



**LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION**

**Subject/Agenda Item:**

**Resolution 2023-17: SP-85-12RR River Bridge Centre Fast Food Drive-Thru Restaurant**

**Consideration of Approval:** A request from Andrew Savage, PE of Bohler Engineering, agent for REAL SUB, LLC, for approval of a proposed fast-food restaurant with drive-thru modifying the Master Site Plan. The project consists of 4,680 square foot restaurant (Chick Fil-A) with one drive-thru lane and a by-pass lane that will be utilized to provide service during peak hour demand. The site is located within the River Bridge Centre on the southwest corner of the intersection of South Jog Road and Forest Hill Boulevard.

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☐ Quasi-Judicial

☐ Legislative

☐ Public Hearing

**Originating Department:**

**Planning & Engineering**

Project Manager

\_\_\_\_\_  
Denise Malone, AICP, Director DNS

**Reviewed By:**

Director of Development and Neighborhood Services

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Denise Malone, AICP, Director DNS

**Approved By:**

**City Manager**

\_\_\_\_\_  
Andrea McCue

**Public Notice:**

☐ Required  
☒ Not Required

Dates:

Paper:

Mailing

☐ Required  
☒ Not Required  
Notice Distance:

**Attachments:**

- Survey
- Development and Site Plans
- Aerial Map
- Resolution 2023-17

**City Council Action:**

☐ Approval  
☐ Approve with Conditions  
☐ Denial  
☐ Continued to: \_\_\_\_\_

## **I. Executive Summary**

The applicant is requesting approval for a 4,680 square foot Chick Fil-A restaurant with drive-thru on the 27.48-acre River Bridge Centre master site. The development is located adjacent to Forest Hill Boulevard between the developed outparcels for International House of Pancakes and Applebee's Restaurant, and egress and ingress is provided from the River Bridge access points along Forest Hill Boulevard and South Jog Road. A concurrent petition for a Special Exception (SE-21-03, Resolution 2023-16) for a drive-thru is being processed.

## **II. Site Data:**

<b>Existing Land Use:</b>	Commercial Center, Vacant, paved parking
<b>Proposed Land Use:</b>	Fast-food restaurant with drive-thru facilities
<b>Parcel Control Number(s):</b>	18-42-44-10-13-000-0010
<b>Parcel Size:</b>	1,197,034.2 square feet (27.48 acres)
<b>Future Land Use Designation:</b>	Commercial (CM)
<b>Existing Zoning:</b>	Commercial Intensive (CI)

<b>Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District: Subject Parcel</b>			
<b>Direction</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning District</b>
<i>North</i>	Olive Tree PUD Woodbridge Plaza	Residential (RS-MD) Commercial (CM)	Residential Medium-2 (RM-2) Commercial Intensive (CI)
<i>South</i>	River Bridge Center	Commercial (CM)	Commercial Intensive (CI)
<i>East</i>	Applebee's Grill and Bar	Commercial (CM)	Commercial Intensive (CI)
<i>West</i>	IHOP	Commercial (CM)	Commercial Intensive (CI)

## **III. Annexation/Zoning History:**

The approximately 27.48-acre site was voluntarily annexed into the City on October 8, 1973. On January 20, 1986, the City Council granted site plan approval to petition SP-85-12, River Bridge Centre. Most of the site was then developed with a shopping center including a movie theater, a grocery store, a drug store, and professional office space. Since that time, there have been 12 site plan approvals and 24 modifications related to River Bridge Centre. The uses have remained the same within that time except for the movie theater converting into a gym in accordance with SP-85-12(X). The current petition being processed for River Bridge Centre is to construct a 4,680 square foot fast-food restaurant with a drive through facility. In the Commercial Intensive (CI) Zoning District, a fast-food restaurant is a permitted use and a drive-thru is permitted subject to

special exception approval. The proposed Chick-Fil-A restaurant will have access only through the River Bridge Shopping Center.

#### **IV. Applicable City Code Provisions:**

Sec. 16-196 through 16-202 pertaining to site and development plans.

Sec. 16-496 through 16-520 pertaining to the CI District.

Sec. 16-1241 through 16-1330 pertaining to landscaping.

Sec. 16-1331 through 16-1335 pertaining to off-street parking.

Sec. 16-698 pertaining to access for commercial uses.

