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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 Special landscape setback from the City of Delray Beach ULDC:

SEC.4.3.4 (H)(6)(b)(4) Special landscape setback

A special landscape area shall be provided along Linton Blvd from A1A to the western City limits. This landscape area shall be the smaller distance of either 30 feet or 10% of the average depth of the property; however, in no case shall the landscape area be less than 10 feet.

Average depth: 195.5 ft (10%= 19.52ft)

Landscape setback: 20ft

The applicant is proposing to reduce the landscape setback to 9.9 feet. this would be a request for a waiver to reduce the landscape area to allow for a re-design of the on-site circulation within the Chick-fil-A parcel. The project will still meet the minimum open space required based on the acreage of the property (over 25%).

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 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