



Savona Plaza – Drive Thru Window

Special Exception Use

Project No. P25-002

Planning and Zoning Board Meeting

Francis Forman, Planner III

October 7, 2025

Request Summary

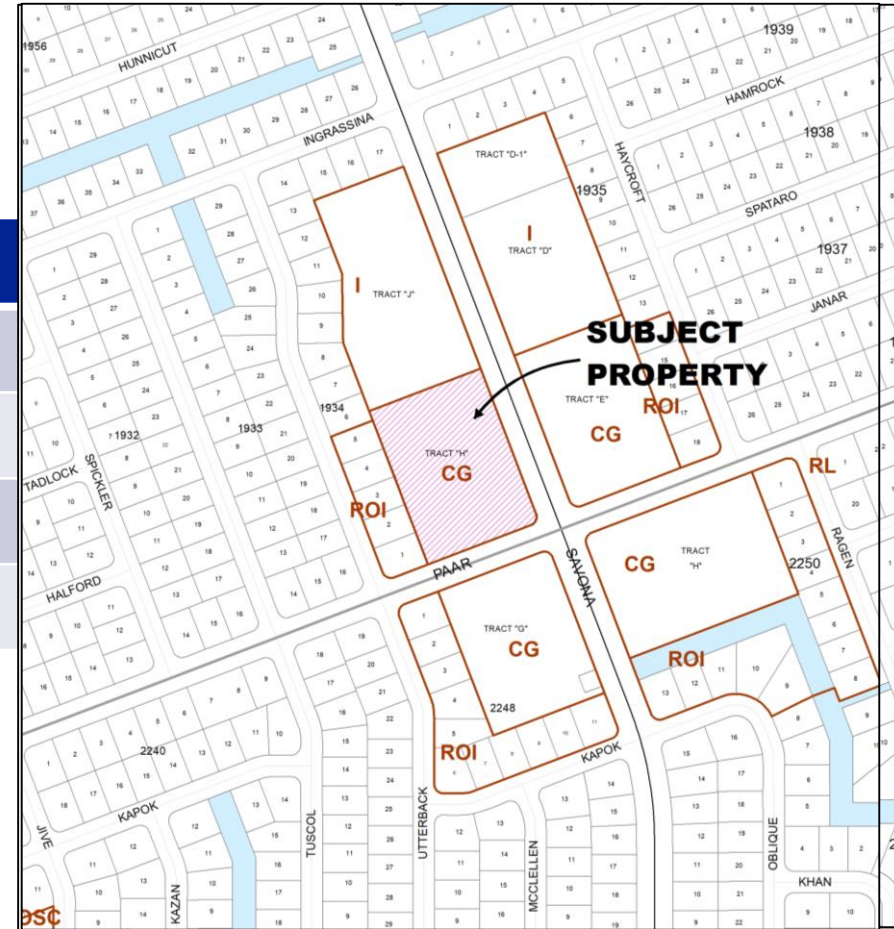
- Owner/Applicant: Savona Blvd, LLC
- Agent: Redtail Design Group, Inc.
- Location: The property is generally located on the northwest corner of SW Savona Boulevard and SW Paar Drive.
- Request: Approval of a Special Exception Use (SEU) to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district, per Section 158.214(C)(14) of the Zoning Code.

