



**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
 - 1st Reading for Special Land Use and Rezoning approvals - **Tabled**
 - Final Site Plan approval – **Tabled**
- City Commission Meeting 12/13/2018
 - 1st Reading for Special Land Use and Rezoning - **Approved**
 - Final Site Plan approval - **Tabled**

CHICK-FIL-A'S REQUEST

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

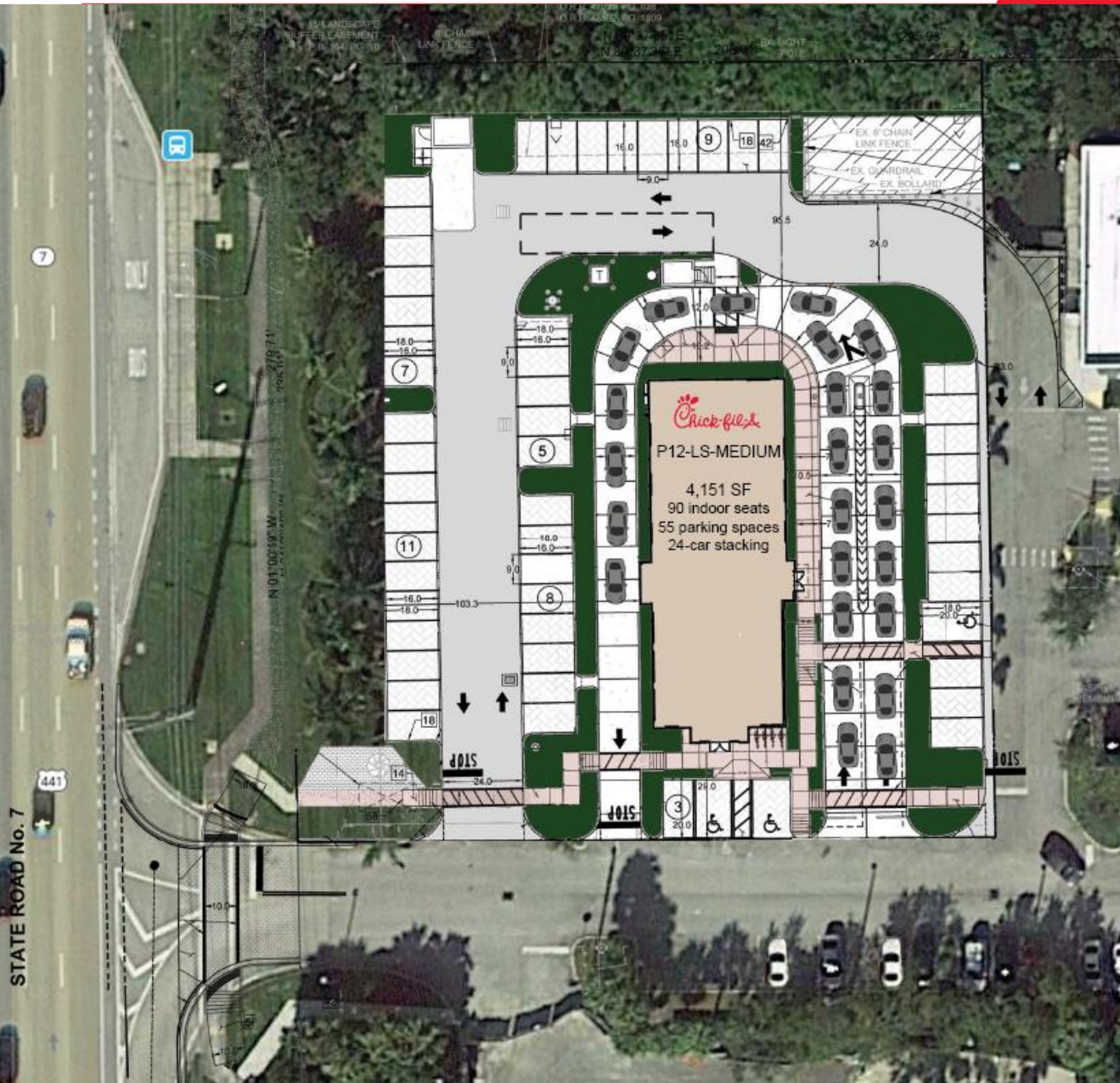
✓ Chick-fil-A site: 1.09 acres

✓ FLU: Commercial

✓ Zoning: PCD – Planned Commerce District

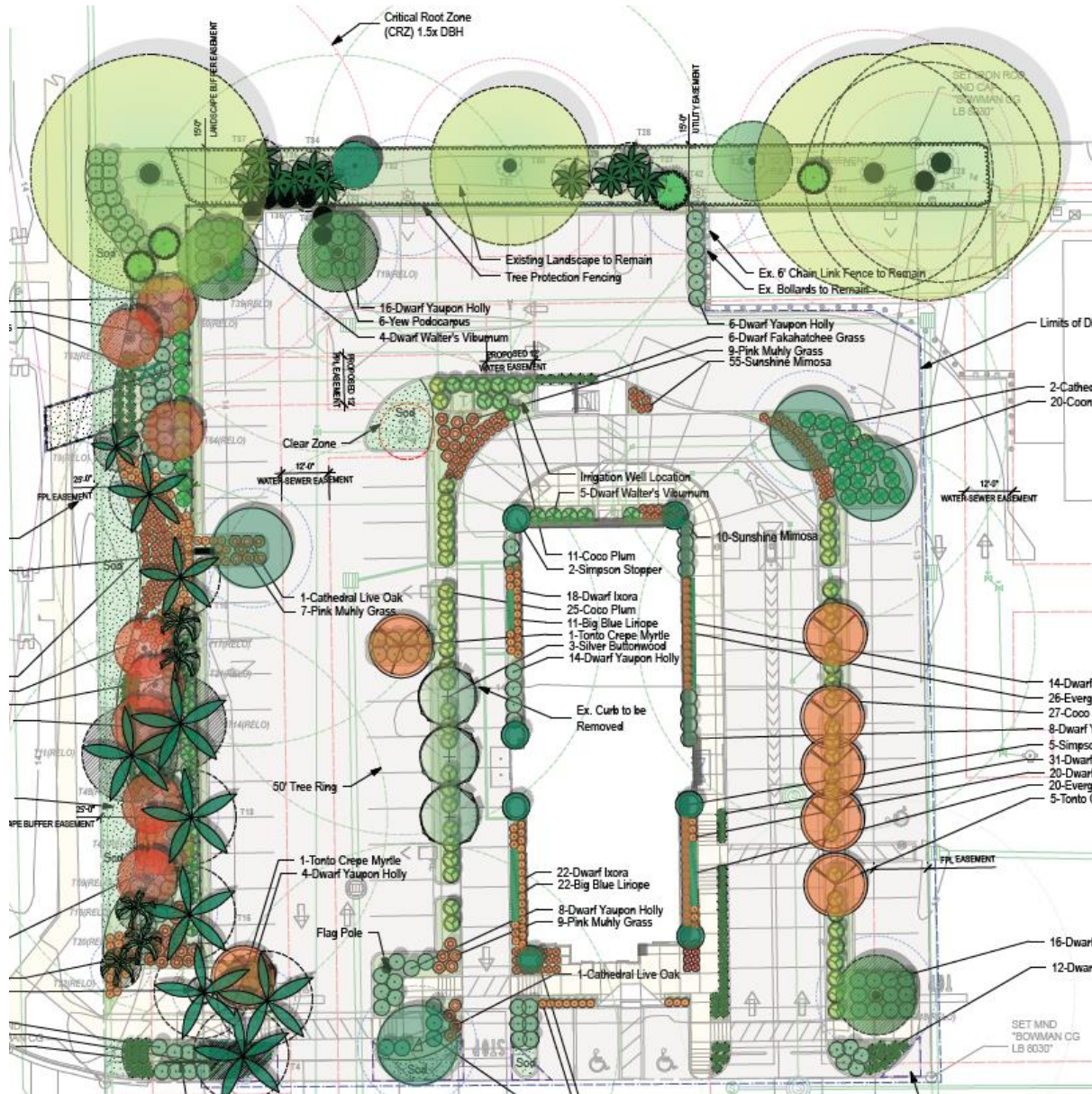


