



**TACO
BELL**

TACO BELL

SAWGRASS EXCHANGE PLANNED COMMERCE DISTRICT

Coconut Creek City Commission

August 22, 2024

Project Location



Project Location

Zoning

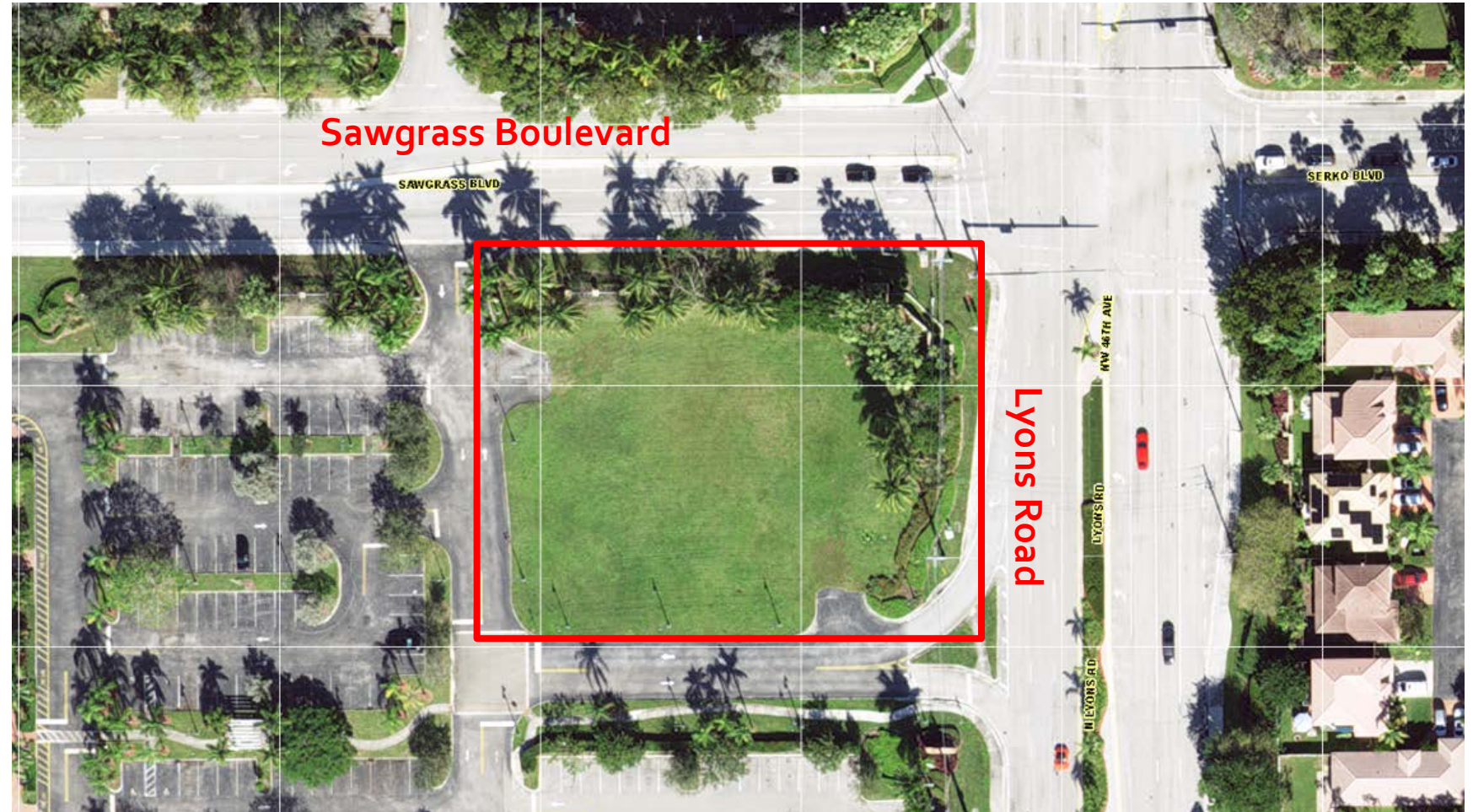
PCD (Planned Commerce District)

Land Use

Commercial

Property Size

+/- 1.00 Acre



Request

- Site plan approval to construct a new +/- 2,376 square foot free standing Taco Bell restaurant with a dual drive-through lane.

Previous Approvals

- City Commission approved the Sawgrass Exchange Planned Commerce District in May 1999.
- City Commission approved an amendment to the Sawgrass Exchange Planned Commerce District on February 23, 2006 (Ord. 2006-004).
- Planning and Zoning Board unanimously recommended approval on June 12, 2024, for the development of the proposed +/- 2,376 square foot Taco Bell restaurant and dual drive-through lane.

Staff's Recommendation to the Planning and Zoning Board

Staff Recommendation:

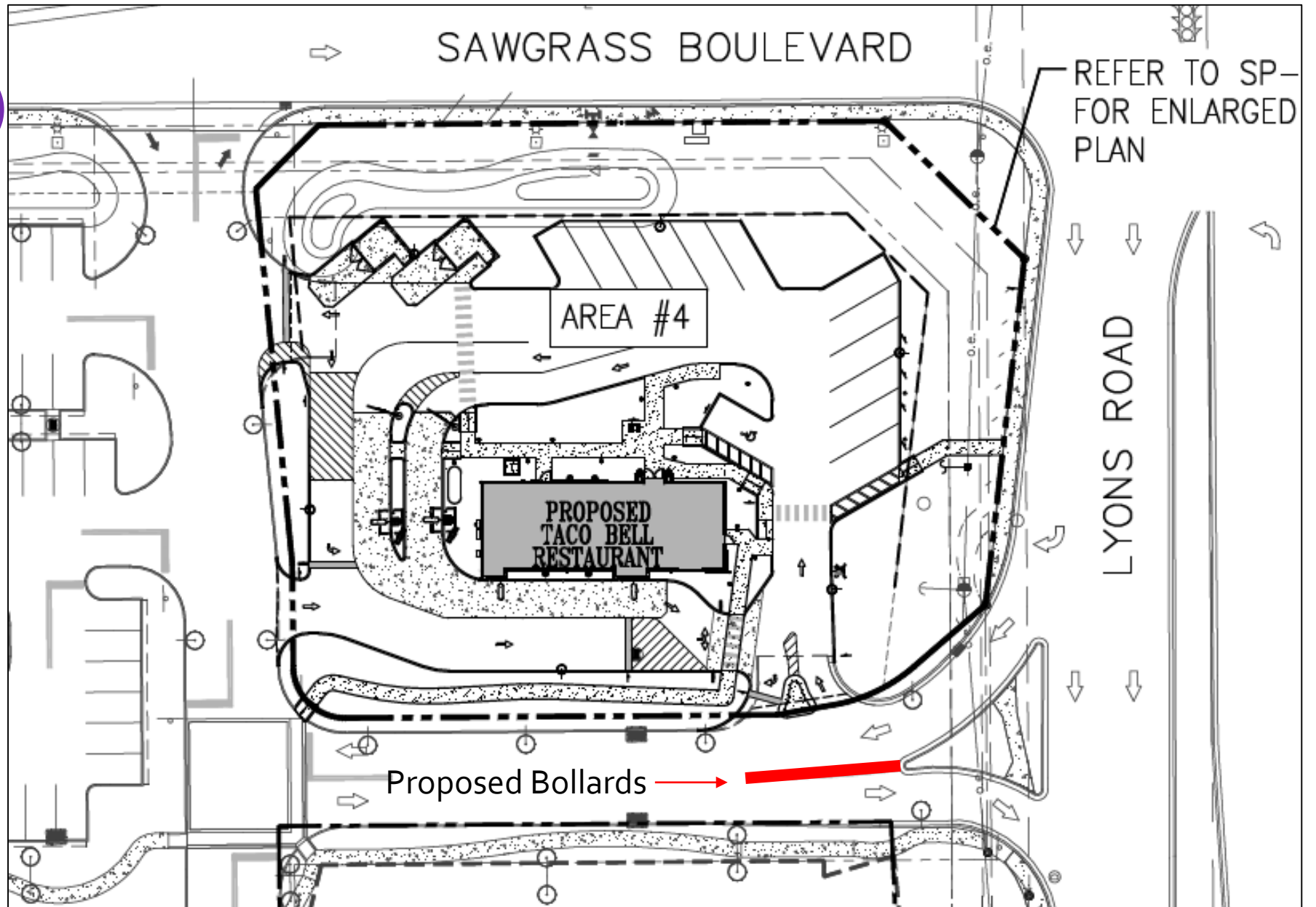
City Staff has reviewed this application and finds the site plan complies with the Sawgrass Exchange PUD/PCD, the Site Plan Review requirements in Division 5, "Site Plan Review Requirements", of the City of Coconut Creek Land Development Code, and recommends approval subject to the condition of approval listed below.

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit unless otherwise stated therein.
2. Prior to the issuance of a Certificate of Occupancy, the business 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.

