



**4690 N STATE ROAD 7  
COCONUT CREEK  
“VILLAGE SHOPPES”**

# CITY MEETING HISTORY

- Planning & Zoning Board Meeting 9/12/2018
  - Special Land Use, Rezoning and Site Plan - **Recommended for approval**
- City Commission Meeting 10/25/2018
  - 1<sup>st</sup> Reading for Special Land Use and Rezoning approvals - **Tabled**
  - Final Site Plan approval – **Tabled**
- City Commission Meeting 12/13/2018
  - 1<sup>st</sup> Reading for Special Land Use and Rezoning - **Approved**
  - Final Site Plan approval - **Tabled**

# CHICK-FIL-A'S REQUEST

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The Shopping Center is zoned PCD, Planned Commerce District, with an underlying Commercial land use designation.

**Chick-Fil-A is looking to lease a currently vacant pad** located within the boundaries of the Shopping Center to build the first state-of-the-art Chick-Fil-A restaurant in the City of Coconut Creek.

# CHICK-FIL-A'S REQUEST

## Rezoning (PCD amendment) Application

CFA parcel was previously designated for a bank with four (4) drive-through lanes and a bypass lane. CFA is now requesting to amend the PCD via rezoning to allow for the aforementioned development of a Chick-Fil-A restaurant with drive-through facility.

## Special Land Use Application

Pursuant to Section 13-355(c)(3)(i) – PCD, Planned Commerce District of the City's Land Development Code, **drive-through facilities** require special land use approval to ensure proper location and stacking capability.

## Site Plan Application

Chick-Fil-A, Inc. ("CFA") is currently proposing to develop a 4,151 square foot single-story Chick-Fil-A restaurant including drive through facilities on a +/- 1.09 acre pad.



