



Darwin Square - Pollo Tropical

Special Exception Use

Project No. P26-025

City Council Meeting

Cody Sisk, Planner III

July 27, 2026



CODY SISK

Planning and Zoning Department, Planner III

9

PROFESSIONAL YEARS

9

GOVERNMENT YEARS

CERTIFICATIONS

- GIS

DEGREES

- Bachelors in Urban and Regional Planning

Request Summary

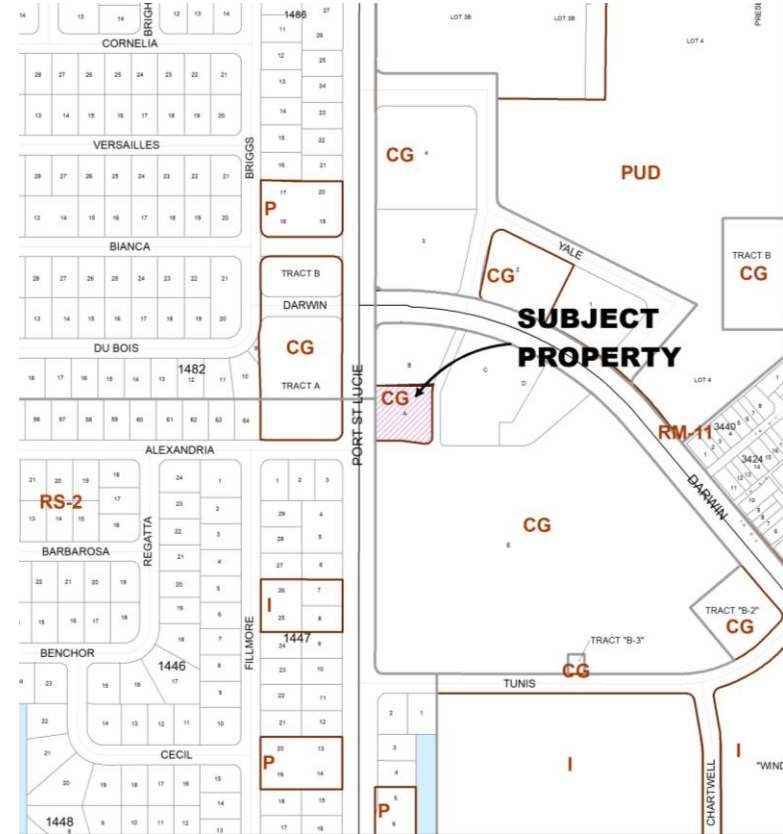
- Owner/Applicant: PSL Darwin LLC
- Agent: Daryl Johnson, Corporate Property Services, Inc.
- Location: 3201 SW Port St. Lucie Boulevard
- Request: Approval of a Special Exception Use (SEU) to allow a restaurant with drive-through service lanes in the General Commercial (CG) zoning district, per Section 158.214(C)(14) of the Zoning Code.

Aerial



Surrounding Areas

Direction	Future Land Use	Zoning	Existing
North	CG	CG	McDonalds
South	CG	CG	Commercial Uses
East	CG	CG	Commercial Uses
West	CG	CG	Gas Station





LOCATION MAP 

LEGAL DESCRIPTION:

PARCEL 1
LOT 4 OF DARWIN SQUARE, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED AND FILED IN PLAT BOOK 34, PAGES 30 AND
30A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL
1, AS SET FORTH AND DESCRIBED IN THE SHOPPING CENTER
EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1114,
PAGE 2754, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,

PROPOSED POLLO TROPICAL

SITE DATA:

ZONING: OS PIA 2
LAND USE: COMMERCIAL GENERAL

TOTAL LAND AREA: 28,895.00 SQ. FT. (0.661 ACRES)
BUILDING AREA: 2,541 SQ. FT. (0.57 %)
BUILDING HEIGHT: 20'-0" PROPOSED 35'-0" MAX ALLOWED
TOTAL UNDEVELOPED AREA: 2,884.00 SQ. FT. (25.81 %)
TOTAL PAVED AREA & WALKS: 19,100.00 SQ. FT. (64.72 %)