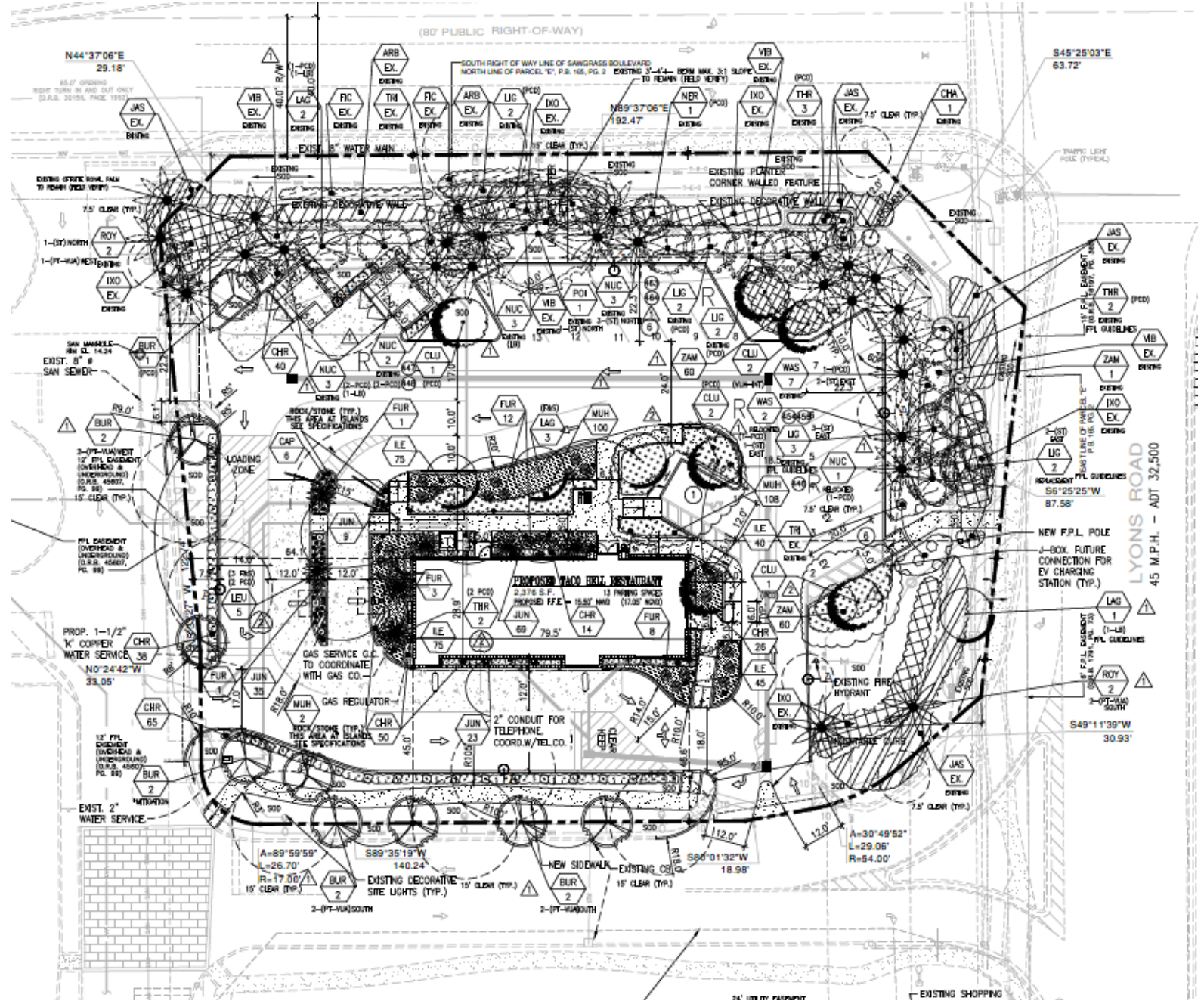
Site Plan (Sheet SP-1.0)

Reduced Hours of
Operation:

- 7 AM- 12 AM
Dining Room
- 7 AM – 1AM
Drive-through



Landscape Plan (Sheet LP-1)



Landscape Plan (Sheet LP-1 Color)



Elevations (North and South)



North



South

Elevations (West and East)



West



East

Renderings - North Elevation (Looking Southwest)



Renderings – South Elevation (Looking Northeast)



Taco Bell's Satisfaction of the City's Sustainability Goals

Taco Bell's development plan satisfies the following sustainable elements and will be included in the building permit submittal:

- Supports Action 1.6: Install two (2) new EV Charging Stations; and
- Solar powered bollards to illuminate sidewalk paths.
- Supports Action 2.2: High albedo roof to reduce heat gain.
- Supports Action 5.3: Dispose of all appropriate demolition material.
- Supports Action 6.2: Bike rack at entrance and pedestrian connection to Lyons Road.
- Resolution 2020-063: Commitment to Green components for the life of the building.
- Resolution 2020-063: Commitment to using earth-friendly cleaning supplies.
- Resolution 2020-063: Commitment not to use polystyrene products

Additionally, Taco Bell proposes the following sustainable site design elements:

- Minimize heat island effect by planting trees every seven (7) parking spaces versus the required ten (10).
- Commitment to instituting and maintaining a recycling program for the life of the building.

The Taco Bell Foundation



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AMBITION ACCELERATOR

FUELING YOUNG CHANGEMAKERS

- The Ambition Accelerator is a social impact challenge for young people, ages 16-26, with bold ideas for creating positive change in their communities and beyond.
- Young people with a game-changing idea or social impact venture can grow their changemaking abilities, access funding, receive feedback, connect with a community of like-minded young people, and more!



COMMUNITY GRANTS

\$15MM+ IN 2023



- The Taco Bell Foundation Community Grants program funds 450+ youth-serving nonprofit partners across the United States.
- Our partners provide direct services for youth academic success, mentorship, college and career exploration and readiness, financial literacy, entrepreneurship, 21st-century skills, and socio-emotional well being.
- Funds raised in local communities, stay in local communities, bolstering the impactful work our partners are doing every day.

LIVE MÁS SCHOLARSHIP

\$10MM+ TO 980 SCHOLARS IN 2023

- The Live Más Scholarship is for students who are pursuing higher education, preparing for the workforce, or using their passion to ignite change in their communities and beyond. The application is reviewed based on passion, social impact, personal presentation and education goals.
- This program is more than a scholarship. We're not merely a one-off check writer – we're a continued partner and collaborator who'll be there with connections and opportunities throughout your journey.





TACO BELL
FOUNDATION

Breaking down barriers to educate and inspire
the next generation [LEARN MORE AT TACOBELLFOUNDATION.ORG](https://www.tacobellfoundation.org)

PURSUE A PASSION



13K+
TOTAL APPLICATIONS
RECEIVED

\$10MM+
AWARDED

90%
4 YEAR UNIVERSITIES

10%
2 YEAR COMMUNITY COLLEGE
AND VOCATIONAL SCHOOLS

TOP PASSIONS



medicine



creative
arts



education



business/
entrepreneurship



social
justice



MEET STACY

SCHOLARSHIP RECIPIENT

Growing up first-gen American and deaf, she dealt with the challenges of multiple language barriers in her household. She hopes to become a deaf education teacher to empower others, share resources, and encourage deaf students to get a college education.

SCHOLARSHIPS FOR TACO BELL TEAM MEMBERS

1.4K+
TEAM MEMBER
APPLICATIONS RECEIVED

\$2.5MM+
AWARDED TO
250
TEAM MEMBERS

UPLIFT COMMUNITIES

**COMMUNITY
GRANTS**

452
ORGANIZATIONS

49
STATES

2MM+
YOUNG PEOPLE WILL BE
SERVED THROUGH GRANTEEES

\$15MM+
GRANTED IN 2023

SOME OF OUR PARTNERS



MEET CITY YEAR

GRANT RECIPIENT

City Year AmeriCorps members serve a year in systemically under-resourced schools across 29 US cities, helping students engage with their learning, develop their potential, and master skills that prepare them for success in college and career.



SCALE A BOLD AMBITION

**AMBITION
ACCELERATOR**

\$200K+
TOTAL SEED FUNDING

PROJECT TYPES



sustainability



incarceration reform



health

TOP THEMES



civic
engagement



youth-
centered



education



tech and
humanity

MEET SPARKLE WHITAKER

FOUNDER OF THE ONYX INCUBATOR

TOP CHANGEMAKER AND RECIPIENT OF A
\$25K SOCIAL IMPACT GRANT



This project advances society for the better by focusing on youth who have experienced incarceration, and supporting them in building their creative and social skills for life after high school.

"It's been incredible to be here, connecting with other changemakers and learning about all the issues they're taking on. It's epic to receive this funding, I'm super grateful and cannot wait for the impact this will have."

- Sparkle Whitaker

Karl Peterson, P.E. – Traffic Engineer

Years of Experience

35

Education

Master of Civil Engineering, 1990
North Carolina State University
B.S. Civil Engineering, 1988
North Carolina State University

Professional Registrations

Professional Engineer, 1996, FL
#49897
Professional Engineer, 1994, NC
#19813
Professional Engineer, 1999, NV
#13818

Organizations

Institute of Transportation
Engineers (ITE), Associate
Member
Past-President – Gold Coast Chapter

Karl B. Peterson, P.E.

Senior Project Manager

Mr. Peterson offers more than 30 years of engineering experience directing, conducting and reviewing traffic engineering / transportation planning analyses, traffic impact / concurrency evaluations, parking demand studies, Project Development and Environment (PD&E) studies, corridor planning studies, and interchange justification and modification reports (IJR / IMR). He has extensive experience in conducting public involvement programs for transportation related projects, serves as city traffic engineer for several south Florida municipalities, and has performed numerous traffic operations and safety studies for the Florida Department of Transportation (FDOT). He has a firm understanding of community issues, assemblies and manages strong project teams for large transportation projects, and is well-respected for his ability to communicate with clients, agencies, elected officials, and the public. In addition, Karl has a long track record of delivering successful projects on-time and within budget.

Transportation Services for Land Development

Karl has conducted more than 1,000 transportation and traffic engineering studies for private land development clients, attorneys, architects, and engineers. His services have included traffic impact analyses, concurrency evaluations, developments of regional impact (DRI), parking design and supply studies, signal warrant studies, access management evaluations, and concurrency audits. These

studies have been conducted throughout the state of Florida, primarily from the Florida Keys to Palm Beach County.

