



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Administrative Approval of Minor Amendment to Site Plan
 Chick-fil-a
 5560 Okechobee Road

DATE: November 8, 2017

STAFF REPORT

Owner/Applicant: NNN/1031 #16 Jenkins LLC
 2 Towne Sq Ste 900
 Southfield, MI 48076

Representative: Kristen Ferretti, Planning Manager
 CorporateProperty Services
 1239 E. Newport Center Drive, Suite 113
 Deerfield Beach, FL 33442

Staff Action: Approval of application for Minor Amendment to Site Plan for development of a restaurant with drive-thru service.

Location: 5560 Okeechobee Road

Parcel IDs: 2419-603-0002-000-7

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Future Land Use: GC, General Commercial

Parcel Size: 1.81 acres

Utilities: Located within the FPUA Water/Waste Water Service Area

Project History & Administrative Approval of Minor Amendment:

The City Commission, on April, 3rd, 2017, approved a Site Plan for development of a 4,989 sq. ft. Chick-fil-a restaurant complete with drive-thru service, an indoor playground, and outdoor cafe dining. The development plan provides support access, parking, lighting, landscaping, storm water, and pedestrian improvements consistent with the applicable land development regulations.

In accordance with Section 22-58(i) the applicant has requested authorization of a minor amendment to an approved site plan for based upon site layout design modifications necessary to avoid impacting the existing dry pond area located along the north side of the Chick-fil-A parcel. Review by the South Florida Water Management District (SFWMD) rendered the condition to retain said dry detention area.

The summary of the changes includes shifting the drive-thru lane along the north side of the parcel south roughly 25' to avoid impacting the existing pond, alteration of the parking configuration in the center of the site to accommodate shifting the drive-thru south, a reduction of the parking count by 7 spaces compared to the previous approval, and an increase to the percentage of open space to 33%.

The amended site plan retains compliance with the City's land development code and comprehensive plan.

Administrative Approval

The director of development has determined the proposed minor amendment to the St. Lucie County approved site plan is consistent with the intent and purpose of the comprehensive plan, Section 22-58 – Site Plan, and the minor amendment does not:

- (1) Change the use or character of the development;
- (2) Increase the overall coverage or height of structures by more than ten (10) per cent;
- (3) Reduce the approved open space or increase the impervious surface by more than ten (10) per cent;
- (4) Increase density or the total number of dwelling units or the intensity of the development.

The minor amendment becomes effective upon the director's advisory to the city commission of the administrative approval; and such determination shall then become effective, unless the city commission thereupon finds that the proposed amendment is substantial, not minor, in nature, whereupon the amendment shall then be reviewed by the same procedure required for original approval as set forth in this section.