# AERIAL MAP





# AERIAL MAP

✓ Chick-fil-A site: 1.09 acres

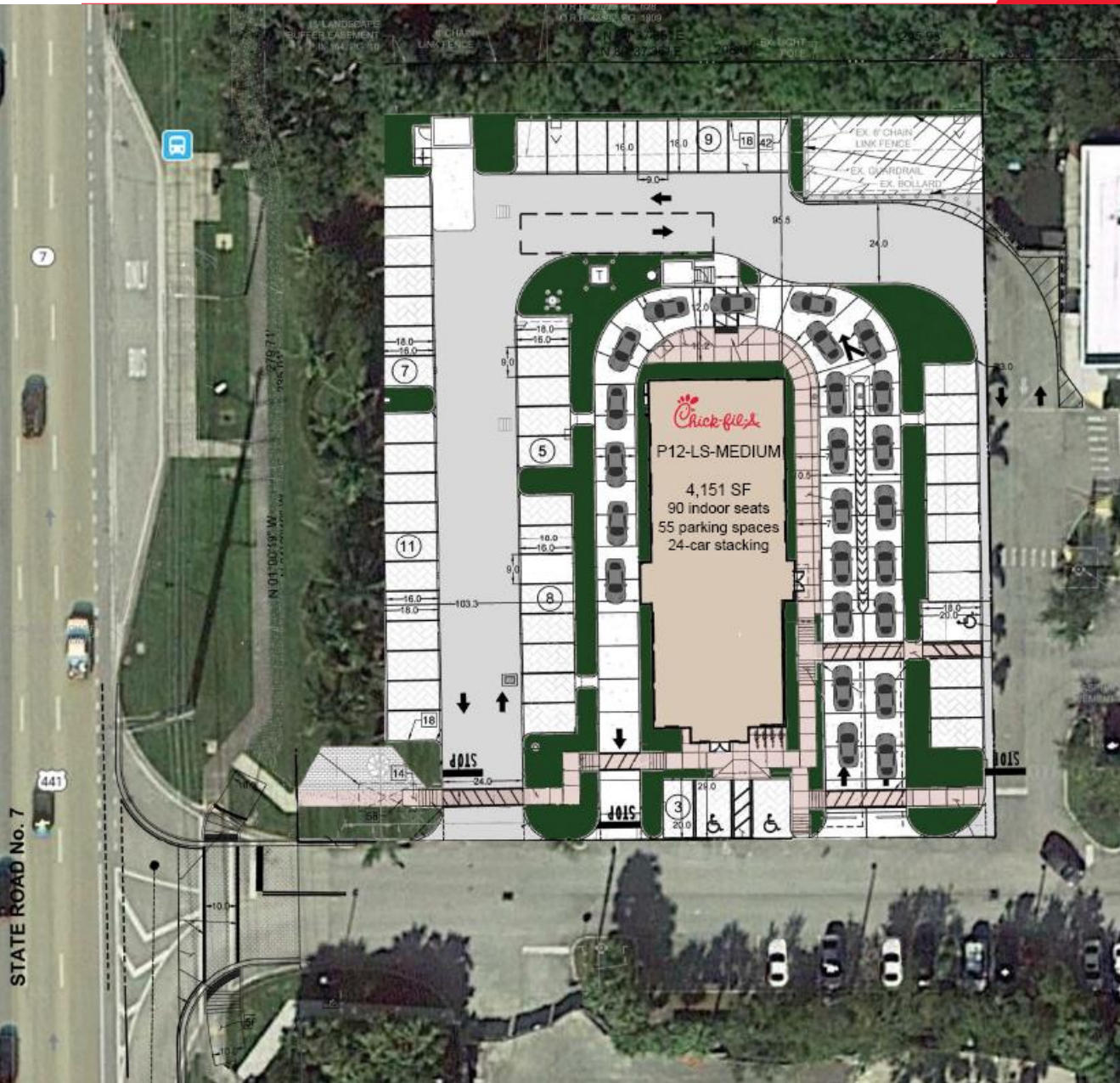
✓ FLU: Commercial

✓ Zoning: PCD – Planned Commerce District





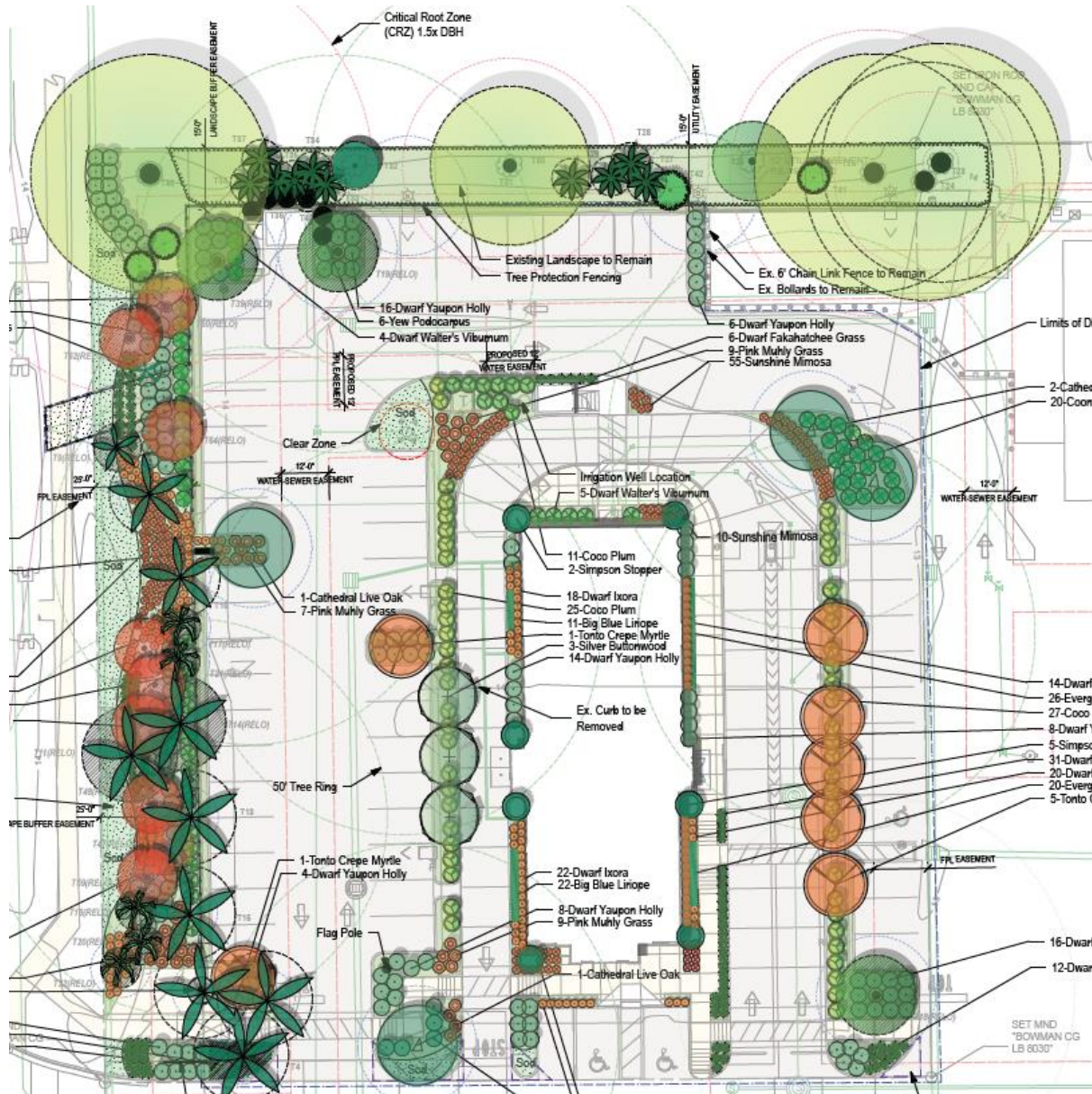
# ALTERNATIVE I SITE PLAN



- ✓ 4,151 SF building
- ✓ 55 parking spaces provided (242 total shopping center spaces)
- ✓ 90 indoor seats
- ✓ 24 car stacking
- ✓ Dual drive-thru
- ✓ 1 electric vehicle charging station