ALTERNATIVE I SITE PLAN



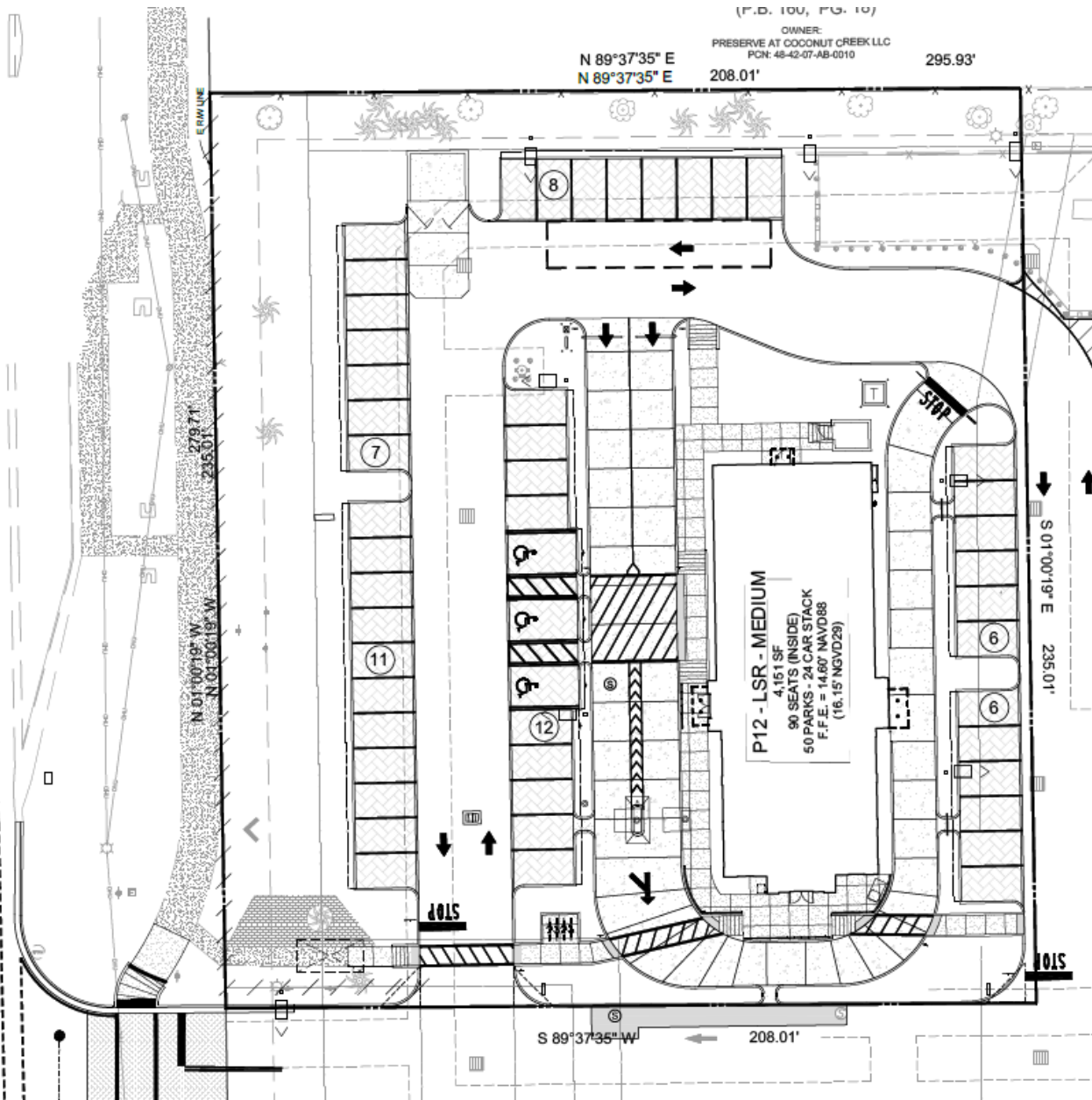
- ✓ 4,151 SF building
- ✓ 55 parking spaces provided (242 total shopping center spaces)
- ✓ 90 indoor seats
- ✓ 24 car stacking
- ✓ Dual drive-thru
- ✓ 1 electric vehicle charging station

