



## DEVELOPMENT REVIEW

Property address or Location NE Quadrant of Jenkins Road & Okeechobee Road, Fort Pierce, FL 34947  
 Parcel ID #(s) 2419-603-0002-000-7  
 Project description Modification to an approved site plan for a proposed Chick-fil-A. A description of the chnages are attached for reference.

NNN / 1031 No. 16 SR 70 Jenkins LLC  
**Property Owner(s)**  
4801 PGA Boulevard  
**Street Address**  
Palm Beach Gardens, FL 33418  
**City State Zip**  
561-630-6110  
**Phone Number**  
 \_\_\_\_\_  
**Email Address**

Kristen Ferretti (Owner's Agent) Corporate Property Services, Inc.  
**Applicant/Representative, Title, Company**  
1239 E. Newport Center Drive, Suite 113  
**Street Address**  
Deefield Beach, FL 33442  
**City State Zip**  
954-426-5144  
**Phone Number**  
kristen@corporatepropertyservices.net  
**Email Address** melissa@corporatepropertyservices.net

*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

[Signature]  
 \_\_\_\_\_  
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Broward  
 The foregoing instrument was acknowledged before me this 7 day of NOV, 2012, by  
Kristen ferretti; who is personally known to me or has produced  
 \_\_\_\_\_ as identification.

[Signature]  
 \_\_\_\_\_  
 Signature of Notary



**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Intake Date Stamp

Kori Benton  
Senior Planner  
City of Ft Pierce Planning Department  
100 North U.S. 1  
Ft. Pierce, FL 34950

**RE: Chick-Fil-A – Site Plan Amendment  
Description of Changes**

On April 3<sup>rd</sup>, 2017, the Ft Pierce City Commission approved a site plan for a proposed Chick-fil-A located at 5560 Okeechobee Road. Through the permitting process, the site layout design was modified to avoid impacting the existing dry pond area located along the north side of the Chick-fil-A parcel. Below is a summary of the changes.

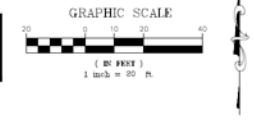
- The drive-thru lane along the north side of the parcel was shifted south roughly 25' to avoid impacting the existing pond area.
- The parking configuration in the center of the site has been reconfigured to accommodate shifting the drive-thru south.
- The parking count has been reduced by 7 spaces compared to the previous approval. The total parking count is now 70 spaces.
- The percentage of open space has been increased to 33%.

The Applicant respectfully requests approval of the revised site plan as outlined above. A redlined plan with clouded revisions has been enclosed for reference. If you have any questions or require additional information, please give me a call at 954-314-4486



**Bill Pfeffer, PE | Principal | Branch Manager  
Bowman Consulting**

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Office: 954-314-8466 | mobile: 772-341-6223  
[bpfeffer@bowmanconsulting.com](mailto:bpfeffer@bowmanconsulting.com) | [bowmanconsulting.com](http://bowmanconsulting.com) |



PART OF TRACT 1  
OKEECHOBEE CROSSING  
P.A. 02, P.L. 2349  
PARCEL: 211440-000-000-000  
O.G.A. 2362, P.O. 2467  
OWNER: MAN/107/10, 12 51 71, JENNING LLC

TRACT 4  
OKEECHOBEE CROSSING  
P.A. 02, P.L. 2349

SHIFTED THE DRIVE-THRU LANE SOUTH TO AVOID IMPACTING THE EXISTING DRY POND AREA

WE INCREASED OPEN SPACE BY 9%

SITE CALCULATIONS			
AREA	SF	ACRES	%
TOTAL SITE AREA	77,954 SF	(1.79 A.C.)	(100%)
OPEN SPACE AREA	26,342 SF	(0.60 A.C.)	(33%)
TOTAL IMPERVIOUS AREA	52,612 SF	(1.21 A.C.)	(67%)