#### **V. Summary Of Proposed Site and Development Plan Details:**

**Plan Details:** The petitioner's site and development plan (stamp-dated June 20, 2023) depict the following:

1. Total land area of 1,197,034.2 sq. ft. (27.48 acres) for the plaza.
2. The removal of 93 existing parking spaces on-site and two terminal landscape islands.
3. A total proposed building floor area of 231,952 sq. ft. for the plaza (including 4,680 sq. fast food restaurant expansion)
4. A total of 1345 parking spaces and 43 handicapped spaces. A total of 490 parking spaces for the Outparcels and 19 handicapped parking spaces. Overall, the parking for the plaza will be reduced by seventy-four (74) spaces, but the parcel is still overparked by 185 spaces.
5. One vehicular ingress/ egress access points to Forest Hill Blvd, two access points to Jog Road, and one access to River Bridge Boulevard. The Chick Fil-A restaurant will only have access via the internal accessways within the plaza.
6. Dumpster and recycling area with masonry wall enclosure and opaque gates.
7. Landscaping Plan.
8. Conceptual Engineering Plan.
9. Building Plans and Elevations.
10. Boundary Survey.

<b>Table 2: Proposed Site Data:</b>			
<b>Area:</b>	<b>Square Footage:</b>	<b>Acreage:</b>	<b>Percentage:</b>
Existing Building Floor Area	227,272 sq. ft.	5.22	18.99 %
Proposed Expansion	4,680 sq. ft.	0.107	0.0039 %
Existing Site Landscape Area	164,897 sq. ft.	3.78	13.77 %
<i>Total Proposed Landscape Area</i>	170,771 sq. ft.	3.92	14.27 %
<i>Total Proposed Building Floor Area</i>	231,952 sq. ft.	5.327	0.194 FAR

#### **VI. Staff Analysis:**

The proposed site and development plan is for a Chick-Fil-A fast food restaurant with drive-thru facilities. In the Commercial Intensive (CI) Zoning District, a drive thru is permitted subject to

special exception approval (SE-21-03, Resolution 2023-16). The proposed Chick-Fil-A restaurant will have access only through the River Bridge Shopping center. The Development Review Committee reviewed the Site and Development Plans on October 13 and 20, 2022.

#### **Development Review Committee Comments:**

<b>Fire Department:</b>	Incorporated into the staff report.
<b>Building Division:</b>	No comments.
<b>Planning Division:</b>	Incorporated into the staff report.
<b>PBSO District 16.:</b>	No comments.
<b>Public Works Dept.:</b>	No comments
<b>CRS Department:</b>	No comments
<b>Traffic/Engineering:</b>	Incorporated into the staff report

#### **Outside Agencies**

<b>PBC Traffic Div.:</b>	Project's traffic is vested from original approval.
<b>PBC Water Utilities:</b>	Water and sewer available.
<b>LWDD:</b>	Project will be permitted to discharge into its system.
<b>Palm Tram:</b>	Project will have no adverse affect.

#### **Standards And Staff Findings**

- |    |                               |   |
|----|-------------------------------|---|
| 1. | Minimum Lot Requirements:     | Site area of 27.479 acres meets the minimum site area of 2 acres minimum Lot width of <b>1,666.639</b> feet exceeds the minimum width of <b>200</b> feet.   |
| 2. | Maximum Lot Coverage:         | Building coverage of <b>18.99%</b> does not exceed the maximum of <b>30%</b> .  |
| 3. | Minimum Yard Requirements:    | Building setbacks <b>meet</b> all yard requirements of 50' front, 25' side corner, 20' side interior and 30' rear.  |
| 4. | Height Restrictions:          | The 1-story building height of <b>20'4.5"</b> does not exceed the allowable <b>35'</b> .  |
| 5. | Off-Street Parking & Loading: | The 1345 parking spaces for the master site, including 43 handicapped parking spaces exceeds the 1160 required parking spaces. The proposed Chick Fil-A will remove 93 spaces and add 19 parking spaces near the restaurant including two (2) handicapped parking spaces. |
| 6. | Landscaping:                  | The landscaping plan <b>complies</b> with the landscape   |

- code requirements.
7. Sign Regulations: Signage requirements will be reviewed during Building Permits process.
  8. Utilities: The proposed water, sanitary, sewer and drainage systems **will meet** code requirements subject to final permitting.
  9. Concurrency Considerations: Project traffic **meets** traffic concurrency per the Palm Beach County traffic concurrency letter and City traffic consultant analysis. Water and Sewer service and capacities are available to serve the site.
  10. Comp Plan Considerations: The proposed development is **consistent** with the land use classification of Commercial (CM).
  11. Color Scheme: The colors of the building shall be white, brushed pewter, and mineral deposit, which are shades of white and gray. The roof metal coping shall be mineral deposit and the storefront shall be clear anodized aluminum.

