



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

CHICK-FIL-A'S REQUEST

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

Chick-Fil-A has leased the 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

Section 13-142, Underground Utilities.

Pursuant to Ordinance 2005-032, any project seeking site plan approval will be required to place all utilities including existing overhead utilities within the site or in public right-of-way adjacent to the site, underground.

Electrical transmission and distribution lines with a rate load of 23k volts or higher shall be exempt from this requirement.

Applicant must complete one of the following requirements prior to Planning & Zoning Board meeting;

1. Provide a signed agreement between the applicant and each affected utility company for future undergrounding.
2. Process an agreement with the showing intent to comply with the under-grounding.
3. If electrical lines with a rate load of 23k volts or higher exists, then a written detailed statement from a licensed professional engineer, qualified to verify such utility issues and, stating the rate load shall be provided
4. Process an Underground Utility Waiver Application

AERIAL MAP



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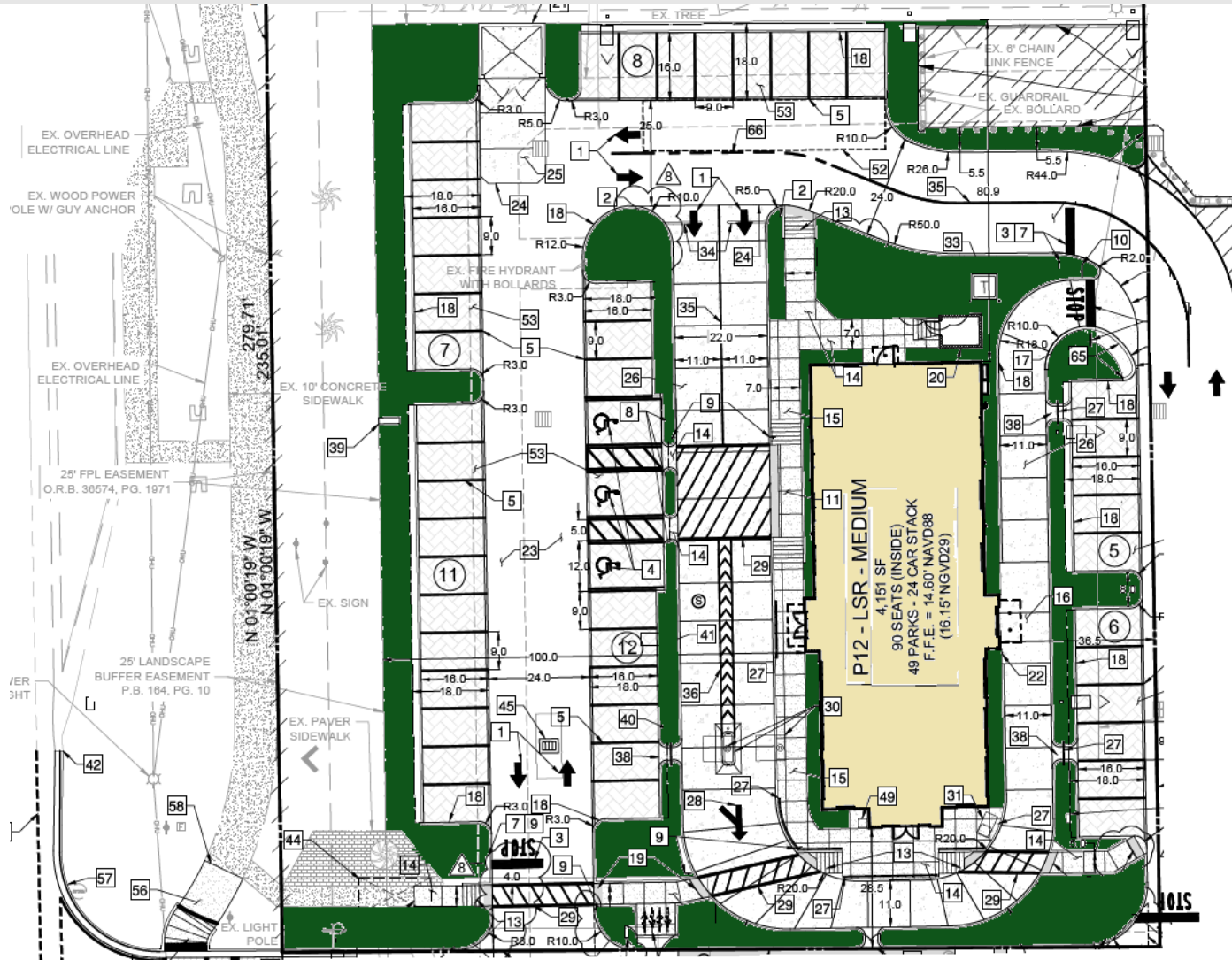
✓ Chick-fil-A site: 1.09 acres

✓ FLU: Employment Center

✓ Zoning: PCD – Planned Commerce District



SITE PLAN



EXISTING CONDITIONS

Looking north on SR7



EXISTING CONDITIONS

Looking into southwest at entrance of CFA parcel along SR7



EXISTING CONDITIONS

Looking south from the CFA parcel



EXISTING CONDITIONS

Looking into the site from entrance at SR7



EXISTING CONDITIONS

The applicant coordinated with the utilities that service the site:

FPL

Most FPL facilities for this site have already been underground since 2008.

The overhead power lines that are located on the east side of State Road 7 are on FPL Transmission poles and carry voltages in excess of 25,000 (25KV) volts; in fact the voltage distributed on these poles is 138,000 (138KV) and will never be placed underground. There are lower voltage distribution lines that FPL does not intend to underground, given all other facilities have been completed and as such, they have been included in the underground waiver request.

EXISTING CONDITIONS

The applicant coordinated with the utilities that service the site:

AT&T

AT&T has three (3) fiber optic cables going north on State Road 7, and all three share a splice location point on the SE corner of Wiles and State Road 7. These were installed in the 1990s along the FPL transmission lines on State Road; some of those cables are in 1,500'-2,000' sections and cannot be partially placed underground.