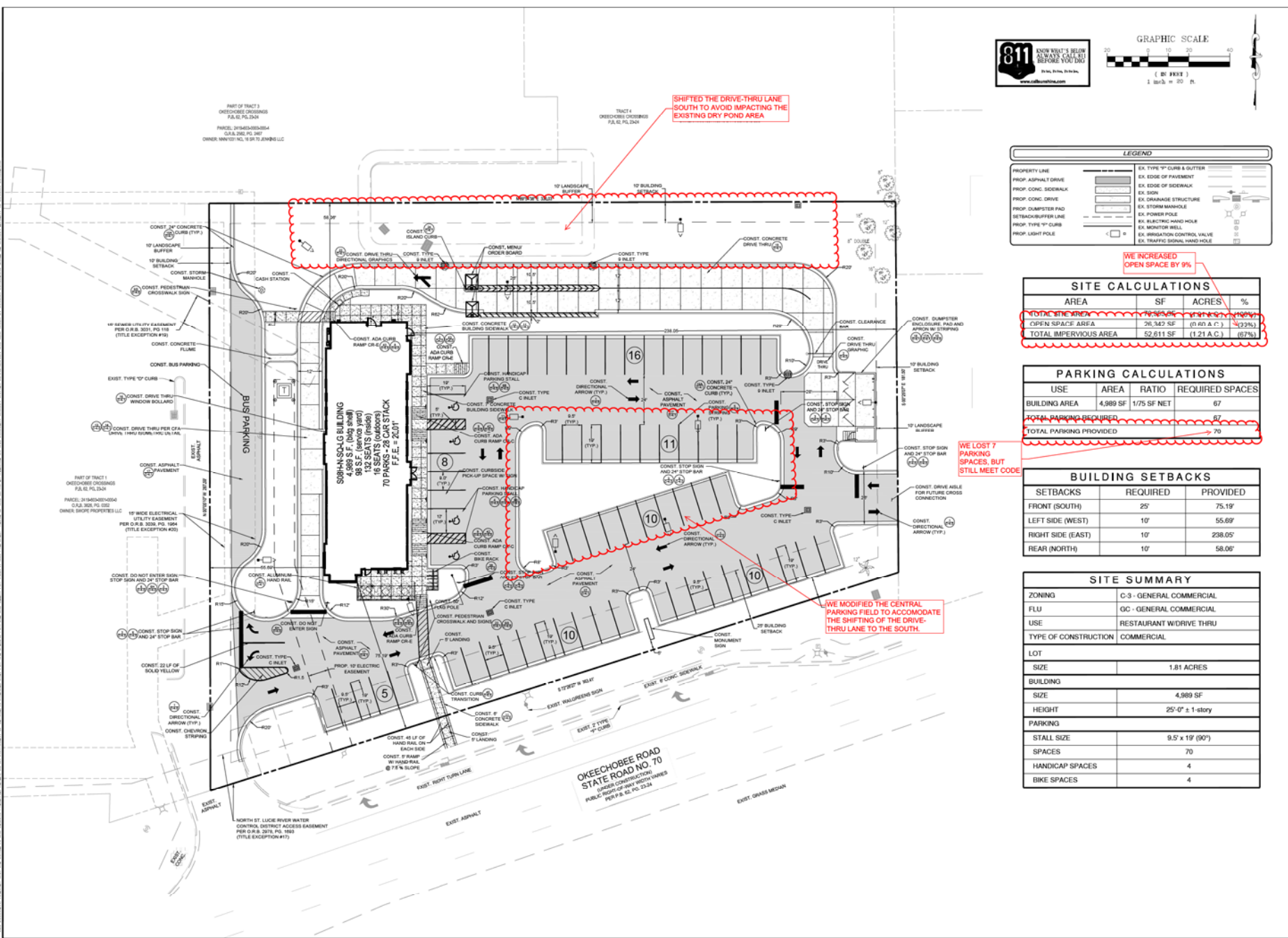
PARKING CALCULATIONS			
USE	AREA	RATIO	REQUIRED SPACES
BUILDING AREA	4,989 SF	1/75 SF NET	67
TOTAL PARKING REQUIRED			67
TOTAL PARKING PROVIDED			70

WE LOST 7 PARKING SPACES, BUT STILL MEET CODE

BUILDING SETBACKS		
SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	25'	75.19'
LEFT SIDE (WEST)	10'	55.69'
RIGHT SIDE (EAST)	10'	238.05'
REAR (NORTH)	10'	58.06'

SITE SUMMARY	
ZONING	C-3 - GENERAL COMMERCIAL
FLU	GC - GENERAL COMMERCIAL
USE	RESTAURANT W/DRIVE THRU
TYPE OF CONSTRUCTION	COMMERCIAL
LOT	
SIZE	1.81 ACRES
BUILDING	
SIZE	4,989 SF
HEIGHT	25'-0" ± 1-story
PARKING	
STALL SIZE	9.5' x 19' (90')
SPACES	70
HANDICAP SPACES	4
BIKE SPACES	4

WE MODIFIED THE CENTRAL PARKING FIELD TO ACCOMMODATE THE SHIFTING OF THE DRIVE-THRU LANE TO THE SOUTH.



5200 Burlington Rd  
Atlanta Georgia,  
30349-2998

Revisions:  
Mark Date By  
1 08/07/17 BM  
OWNER COMMENTS, DESIGNOTES  
Mark Date By  
1  
Mark Date By  
1

Serial  
#10000000000000000000

WILLIAM PEPPER, P.E.  
LICENSE NO. 73068  
8/20/08

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www.bowmanconsulting.com

STORE  
FORT PIERCE FSU  
5200 BURLINGTON RD.  
FORT PIERCE, FL

SHEET TITLE  
CONCEPTUAL SITE  
PLAN FOR SEU

VERSION: 2017-033  
ISSUE DATE: 12-2016

Job No.: 00004-01-048  
Store : 03955  
Date : 8/7/2017  
Drawn By : JB  
Checked By : JT

Sheet  
C-2.0