Municipal Services

As Project Manager and primary contact for several cities in south Florida, Karl has advised staff and elected officials on issues regarding site planning and design, traffic impacts, access management evaluations, site circulation, land use planning, location and type of landscaping (as it relates to sight distances and safety measures), traffic signal warrant studies, signing and pavement markings, and parking facilities.

Planning / Project Development and Environment (PD&E) Studies

Karl has performed and/or supervised all aspects of the PD&E and corridor study process. Key elements of these studies include analyses of transportation / land use relationships, travel demand estimates and forecasts, level of service analyses, benefit-cost comparisons, and financial feasibility studies. His project experience includes studies with significant natural and physical environment impacts including those to historically significant properties. Karl has also prepared design traffic memorandums, project purpose and need statements, alternatives analyses and has conducted extensive public involvement programs on highly controversial projects.

Traffic Operations and Safety Studies

As part of several work-order contracts with Florida Department of Transportation (FDOT) in Districts Four and Six, Karl conducted and/or assisted with the technical analyses of more than 75 traffic operational and safety studies. These studies included crash diagrams and analyses, signal warrant studies, intersection analyses, travel time and delay studies, queuing analyses, and pedestrian safety studies.

Infrastructure, Privatization and Finance

Since 1993, Karl has been involved in multiple transportation-related finance studies, including tollroad feasibility analyses, evaluation of managed lanes, privatization studies, benefit-cost analyses, and congestion pricing evaluations. He also performed research and drafted the enabling legislation resulting in the creation of the Miami-Dade County Expressway Authority (MDX).

Airport Planning

Karl has also been involved in a wide range of airport and aviation related planning activities. These include preparing airport site selection studies, terminal area analyses, and airport master plans. He also has conducted air traffic control tower location studies, environmental assessments, and performed statewide aviation system planning.

Relevant Project Experience:

Traffic Engineering Services, Sunrise, FL; Project Manager. Serves as the traffic engineering consultant to the City of Sunrise in Broward County, Florida. In this role, he reviews applications for new development projects within the City. These reviews focus on the layout of the proposed site plans, access issues, internal site circulation, sight distances, and traffic impacts.

Traffic Engineering Services, Tamarac, FL; Project Manager. Serves as the traffic engineering consultant to the City of Tamarac in Broward County, Florida. In this capacity, he reviews applications for site plan development, traffic impact studies, parking studies, and project access.

New River CSX Railroad Bascule Bridge PD&E Study, Fort Lauderdale, FL, Project Manager. This PD&E Study involved a Scherzer Rolling Lift railroad bridge constructed in 1927 over the South Fork of the New River. This historically eligible bridge was determined to be structurally deficient and the project team evaluated rehabilitation options as well as bascule, rolling lift and vertical lift replacement options. Other options considered included a 40 foot diameter tunnel and a fixed span bridge with 55 feet of vertical clearance. This project involved extensive Section 106 / SHPO coordination as well as regular USCG, marine, and railroad industry involvement.

SR 93 / I-75 & Pembroke Road Interchange PD&E Study, Pembroke Pines / Miramar, FL, Project Manager. The study included the analysis of the mainline adjacent interchanges, and a proposed interchange using CORSIM simulation software to determine the operational characteristics of I-75 with and without the proposed interchange in place. Three alternatives were evaluated as part of the study, including the baseline 'no-build' condition, single point urban interchange and tight diamond interchange alternatives. In addition to the engineering aspects of the project, these alternatives were evaluated with respect to potential environmental impacts resulting from the proposed interchange.

Congress Avenue (SR 807) PD&E Study, Lake Worth, FL; Project Manager. Studied the widening and rehabilitation of Congress Avenue (SR 807) from Lantana Road to 6th Avenue South in Palm Beach County, Florida. Both five- and six-lane alternatives were considered along with special treatment and/or additional lanes at major intersections, bridge improvements, widening of the crossroads up to 1,000 feet in each direction where necessary to provide intersection operation at Level of Service (LOS) D or higher, drainage improvements, and the addition of bicycle lanes and sidewalks. The alternatives were considered on left, right, and best fit alignments within the existing right-of-way.

University Drive PD&E Study, Broward / Palm Beach Counties, FL; Traffic Engineering Task Manager. Directed the traffic engineering and planning services to complete the PD&E study for the extension of University Drive in Broward and Palm Beach Counties. Also responsible for completing the Public Involvement Program, assessing community impacts of each proposed alternative, assisting with public involvement activities, completing traffic analyses for each proposed alternative, preparing the Design Traffic Memorandum, and finalizing roadway design for the preferred alternative.

Turnpike PD&E Study, Palm Beach County, FL; Assistant Project Manager. PD&E Study to evaluate and document proposed transportation solutions for this segment of the Turnpike Mainline in Palm Beach County, from Atlantic Avenue to the Lantana Toll Plaza. Proposed improvements included capacity enhancements (widening to six lanes) and widening three existing bridges at Atlantic Avenue, Lake Worth Drainage District Canal, and Boynton Canal. This study involved preparation of a State Environmental Impact Report (SEIR).

NW 107 Avenue AIS and PD&E Study, Miami-Dade County, FL; Task Manager. Conducted an arterial investment study and PD&E study along one of the most congested transportation facilities in Miami-Dade County. Alternatives considered included enhanced transit services, ITS applications, TDM and TSM strategies and alternative corridors.

US 1 PD&E Study, Martin County, FL; Project Manager. Developed roadway expansion concepts and the public involvement program for the US 1 corridor in Martin County. Also directed community involvement efforts, environmental analyses, and agency coordination.

Kings Highway (SR 713) PD&E Study, St. Lucie County, FL; Task Manager. Conducted detailed traffic forecasting and projections for the Kings Highway corridor between State Road 70 (Okeechobee Road) and US 1 for the 2040 horizon year. Developed various roadway alternatives in order to accommodate the future transportation demand.

Sawgrass Expressway / Panther Drive Interchange, Sunrise, FL; Assistant Project Manager. Responsible for overseeing and performing traffic analyses associated with the interchange justification report (IJR); served as the task leader for the preparation of the state environmental impact report (SEIR); conducted the interchange operational analysis reports (IOAR) for the adjacent interchanges and developed the public involvement program.

CR 510 PD&E Study, Indian River County, FL; Task Manager. Provided traffic engineering services and public involvement coordination for the CR 510 PD&E Study. This analysis involved multiple land use scenarios and traffic simulation efforts.

The District, Boca Raton, FL; Project Manager. Provided traffic engineering consulting services for this mixed-use redevelopment project in Boca Raton. The impact analysis was performed in accordance with the county traffic performance standards and city land development regulations to assess impacts to the transportation system.

Lynn University, Boca Raton, FL; Project Manager. Provides ongoing traffic engineering services in support of various development related project on campus. These studies include traffic concurrency analyses, signal warrant studies, parking analyses and master planning efforts.

Florida Atlantic University Football Stadium Traffic Analysis, Boca Raton, FL; Project Manager. Conducted the traffic analysis for the 30,000 seat football stadium that opened in fall 2011. This analysis evaluated the entering and exiting traffic and prepared a traffic simulation analysis to evaluate the traffic operations within the study area.

Bank of America Plaza, Boca Raton, FL; Project Manager. Traffic analysis for the Bank of America Plaza retail development located on Federal Highway in Boca Raton. This involved a traffic concurrency evaluation as well as an access classification study.

Key West International Airport, Key West, FL; Project Manager. Traffic impact analysis to address the roadway impacts associated with the proposed airside and landside expansion of the Key West International Airport.

Traffic Impacts Studies, Monroe County, FL; Project Manager. Conducted more than 300 traffic impact studies throughout the Florida Keys for retail, office, residential, municipal, entertainment, and lodging facilities.

Growth Management General Consulting Contract, Fort Lauderdale, FL; Project Manager. Provided professional planning services to FDOT District Four on a task work order basis. Areas of planning assistance included review of Local Government Comprehensive Plan Amendments, transportation corridor analyses, level of service and transit mitigation plans, review of development plans and proposals, and assistance with transit, bikeway and pedestrian infrastructure needs.

SR 25 / US 27 Action Plan, Broward County, Florida; Project Manager. Developed a long-range plan for the preservation and implementation of mobility strategies within the US 27 corridor in southern Broward County.

US 1 (SR 5) Alternative Corridors Study, Martin County, FL; Project Manager. Performed an area wide analysis of alternative corridors and transportation modes within the rapidly growing Treasure Coast Region of Florida. Project included and extensive origin and destination study and public involvement program.

City of Coral Springs Traffic Engineering Services, Coral Springs, FL; Project Manager. Karl has served as the traffic engineering consultant to the City of Coral Springs in Broward County, Florida. In this role, his reviews focused on applications for new development projects within the City. These reviews focused on site plan layouts, project access, internal site circulation, traffic impacts, and parking. The project team also provided advice to the City regarding traffic operations, safety and traffic calming issues within the City.

FDOT District Six Traffic Operations and Safety Studies, Miami, FL; Task Manager / Quality Control Officer. Assisted with and reviewed more than 50 traffic operations and safety studies. Studies included crash analyses, signal warrant studies, intersection analyses, delay studies, queuing analyses and pedestrian studies.

US 168 Corridor Tollroad Feasibility Study, Chesapeake, VA; Project Manager / Task Manager. Conducted financial feasibility study for the implementation of a toll road in Chesapeake, Virginia. This involved development of traffic volumes, construction and operating and maintenance costs, projection of toll revenues, and identification of alternative funding sources.

