

Savona Plaza
Major Site Plan Application
P24-196



Project Location Map

SUMMARY

Applicant's Request:	A request for site plan approval for two (2) retail buildings totaling 21,430 square feet.
Agent:	Vlada Peterka, Redtail Development Group
Applicant/Property Owner:	Savona Plaza, LLC
Location:	Northwest corner of intersection of SW Savona Boulevard and SW Paar Drive.
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The City of Port St. Lucie has received an application for site plan approval for a commercial development project known as Savona Plaza. The 3.44-acre parcel is located at the northwest corner of SW Savona Boulevard and SW Paar Drive. The property is legally described as Port St. Lucie Section 19, Tract H. The proposed development includes two (2), one-story retail/restaurant buildings, with 9,790 square feet and 11,640 square feet, respectively, a stand-alone ATM and associated parking, drainage and landscaping. Each building is proposed to have a restaurant with drive-thru lanes. The drive-through service/pickup windows will be located at the rear of each building as will the stacking. An SEU for both drive-throughs was granted via Resolution 25-R66 (P25-002).

The primary access to and from the site will be from right turn in, right turn out access points located along SW Savona Boulevard and South Paar Drive. As part of the roundabout proposed for the intersection of SW Savona and SW Paar, medians are located at the entrance points and will prevent left turns into the development.

Previous Actions

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the major site plan at their February 25, 2026, meeting.

