

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: July 10, 2019

From: W. SCOTT STOUDEMIRE, AICP
Deputy Director of Sustainable
Development

Subject: Chick-Fil-A
Site Plan

Applicant/Agent: Bill Pfeffer, Bowman Consulting

Owner: Village Shoppes of Coconut Creek Investments, LLC

Requested Action/Description: Site Plan Approval

Location: 4670 State Road 7

Legal Description: Tract B of the Alexander Young Plat, according to the Plat thereof, as recorded in Plat Book 164, Page 10, of the Public Records of Broward County, Florida & Tracts A, A-1, and B-1 of Spear Plat, according to the Plat thereof, as recorded in Plat Book 170, Page 82, of the Public Records of Broward County, Florida

Size: 6.13 +/- Acres

Existing Zoning: PCD, Planned Commerce District

Existing Use: PCD, Planned Commerce District

Future Land Use Plan Designation: C- Commercial and EC- Employment Center

Platted: Alexander-Young Plat & Spear Plat

Plat Restriction: (Alexander Young Plat) One service station use on Tracts A and A-1 and 14,679 square feet of office use on Tract B.
(Spear Plat) Tract A and B are restricted to 45,000 square feet of commercial use and 3,500 square feet of office use.

Requested Action

The subject property is generally located at the northeast corner of Wiles Road and State Road 7 at the Village Shoppes of Coconut Creek Plaza. The applicant, Bill Pfeffer, Bowman Consulting, on behalf of the owner, Village Shoppes of Coconut Creek LLC, is seeking site plan approval for the construction of a free-standing 4,151 square foot Chick-Fil-A (CFA) restaurant with a dual-drive-thru lane located at 4670 State Road 7.

Project Description

This item was presented to the City Commission for consideration at the October 25, 2018, City Commission Meeting. At that meeting, the City Commission expressed concerns about the overall design of the project, which will be referred to as Alternative 1 for the remainder of the discussion (Alternative 1) and all items related to the project were tabled to a date certain of December 13, 2018. In an effort to address concerns raised by the Commission at the October meeting, the applicant developed an alternative site plan where the building layout was inverted. This alternative was presented to the City Commission in the applicant's PowerPoint presentation for discussion purposes at the December meeting. This alternative had not been reviewed by the DRC so staff was not able to make a formal recommendation at the meeting. With the understanding that the applicant would provide staff with a full submittal for DRC review, the Ordinance to modify the existing PCD to accommodate the construction of the Chick-Fil-A Restaurant was approved on first reading. Upon review by the DRC of the inverted plans submitted following the December 13, 2018 meeting, several critical design issues were identified with the site plan that resulted in the resubmittal of a modified version of the inverted layout, which will be referred to as Alternative 2 (Alternative 2).

As stated in the narrative for the previous companion items for the PCD modification and the Special Land Use, given the extensive review history for multiple design options for this project by staff, the Planning and Zoning Board, and the City Commission, there are two options being presented for your consideration. The first alternative is the original project submittal, as recommended for approval by staff and the Planning and Zoning Board. The second alternative is the latest version of the inverted layout, which has been modified by the applicant as a result of the DRC review. For reference and in an effort to highlight, summarize and compare design concerns between the two options, staff has prepared a table that presents such a comparison (see attached).

Public Involvement:

The applicant was required to perform community outreach in an effort to provide project information to neighboring property owners and neighborhood associations as well as hear and address concerns and issues raised through this process. The applicant has submitted a Community Meeting report for this project, which is included as part of the agenda backup for this application. Key efforts resulting from their outreach include a meeting held at an offsite location, which was intended to provide a forum for residents but was open to the public. The Community Meeting was held on August 21, 2018 at 6:00 pm. The applicant also provided tenant notification within the plaza in accordance with the newly adopted provision within the Land Development Code.

Green and Sustainable Components

Supporting;

- Action 1.6: NWF Certification for the life of the project.

- Action 2.2: Reflective roofing material proposed.
- Action 2.3: Sidewalk connections to State Road 7.
- Action 5.3: Recycling of construction debris.
- Action 6.2: Bike racks proposed.
- Action 6.4: Car charging station proposed.

Staff Recommendation:

For the purposes of providing a clear record, Staff recommends the Planning and Zoning Board review Alternative #1 and Alternative #2 and recommend approval or denial of each of the Alternatives.

LAWSS/ae

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Attachments:

Aerial Photo
DRC Report
Exhibits