US 17 Bypass Corridor Study, Washington, NC; Task Manager. Developed traffic forecasts for a 20-year period on the US 17 corridor in eastern North Carolina. Also prepared roadway concepts for design consideration.

North Broward Preparatory School, Signal Warrant Study, Broward County, FL; Project Manager. Performed traffic analyses and signal warrant study in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) for the school's primary entrance on Lyons Road.

Pine Crest Schools, Boca Raton and Fort Lauderdale, FL; Project Manager. Provided traffic engineering services in support of their capital improvement programs. These services included parking evaluations, queuing (drop-off and pick-up) analyses, on site circulation, and project access.

Trip Generation Study

Table 1 Taco Bell Trip Generation Summary Coconut Creek, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Proposed</i> Fast-Food Restaurant w DT Window Pass-By (52%/50%/55%)	2,376 SF	1,111 <i>(578)</i>	54 <i>(27)</i>	52 <i>(26)</i>	106 <i>(53)</i>	41 <i>(23)</i>	37 <i>(20)</i>	78 <i>(43)</i>
TOTAL		533	27	26	53	18	17	35

Compiled by: KBP Consulting, Inc. (August 2024).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).

Drive-Through Lane Analysis- November 2022

Data collected on Tuesday, November 8, 2022, during the mid-day peak period (11:00 AM to 2:00 PM) and during the evening peak period (5:00 PM to 8:00 PM)

Mid-Day Time Period

- Average Queue: 4.14 vehicles
- 85th Percentile Queue: 7.00 vehicles
- 95th Percentile Queue: 8.00 vehicles
- Maximum Queue: 10 vehicles (11:40 AM to 11:45 AM)

Evening Time Period

- Average Queue: 4.33 vehicles
- 85th Percentile Queue: 6.75 vehicles
- 95th Percentile Queue: 8.00 vehicles
- Maximum Queue: 11 vehicles (7:00 AM to 7:05 AM)

Drive-Through Lane Analysis- August 2024

Data collected on:

- Thursday, August 8, 2024 (9:00 AM) through Friday, August 9, 2024 (2:00 AM)
- Friday, August 9, 2024 (9:00 AM) through Saturday, August 10, 2024 (4:00 AM)
- Saturday, August 10, 2024 (9:00 AM) through Sunday, August 11, 2024 (4:00 AM)

Thursday / Friday Morning Data

- Average Queue: 3.05 vehicles
- 85th Percentile Queue: 5.00 vehicles
- 95th Percentile Queue: 7.00 vehicles
- Maximum Queue: 9 vehicles (10:35 PM to 10:50 PM)

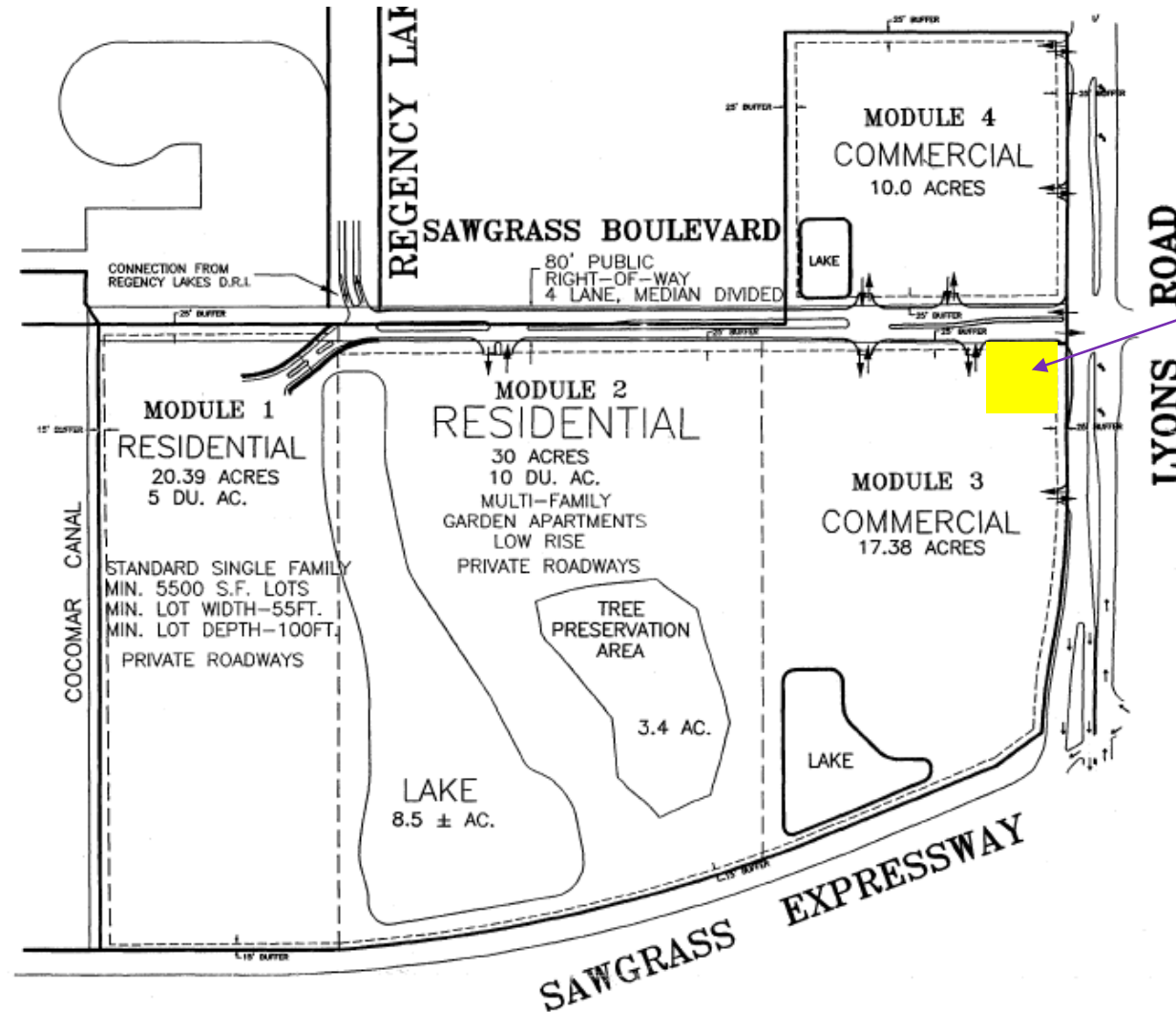
Saturday / Sunday Morning Data

- Average Queue: 2.66 vehicles
- 85th Percentile Queue: 4.00 vehicles
- 95th Percentile Queue: 6.00 vehicles
- Maximum Queue: 9 vehicles (11:35 PM to 11:40 PM)

Friday / Saturday Morning Data

- Average Queue: 3.36 vehicles
- 85th Percentile Queue: 6.00 vehicles
- 95th Percentile Queue: 7.00 vehicles
- Maximum Queue: 9 vehicles (8:30 PM to 8:35 PM, 8:50 PM to 9:00 PM, and 9:25 PM to 9:30 PM)

Sawgrass Exchange Planned Commerce District Legal Requirements



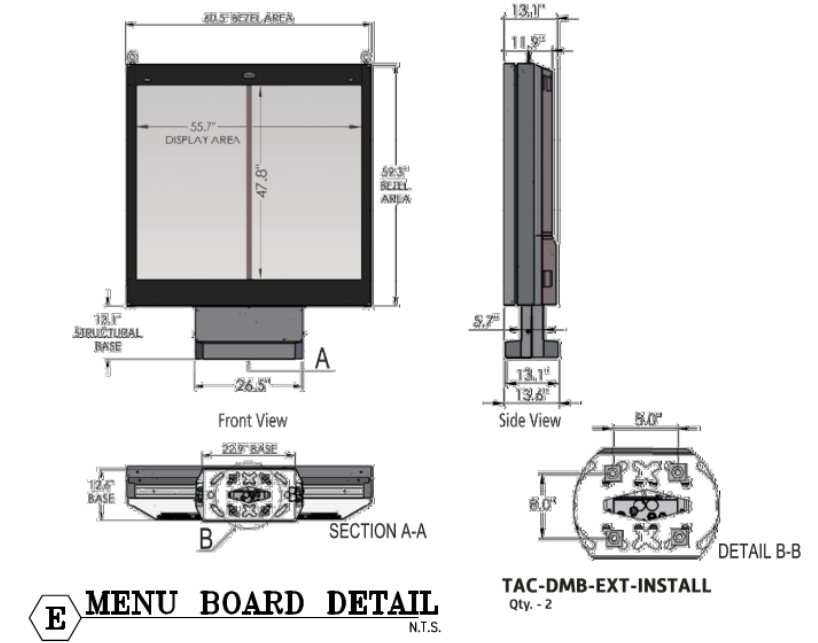
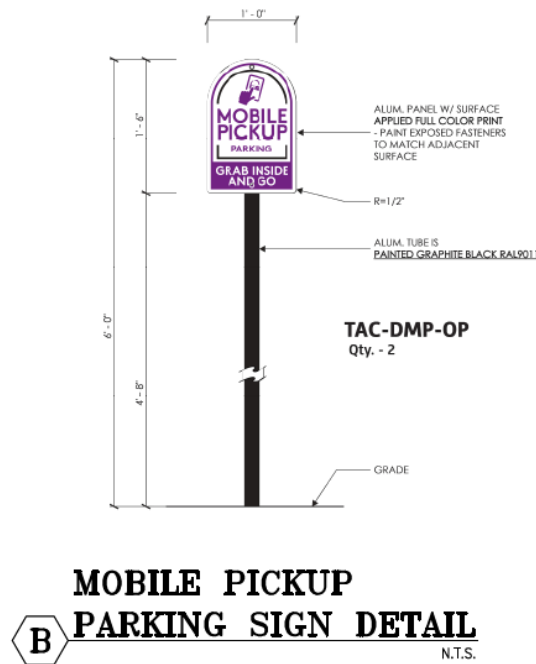
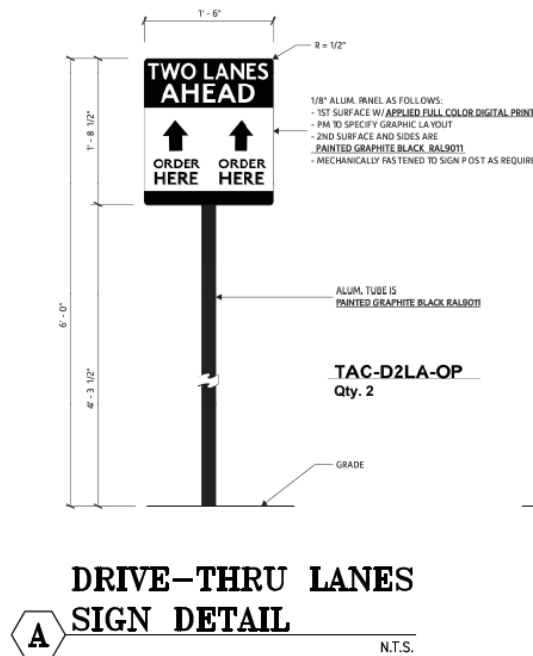
Proposed
Taco Bell Site