## **VII. Issues:**

### **Site Circulation and Queuing**

The applicant has requested a concurrent application for the special exception approval (SE-21-03) of a drive-thru facility for the proposed fast-food restaurant. The code requires a by-pass lane for one-way traffic flow patterns. The site is proposing a one-way drive pattern, so the drive-thru includes a by-pass lane. The applicant is proposing to utilize the by-pass land for additional car queuing during peak service hours in order to provide additional storage on site. The code does not require a management plan for drive-thru facilities, but the proposed user does consistently manage the demand for their products effectively on other sites throughout the County and State, and has agreed to do the same for this site. Staff is requesting as a condition of approval the City approval of a management plan to address emergency situations and queuing of the drive-thru.

The applicant's proposed development has been reviewed by and granted traffic concurrency by Palm Beach County Traffic division. The City's Traffic Consultant has reviewed the request for concurrency and the impacts on local roads as well. The applicant has addressed the concerns of the City's Traffic Engineer relative to the signalized intersection at River Bridge Boulevard and possible impacts.

In addition, the applicant has studied the car storage demand from other sites in the area during peak demand hours and has provided the data to the City for review. The applicant has provided

16 queuing storage spaces in the drive-thru lanes from the entrance to the take-out window, which is more spaces than is required to meet the demand studied at other locations in the County. The site is located interior to the plaza and additional queuing can utilize internal drive aisles and will not impact the ingress/egress points in the plaza or adjacent roadways. Staff has included conditions of approval requiring the applicant to address problems with the management of the demand, as well as addressing issues that arise from utilization of the by-pass lane during peak demand. The applicant has agreed to the conditions of approval.

### **VIII. Staff Recommendation:**

Based on the preceding analysis, the Development Review Committee recommends approval of SP-85-12RR for a Chick-Fil-A fast food restaurant with drive-thru facilities with the following conditions:

1. The most stringent requirements of Exhibit "A" Development Review Committee Report and Recommendation dated July 6, 2023, and Exhibit "B" Site and Development Plans including the following shall apply:
  - a. Landscaping Plans prepared by Bohler and stamp-dated May 1, 2023 (C-701-C-709)
  - b. Architectural Plans prepared by Chick-fil-A and stamp-dated September 19, 2022 (A-201 and A-301)
  - c. Paving, Grading and Drainage Plans prepared by Bohler and stamp-dated June 20, 2023 (C-401)
  - d. Site Plan prepared by Bohler and stamp-dated June 20, 2023 (C-101-C-103, C-201, C-301-C-303,
  - e. Survey prepared by Brown and Phillips, Inc. and stamp dated September 19, 2022 (PLANNING-ZONING)
2. The site shall be developed in accordance with the approved Special Exception (SE 21-03) (PLANNING-ZONING)
3. Permits from the South Florida Water Management District and Lake Worth Drainage District for the stormwater management system must be obtained prior to the issuance of building permits (ENGINEERING)
4. Permits from the Health Department for the water and sewer system must be obtained prior to the issuance of building permits if the shopping center's water and sewer systems were not designed to accommodate the outparcel. (ENGINEERING)
5. Complete drainage calculations addressing water quality and quantity in accordance with the requirements of the S.F.W.M.D. must be submitted for review along with complete paving, drainage, water, and sewer construction plans prior to the issuance of building permits. (ENGINEERING)
6. All utilities shall be provided underground. (ENGINEERING)