Aerial

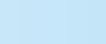
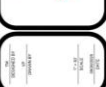
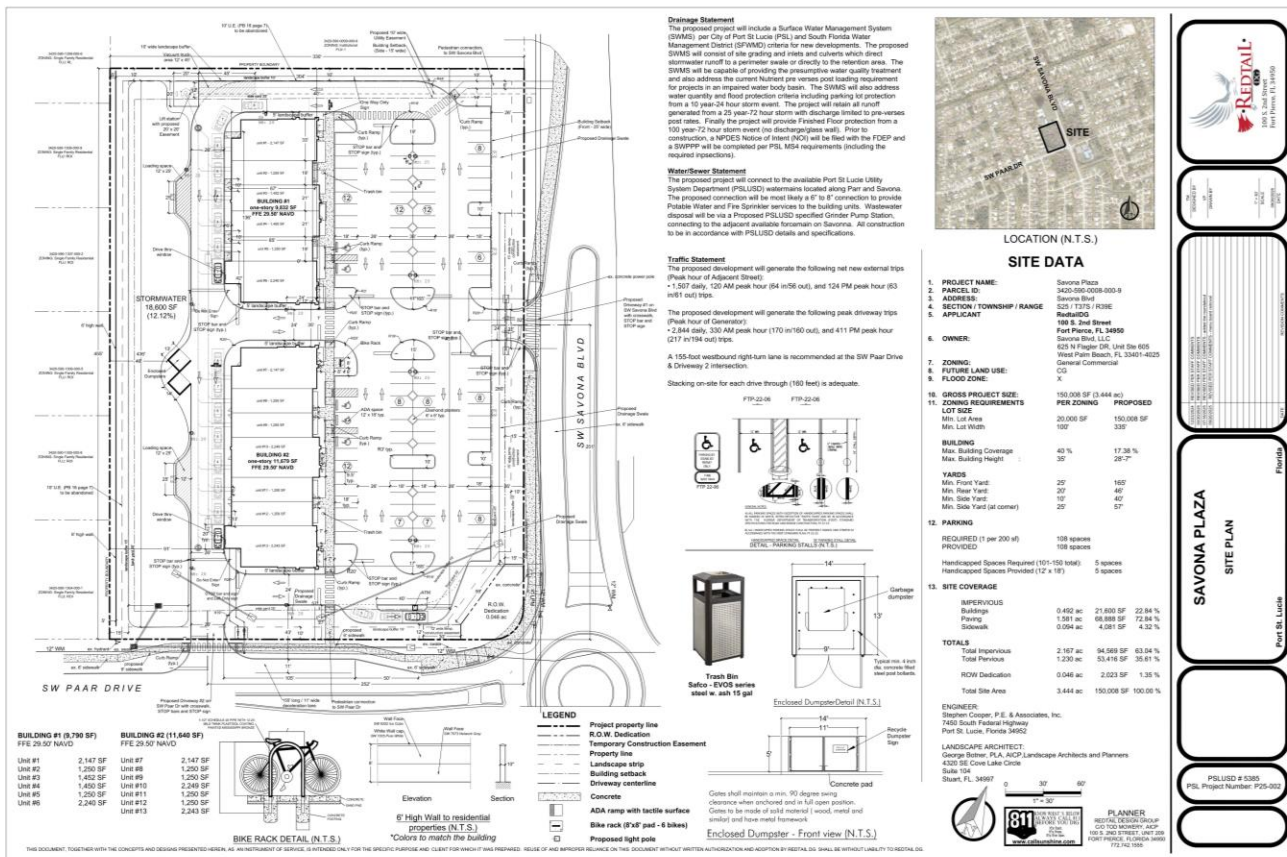


Surrounding Areas

Direction	Future Land Use	Zoning	Existing
North	I	I	Religious Institution
South	CG	CG	Vacant
East	CG	CG	Vacant
West	ROI	RS-2	Single-Family Residential



Conceptual Plan





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Port St. Lucie, FL 34953



PROJECT #	24-038
DATE	03-05-2025
REV. #	DATE

A-2.1

CONTRACT 3529

<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The site has adequate ingress and egress for automotive and pedestrian safety, associated crosswalks, and traffic control devices which allow for adequate internal circulation and traffic flow. The site will have two points of access
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	The use requires 1 parking space per 200 square feet of gross floor area requiring a total of 108 parking spaces. The proposed conceptual plan provides 108 total parking spaces of which 5 spaces will be ADA compliant. Two off-street loading spaces are provided, for each building adequately addressing the requirements of this section.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed development. The site will require electrical services from FPL.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	An 8-foot in height continuous wall will be constructed to screen the commercial plaza from the adjacent residential.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	All exterior lighting shall be in conformance with Section 158.221 of the City Zoning Code and all signage shall be in accordance with Chapter 155 of the City Sign Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The proposed drive-through service is in an area designated for commercial development. The site is adjacent to commercial properties on the east and south sides and residential uses to the west. An 8-foot-high architectural wall and landscaping are proposed along the south (rear) of the site to screen the view from residential uses.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council with the following condition:
 - The drive-through service lanes are for mobile orders only. If menu boards are proposed, a new special exception use application is required.
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table