PCD Special Land Development Standards: 1-F(b)(1) Setbacks shall be provided at 120% of the setbacks indicated by the PCD Development Standards.

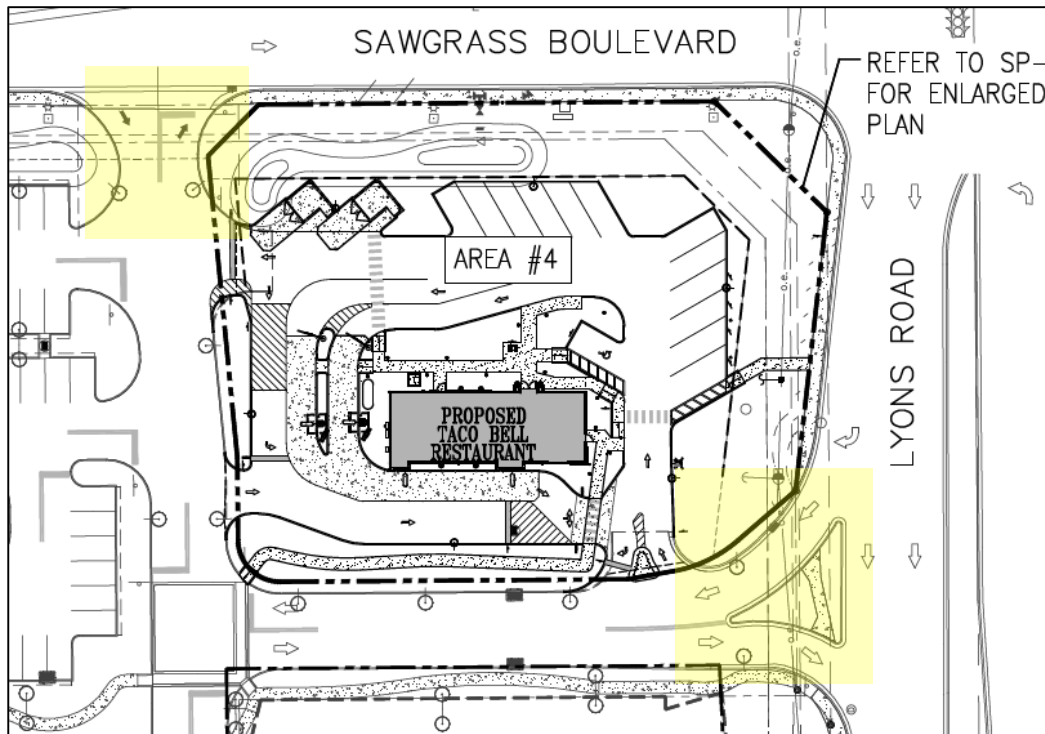
	Required (120%)	Proposed
North	30 feet	116.9 feet
South	N/A	N/A
East	30 feet	89.2 feet
West	N/A	N/A

PCD Special Land Development Standards: 1-F(b)(2) Signage shall be consistent with the requirements of Subdivision V. Regulations for the Use and Control of Signs of the City Zoning Regulations.

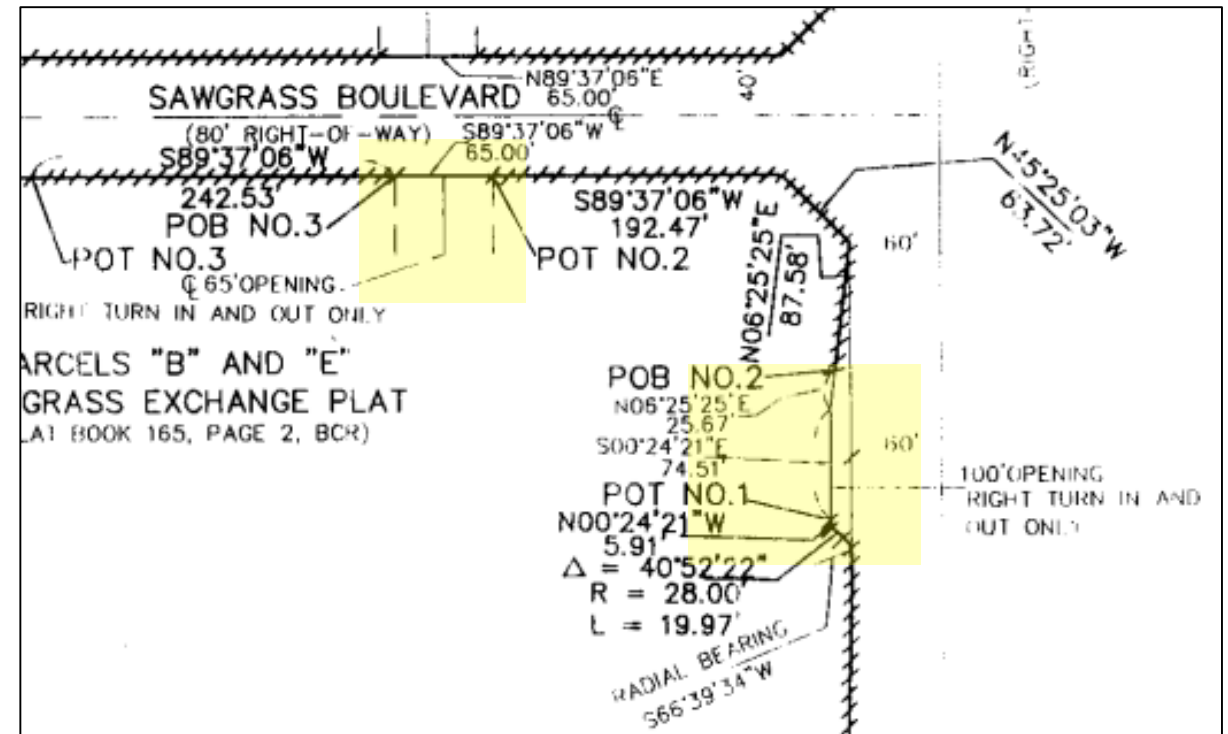
- All signage will be consistent with the requirements of the City's sign regulations.



PCD Special Land Development Standards: 1-F(b)(3) Safe and proper access shall be provided in accordance with the Site Plan and Final Plat for the Building Parcel as approved by the City.



Proposed Site Plan



Plat Book 165, Page 2
(As Amended)

PCD Special Land Development Standards: 1-F(b)(4) Nuisance abatement shall be provided in accordance with Section 13-522 through Section 13-523 of the City Zoning Regulations and regulated by the Association.

- Nuisance abatement shall be provided in accordance with the applicable City Zoning Regulations in effect today.
- Taco Bell work with City staff to address any nuisance issues as part of their operations protocol.
- In addition to the new landscaping that will be planted pursuant to the Taco Bell Development Plan, the existing landscape buffers along Sawgrass Boulevard and Lyons Road will remain to eliminate any negative impacts.

PCD Special Land Development Standards: 1-F(b)(5) Proper security shall be regulated by the Association in coordination with the Coconut Creek Public Safety Department.