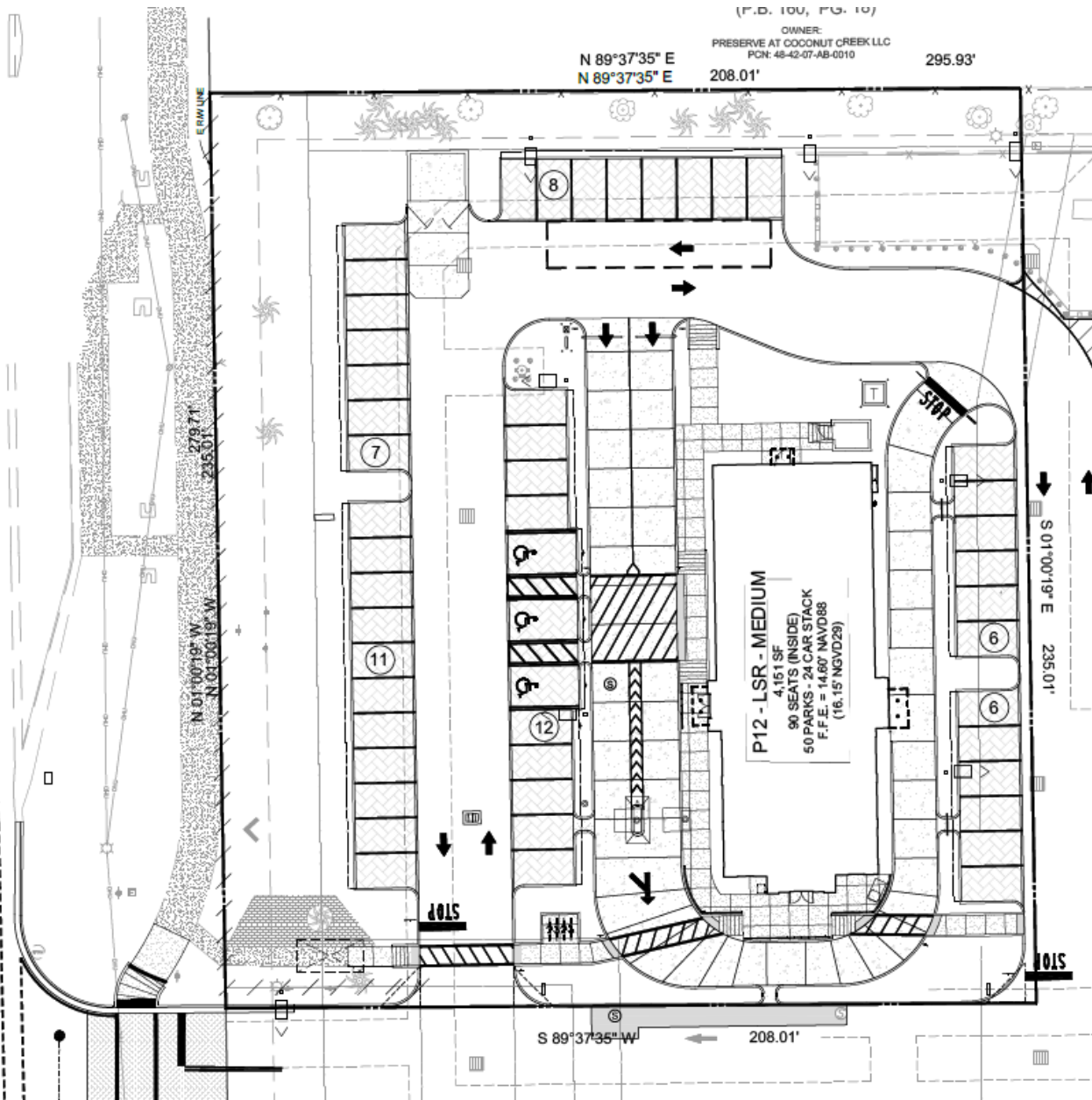
# ALTERNATIVE I LANDSCAPE PLAN



- ✓ 28.6% open space
- ✓ 55.6% native trees
- ✓ 59.3% native shrubs and groundcover
- ✓ 5,673 SF of interior VUA landscape provided (250 SF required)
- ✓ 13 trees (1,097 SF) removed; 14 trees provided (2,350 SF)
- ✓ 17 trees are being relocated to preserve them

