6:15pm

If you have any questions, please contact Jillian Konarski at ikonarski@greenbergfarrows.com.

Thanks!





Add a Caption

Tuesday • Dec 2, 2025 • 6:16 PM

[Adjust](#)

IMG_9992

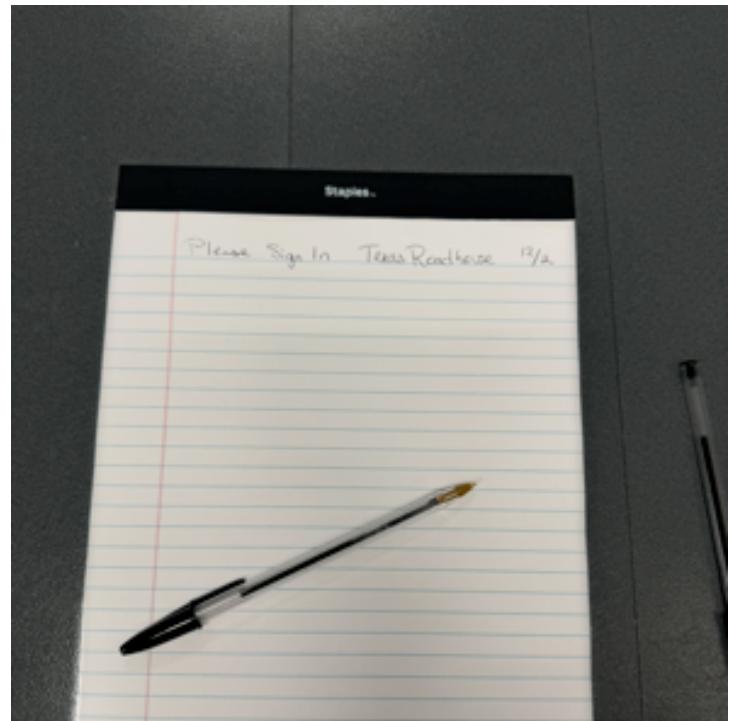
Apple iPhone 15 Pro

HEIF

Main Camera — 24 mm f1.78
12 MP • 3024 x 4032 • 1.2 MB

ISO 80 | 24 mm | 0 ev | f1.78 | 1/120 s

[Add a location...](#)



[Add a Caption](#)

Tuesday • Dec 2, 2025 • 8:05 PM

[Adjust](#)

IMG_9996

Apple iPhone 15 Pro

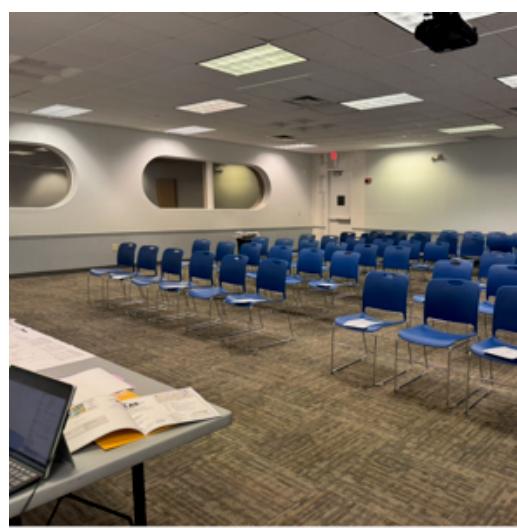
HEIF

Main Camera — 24 mm f1.78
24 MP • 4284 x 5712 • 2.7 MB

ISO 100 | 24 mm | 0 ev | f1.78 | 1/120 s

[Add a location...](#)





Add a Caption

Tuesday • Dec 2, 2025 • 6:01PM [Adjust](#)

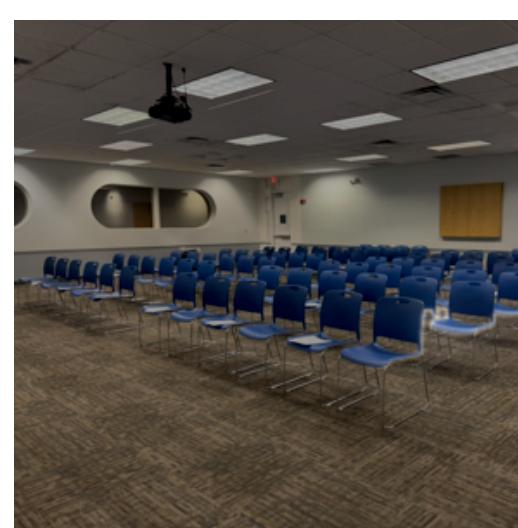
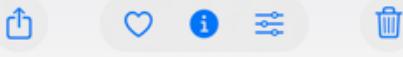
IMG_9990

Apple iPhone 15 Pro

Main Camera — 24 mm f1.78
24 MP • 5712 × 4284 • 2.9 MB

ISO 200 | 24 mm | 0 ev | f1.78 | 1/120 s

[Add a location...](#)



Add a Caption

Tuesday • Dec 2, 2025 • 8:05PM [Adjust](#)

IMG_9997

Apple iPhone 15 Pro

Main Camera — 24 mm f1.78
24 MP • 5712 × 4284 • 3.3 MB

ISO 125 | 24 mm | 0 ev | f1.78 | 1/60 s

[Add a location...](#)



Add a Caption

Tuesday • Dec 2, 2025 • 8:05PM [Adjust](#)

IMG_9998

Apple iPhone 15 Pro

Main Camera — 24 mm f1.78
24 MP • 5712 × 4284 • 3 MB

ISO 200 | 24 mm | 0 ev | f1.78 | 1/120 s

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