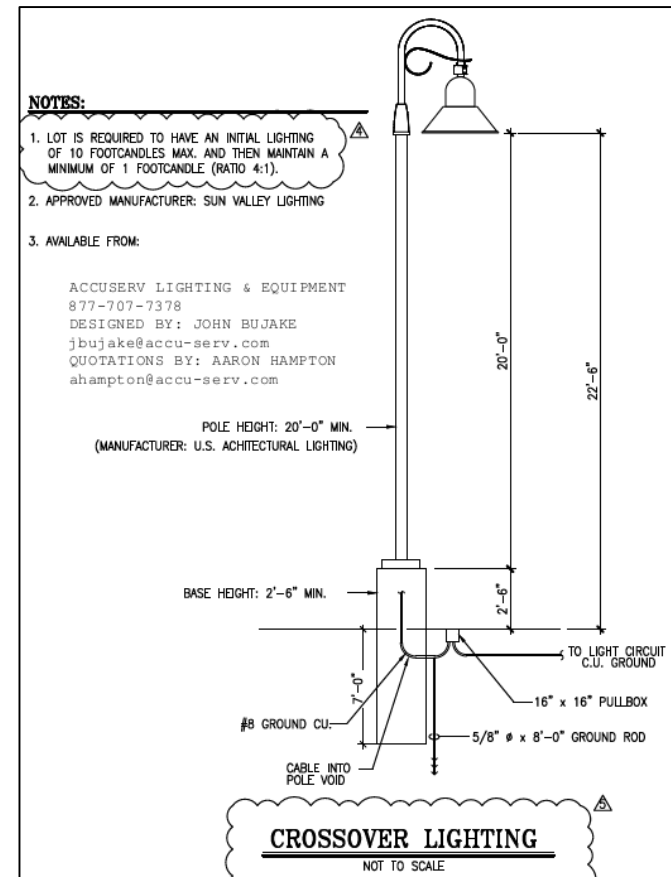
The Coconut Creek Police Department reviewed and provided security recommendations that were implemented as follows:

- Convex mirrors added on top of dumpster enclosures that 1) allow individuals the opportunity to see inside the closure before entering, 2) eliminate a potential ambush point, and 3) discourage abnormal users from occupying the space.
- “No Trespassing” signage at entrance drives.
- “No Left Turn” signage at southwest entrance to prevent accidental turns into oncoming traffic.
- Adherence to the Illuminating Engineering Society’s security lighting guidelines without violating City Code requirements.

Additionally, Taco Bell implements a sophisticated surveillance system, including a minimum of 13 surveillance cameras and will work with the Police Department to provide real time surveillance capabilities.

PCD Special Land Development Standards: 1-F(b)(6) Public safety shall be enhanced by providing proper lighting in accordance with Section 13-374 of the City Zoning Regulations. Storage of flammable material shall be in accordance with Section 13-529 of the City Zoning regulations.

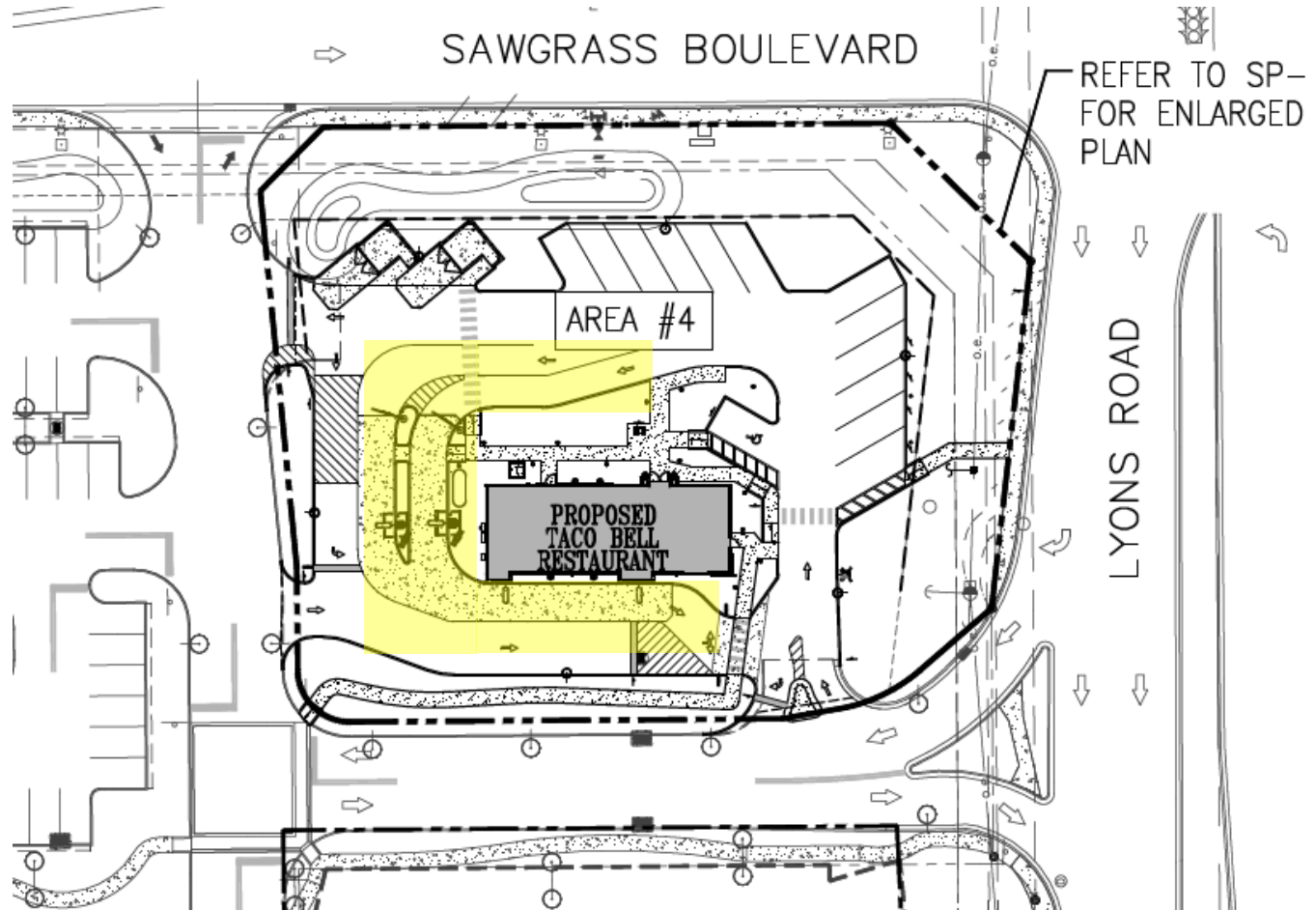
- The proposed lighting plans satisfy the requirements of Section 13-374 and have been designed to match the fixtures of the adjacent areas within the existing shopping center.
- Any storage of flammable material will adhere to Section 13-529.



Sheet PH-1.0

PCD Special Land Development Standards - 1-F(b)(7)(a) Drive Through Facility Requirements: Orientation shall be away from less intensive uses.

- The proposed drive-through facilities are oriented towards the existing commercial uses within the Shopping Center.
- The drive-through facilities are also screened by the existing landscape buffers and the new landscaping that will be added.

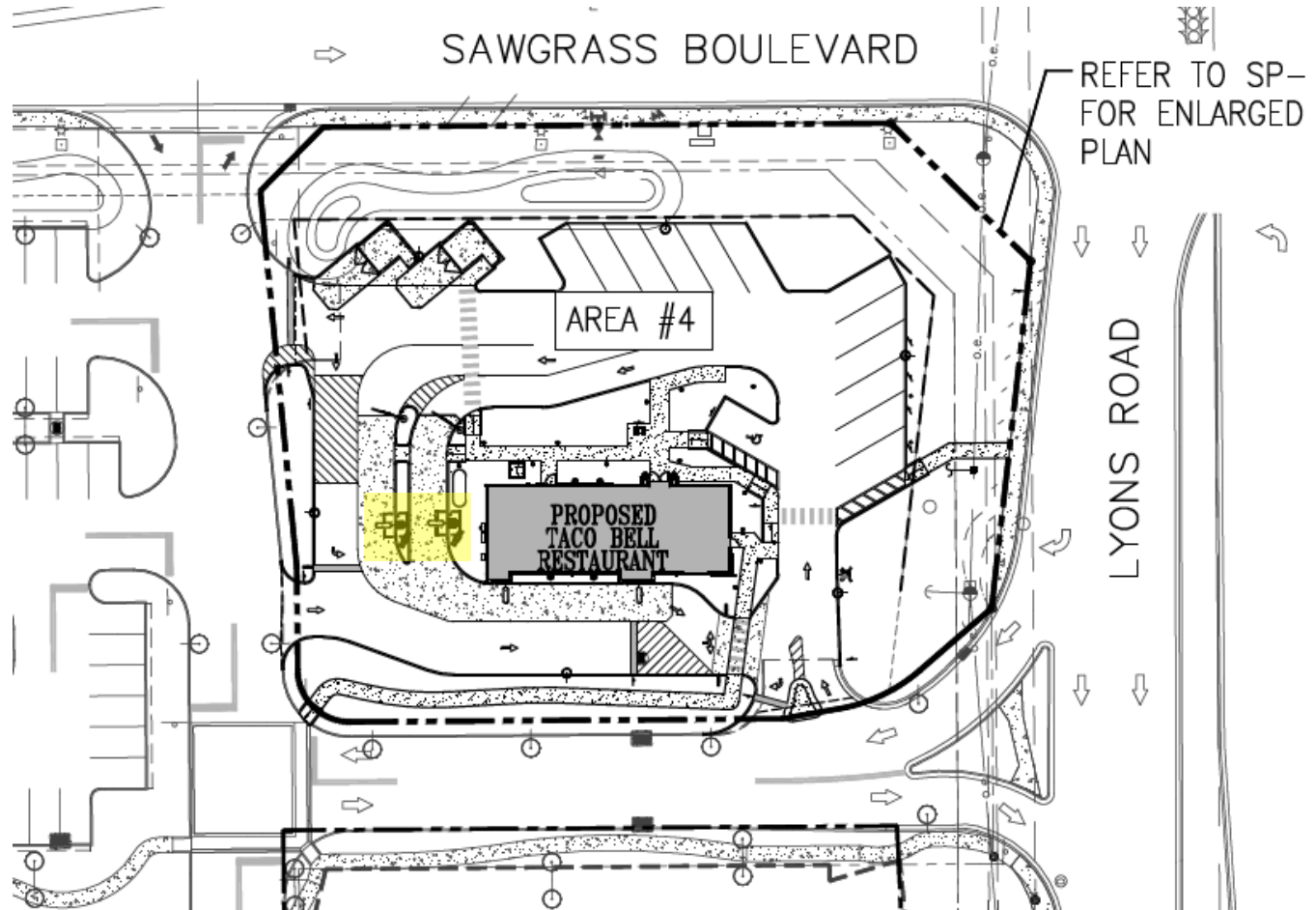


PCD Special Land Development Standards - 1-F(b)(7)(b) Drive Through Facility Requirements: Drive-through canopies may be located within 10 feet of the Building parcel boundary so long as the primary structure complies with the proper building setbacks and the 10 feet is fully landscaped within one (1) tree per 40 lineal feet and continuous hedge, berm or combination thereof to provide a visual screen at least three (3) feet in height.

