



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

Minutes

OF THE SPECIAL MEETING OF THE CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE HELD ON THURSDAY, MARCH 2, 2017, IN THE FORT PIERCE COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

V. New Business:

A. Site Plan - Chick-Fil-A – 5560 Okeechobee Road

Mr. Benton: The subject site plan and design review request is being filed to develop a Chick-Fil-A off Okeechobee Road immediately east of Walgreens; the approximate location is 5560 Okeechobee Road. We are finalizing the address assignment for the location. There are two parcels being combined for the development of a 4,900 square feet restaurant and drive thru establishment.

FP Planning:

1. The provided survey and landscape plan does not identify any trees larger than 12-14” on-site, however our aerial suggests that one, or possibly two, trees are present within the scope of the development. Please advise whether these trees would be impacted, and if so how they would be addressed (preservation, mitigation, etc.)
2. The provided sign plans appear to demonstrate an outparcel sign, to include a directional sign for chick-fil-a, that may be located outside of private property. Please review and update the proposed location of this sign accordingly.

Advisory Notes or Inquiries:

- Could the “bus” parking lane provide dual use potential for food/truck deliveries?
- Is there need or interest in an emergency “outlet” from the drive-thru lane which may be possible via the previously planned cross-access connection?

FP Engineering:

On sheet C-1.0 update the Storm Drainage contact information to include an address of 100 North US 1, phone number of 772-467-3773, and an email address of jandrews@cityftpierce.com.

ADVISORY COMMENTS:

1. The project will be constructed on Tract 2 and Tract 5; prior to issuance of a Site Work

- Permit a recorded Unity of Title will be required.
2. The drainage plan is conceptual at this point and will be reviewed in depth at the time of application for a Site Work permit. It was noticed that the on-site storm sewer is proposed to be comprised of HOPE; please revise the plans to indicate that all on-site storm sewers be fabricated of aluminum or RCP in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-28(b).
 3. The applicant shall be made aware that an FOOT Drainage Connection permit and a SFWMD Permit Modification will be required at time of application for Site Work Permit.

SLC Engineering: Please provide a copy of the Traffic Report that shows the projected traffic volume on the driveway along Jenkins Road.

SLC Planning: We concur with Ft. Pierce moving the monument signage along Jenkins Road out of the right-of-way and on to the property. It appears the monument signs will be encased with masonry and block work to provide a nice looking architectural appearance without exposed metal going all the way around.

The signage on Okeechobee should be clearer and just say Chick-Fil-A and reserve the panel for the out parcel if needed. Everyone knows Chick-Fil-A is closed on Sunday and there is no need for a changeable message board. The message boards are typically not aesthetically pleasing and it would be nice to have a cleaner look along the right-of-way.

FPUA Water/Wastewater: Both water and wastewater is available for this property. Final approval is contingent upon full utility plan approval.

Bill Pfeffer- Bowman Consulting, Civil Engineering Design Consultant: The comments are very straight forward and there is nothing in there we can't address.

SLC Transit e-mailed the following comments: SLC operates a fixed-route bus route along the road frontage of the subject property. The County already has a bus stop at the Walmart, 0.25 miles east of the proposed Chick-fil-a site so no additional transit infrastructure or easements will be required.

The following departments had no comments at the meeting: FP Police, FPUA Electric, FP Public Works, SLC Fire District and FP Building. FP Code submitted a review with no comments.