7. The project shall participate in the City Tree Dedication Program; one (1) tree to be donated per 1,000 sq. ft. of building area or a fraction thereof, therefore **five (5)** Live Oaks or equivalent cash payment shall be donated to the City subject to the following specification: Live Oak, Florida Grade #1 Container Grown; minimum 12 ft. high; 2-inch diameter trunk at 4 ft., and 5 ft. spread. (PLANNING-ZONING)
8. The project shall be required to pay the City's impact fees of \$2.80 per square foot of buildable area per Section 16-201. The amount of **\$13,104** shall be paid at the time of issuance of building construction permits. (PLANNING-ZONING)
9. The project shall be required to pay the City's Arts in Public Places (AIPP) public art fee if the construction value is two hundred fifty thousand dollars (\$250,000) or greater per Section 16-661. If applicable, the public art fee shall be equal to one (1) percent of construction value of the project. Thirty (30) percent or (.03) of the one (1) percent of the public art fee would be due at time of building permit issuance and seventy (70) percent or (.07) of the one (1) percent prior to and as a condition of issuance of the certificate of occupancy that includes the public art. (PLANNING-ZONING)
10. The building shall be required to be protected with automatic fire detection and alarm systems in accordance with standard 72 of the NFPA. The systems shall be monitored by an approved central station. (FIRE)
11. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the City. (PLANNING-ZONING)
12. A bicycle rack accommodating a minimum of 5 bikes is required on site. Current site plan has it located on the south side of the building. (PLANNING-ZONING)
13. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Additions to the landscaping plan may be necessary to meet Code requirements if existing material to remain is unsuitable for buffer purposes. (PLANNING-ZONING)
14. Other than the approved menu board speaker at the Drive-In/Fast Food Restaurant drive-thru, no outdoor speakers shall be permitted. (PLANNING-ZONING)
15. Outdoor storage of materials and equipment (i.e., merchandise, pallets, etc....) is prohibited. (PLANNING-ZONING)
16. All existing trees shown to remain on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity in accord with the tree credits in table 16-1271 of the City of Greenacres Code. (PLANNING-ZONING)
17. In accord with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued after the build-out

date of December 31, 2024 unless a revised traffic study with a later build-out date has been approved by the County and a copy of the approval provided to the City of Greenacres. (PLANNING-ZONING)

18. All roof top mechanical equipment shall be screened on all four sides consistent with the architecture of the building; no equipment shall be taller than the proposed screening. All ground mounted equipment (air conditioning, backflow preventor, etc....) shall be screened on all four sides; no equipment shall be taller than the proposed screening. (PLANNING-ZONING)
19. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the “City of Greenacres”. (PLANNING-ZONING)
20. The site plan shall be revised to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (PLANNING-ZONING)
21. A Certificate of Occupancy shall be issued only after compliance with all conditions of approval. (PLANNING-ZONING)
22. Non-compliance with any of the conditions of approvals will result in withholding of the issuance of building permits or the certificate of occupancy. (PLANNING-ZONING)
23. The applicant shall be required to maintain a City approved traffic management plan to address peak service hour queuing within the plaza site and to address means of emergency aide when the by-pass lane is utilized for queuing. Negative impacts to the plaza will need to be addressed by the property owner and management staff. Queuing shall not be permitted to block any access points of ingress or egress for the plaza or the outparcels. (PLANNING-ZONING)



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**PLANNING AND ZONING BOARD OF APPEALS RECOMMENDATION – July 13, 2023**

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The Planning and Zoning Board of Appeals on a motion made by Board Member Edmundson and seconded by Board Member Litowsky, voting five (5) to zero (0), ***recommended approval*** of Site Plan ***SP-85-12RR***, as presented by staff.

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**GREENACRES CITY COUNCIL ACTION – August 21, 2023**

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The City Council on a motion made by Council Member Tharp and seconded by Council Member Bousquet, voting five (5) to zero (0), ***continued*** Site Plan SP-85-12RR as presented by staff through Resolution ***2023-17 to the September 5, 2023 City Council Meeting*** to afford more time for crafting additional proposed conditions of approval relating to the drive-thru.

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**GREENACRES CITY COUNCIL ACTION – September 5, 2023**

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The City Council on a motion made by Council Member Tharp and seconded by Council Member Bousquet, voting five (5) to zero (0), ***continued*** Site Plan SP-85-12RR as presented by staff through Resolution ***2023-17 to the September 18, 2023 City Council Meeting*** to provide additional time to finalize proposed conditions of approval.

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**GREENACRES CITY COUNCIL ACTION – September 18, 2023**

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The City Council on a motion made by Council Member Diaz and seconded by Council Member Bousquet, voting four (4) to zero (0), ***continued*** Site Plan SP-85-12RR as presented by staff through Resolution ***2023-17 to the October 2, 2023 City Council Meeting*** to provide additional time to finalize proposed conditions of approval.

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**GREENACRES CITY COUNCIL ACTION – October 2, 2023**

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