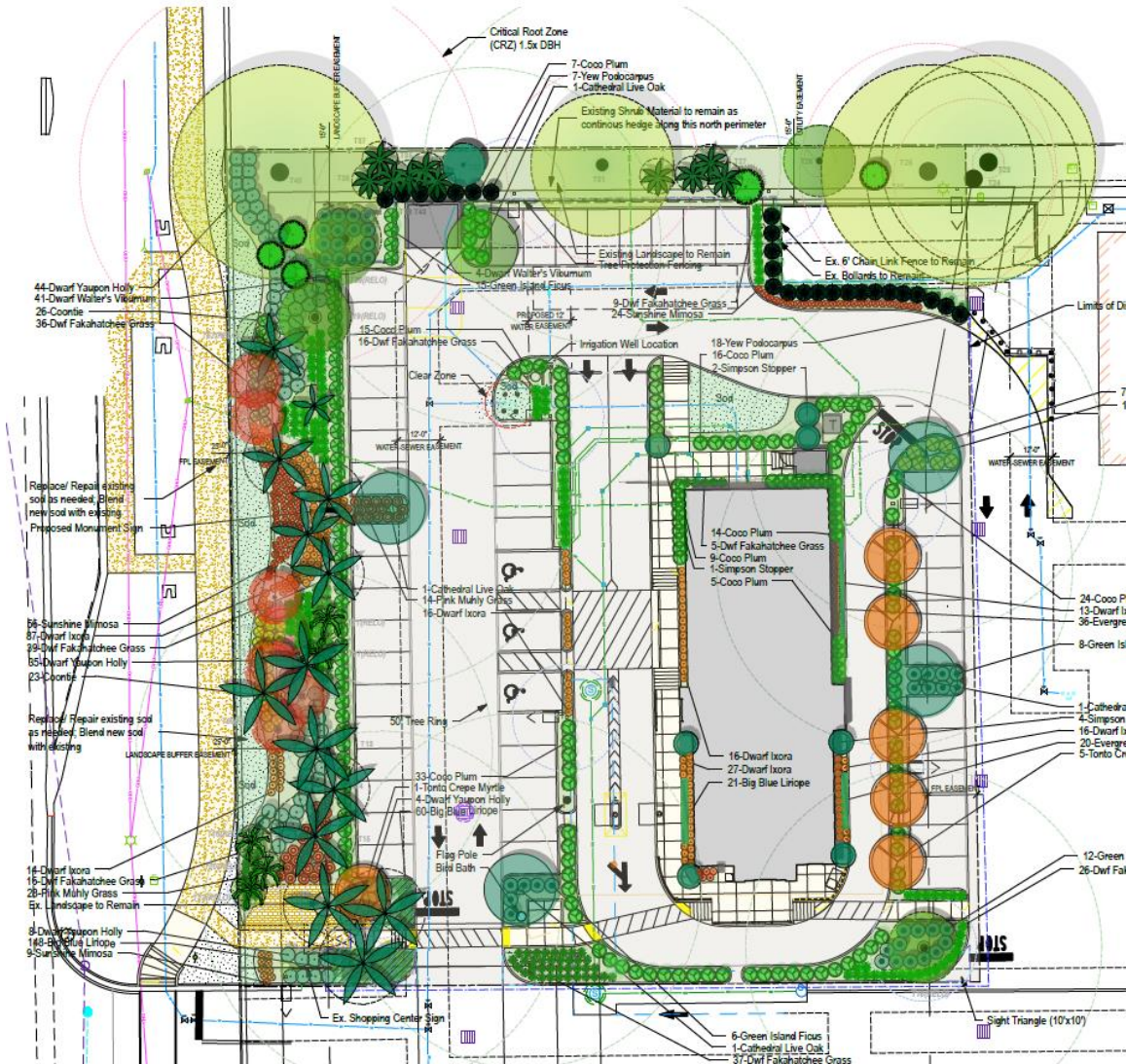


# ALTERNATIVE II SITE PLAN



- ✓ 4,151 SF building
- ✓ 50 parking spaces provided (237 total shopping center spaces)
- ✓ 90 indoor seats
- ✓ 24 car stacking
- ✓ Dual drive-thru
- ✓ 1 electric vehicle charging station

# ALTERNATIVE II LANDSCAPE PLAN



- ✓ 28.6% open space
- ✓ 55.07% native trees
- ✓ 54% native shrubs and groundcover
- ✓ 2,081 SF of interior VUA landscape provided (236 SF required)



