



**4670 N STATE ROAD 7.  
COCONUT CREEK  
“VILLAGE SHOPPES”**

# CHICK-FIL-A'S REQUEST

## **Site Plan Application**

On June 24 2015, the Site Plan Review and Appearance Board approved a Class VI Site Plan Modification associated with the demolition (relocation) of an existing Publix, and the creation of two outbuildings along West Atlantic Avenue for two restaurants – one of them with a drive-thru.

## **Special Land Use Application**

On June 24 2015, the Site Plan Review and Appearance Board approved a Class VI Site Plan Modification associated with the demolition (relocation) of an existing Publix, and the creation of two outbuildings along West Atlantic Avenue for two restaurants – one of them with a drive-thru.

## **Rezoning (PCD amendment) Application**

On June 24 2015, the Site Plan Review and Appearance Board approved a Class VI Site Plan Modification associated with the demolition (relocation) of an existing Publix, and the creation of two outbuildings along West Atlantic Avenue for two restaurants – one of them with a drive-thru.

# AERIAL MAP

- ✓ Chick-fil-A site: 1.09 acres
- ✓ Open space: 29.3% (0.32 acres)
- ✓ FLU: Commercial
- ✓ Zoning: PCD – Planned Commerce District



# SITE PLAN

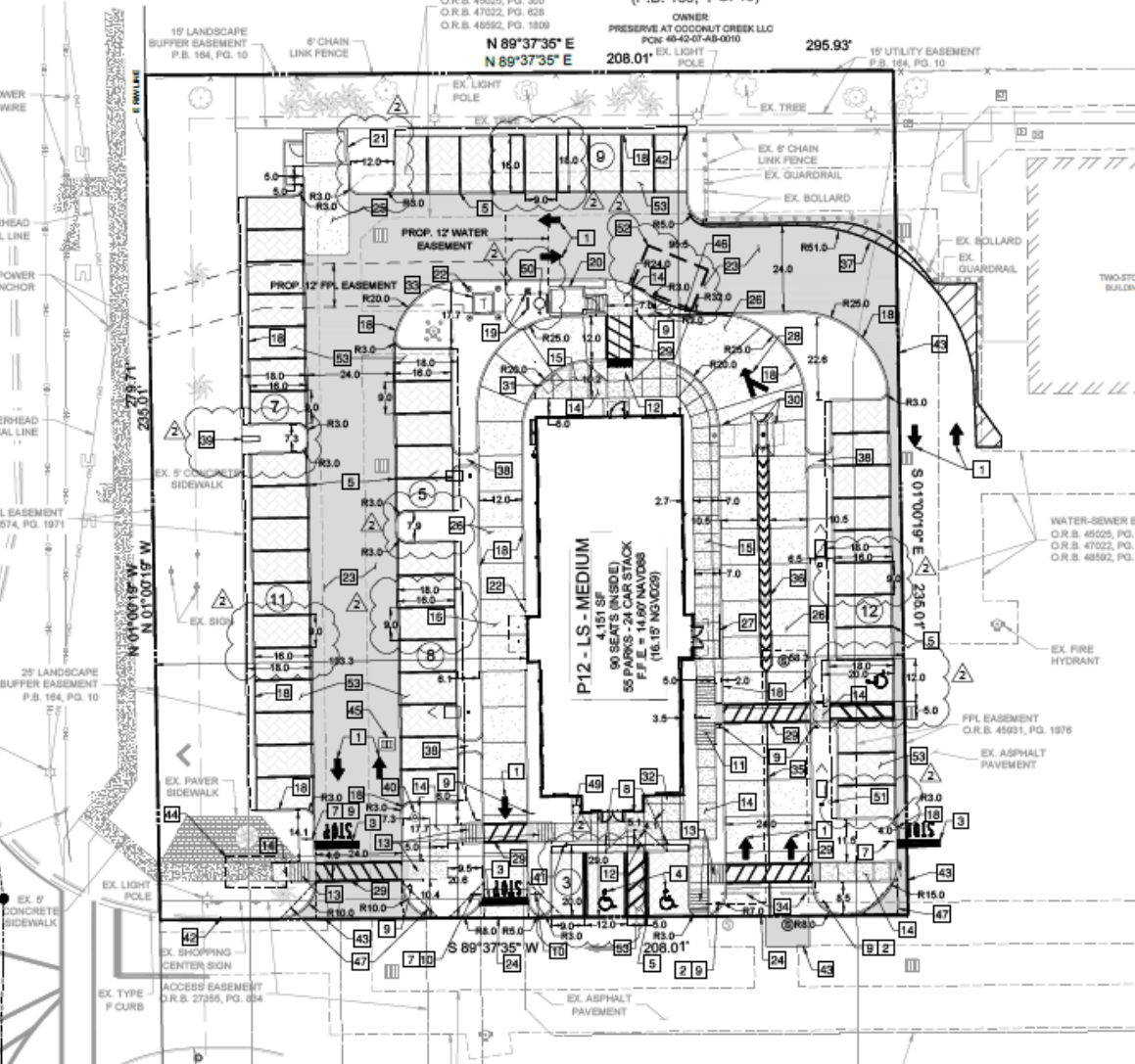
CARRINGTON AT COCONUT CREEK CONDOMINIUM  
(O.R.B. 41584, PG. 1337)  
TRACT D  
GARDEN APARTMENTS

