

FOR SPECIAL EXCEPTION USE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: vlada@redtaildg.com

PROPERTY OWNER:

Name: Savona Blvd, LLC
Address: 625 N Flagler DR, Unit Ste 605 West Palm Beach, FL 33401-4025
Telephone No.: 561.351.0308 Email hakhorassani@gmail.com

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Redtail Design Group
Address: 100 S. 2nd Street, Fort Pierce, FL 34950
Telephone No.: 772.348.0908 Email vlada@redtaildg.com

SUBJECT PROPERTY:

Legal Description: Submitted as doc file
Parcel I.D Number: 3420-590-0008-000-9
Address: SAVONA BLVD Bays: _____
Development Name: Savona Plaza (Attach Sketch and/or Survey)
Gross Leasable Area (sq. ft.): 21,619 Assembly Area (sq. ft.): _____
Current Zoning Classification: General Commercial SEU Requested: Drive-Thru Windows

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

Applicant requests SEU for the proposed Drive-Thru windows for two proposed restaurants per the code section 158.124.(C)(13) which requires an SEU for restaurants with drive-through services.


Signature of Applicant

Vlada Peterka
Hand Print Name

Jan 02 2025
Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

Adequate ingress and egress is proposed to and from the property via Savona Boulevard and Paar Drive. The proposed site layout provides drive-thru facilities that do not encroach on pedestrian safety, pedestrian connectivity is provided within the site via concrete sidewalks, traffic flow is intended to not impede the flow of traffic at driveways to and from the main ROW roadway, and proper emergency vehicle circulation has been accounted for in the proposed site layout.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

The proposed site layout shows (108) parking spaces, intended for the Shopping Plaza. Off-street parking area is located towards the east of the site abutting Savona Boulevard ROW. Further, a wall is proposed as required along the western boundary and will act as a screen to residential properties to the west.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

The project proposes potable water connection to an existing water line located along Savona Boulevard and Paar Drive. Sanitary sewer service is proposed via a Lift Station on the north-west corner of the property,

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

No additional buffering and/or screening is proposed. The proposed site layout will adhere to the required landscape buffer and screening requirements as per the City's Code of Development for this use and zoning district criteria.

(E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

Proposed site lighting will adhere to promote traffic safety and minimize undue glare, incompatibility or disharmony with adjoining properties and the photometric plan will be submitted as a part of the site plan submittal.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

The proposed layout intends to adhere to the minimum requirements for proposed yard buffers and open spaces, consistent with commercial uses in the surrounding areas.

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

The proposed restaurant use is an allowed use under Section 158.124 (B)(5) Restaurants under the General Commercial zoning district. The SEU request is in conformance with section 158.124.(C)(13) as they include the drive-through services.

(H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

Establishment and operation of the proposed use will not impair the health, safety, welfare, or convenience of residents and workers in the city as the proposed use is allowed under the current zoning district.

(I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

The proposed layout provides an efficient and safe circulation around the site for its customers and patrons while not adversely impacting the surrounding roadways and/or neighbors. Additionally, the drive-through services are not visible from Savona Boulevard and also not prominent from Paar Drive and are separated from the residential use on the west by a wall that blocks the view.

(J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

The proposed use is within the General Commercial (GC) zoning district and is an allowed use in the zoning district. It is separated by a wall from the residential use on the west and is designed in such way so that the drive-thoughts and loading areas, as well as the lift station and area for the vacuum truck are not visible from the streets.

	Vlada Peterka	Jan 02 2025
Signature of Applicant	Hand Print Name	Date

PLEASE NOTE:

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.