PERVIOUS AREA: 7,884.00 SQ. FT. (25.81 %) (0.18 ACRES)
IMPERVIOUS AREA: 22,011.00 SQ. FT. (74.19 %) (0.50 ACRES)

PARKING SPACES:

PARKING SPACES	REQUIRED	PROVIDED
1 PARKING SPACE PER 75 SF GROSS BUILDING AREA	36 SPACES	20 SPACES
STANDARD	36 SPACES	18 SPACES
HANDICAP	2 SPACES	2 SPACES
REQUIRED BY VARIANCE		18 SPACES

DRAINAGE STATEMENT:

THE STORMWATER SYSTEM FOR THIS PROJECT IS A SLIGHT MODIFICATION TO THE EXISTING SYSTEM SERVING THE BANK THAT OCCUPIES THIS PARCEL. THIS MODIFICATION DOES NOT IMPACT THE EXISTING DRAINAGE FOR THE SITE OR ADJACENT PARCELS. THE SITE IS GRADED WITH SLOPES TOWARDS THE 4 CATCH BASINS THAT CONNECT TO THE WASTEWATER DRAINAGE SYSTEM.

THE EXISTING OVERALL MASTER STORMWATER SYSTEM FOR THE DRAINING BASIN, INCLUDING PUBLIC AND OTHER OUT PARCELS, HAS BEEN RE-EVALUATED TO ACCOMMODATE THIS PARCEL PRE-PROJECT. PERIOD NO. 86-00332. THE PROPOSED POLLO TRAPPE SITE CONSISTS OF 3 EXISTING INLETS TO REMAIN AND ONE TO BE RELOCATED. CONVEYANCE PIPES ARE 18 INCHES IN DIAMETER AND CONNECT TO THE MASTER SYSTEM AT THE SAME STRUCTURE LOCATED AT THE NORTHEAST CORNER OF THE SITE. ALL LINES AND STRUCTURES WILL BE CLEANED AND FLOWED. THE MASTER LINED DRAINAGE BASIN NEARBY THE PROJECT IS LOCATED AT THE NORTHWEST CORNER OF THE DRAINAGE BASIN AND THE RECEIVING BODY IS THE CITY OF PORT ST. LUCIE STORMWATER SYSTEM. THE PRE-PROJECT COMPARISON INDICATES A REDUCTION IN IMPERVIOUS AREA FROM 76.68 % TO 74.19%, NO ADDITIONAL PRE-TREATMENT IS PROVIDED.

ENVIRONMENTAL ASSESSMENT

THE SITE IS A FULLY DEVELOPED SITE PREVIOUSLY OCCUPIED BY A BANK. ASBESTOS SURVEY CONDUCTED OF THE BUILDING URUGALS THAT ASBESTOS WAS DETECTED. IN AMOUNT GREATER THAN 1 PERCENT. THERE ARE NO WETLANDS, RARE HABITATS, THREATENED OR ENDANGERED SPECIES OR INVASIVE /CHRONIC VEGETATION. NO ENVIRONMENTAL ASSESSMENT IS REQUIRED.