WILES BUTLER PLAT No. 1  
(P.B. 160, PG. 18)

WATER-SEWER EASEMENT  
O.R.B. 45925, PG. 320  
O.R.B. 47022, PG. 628  
O.R.B. 48592, PG. 1809

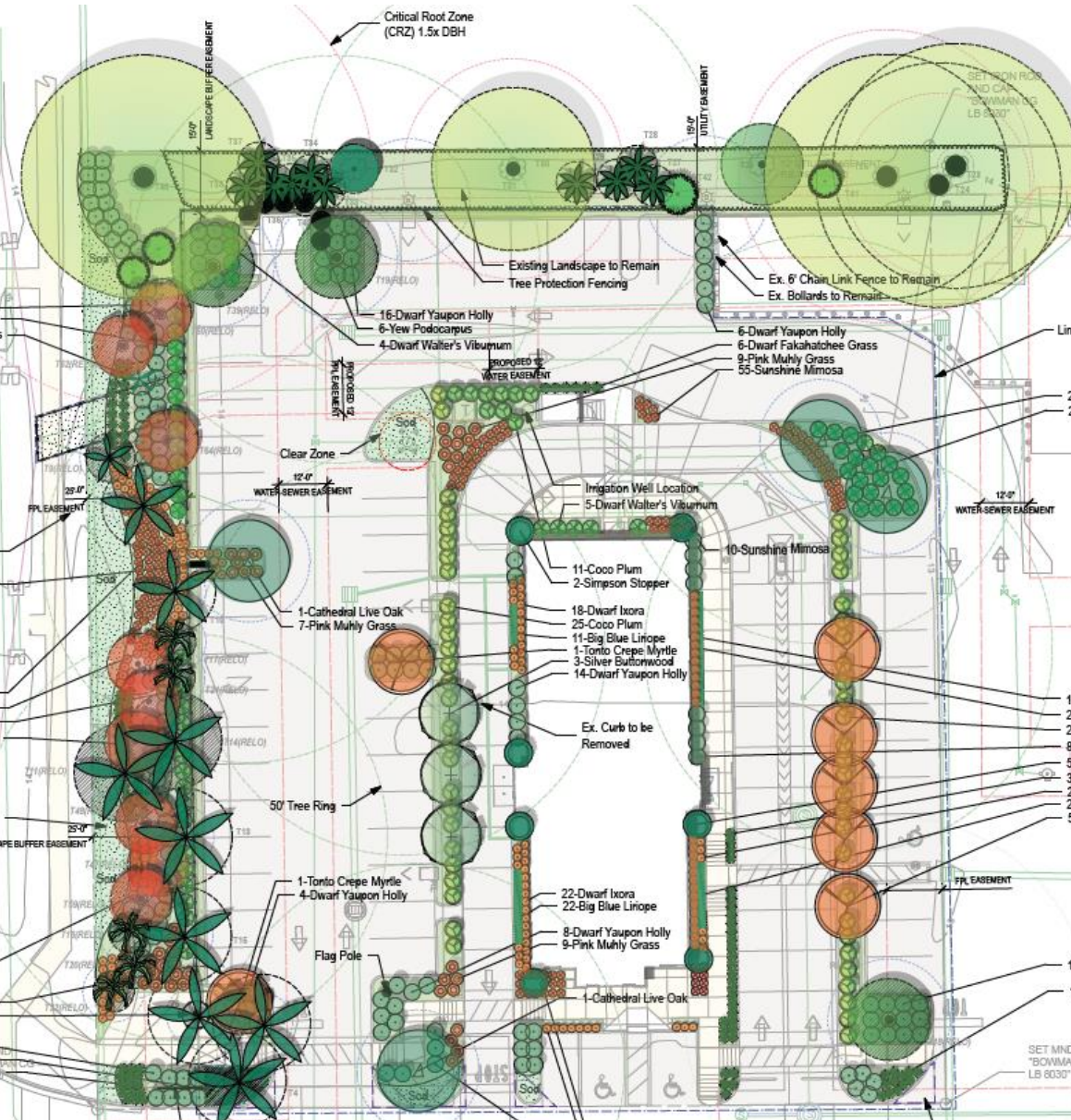
OWNER:  
PRESERVE AT COCONUT CREEK LLC  
PC#: 48-02-07-AB-0010

