

**11 Weston Road
Project Narrative
June 29, 2026**

11 Weston Road LLC (“Applicant”) is the owner of the +/- 1.01 acre property located at 11 Weston Road (folio: 504004030011) (“Property”), which is generally located on the southwest corner of State Road 84 and Weston Road, in the City of Sunrise (“City”). The Property has a Future Land Use classification of Commercial and a Zoning classification of B-3, General Business. Currently, the site contains a +/- 2,606 square foot vacant bank building. The Applicant proposes to repurpose the building as a +/- 2,738 square foot Chipotle Mexican Grill restaurant with an online order pickup window (“Project”). To move forward with the proposed redevelopment, the Applicant is requesting Site Plan approval *for a restaurant with drive-through*, as defined in Section 16-79 of the City of Sunrise Land Development Code. In connection with the Site Plan, the Applicant is also seeking a plat note amendment and Special Exception approval.

The proposed Project represents a thoughtful reinvestment in a property that has remained vacant for an extended period at a prominent commercial intersection in the City. The former bank building will be converted into a modern, family-friendly restaurant that complements the surrounding business corridor and serves the daily needs of nearby residents and employees. By introducing a well-established, successful national brand, the Project reactivates an underutilized structure, enhances the visual character of the corridor, and supports ongoing economic activity in an area already developed with restaurants, service stations, and office uses. The design respects the established development pattern, improves both the function and appearance of the Property, and provides a convenient dining option while maintaining a low-impact, neighborhood-serving scale.

The restaurant will operate seven (7) days a week, from 10:45 a.m. to 11:00 p.m. The use is designed as a fast-casual dining establishment with both in-store ordering and an online order pickup window. The pickup window is not a traditional drive-through. There are no menu boards, speakers, or order-taking components associated with the window. All orders are placed in advance through the Chipotle mobile application or website, and the window functions solely as a designated pickup point for completed orders. This operational model reduces queueing, limits on-site dwell time, and minimizes potential traffic impacts typically associated with conventional drive-through facilities. To further support efficient circulation, three (3) parking spaces will be designated for customers who arrive prior to their scheduled pickup time. These spaces allow vehicles to wait outside of the drive-through lane, ensuring that the pickup window remains clear and that vehicles are not stacking or idling within the circulation aisles.

Loading and delivery activities will be scheduled strictly outside of business hours. A minimum fifteen (15) minute buffer will be maintained between the end of deliveries and the start of business operations, and vice versa, to ensure no overlap. This approach avoids any interference between delivery vehicles and the drive-through lane or on-site circulation.

Similarly, solid waste collection will be coordinated to occur during off hours. Waste service will be provided by Republic Services, with pickup occurring twice per week on Wednesdays and Saturdays. While the hauler does not guarantee a specific collection time due to variable routing, the Applicant will request service during non-operating hours when establishing the account with Republic Services. This ensures that trash collection does not interfere with the drive-through lane or customer circulation, consistent with the City's operational concerns.

In order to develop the Project and pursuant to Section 16-31(c) of the City's Land Development Code ("Code"), the Applicant must meet the following criteria:

1. ***Public transportation:*** All proposed development shall, wherever appropriate and feasible, be designed in such a manner as to promote the use of available public transportation by the residents, users and employees of the development. Measures such as the following may be required of the applicant, wherever appropriate:
 - a. Dedication of additional right-of-way for bus bays at approved transit stops;
 - b. Installation of on-site or off-site sheltered seating facilities for the convenience of waiting transit users; and
 - c. Display of conveniently located on-premises route schedules and timetables.

The proposed Project does not include any specific improvements related to public transportation. As the Project consists of the repurposing of an existing building with minor modifications, no additional right-of-way dedication, transit facilities, or related improvements are proposed at this time.

2. ***Garbage and refuse containers:*** All proposed development shall provide an efficient internal solid waste collection system, including the provision of an adequate number of local receptacles in locations which afford maximum use and collection convenience. Garbage or refuse shall be stored only within a building or within a fully enclosed container, including top, which is effectively screened from public view by a wall or fence that completely surrounds the container.