# PLAY AREA BUFFER



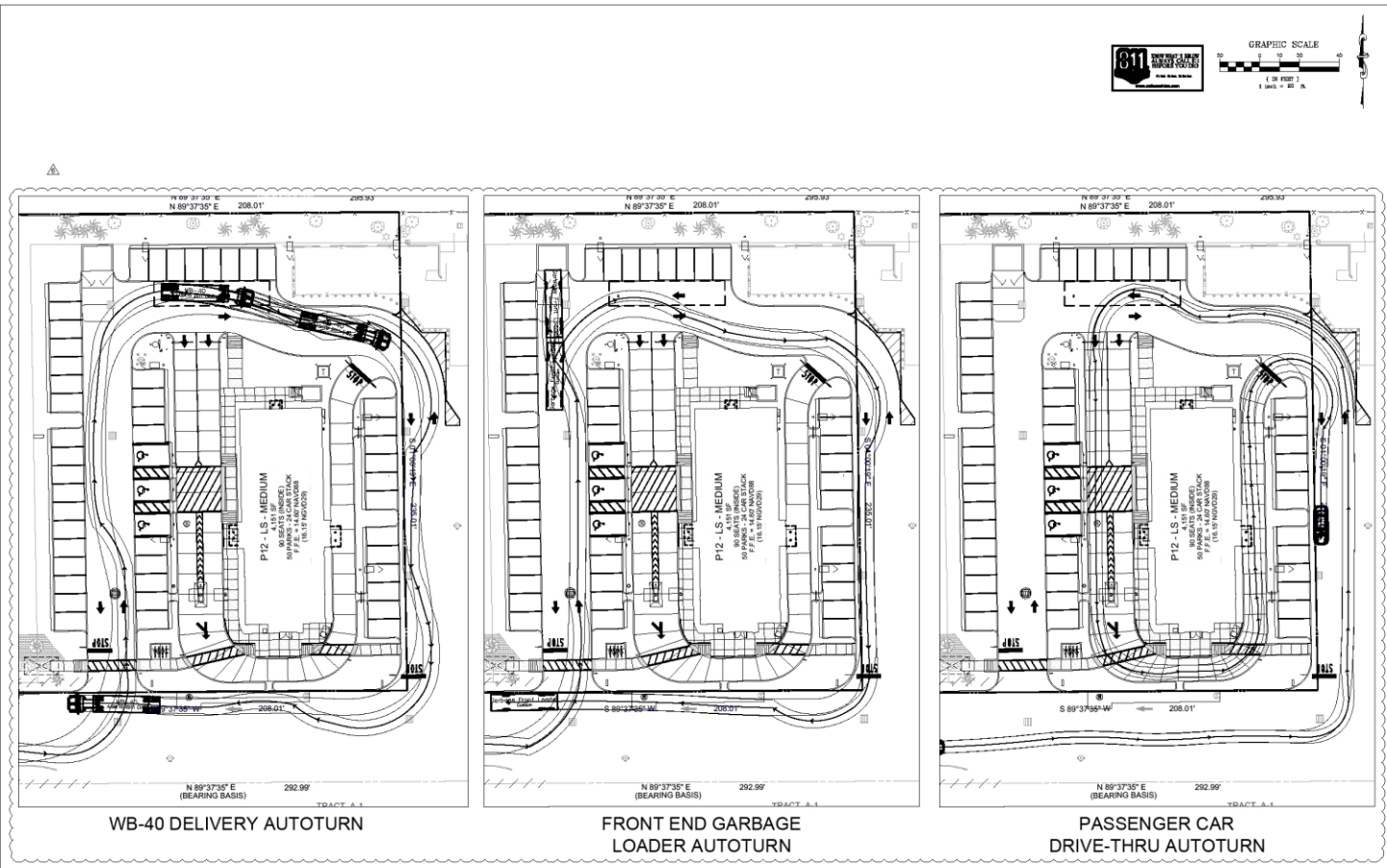
# UPDATED PARKING ANALYSIS

| Table 1<br>Projected Parking Availability<br>Village Shoppes / Chick-fil-A - Coconut Creek, Florida |                                    |   |                    |                                 |                    |                                   |                    |
|---|------------------------------------|---|--------------------|---------------------------------|--------------------|-----------------------------------|--------------------|
| Parking Zone  | Number of Available Parking Spaces | Time Intervals<br>(Number of Parked Vehicles) |                    |                                 |                    |                                   |                    |
|   |                                    | Thursday (1/11/18)<br>(Peak Hour)             |                    | Friday (1/12/18)<br>(Peak Hour) |                    | Saturday (1/13/18)<br>(Peak Hour) |                    |
|   |                                    | 12:30 PM to 1:00 PM                           | 1:00 PM to 1:30 PM | 12:30 PM to 1:00 PM             | 1:00 PM to 1:30 PM | 2:00 PM to 2:30 PM                | 2:30 PM to 3:00 PM |
| A   | 11                                 | 9   | 11                 | 11                              | 5                  | 9                                 | 4                  |
| B   | 49                                 | 32  | 27                 | 28                              | 34                 | 27                                | 32                 |
| C   | 53                                 | 33  | 31                 | 29                              | 30                 | 31                                | 37                 |
| D   | 46                                 | 14  | 13                 | 15                              | 4                  | 2                                 | 2                  |
| E   | 69                                 | 47  | 60                 | 68                              | 65                 | 68                                | 69                 |
| F   | 14                                 | 17  | 17                 | 13                              | 12                 | 16                                | 15                 |
| <b>Total (Current)</b>  | <b>242</b>                         | <b>152</b>                                    | <b>159</b>         | <b>164</b>                      | <b>150</b>         | <b>153</b>                        | <b>159</b>         |
| <b>Future Total Parking Supply:</b>   | <b>237</b>                         |   |                    |                                 |                    |                                   |                    |
| <b>Parking Spaces Required for:</b>   |                                    |   |                    |                                 |                    |                                   |                    |
| - Vacancy (10,392 SF as of 1/11/18) at one space per 247 gross square feet of floor area            |                                    | 42  | 42                 | 42                              | 42                 | 42                                | 42                 |
| - Proposed Chick-fil-A: Parking demand based on actual observed parking demand at DB site           |                                    | 24  | 18                 | 24                              | 18                 | 16                                | 22                 |
| <b>Total Peak Demand</b>  |                                    | <b>218</b>                                    | <b>219</b>         | <b>230</b>                      | <b>210</b>         | <b>211</b>                        | <b>223</b>         |
| <b>Surplus (Unused) Spaces</b>  |                                    | <b>19</b>                                     | <b>18</b>          | <b>7</b>                        | <b>27</b>          | <b>26</b>                         | <b>14</b>          |

