

11 Weston Road
Special Exception Narrative
June 29, 2026

11 Weston Road LLC (“Applicant”) is the owner of the +/- 1.44 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 Revised Site Plan approval, Special Exception use, *for a restaurant with drive-through*, as defined in Section 16-79 of the City of Sunrise Land Development Code. In connection with the Revised Site Plan approval for a Special Exception use, the Applicant is also seeking a plat note amendment.

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 with a drive-through that complements the surrounding business corridor and serves the daily needs of nearby residents and employees. By introducing a successful national brand, the Project revitalizes 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, two (2) 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 16-36(d) of the City's Land Development Code ("Code"), the Applicant must meet the following criteria:

- 1) Impact on surrounding properties: An otherwise lawful activity may, because of its location, interfere with the property rights of adjacent landowners by creating an unreasonable disruption to the area by way of increased noise, light, storage and use of dangerous materials, intensity of development and other reasons. It is the intent of this section that each application for approval of a special exception use be evaluated in light of the unique characteristics of the neighborhood in which it is to be located and the positive and negative effects that it will have on that neighborhood and the community in general. Special consideration is to be given to the effect that the proposed special exception use will have on the safety and welfare of the minor residents of the area.**

Approval of the Special Exception will not interfere with the property rights of adjacent landowners or create an unreasonable disruption to the area. The Property is located at the corner of Weston Road and State Road 84 and was previously occupied by a bank. The site is surrounded by active commercial uses on both sides of Weston Road, including a Burger King, two gas stations, restaurants, liquor stores, office buildings, and civic uses such as a fire station. This corridor already functions as a well-established commercial node with consistent activity throughout the day.

The proposed Chipotle will replace a long-vacant building with a modern, attractive restaurant that complements the existing commercial pattern. The use will generate activity consistent with surrounding restaurant and retail operations, and the scale of the

restaurant is modest compared to the broader commercial area. No dangerous materials or unusual storage needs are associated with the use, and operations are not expected to result in excessive noise, lighting, or other impacts beyond what is typical for a quick-service restaurant in this setting. Exterior lighting will comply with the City's lighting requirements to ensure that illumination is appropriately directed and does not adversely impact surrounding properties. The existing landscape buffer will remain to continue providing visual screening, and any landscape material that is in poor condition will be replaced in accordance with the requirements of the City's Land Development Code. 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, including at the proposed announce sign. All orders are placed in advance through the Chipotle mobile application or website, and the window functions solely as a pickup point. No employees will take orders outside of the restaurant. Loading, deliveries, and trash collection will be scheduled outside of business hours to further minimize potential impacts on adjacent properties.

The Property's location along two major transportation routes allows customers to access the site easily without routing traffic through residential neighborhoods. Further, the proposed use will not negatively affect the safety or welfare of minor residents. As a family-oriented restaurant, the Project will serve as a convenient dining option for residents, visitors, and employees in the surrounding area.

2) Traffic: Consideration will be given to the volume and type of vehicular traffic associated with such use, particularly its impact on residential streets.

The proposed restaurant will operate well within the capacity of the surrounding roadway network and will not create adverse traffic impacts. The Property is located at the intersection of Weston Road and State Road 84, two major arterials designed to support commercial traffic volumes. While site access is not directly from these roadways, it is immediately proximate, allowing visitors to reach the site through existing commercial access drives without traveling through residential neighborhoods. This layout ensures that nearby residential streets will not experience spillover traffic.

A Traffic Impact Analysis was conducted for the proposed Project. The proposed Chipotle was conservatively evaluated using ITE Land Use Code 934 (Fast-Food Restaurant with Drive-Through Window), which reflects a higher trip-generation rate and ensures that potential impacts are not understated. This methodology provides a conservative assessment of the Project's traffic impacts.

Chipotle's operating hours begin after the morning commuter period; therefore, the restaurant will not generate traffic during the typical AM peak hour. As a result, the use of ITE Land Use Code 934 represents a conservative approach, and actual trip generation is expected to be lower than the values reported.

Based on the analysis, the net trips generated by the proposed development are 376 daily trips, 23 AM peak hour trips (10 inbound / 13 outbound), and a net reduction of 3 PM peak hour trips (-1 inbound / -2 outbound).