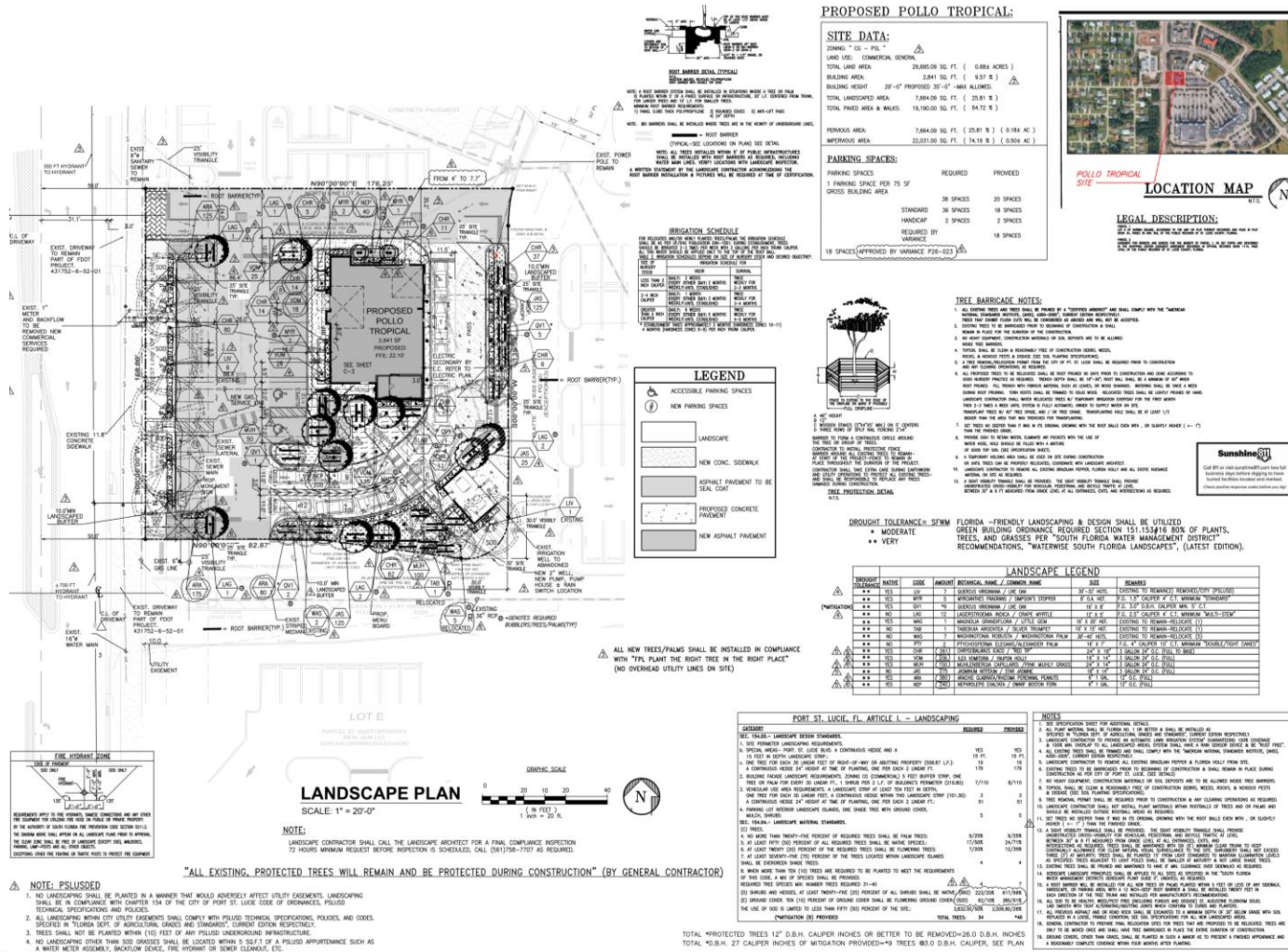
TRAFFIC STATEMENT

PER TRAFFIC STUDY PROVIDED BY KIMLEY-HORN, THE TRIP GENERATION POTENTIAL FOR THE PROPOSED DEVELOPMENT WAS CALCULATED, USING TRIP GENERATION RATES AND BY ITE'S TRIP GENERATION MANUAL, 12TH EDITION. THE STUDY REFLECTS:

AM PEAK HOURS - 122 TRIPS (61 NEW EXTERNAL)	A
PM PEAK HOUR - 149 TRIPS (67 NEW EXTERNAL)	
AVERAGE DAILY TRIPS - 1,273 TRIPS (588 EXTERNAL TRIPS)	