The proposed development provides an efficient internal solid waste collection system. Garbage and refuse will be stored within a fully enclosed container, including a lid, located within a designated enclosure that is screened from public view by a wall that fully surrounds the container.

The enclosure has been positioned to allow convenient access for service vehicles while maintaining safe and efficient on-site circulation. As described in the operational plan, solid waste collection will be coordinated to occur outside of business hours to avoid any interference with the drive-through lane and customer circulation. Waste service will be provided by Republic Services, with pickup occurring twice per week on Wednesdays and Saturdays. While the hauler does not guarantee a specific collection time due to variable routing, service will be requested during non-operating hours when establishing the account.

This approach ensures that refuse collection is handled efficiently while minimizing any potential conflicts with site operations and maintaining the orderly function of the Property.

- 3. *Fire protection system:* In order to ensure the safety of the inhabitants of a development or building, and the community in general, all proposed development shall provide a well-designed internal fire protection system, including the provision of an adequate number of property located fire hydrants and an efficient access arrangement for the types of emergency fire vehicles needed to serve the development.**

The proposed development will continue to be served by an existing internal fire protection system. One (1) fire hydrant is located near the northwest corner of the building, which was installed as part of the prior bank use and will remain. The existing hydrant placement provides adequate coverage for the Property.

The site layout maintains appropriate access for emergency vehicles, including clear drive aisles and circulation areas that accommodate fire apparatus. The Project includes a minor expansion of +/- 132 square feet and a reconfiguration of the existing drive-through area, replacing the former bank teller drive-through with a new pickup window lane. The revised layout has been designed to maintain adequate access and maneuverability for emergency vehicles.

All fire protection measures, including hydrants and emergency vehicle access, will be reviewed and approved by the applicable Fire Department to ensure compliance and the safety of the building occupants and the surrounding community.

- 4. *Energy conservation:* All proposed development shall be designed in such a manner as to promote maximum efficiency in the use of energy resources. The following should be taken into consideration by the applicant, wherever feasible:**
 - a. Energy-saving site planning considerations, such as solar and prevailing wind relationships and the use of vegetation;**

- b. **Energy-saving structural considerations, such as window sun screens, automatic thermostats and extra insulation; and**
- c. **The partial or full use of alternate energy sources.**

The proposed Project will comply with any applicable energy efficiency requirements of the Florida Building Code. As the Project consists primarily of the repurposing of an existing building with minor modifications, no additional energy-specific design features are proposed at this time.

5. *Landscaping buffers: See Article IX of this Code. Any required landscaped buffers shall be completed prior to granting the first certificate of occupancy.*

The existing landscape buffer will remain and is not being modified as part of the proposed development. The existing buffer complies with applicable requirements and will be maintained.

6. *Height restrictions, plot size, yard setbacks: See applicable zoning districts.*

The proposed Project complies with all applicable height restrictions, minimum lot size, and required yard setbacks for the B-3, General Business zoning district. The Project consists of the repurposing of an existing building with minor modifications and does not introduce any nonconformities with respect to these standards.

7. *Design of streets: See Article IX of this Code.*

The Project includes modifications to the existing vehicular circulation while maintaining safe and efficient access to the site. A new driveway opening is proposed at the southwest corner of the Property to improve site access. In addition, the existing bank drive-through lanes will be reconfigured to establish a one-way circulation pattern, consisting of a one-way entrance at the northwest corner of the Property that loops through the proposed Chipotle drive-through lane and a one-way exit located immediately south of the entrance.

8. *Landscaping and irrigation requirements: See Article VIII of this Code.*

The Project complies with the applicable landscaping and irrigation requirements of Article VIII of the Code. The Project provides 58 trees where 50 are required, including 20 specimen trees where 12 are required and 48 trees meeting the minimum 12-foot height requirement where 36 are required. Existing trees, palms, and hedges are preserved where feasible.