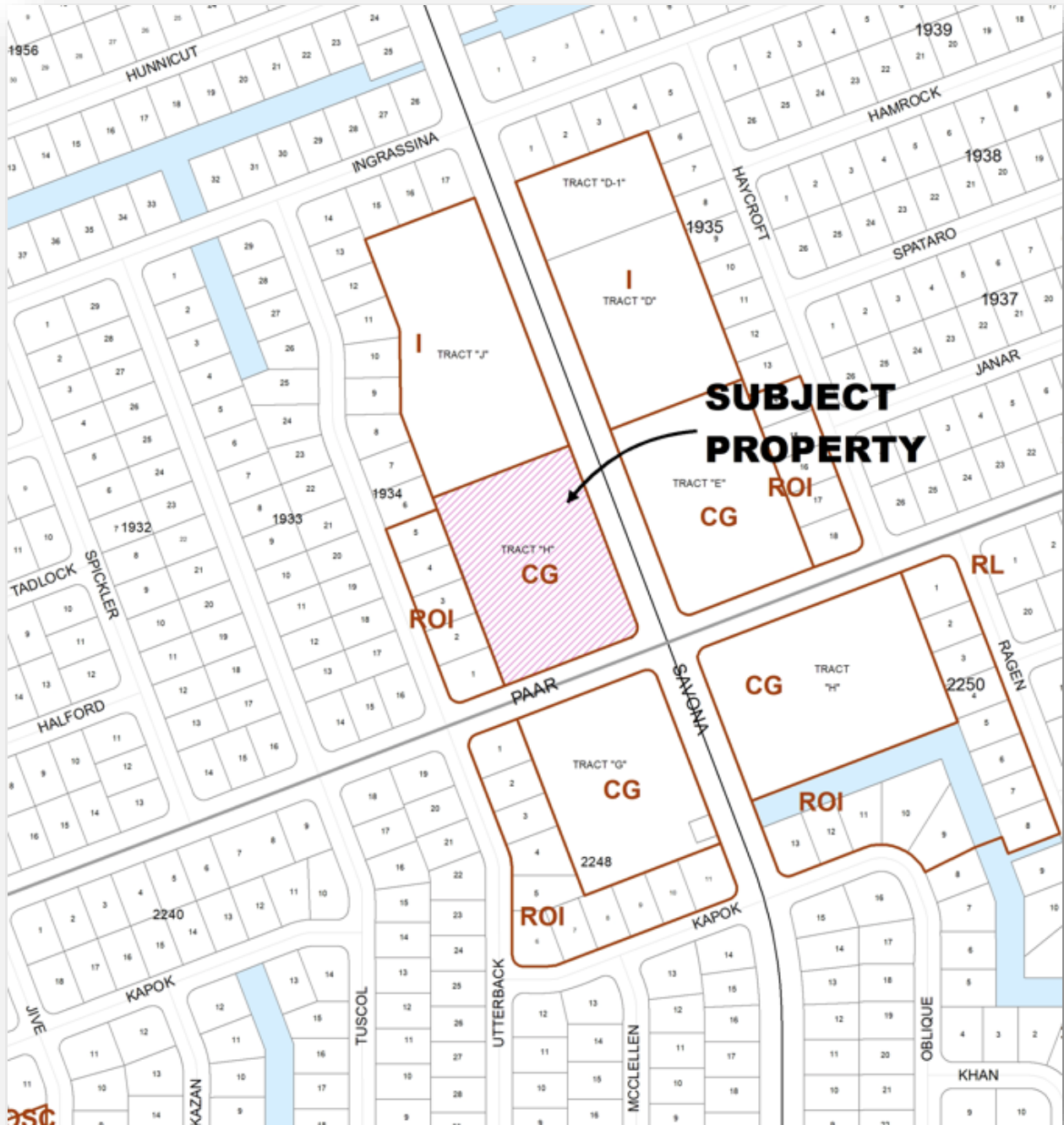
Location and Site Information

Parcel Number:	3420-590-0008-000-9
Property Size:	3.44-acres
Legal Description:	Port St. Lucie Section 19, Tract H PB 16, Pages 7, 7A-7C
Future Land Use:	General Commercial (CG)
Existing Zoning:	General Commercial (CG)
Existing Use:	Vacant

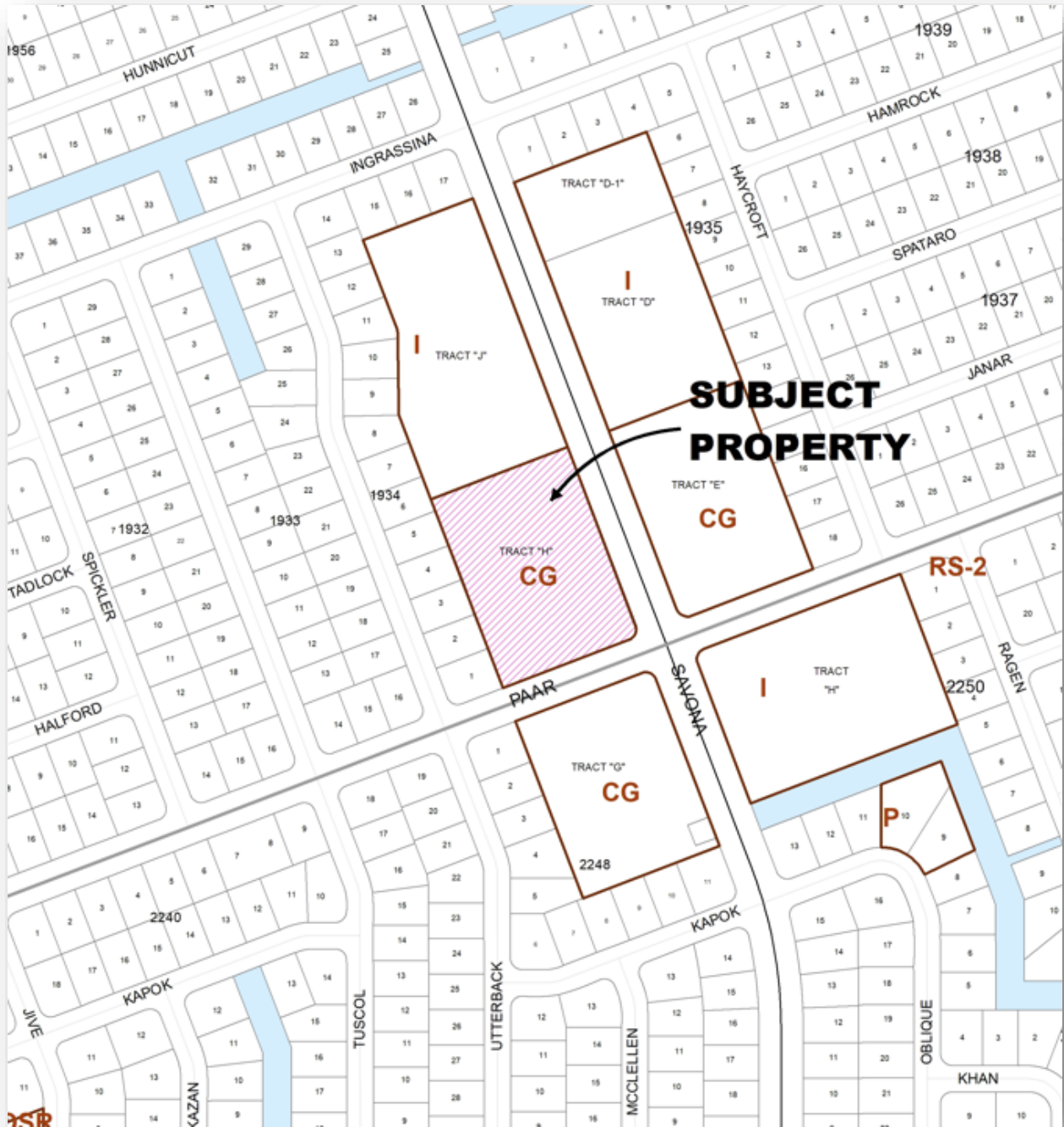
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	I	I	Church
South	CG	CG	Vacant
East	CG	CG	Vacant
West	ROI	RS-2	Single-family Residential