Source: KBP Consulting, Inc.



# AUTOTURN PLAN



**Chick-fil-A**  
 5200 Buffington Rd.  
 Atlanta Georgia,  
 30349-2998

**Bowman CONSULTING**  
 William Pfeiffer, P.E.  
 License No. 7508  
 873214

Seal

WILLIAM PFEIFFER, P.E.  
 LICENSE NO. 7508  
 873214

**CHICK-FIL-A**  
**COCONUT CREEK FSR**  
 4670 N. STATE ROAD 7  
 COCONUT CREEK, FLORIDA 33073

**FSR# 03841**

| REVISION | SCHEDULE DATE | DESCRIPTION          |
|----------|---------------|----------------------|
| 1        | 03/14         | PERMITTED SITE       |
| 2        | 03/14         | PERMITTED SITE       |
| 3        | 03/14         | FOOT & SIRC COMMENTS |
| 4        | 03/14         | FOOT COMMENTS        |
| 5        | 03/14         | REVISED SITE         |
| 6        | 03/14         | PERMITTED SITE       |
| 7        | 03/14         | REVISED SITE         |
| 8        | 03/14         | PERMITTED SITE       |

**PERMIT REVIEW**

| CLIENT/OWNER | DATE                 |
|--------------|----------------------|
| CHICK-FIL-A  | 2017-02-28           |
| PROJECT #    | 17000000000000000000 |
| PROPOSAL FOR | PERMIT REVIEW        |
| DATE         | 03/14/18             |
| PROJECT      | FSR                  |

PROJECT: AUTOTURN PLAN  
 SHEET: 001

C-7.0

# OFFSITE IMPROVEMENTS



- ✓ Modifying ingress and egress conditions
- ✓ Safer vehicular circulation
- ✓ Project reviewed and access approved by FDOT
- ✓ Access reviewed by Broward County at design stage
- ✓ The project will be constructed in coordination with FDOT's current multimodal improvements to SR7.



# OPERATIONAL IMPROVEMENTS

In the past few years, Chick-Fil-A has implemented numerous initiatives to improve and make the drive-thru operations more efficient:



## DUAL DRIVE-THRU

~60% of Chick-Fil-A operations take place at the drive-thru.

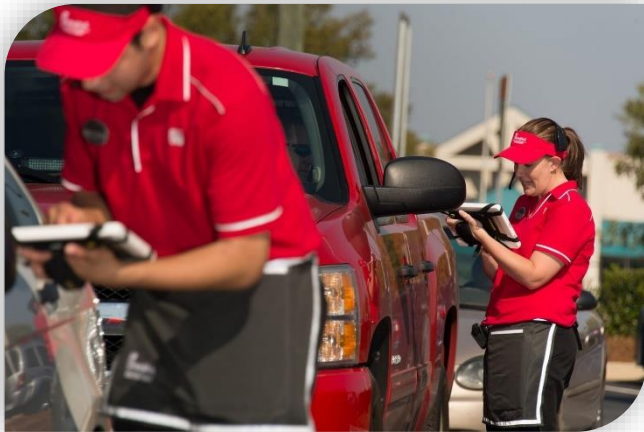
Chick-Fil-A was the first restaurant of this type to re-design the drive-thru with two lanes to accommodate more queueing capacity on site and avoid bottlenecks.

National average speed-of-service time is **45 seconds**.



# OPERATIONAL IMPROVEMENTS

In the past few years, Chick-Fil-A has implemented numerous initiatives to improve and make the drive-thru operations more efficient:



## FACE-TO-FACE ORDERING

Chick-fil-A has implemented the technology and training to deploy attendants to the drive-thru at peak hours to collect orders and payment with a tablet.

These attendants can also help deliver orders to help facilitate cars out of the drive-thru.



Attendants can also help direct traffic in and out of the drive thru at peak hours.