There are no drive-through canopies within 10 feet of the Building parcel boundary.

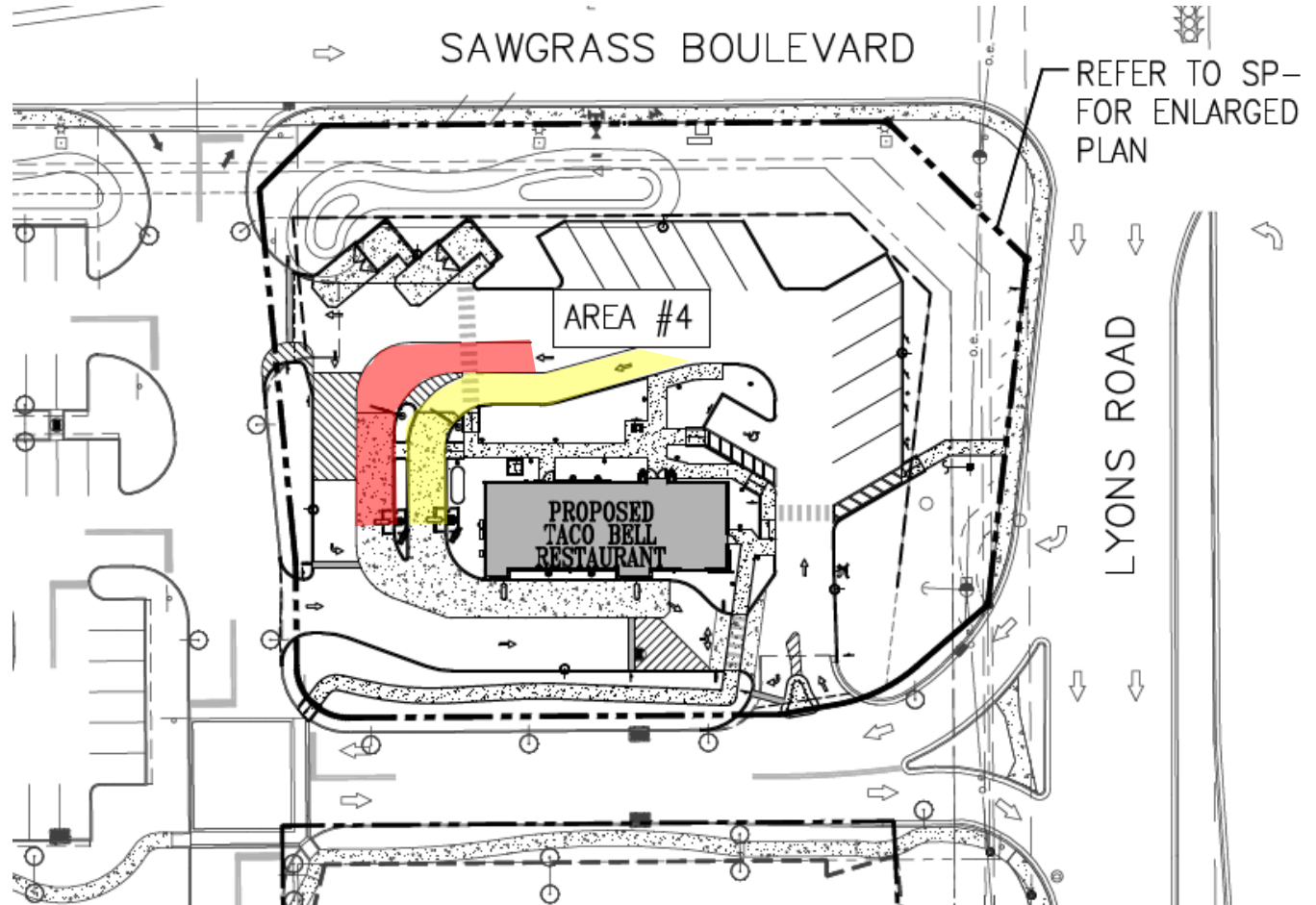
Distance from property lines:

- North: +100 feet
- South: +45 feet
- West: +25 feet



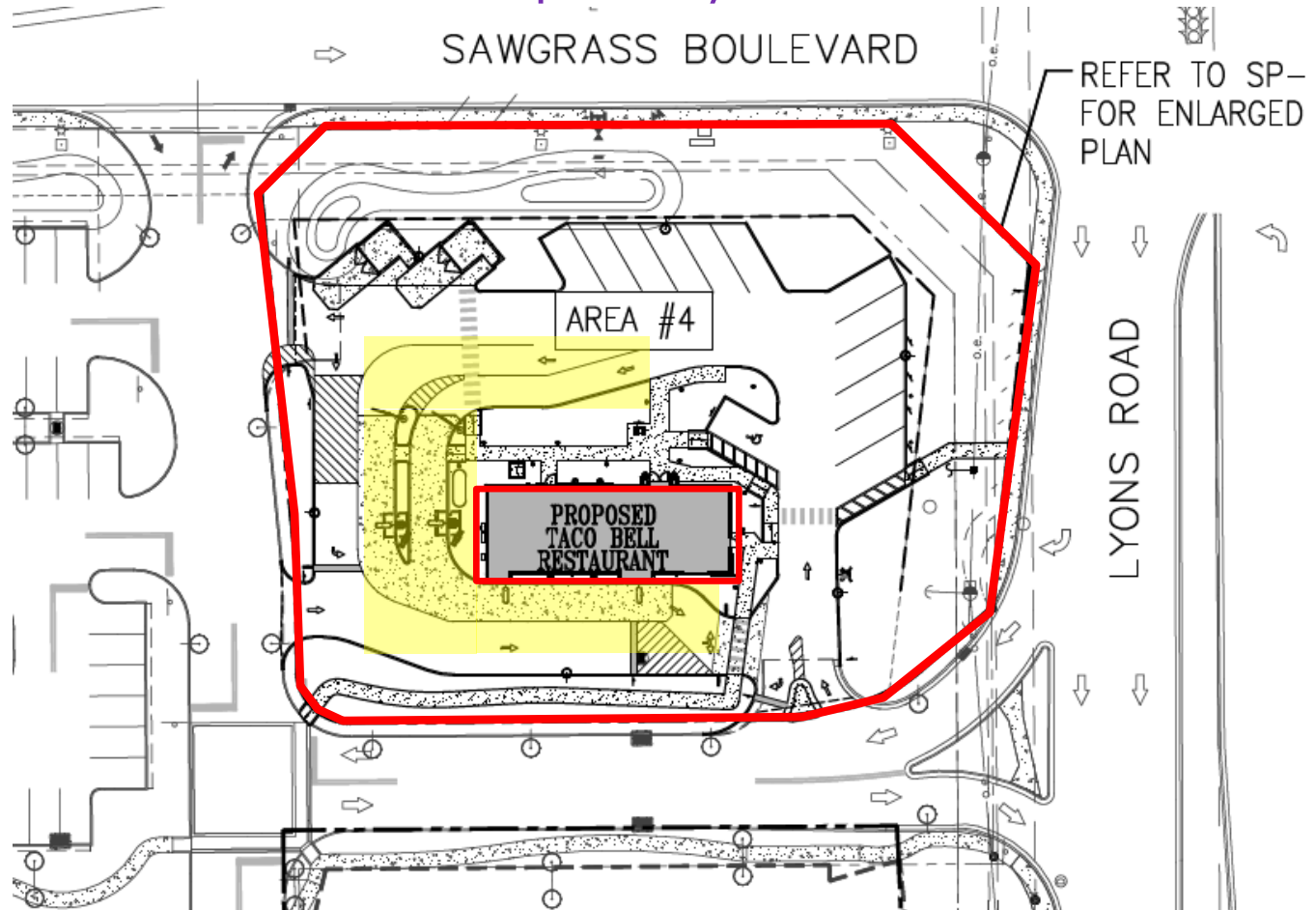
PCD Special Land Development Standards - 1-F(b)(7)(c) Drive Through Facility Requirements: Drive-through facilities shall provide stacking lanes consisting of a minimum of 100 feet for each of the first two (2) lanes and a minimum of 60 feet for each lane after the first two (2) lanes.