9. *Environmental: See Article XII of this Code.*

The Project consists of a minor modification to an existing developed site and will comply with the applicable environmental requirements of Article XII of the Code. Stormwater management will be addressed in accordance with the applicable engineering requirements. The Project does not involve any industrial processing uses, and no impacts to wetlands or natural vegetation are proposed.

10. Signs: See Article XIV of this Code.

The existing monument sign will remain, with the existing Wells Fargo logo replaced by the Chipotle logo. In addition, the Project includes new directional and pick-up signage to support vehicular circulation and customer access. Any existing signage that does not comply with the applicable requirements of Article XIV of the Code will be replaced, and all proposed signage will comply with the applicable provisions of Article XIV.

11. Bicycle racks: Any recreation, amusement or place of public assembly shall provide a bike rack.

The Project does not include any recreation, amusement, or place of public assembly. However, the Project does propose a bike rack north of the main entry on the east side of the building.

12. Architectural review: The elevations, floor plans, renderings, building materials, building colors and signs submitted by the applicant shall be evaluated using the following criteria:

a. Consistency and harmony with the design of the existing and approved development in the area which has been approved subject to the requirements of this chapter.

The proposed development is consistent and compatible with the existing and approved development in the surrounding area. The Project involves the repurposing of an existing commercial building within an established business corridor and maintains a scale, intensity, and design that is in harmony with nearby uses, including restaurants, service stations, and office uses. The proposed modifications, including minor building enhancements and site improvements, are designed to complement the existing development pattern and do not introduce any elements that would be out of character with the area.

b. The extent to which the project design contributes to and enhances the quality of development within the city.

The proposed Project contributes to and enhances the quality of development within the City by reinvesting in a property that has remained vacant at a

prominent commercial intersection. The repurposing of the existing building, along with targeted site and building improvements, will improve the overall appearance and functionality of the Property. The introduction of a well-established national restaurant provides a reliable, neighborhood-serving use that supports the surrounding commercial corridor and activates the site.

c. The extent to which the design of the project is consistent with sound and accepted architectural and engineering principles.

The design of the proposed Project is consistent with sound and accepted architectural and engineering principles. The Project involves the repurposing of an existing building with minor modifications, including a limited building expansion and site reconfiguration to accommodate the proposed use. All improvements have been designed to meet applicable building, engineering, and life safety standards, while maintaining efficient site circulation and functionality.

d. Outparcel buildings, if included, must have the same architectural features as the principle buildings.

There are no outparcel buildings.

e. The use of exposed neon, fiber optic or bare bulb lighting is prohibited.

There will be no exposed neon, fiber optic or bare bulb lighting incorporated into the Project's design.

f. Exterior elevation changes to a shopping center must encompass the entire center, except in the case of a regional shopping center.

The Property is not part of a shopping center.

g. Consistency with exterior colors, building design standards, and other applicable requirements of Article VI of this Code.

The Project's exterior improvements are consistent with the applicable building design standards of Article VI of the Code. The proposed exterior finish colors comply with the maximum color percentage requirements of the Code and are compatible with the overall architectural design of the building.

13. *Shopping centers:* In addition to meeting the criteria in (12) above, all buildings containing more than three (3) commercial uses or bays shall be designed so that the building has offsets, a courtyard layout or some other architectural configuration that avoids a straight row of stores. A variety of parking locations, in addition to the frontage, is encouraged.

The Property is not part of a shopping center.

14. Noise: Any application for a use requiring outdoor speakers must provide a noise study for review by the department. The study must address noise levels generated by the use along any property lines abutting a residential district. The use of buffering, including, but not limited to, walls and landscaping, may be required by the department to keep noise at such property lines below the levels established by Broward County Code, Chapter 27, Pollution Control, Article VII, Noise. The maximum level established for a use abutting a residential district is fifty-five (55) dBA, as measured at the residential property line facing the source of the noise.

A noise study is not required for the proposed use. While the Project includes a pickup window, it is not a traditional drive-through and does not include any outdoor speakers or order-taking equipment. All orders are placed in advance through the Chipotle mobile application or website, and the window functions solely as a pickup point.

s/s Sara Thompson