ALTERNATIVE I LANDSCAPE PLAN



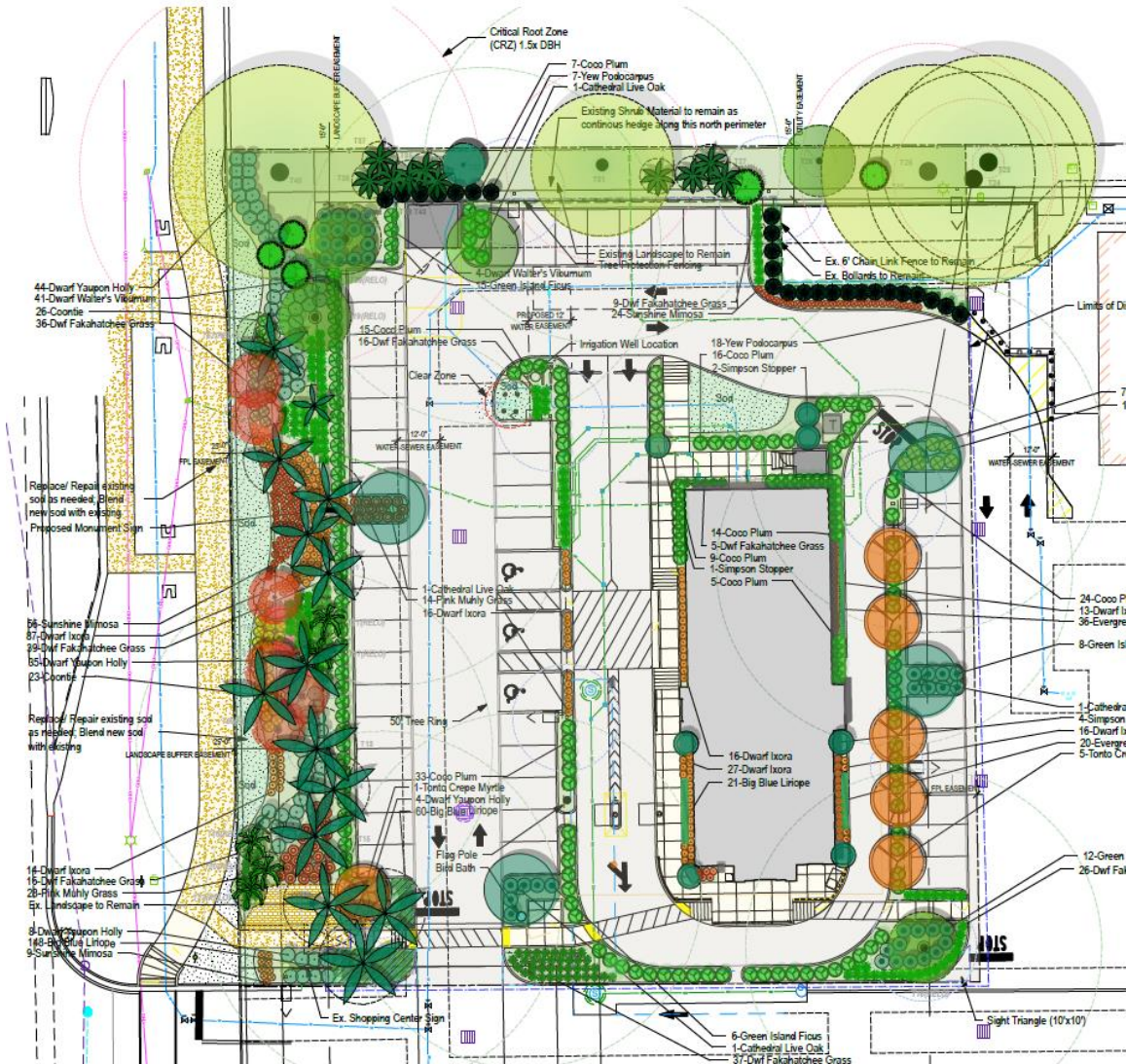
- ✓ 28.6% open space
- ✓ 55.6% native trees
- ✓ 59.3% native shrubs and groundcover
- ✓ 5,673 SF of interior VUA landscape provided (250 SF required)
- ✓ 13 trees (1,097 SF) removed; 14 trees provided (2,350 SF)
- ✓ 17 trees are being relocated to preserve them

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 Projected Parking Availability Village Shoppes / Chick-fil-A - Coconut Creek, Florida							
Parking Zone	Number of Available Parking Spaces	Time Intervals (Number of Parked Vehicles)					
		Thursday (1/11/18) (Peak Hour)		Friday (1/12/18) (Peak Hour)		Saturday (1/13/18) (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
Total (Current)	242	152	159	164	150	153	159
Future Total Parking Supply:	237						
Parking Spaces Required for:							
- 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
Total Peak Demand		218	219	230	210	211	223
Surplus (Unused) Spaces		19	18	7	27	26	14

Source: KBP Consulting, Inc.

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.

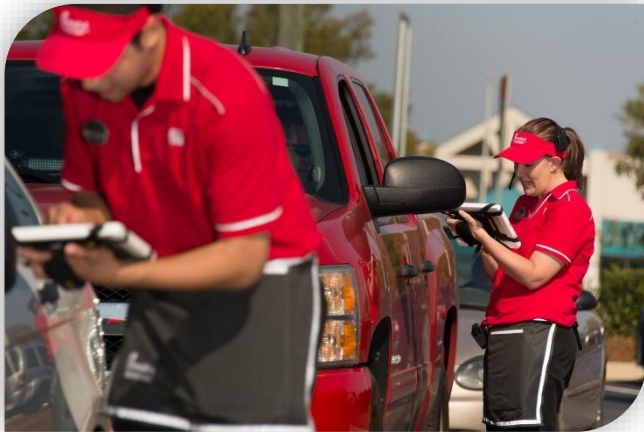
Chick-Fil-A was the first restaurant of this type to re-design the drive-thru with two lanes to accommodate more queueing capacity on site and avoid bottlenecks.