- Stacking Lane 1 (Red): 100 feet
- Stacking Lane 2 (Yellow): 118 feet



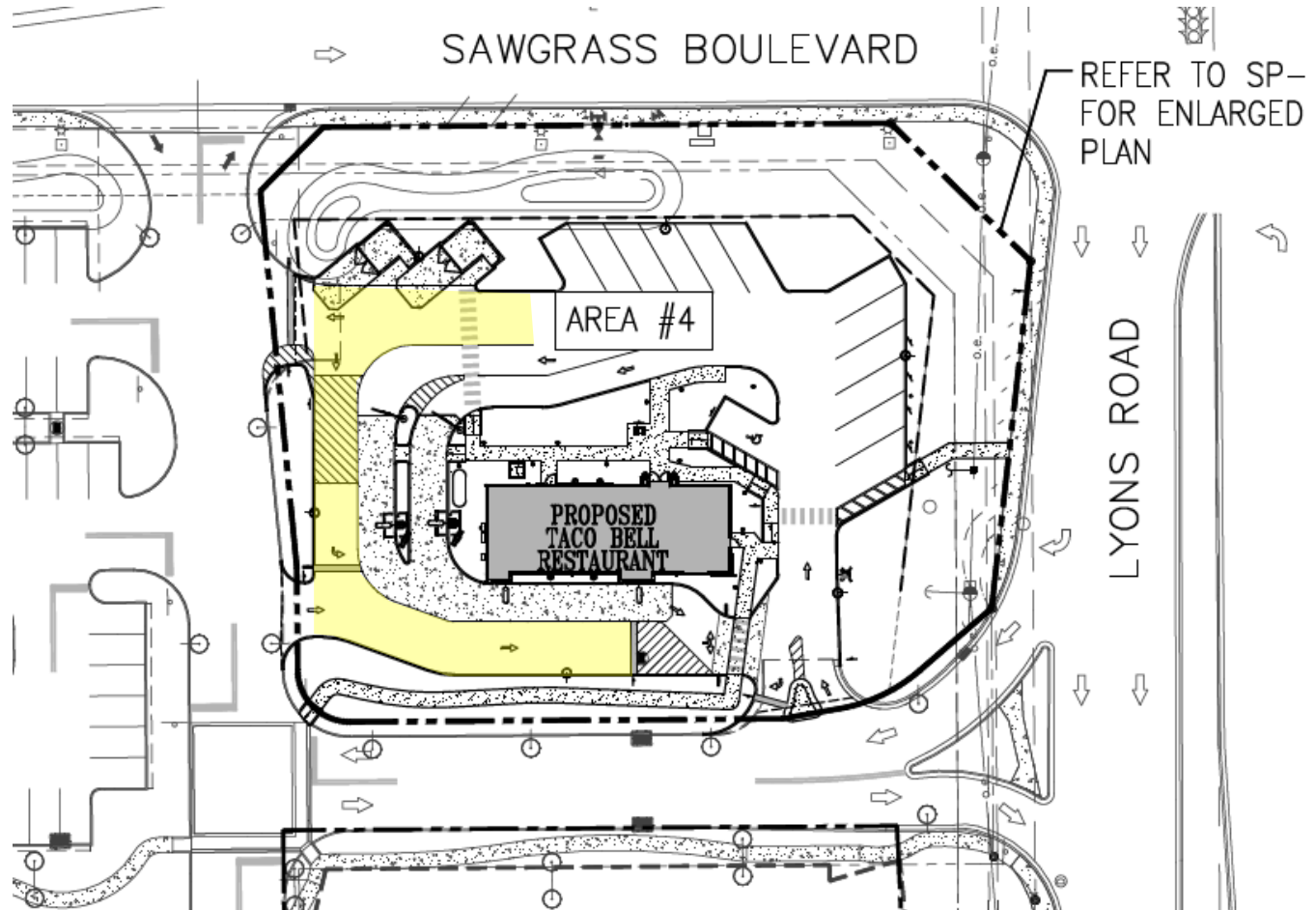
PCD Special Land Development Standards - 1-F(b)(7)(d) Drive Through Facility Requirements: Drive-through facilities must be located within the same Building Parcel of the primary structure that it serves but need not be located with a direct physical connection to the primary structure.

The drive-through facilities are located within the same Building Parcel of the primary structure.



PCD Special Land Development Standards - 1-F(b)(7)(e) Drive Through Facility Requirements: A bypass lane shall be provided to allow for vehicular circulation unless this lane is accommodated by other access ways indicated on the Site Plan.

A bypass lane is provided and indicated on the Site plan.



Community Outreach

- February 22, 2024, at 5:00 PM at the Coconut Creek Recreation Complex.
- August 15, 2024, at 6:00 PM at the Coconut Creek Recreation Complex.

Notice of February Community Outreach Meeting



CERTIFICATION LETTER

City of Pompano Beach

Date: February 13, 2024

Applicant: Corporate Property Services, for Taco Bell

Subject Property: Parcel B of Sawgrass Exchange Plat as recorded in Plat Book 165 Page 2 of the Public Records of Broward County, Florida.

General Location: 5855-5951 Lyons Road

This letter also certifies that the attached mailing list is a complete and accurate representation of the property within 500 feet of the subject property. This reflects the records on file in the Broward County Property Appraiser's office as of February 8, 2024.

This letter certifies that the attached notice was mailed on February 12, 2024.

Sincerely,

Christina Mathews

Sworn and subscribed before me this 13th day of February, 2024.


Signature of Notary



1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com

Dear Neighbor:

Please be advised that Taco Bell has submitted a site plan application to the City of Coconut Creek Planning and Zoning Board, for a proposed 2,376 square foot fast food restaurant with a dual drive thru facility.

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

Where: Coconut Creek Recreation Complex, Jaime's Room located at 4455 Sol Press Boulevard, Coconut Creek, FL 33073

When: Thursday 2/22/24 at 5pm

If you have any questions, please contact Daryl Johnson at daryl@corporatepropertyservices.net

Thank you!

Notice of August Community Outreach Meeting


CERTIFICATION LETTER

City of Coconut Creek

Date: August 5, 2024

Applicant: Corporate Property Services, for Taco Bell

Subject Property: Parcel B of Sawgrass Exchange Plat as recorded in Plat Book 165 Page 2 of the Public Records of Broward County, Florida.

General Location: 5855-5951 Lyons Road

This letter also certifies that the attached mailing list is a complete and accurate representation of the property within 500 feet of the subject property. This reflects the records on file in the Broward County Property Appraiser's office as of July 31, 2024. The notice was sent by email to the surrounding neighborhoods as well.

This letter certifies that the attached notice was mailed on August 5, 2024.

Sincerely,

Christina Mathews

Sworn and subscribed before me this 5th day of August, 2024.


Signature of Notary



1925 Yale Drive
Hollywood, Florida 33021
954-929-2265
Email: cutroplanning@yahoo.com

Dear Neighbor:

Please be advised that Taco Bell has submitted a site plan application to the City of Coconut Creek Planning and Zoning Board, for a proposed 2,376 square foot fast food restaurant with a dual drive thru facility.

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

Where: Coconut Creek Recreation Complex, Jaime's Room located at 4455 Sol Press Boulevard, Coconut Creek, FL 33073

When: Thursday 8/15/24 at 6pm

If you have any questions, please contact Daryl Johnson at daryl@corporatepropertyservices.net or call me at (954) 426-5144.

Thank you!

Staff's Recommendation to City Commission

RECOMMENDATION:

City staff finds, subject to the conditions of approval below and the City Commission's evaluation of the proposed use and site design, that the application complies with the Sawgrass Exchange PUD/PCD Rezoning Development Plan, the requirements of Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek Code of Ordinances and is consistent with the applicable goals, objectives, and policies of the City's Comprehensive Plan.

The Planning and Zoning Board, at its June 12, 2024, meeting, recommended approval of this application subject to conditions. Outstanding DRC comments are included in the Planning & Zoning Board Agenda backup and are available online for your review:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit unless otherwise stated therein.
2. Prior to the issuance of a Certificate of Occupancy, the business 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.

Questions?

PROPOSED TACO BELL RESTAURANT
2,376 S.F.
PROPOSED F.P.E. = 15.55' AND (17.00' W/O)

PARKING SPACES

EXISTING DECORATIVE WALL

EXISTING PLANTER CORNER WALLED FEATURE

EXISTING DECORATIVE WALL

LANDSCAPE BUFFER & SETBACK

LOADING ZONE

NEW SIDEWALK

EXISTING FIRE HYDRANT

MOUNTABLE CURB

EXISTING SHOPPING CENTER MONUMENT SIGN

TRAFFIC LIGHT POLE (TYPICAL)

BOX CONNECTION FOR EV CHARGING STATION (TYP.)

NEW F.P.L. POLE

PROVIDE A PEDESTRIAN CROSSING SIGN (WT1-2)

PROVIDE NEW PEDESTRIAN CROSSWALK PAVEMENT MARKINGS

PROVIDE NEW PEDESTRIAN CROSSWALK PAVEMENT MARKINGS

EXHIBENTS AND EXCLUSIVE USES PROVIDED FOR IN THE MEMORANDUM OF LEASE TO TEXAS HOUSEHOLD HOLDINGS LLC PER INSTRUMENT NUMBER 114209312

24" UTILITY EASEMENT
(O.R.S. 448.04, PG. 1287 &
O.R.S. 448.04, PG. 1288)

12" F.P.L. EASEMENT
(O.R.S. 448.04, PG. 1287 &
O.R.S. 448.04, PG. 1288)

10" F.P.L. EASEMENT
(O.R.S. 448.04, PG. 1287 &
O.R.S. 448.04, PG. 1288)

**NO. 24/42"W
33.05'**

**S89°35'19"W
140.24'
R=17.00'**

**A=89°59'59"
L=26.70'
R=17.00'**

**S80°01'32"W
18.98'**

**A=30°49'52"
L=29.06'
R=54.00'**

**S49°11'35"W
30.93'**

**95°25'25"W
87.58'**

**N89°37'06"E
192.47'**

40.0' R/V

40.0'

10.0' BUFFER & SETBACK

12" F.P.L. EASEMENT
(O.R.S. 448.04, PG. 1287 &
O.R.S. 448.04, PG. 1288)

10" F.P.L. EASEMENT
(O.R.S. 448.04, PG. 1287 &
O.R.S. 448.04, PG. 1288)

TEMPORARY INSTRUCTION KILN LOCATION

EXISTING DECORATIVE SITE LIGHTS (TYP.)