I – Institutional, CG –General commercial, ROI – Residnetial Office Institutional, RS-2 – single-family Residential



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with Chapter 158, Zoning Code and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The property is located in the General Commercial (CG) Zoning District and retail, restaurant, and office are permitted uses. The proposed development includes two (2), one-story buildings, with 9,790 square feet and 11,640 square feet, respectively, a stand-alone ATM and associated parking, drainage and landscaping. Both buildings will have a restaurant with drive-through service/pickup windows. Stacking will be provided at the rear of each building. An SEU for both was granted via Resolution 25-R66 (P25-002).
DUMPSTER ENCLOSURE	The site plan identifies a 13' x 28' refuse and recycling enclosure at the rear of the property.
ARCHITECTURAL DESIGN STANDARDS	The proposed project meets the Citywide Design Standards requirements.
STACKING REQUIREMENTS	A stacking analysis was analyzed as part of the SEU (P25-002) application for the two drive-through lanes indicating that they are of sufficient length to not interfere with traffic circulation and parking. Traffic should not adversely affect the transportation level of service for adjacent roads.
BUILDING HEIGHT	The General Commercial (CG) Zoning District establishes a maximum building height of 35 feet. The proposed buildings will have a maximum height of approximately 28 feet and therefore remain well below the allowable maximum height.
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the General Commercial (CG) Zoning District.
PARKING	A total of 108 parking spaces is required for the proposed development and 108 are provided. This includes 5 accessible stalls thereby meeting the minimum requirement.
BUFFER	The required landscape buffers are depicted on the site plan. An architectural wall is depicted in the rear of the proposed project to provide a buffer to the residential property at the rear. The submittal packet includes a preliminary landscape plan.

NATURAL RESOURCE PROTECTION

An environmental assessment report was provided. As noted in the report, the subject property contains native upland habitat and will be subject to upland mitigation requirements. No wetlands were noted onsite. No gopher tortoises or burrows were found on site at the time of the report.

CONCURRENCY REVIEW

The project has been reviewed for compliance with Chapter 160, City Code, regarding the provision of adequate public facilities and documented as follows:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement will be required.
TRANSPORTATION	Primary access to and from the site will be from right turn in, right turn out access points located along SW Savona Boulevard and South Paar Drive. As part of the roundabout proposed for the intersection of SW Savona and SW Paar, medians are located at the entrance points and will prevent left turns into the development. The Public Works Department indicates that this project will generate 2,844 daily, 330 AM Peak Hour and 411 PM Peak Hour trips. The Traffic Report prepared by MacKenzie Engineering also evaluated the drive-through window for vehicle to confirm the 160 feet of stacking for each drive-through window is adequate.
PARKS AND RECREATION	Requirements for public parks and recreational facilities are not applicable to non-residential development
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standards is required.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable to non-residential development

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three assessment methods for providing public art within ninety (90) days of the issuance of the first building permit. The assessment methods include artwork on site, fee in lieu of providing public art onsite, a combination of artwork on site and payment in lieu, or submittal of an alternative equivalent proposal that allows a developer to apply to combine the public art assessment associated with multiple projects into one larger work of art. The applicant has opted to contribute to the Art in Public Places fund.

RELATED PROJECTS

P25-002 – Savona Plaza – Drive-Throughs, Special Exception Use

STAFF RECOMMENDATION

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the major site plan at their February 25, 2026, meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.