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	ISABEIRA SALES	<i>[Signature]</i>	6/26/19
8	Tai 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

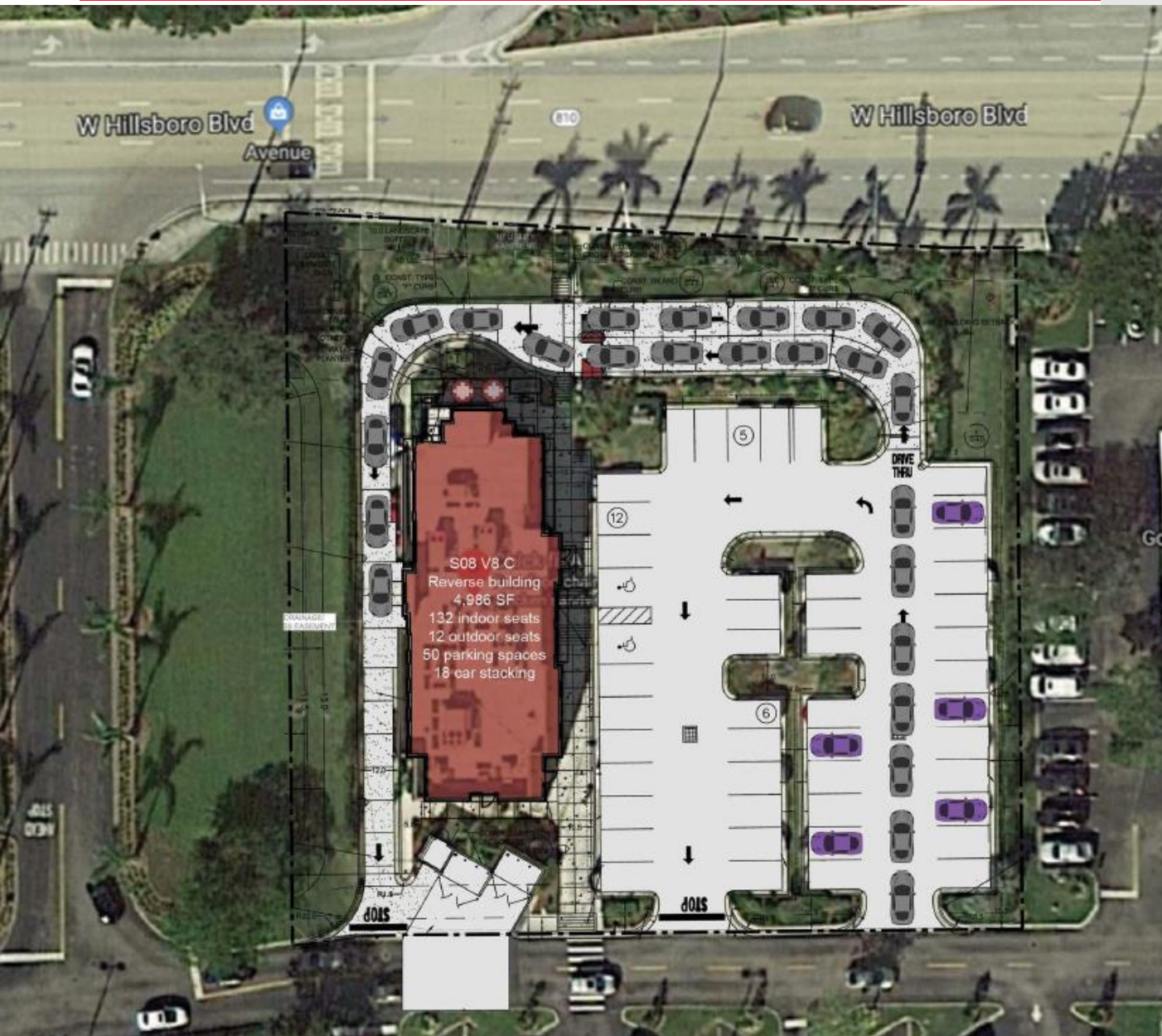


OLDER DESIGNS

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 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.