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## **Darwin Square - Pollo Tropical**

Special Exception Use

Project No. P26-025

Planning and Zoning Board Meeting

Cody Sisk, Planner III

July 7, 2026

# Request Summary

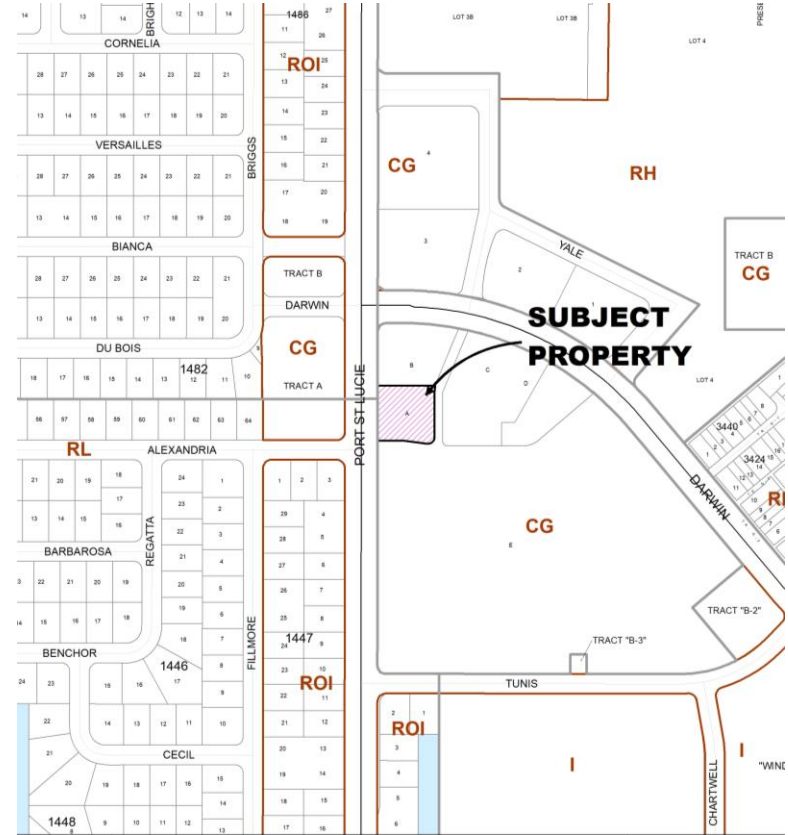
- Owner/Applicant: PSL Darwin LLC
- Agent: Daryl Johnson, Corporate Property Services, Inc.
- Location: 3201 SW Port St. Lucie Boulevard
- Request: Approval of a Special Exception Use (SEU) to allow a restaurant with drive-through service lanes in the General Commercial (CG) zoning district, per Section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