# OPERATIONAL IMPROVEMENTS

In the past few years, Chick-Fil-A has implemented numerous initiatives to improve and make the drive-thru operations more efficient:



## KITCHEN SIZE

The kitchen for the proposed Chick-fil-A in Coconut Creek is the same size of a large Chick-Fil-A building, but with a smaller footprint and number of seats.

More capacity + more chicken = **faster, more efficient drive-thru**



## TOP RANKING FAST FOOD CHAIN

Employees are the company's "**secret recipe**" and the drive-thru strategy is designed around people as much as it is technology and systems.

In 2018, Chick-Fil-A ranked #1 on the quality of its service due to order accuracy, eye contact with customers and unbeatable, pleasant demeanor.

Source: QSR Magazine

# THE CFA OPERATOR MODEL

Family owned and led, Chick-fil-A is the nation's largest quick-service chicken restaurant chain, with more than **2,300** restaurants in **47** states.



Chick-Fil-A has a unique Franchisee Operator model that reflects the company's entrepreneurial spirit:

- Independently operated small business
- Personally Engaged with the local community
- Operators are not passive investors
- Only one Chick-fil-A restaurant location

## COMMITMENT TO THE COMMUNITY

### JOB CREATION

**60-80**  
Team  
Members

**75-85**  
Trades  
(Construction)

### Community Investment

Approx. **40% of sales** are returned to the state and local community each year through wages, property taxes and giveaways.

### Commitment to employees

**\$32 million** given to help **30,000+** team members attend college. Another **\$4 million** donated to for scholarships and educational development.



# CHICK-FIL-A OVERVIEW

## ENVIRONMENTAL SUSTAINABILITY

### Plastic upcycling program

Eight years in the making:  
**clothing woven from plastic bottles.**

Chick-Fil-A partnered with OOBEE to produce a material create shirts made entirely from recycled materials sourced within the United States.

As of May 2017, **more than 5.3 million recycled plastic bottles** are clothing **100,000+** restaurant team members. Each red polo contains 19 plastic bottles.



### Alternative energy

Chick-Fil-A will be providing an electric vehicle charging station at its Coconut Creek site to contribute towards carbon footprint offset goals and towards enhancement of sustainable infrastructure within the City.



### Wildlife Federation Certification

The Chick-Fil-A design has been certified by the National Wildlife Federation as a haven for local wildlife by providing food, water, shelter at the site.

# BUILDING RENDERINGS

- ✓ Low-E, insulated high performance glazing to reduce solar heat gain
- ✓ LED interior lighting
- ✓ Specified EnergyStar appliances
- ✓ Min. 50% certified FSC accredited wood





# BUILDING RENDERINGS

- ✔ Heat island reduction (high albedo roofs, deciduous landscaping)
- ✔ Low-emission VOC flooring and paints
- ✔ On-site recycling
- ✔ Indoor 45% water use reduction (fixtures and process equipment)



# PUBLIC ENGAGEMENT

**The Chick-Fil-A team held a local community meeting to discuss the project with nearby residents.**

*Chick-Fil-A also mailed out notices to the nearby residents and businesses to collect their feedback on the site design and aesthetics.*



*“I visit the plaza often, and look forward to eating at the Chick-Fil-A with my grandchildren” – Gail Stennett, Windsor Bay Community*

*“I am always looking for a new place to eat” – Ricky Gordon, adjacent property owner.*



# TENANT OUTREACH

Acknowledgment of Public Notice Hearings re: Chick-Fil-A

|    | TENANT NAME                                    | UNIT NO. | PRINT NAME           | SIGNATURE          | DATE    |
|----|--|----------|----------------------|--------------------|---------|
| 1  | Meritos Hair Salon of Boca, Inc. <i>Closed</i> | 102      | <i>Notice Posted</i> |                    |         |
| 2  | Prosper School                                 | 101      | JUSTIN MOSCOSO       | <i>[Signature]</i> | 6/26/19 |
| 3  | Florida Horizons Food and Beverage LLC         | 103      | Diamond Walker       | <i>[Signature]</i> | 6/26/19 |
| 4  | Cowlett's Kids Salon                           | 104      | Amanda Carter        | <i>[Signature]</i> | 6/26/19 |
| 5  | AeroJuice                                      | 105      | ISIDYANNA MENDES     | <i>[Signature]</i> | 6/26/19 |
| 6  | Sanluis Buffet <i>Closed</i>                   | 106      | <i>Notice Posted</i> |                    |         |
| 7  | Pinebar Sports                                 | 107B     | ISADORA SALAS        | <i>[Signature]</i> | 6/26/19 |
| 8  | Toi Nail Spa                                   | 108B     | QUANGLUO             | <i>[Signature]</i> | 6/26/19 |
| 9  | Pasquella Pizza                                | 111      | TAYLOR DAILY         | <i>[Signature]</i> | 6/26/19 |
| 10 | Dr. Colella, DMD, PA                           | 201, 202 | <i>[Signature]</i>   | <i>[Signature]</i> | 6/26/19 |
| 11 | Rossi Style Loc. <i>Closed</i>                 | 203      | <i>Notice Posted</i> |                    |         |
| 12 | Zen Loft Yoga, Inc.                            | 204      | Kim Schell           | <i>[Signature]</i> | 6/26/19 |
| 13 | Regions Bank <i>Vacant</i>                     | 4670     | <i>Vacant</i>        |                    |         |
| 14 | Sprint 1699                                    | 5511     | Honorette Dominguez  | <i>[Signature]</i> | 6/26/19 |
| 15 |  | 102      |                      |                    |         |
| 16 |  | 103A     |                      |                    |         |
| 17 |  | 107A     |                      |                    |         |
| 18 |  | 109      |                      |                    |         |
| 19 |  | 111      |                      |                    |         |
| 20 |  |          |                      |                    |         |
| 21 |  |          |                      |                    |         |
| 22 |  |          |                      |                    |         |
| 23 |  |          |                      |                    |         |
| 24 |  |          |                      |                    |         |
| 25 |  |          |                      |                    |         |

