



## Legislation Text

---

File #: ORD 2018-030, Version: 1

---

## AGENDA ITEM REPORT

### **TITLE:**

AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION OF VILLAGE SHOPPES OF COCONUT CREEK INVESTMENTS, LLC TO PERMIT A CHICK-FIL-A RESTAURANT WITH A DUAL DRIVE-THRU LANE TO BE LOCATED IN THE VILLAGE SHOPPES OF COCONUT CREEK AT THE NORTHEAST CORNER OF WILES AND STATE ROAD 7 (US 441) PURSUANT TO SECTION 13-35, "SPECIAL LAND USE," OF THE CITY'S CODE OF ORDINANCES. (QUASI-JUDICIAL)(FIRST PUBLIC HEARING)

### **BACKGROUND:**

**This item was tabled at the October 25, 2018, City Commission Meeting to a date certain of December 13, 2018. Since the initial October 25, 2018, City Commission meeting, the applicant has provided an updated PowerPoint presentation, which includes an alternative site layout for discussion purposes. Also included is a letter of support from Passport Preschool, a major tenant in the Village Shoppes of Coconut Creek.**

The applicant, Bill Pfeffer, Bowman Consulting, on behalf of the owner, Dagmar Rivera, Village Shoppes of Coconut Creek Investments, LLC, is requesting a special land use approval to permit a Chick-Fil-A restaurant with a dual drive-thru lane at the Village Shoppes of Coconut Creek Plaza. The subject property is located at 4670 State Road 7 (US 441). Concurrent with this application, the applicant is seeking a modification to the approved Planned Commerce District (PCD) and site plan approval.

Existing long term tenants in the Village Shoppes of Coconut Creek include Santo's and Pasquale's restaurants, Passport Preschool, and Sprint. On April 8, 2015, the Planning and Zoning Board approved a Special Land Use request for the Embaixada Church to occupy approximately 12,500 square feet of plaza space. Since then, the church has downsized and now occupies approximately 5,963 +/- square feet.

### **DISCUSSION:**

The applicant is requesting a special land use approval for the construction of a 4,151 square foot Chick-Fil-A (CFA) restaurant with a dual drive-thru lane at 4670 State Road 7. The applicant proposes to operate the restaurant Monday through Saturday and remain closed on Sundays.

As part of the CFA restaurant, the applicant proposes to construct a dual drive-thru lane that wraps around a portion of the building and faces the plaza then tapers into a single lane for window food

pick-up facing State Road 7. Pursuant to City Code, any facility with a drive thru requires a special land use.

**PUBLIC INVOLVEMENT:**

Per Section 13-35 (c), property owners within 500 feet of the subject property were notified by mail of the special land use request and invited to attend the City Commission meeting. Two-hundred and ninety nine (299) notices were mailed by the City on October 11, 2018. To date, staff has not received any public inquiries related to the project.

**RECOMMENDATION:**

The Planning and Zoning Board, at its September 12, 2018, meeting, recommended approval of the special land use application subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit. Outstanding DRC comments are included in the Planning & Zoning Board Agenda backup and are available online for your review.

**FISCAL IMPACT:** N/A