# Aerial

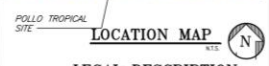
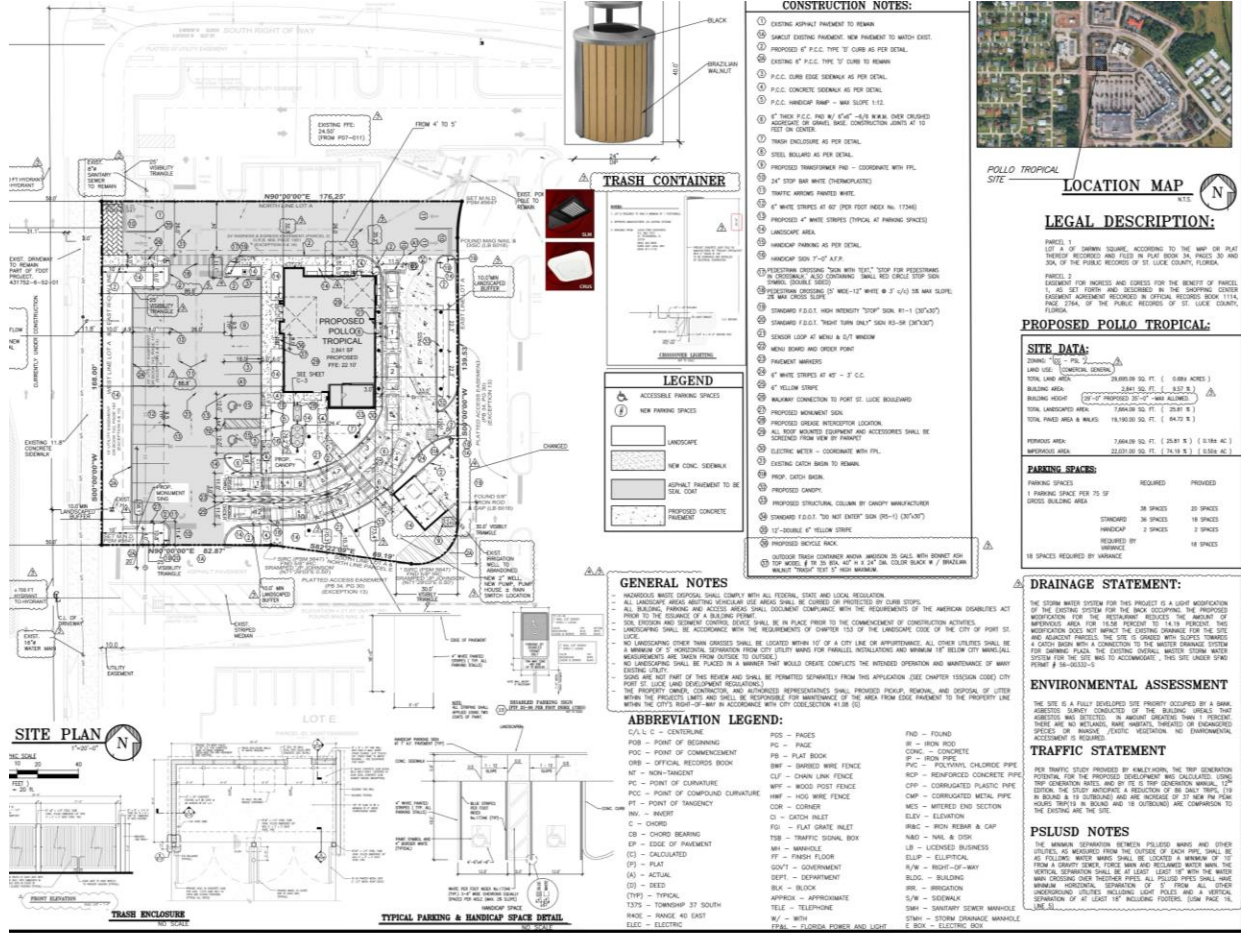


# Surrounding Areas

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



# Conceptual Plan



<b>Evaluation of SEU CRITERIA</b> <b>(Section 158.260)</b>	<b>FINDINGS</b>
<b>ADEQUATE INGRESS AND EGRESS</b> <b>(§ 158.260 (A))</b>	<p>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</p>
<b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))</b>	<p>The use requires 1 parking space per 75 square feet of gross floor area requiring a total of 38 parking spaces. The approved variance reduced 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</p>
<b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b> <b>(§ 158.260 (C))</b>	<p>Adequate utilities are available to service the proposed development. The site will require electrical services from FPL.</p>
<b>ADEQUATE SCREENING OR BUFFERING</b> <b>(§§ 158.260 (D) (F))</b>	<p>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.</p>
<b>SIGNAGE AND EXTERIOR LIGHTING</b> <b>(§158.260 (E))</b>	<p>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.</p>
<b>COMPATIBILITY WITH SURROUNDING USES</b> <b>(§§ 158.260 (H) (I) (J))</b>	<p>e 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</p>

# Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table