The Project includes modifications to the internal circulation system, including a proposed drive aisle opening south of the building that connects to the existing access road. While an access point currently exists, the additional opening will provide an alternate point of ingress and egress, improving circulation by allowing vehicles to more efficiently enter and exit the site. This reduces the potential for congestion at a single access point, distributes traffic more evenly, and minimizes internal conflicts between parking areas, circulation aisles, and the drive-through lane.

The Project also includes a dedicated pickup lane for mobile orders. Unlike a traditional drive-through, no on-site ordering occurs. This streamlined approach minimizes queuing and vehicle idling, supports efficient on-site circulation, and further limits any potential traffic impacts to the surrounding area.

3) Comprehensive plan: Conformity to goals, objectives and policies of the Sunrise Comprehensive Plan.

Land Use Element

- **Goal 2: Provide for a varied and diverse mix of commercial opportunities to serve the residents of the City of Sunrise and the South Florida Region.**

The proposed Project introduces an additional dining option that adds to the existing mix of commercial uses within the City. The restaurant use complements the surrounding retail, service, and dining establishments and provides a convenient, neighborhood-serving option for residents and visitors. By repurposing an existing commercial site, the Project contributes to the continued variety and viability of commercial activity within the area.

- **Objective 12.1: The City of Sunrise shall continue to improve the conditions of deteriorated buildings within the City.**

The proposed Project improves an existing building that is currently vacant through building and site enhancements associated with the new use. The repurposing of the structure and associated upgrades will improve the overall

condition and appearance of the Property and contribute to the continued maintenance and reinvestment in the City's existing building stock.

Property Rights Element

- **Policy 1.1.2: The City will consider in its decision making the right of a property owner to use, maintain, develop and improve the property owner's property for personal use or for the use of any other person, subject to state law and local ordinances.**

The proposed Project represents the Applicant's ability to utilize and improve the Property in a manner consistent with applicable regulations. The repurposing of the existing building for a permitted commercial use reflects a reasonable and appropriate use of the Property, while remaining subject to and compliant with all applicable state laws and local ordinances.

- 4) Other factors: Any additional factors or considerations which may be reasonably calculated to materially affect public health, safety and welfare; these must be explicitly stated in the motion to approve or deny.**

No other factors are anticipated to materially affect public health, safety, or welfare. The Project revitalizes a vacant commercial building with a well-established, family-oriented restaurant operator, improving the site's appearance, security, and activity level.

The restaurant will operate seven (7) days per week, from 10:45 a.m. to 11:00 p.m. The pickup window is not a traditional drive-through, as no menu boards, speakers, or on-site ordering are provided. All orders are placed in advance, and the window functions solely as a pickup point, which minimizes queuing and vehicle idling. Two (2) parking spaces are provided for customers who arrive early to wait outside of the drive aisle, further supporting safe and efficient circulation.

The site includes a reconfigured drive aisle system, including an additional access point to the adjacent access road, which improves ingress and egress and distributes traffic more efficiently throughout the site. Site and building access points have been designed to maintain clear and safe circulation for both customers and emergency vehicles.

Loading, deliveries, and trash collection will occur outside of business hours, with a buffer to ensure no overlap with customer activity. This operational approach prevents conflicts with the drive aisle and maintains orderly site operations. In addition, the Applicant commits to registering the Property under the City of Sunrise Trespass Program to further enhance site security and facilitate coordination with law enforcement. No outdoor

speakers are proposed, and any mechanical equipment, including generators, will comply with applicable code requirements and will not adversely impact surrounding properties.

The proposed use does not involve hazardous materials, industrial equipment, or operations that generate excessive noise, odor, or lighting. Site improvements, including updated landscaping and code-compliant lighting, will further enhance safety and compatibility. Overall, the Project converts an underutilized property into a functional and well-managed commercial use that supports the surrounding area and promotes the public health, safety, and welfare.

- 5) B-6 District intensity and density: As set forth in subsection 16-79(f), certain intensities and densities for B-6 uses shall be determined pursuant to the special exception process. In determining conformance with the intent of subsection 16-79(f) entitled "Use, intensity, site design and procedural regulations for the B-6 District," consideration shall be given to the language contained in that section. These intensity and density regulations are not intended to limit any rights which may exist under existing development orders.**

The Property is located within the B-3 zoning district. Therefore, this criterion is inapplicable.

/s/ Sara Thompson