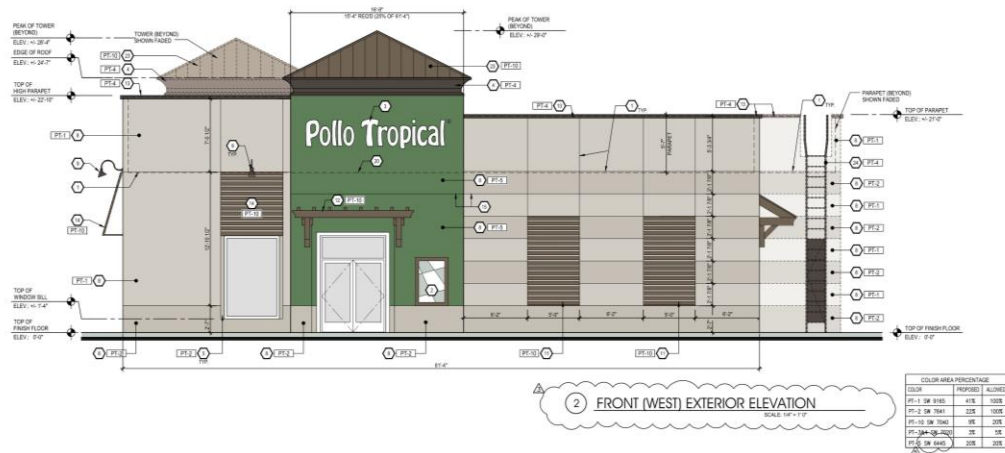
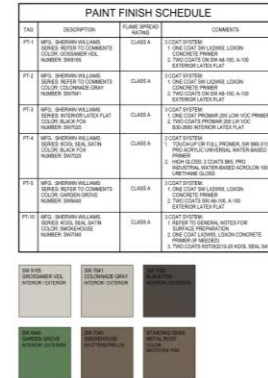
PSLUSD NOTES

THE MINIMUM SEPARATION BETWEEN PULSED WAKES AND OTHER UTILITIES, AS MEASURED FROM THE OUTSIDE OF EACH PIPE, SHALL BE AS FOLLOWS: WATER MAINS SHALL BE LOCATED A MINIMUM OF 1.0' FROM A GRAVITY SEWER FORCE MAIN AND RECLAIMED WATER MAIN. THE VERTICAL SEPARATION SHALL BE AT LEAST 18" WITH THE WATER MAIN CROSSING OVER TREATMENT PIPES. ALL PULSED PIPES SHALL HAVE MINIMUM HORIZONTAL SEPARATION OF 5' FROM ALL OTHER UNDERGROUND UTILITIES INCLUDING LIGHT POLES AND A VERTICAL SEPARATION OF AT LEAST 18" INCLUDING FOOTERS. (USM PAGE 16, LINE 5)



TOTAL *PROTECTED TREES 12" D.B.H. CALIPER INCHES OR BETTER TO BE REMOVED=26.0 D.B.H. INCHES
TOTAL *D.B.H. 27 CALIPER INCHES OF MITIGATION PROVIDED=+9 TREES @3.0 D.B.H. CALIPER. SEE PLAN





<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The site provides 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 75 square feet of gross floor area requiring a total of 38 parking spaces. A variance was approved by the Planning and Zoning Board to reduce the number of parking spaces required by 18 spaces, from a total of 38 spaces to 20 spaces. Parking is provided along the western portion of the site and is not expected to have any detrimental effects upon adjoining properties.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Utilities are available to service the proposed development. The site will require electrical services from FPL.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	The site is adjacent to commercial properties surrounding the area. The Conceptual Landscape Plan meets the City's Landscape Code requirements, while buffering is meeting what is required by the code.
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 surrounding the area. The proposed use for this development is compatible with the permitted uses of adjacent properties per code. The proposed project will be designed to comply with the City's Land Development Code and Citywide Design Standards to ensure compatibility with light and noise generation. The size, height, and character of the proposed development is in harmony with existing and proposed development in the area.

Planning and Zoning Board Recommendation:

The Planning and Zoning Board recommended approval at their July, 7, 2026 Planning and Zoning Board meeting.