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**Chick-Fil-A Delray Beach Reinvestment Project**

**PCN #:** 12-43-46-28-96-000-0020

**Project Location:** 1800 S Federal Highway, Delray Beach

**Project Description:** Modify approved site plan

**Waiver Justification Letter**

Dear Ms. Eassa,

The applicant (Chick-fil-A, Inc) owns the property located at 1800 S Federal Highway. The 0.82-acre property is located within the jurisdiction of City of Delray Beach. It is abutting S Federal Highway and Linton Blvd, which is maintained by FDOT and City of Delray Beach respectively. The parcel is currently zoned PC – Planned Commercial with a commercial future land use designation.

The primary intent of this project is to modify the on-site circulation for the drive thru restaurant. This existing store has been open for several years, and it exhibits the traditional drive through layout. Traditional layouts consist of the principal building in the center of the site with the drive thru and indoor dining circulation in the perimeter of the site, around the building. Currently there is two-way circulation from Linton Boulevard accessing the property from the existing SunTrust Bank. There is also two-way circulation along the front drive aisle into the drive thru entrance from Federal Highway.

The applicant is proposing improvements consisting of modifications to the circulation into a one-way drive aisle and establish a bypass lane for the drive through. The goal for this project is to be able to direct all vehicles coming from Federal Highway, to loop around the site and queue on site as they enter the drive through. The entire goal is to address congestion from the drive through to ever back out onto the FDOT road (Federal Highway) and give the Chick-fil-A Operators a more efficient vehicular circulation plan in the future.

No modifications are being proposed to the access drives from either roadway and the project is aiming to keep the same amount of parking as the original site plan approval from March 2013.

In association with the proposed improvement of the property the applicant respectfully requests a waiver for the Landscape Strip from the City of Delray Beach ULDC:

#### **SEC.4.6.16 (H)(3)(d) Landscape Strip**

*A landscaped barrier shall be provided between the off-street parking area or other vehicular use area and abutting properties. The landscape barrier may be two feet at the time of planting and achieve and be maintained at not less than three nor greater than six feet in height to form a continuous screen between the off-street parking area or vehicular use area and such abutting property. This landscape barrier shall be located between the common lot line and the off-street parking area or other vehicular use area in a planting strip of not less than five feet in width that is free of any vehicular encroachment, including car overhang.*

The applicant is proposing to re-design the layout of the on-site circulation to improve the accessibility into and around the Chick-fil-A parcel, to do this the existing 5ft landscape buffer required on both sides of the property will not be meet for the Chick-Fil-A parcel. The project will still meet the minimum open space required based on the acreage of the property (over 25%) and will directly address the concern with the current drive thru stacking.

The waiver request is consistent with the City of Delray Beach standards to grant waivers as it follows the following:

- **Shall not adversely affect the neighboring area**
  - The proposed improvement not going to adversely affect the neighboring area. The entire aim of the project is to improve the accessibility into and around the site, provide the customers a better experience when visiting the Chick-fil-A store, and avoid vehicular stacking for the drive thru queue offsite.
- **Shall not significantly diminish the provision of public facilities**
  - The proposed improvements do not reduce the provision of public facilities. The Landscape Island waiver requested is aesthetic in nature.
- **Shall not create an unsafe situation**
  - The proposed improvement will reduce the number of conflict points between interior vehicular circulation and drive thru operations; therefore, improving the safety of the customers and pedestrians accessing the site and creating a better experience for the citizens and visitors to the City of Delray Beach.
- **Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner**
  - The proposed improvements are meant to address concerns with the vehicular traffic at the existing store. Chick-fil-A has specifically targeted this project as part of its Reinvestment program to fund these improvements, enhance its operations and deliberately be a good neighbor and improve the business' impact within the City of Delray.

These improvements have been designed in consultation with the Chick-fil-A store operator and in coordination with the SunTrust bank – all of which approved and agree with the path forward with the Chick-fil-A improvements proposed to the City.

# Bowman

Bowman Consulting is looking forward to working with City staff for this project. If you have any questions or require additional information, please do not hesitate to contact us,



Jenny Baez  
*Branch Manager*  
**Bowman**