208.01' 295.93'



- ✓ 4,151 SF building
- ✓ 55 parking spaces provided; 18 required
- ✓ 90 indoor seats
- ✓ 24 car stacking capacity
- ✓ 29.3% open space
- ✓ Dual drive-thru
- ✓ 1 electric vehicle charging station
- ✓ National Wildlife Federation Certification

# LANDSCAPE PLAN



- ✓ 2,367 SF of VUA landscape; 6,513 SF provided
- ✓ 1,078 SF of native vegetation required; 6,269 SF provided
- ✓ 21 native trees required; 47 native trees provided

## LANDSCAPE WAIVER

Reduced landscape buffer requirement, **approved** City Commission in December 2017. Landscape buffer reduced from 30 ft. to 24 ft. along the turn lane.

# CHICK-FIL-A OVERVIEW

*“Chick-fil-A is the most beloved fast food chain in history.”*

*#1 (2015, 2016 & 2017) American Customer Satisfaction Index*

*“24/7 Wall Street Customer Service Hall of Fame.”*

*Only restaurant in the top 10*

*“2017 Google’s It’s LIT award.”*

*Highest rated restaurant for Generation Z*

*“2018 Glass Door – Best Places to work.”*

*# 72 (only 1 of 3 restaurants on the list)*

*“National Restaurant – Top 50 Chains”*

*#8 (Chick-fil-A in 2017) – was ranked #37 in 2000*

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.

- Opened in **1946** by Truett Cathy in Hapeville, GA
- Pioneering the establishment of restaurants in shopping malls, Chick-fil-A opened it’s first restaurant at an Atlanta mall in **1967**
- Today the company has a mix of restaurant types, including mall locations, freestanding restaurants, drive-thru only locations and licensed locations.



In 2014, we celebrated 50 years of the original Chick-fil-A® Chicken Sandwich.

**We’ve sold more than 3.2 billion sandwiches since 1964!**

# CHICK-FIL-A OVERVIEW



## QUALITY

Chick-fil-A shares with its customers a menu of fresh, high quality ingredients that includes hand-breaded chicken, freshly squeezed lemonade, delicious side dishes, and crisp salads and wraps made from scratch each day.

## ENGAGEMENT IN THE COMMUNITY

Unique franchisee Operator model reflects the company's entrepreneurial spirit by creating small businesses operated locally.



## FIRST & SECOND MILE SERVICE

Guests will hear "It's my pleasure," when being served at Chick-fil-A, and this is just one way Chick-fil-A fulfills its mission to have a positive influence on all who come in contact with them.

# CHICK-FIL-A OVERVIEW

## COMMITMENT TO THE COMMUNITY

**\$68 Million**

In the past three years, **\$68 million+ in contributions to 700+ different charities in the cities and towns across America**, and has provided **millions of dollars in food donations and scholarships.**

**40%**

An economic benefit to their communities - wages, property taxes and giveaways - approximately **40% of sales are returned to the state and local community each year.**

**\$32 Million**

**\$32 million** has been given to help **30,000+ of its restaurant team members attend college.** Another **\$4 million** was donated to various universities and colleges for scholarships and education development.

***This economic contribution is expanded through Chick-fil-A's tradition of supporting the communities in which it operates through fundraisers, scholarships and donations.***

### SUSTAINABILITY INITIATIVES

More efficient packaging, greater energy, water conservation efforts, greener restaurant design, construction and environmentally sensitive supply chain

### CREATING JOBS

**60-80** Team Members      **75-85** Tradesmen (Construction)

## CHICK-FIL-A OPERATOR MODEL



# BUILDING ELEVATION

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



# BUILDING ELEVATION

- ✔ Heat island reduction (high albedo roofs and open space)
- ✔ Indoor 45% water use reduction (fixtures and process equipment)
- ✔ On-site recycling
- ✔ Metal Awnings anodized to withstand weather conditions