# Q&A



# OLDER DESIGNS

## Chick-Fil-A #3369 – Deerfield Beach





# OLDER DESIGNS



- ✓ Opened in Sept 2015
- ✓ 4,986 SF (20% bigger)
- ✓ Dual drive thru
- ✓ 132 indoor seats
- ✓ 12 outdoor seats
- ✓ 18 vehicle stacking
- ✓ 48 parking spaces provided (48 required)

# CITY'S CHICK-FIL-A SITE PLAN REVIEW COMPARISON

| CHICK-FIL-A SITE PLAN REVIEW COMPARISON |  |                |                |   |
|---|--|----------------|----------------|---|
| CATEGORY                                | DESIGN ITEM  | Alternative #1 | Alternative #2 | NOTES:  |
| ZONING                                  |  |                |                |   |
|   | STACKING SPACES  | 24             | 24             | MEASURED DELIVERY WINDOW TO PL (6 SPACES REQ)                           |
|   | DRIVE-THRU STACKING TOTAL DISTANCE (delivery window to PL) | 301'           | *377'          | 106' IS THE STANDARD PER CODE, *TO PROPERTY LINE                        |
|   | DRIVE-THRU STACKING TO ORDER BOARDS (to PL)                | 132'           | 231'           |   |
|   | ESCAPE LANE/BYPASS   | YES            | NO             |   |
|   | DRIVE-THRU PROXIMITY TO PLAYGROUND                         | 25'            | 5.5'           |   |
|   | LANDSCAPE BUFFER AT PLAYGROUND (adjacent to pavement)      | 0'             | 5.5'           | 0' IN EXISTING CONDITION  |
|   | # TRAFFIC CONFLICTS ON SITE                                | 0              | 3              |   |
|   | # TRAFFIC CONFLICTS OFF SITE                               | 4              | 2              |   |
|   | SEPERATED DRIVE-THRU FROM PARKING                          | YES            | NO             |   |
|   | # PARKING STALLS POTENTIALLY BLOCKED FROM DRIVE-THRU       | 0              | 32             |   |
|   | HANDICAPPED SPACES (3) DISTANCE TO ENTRY                   | *11'           | 54'            | *2 OF 3 HC STALLS   |
|   | HANDICAP SPACES (3) ACCESS CROSSES DRIVE LANE              | *1             | 3              | *1 OF 3 ARE PLAZA PARKING AND NOT RESTAURANT PARKING                    |
|   | TURNING RADIUS CONFLICTS                                   | 0              | 2              |   |
|   | PARKING (INCLUDING PLAZA)                                  | 242            | 237            | *242 PARKING EXISTING TODAY VIA PCD<br>241 MINIMUM PER PARKING ANALYSIS |
|   | OPEN SPACE % (pre-design = 29.1%)                          | 28.50%         | 31.80%         | BASED ON SITE PLAN  |
|   |  |                |                |   |
| GREEN                                   |  |                |                |   |
|   | GREEN REQUIREMENTS MET?                                    | YES            | YES            |   |
|   |  |                |                |   |
| LANDSCAPING                             |  |                |                |   |
|   | FOUNDATION PLANTING DEPTH MINIMUM                          | 3.5'           | 1.5'           | *PCD ALLOWS LESS THAN 10' WHICH IS THE CODE STANDARD                    |
|   | MEET FOUNDATION LANDSCAPE QUANTITY?                        | YES            | NO             |   |
|   | MEET DIVERSITY?  | YES            | YES            |   |
|   | MEET NATIVE RATIO?   | YES            | YES            |   |

PL = PARCEL LINE

DESIGN 1 WAS APPROVED BY THE P&Z BOARD AND APPEARED BEFORE THE COMMISSION ON OCT 25, 2018. DESIGN 2 IS THE LATEST DESIGN SUBMITTED FOR REVIEW BY THE APPLICANT.