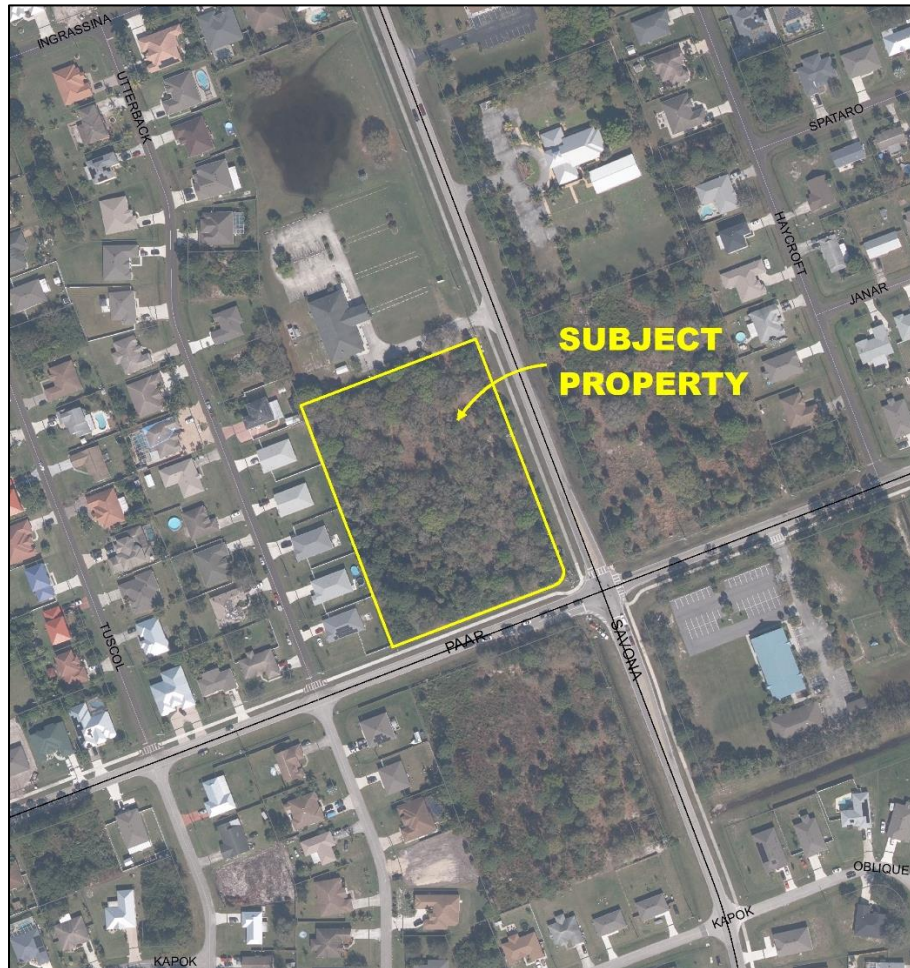


**Savona Plaza – Drive Thru Window
Special Exception Use
P25-002**



Project Location Map

SUMMARY

Applicant's Request:	The request is for 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 158.124(C)(14) of the Zoning Code.
Agent:	Redtail Design Group, Inc.
Applicant/Property Owner:	Savona Blvd, LLC
Location:	The property is generally located on the northwest corner of SW Savona Boulevard and SW Paar Drive.
Project Planner:	Francis Forman, Planner III

Project Description

The City of Port St. Lucie has received a request from Redtail Design Group, Inc., acting as agent for the Savonna Blvd, LLC, for a special exception to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district per Section 158.124(C)(14) of the Zoning Code. The 3.45-acre property is located on 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 site is proposed to consist of two (2) commercial retail/restaurant buildings totaling 9,850 square feet and 11,750 square feet, respectively. The proposed drive-through services will be located on the north and south side of the building would be divided between the two buildings as to not overlap uses and traffic lines, to create a more uniform site circulation and comply with the City's development regulations. The proposed uses would provide queueing lengths of 8 to 11 cars each and will not front on a street.

Background

The special exception use was previously tabled at the May 4th Planning & Zoning Board meeting to allow the applicant time to address Public Work's issues concerning off-site improvements. The off-site improvements consisted of the reconfiguration for SW Savona Boulevard and SW Paar Drive intersection for the creation of a roundabout. The off-site improvements have been received and reviewed by the Public Work's department and addressed all their concerns. The proposed roundabout will continue to be reviewed and monitored by the Public Works department through the site plan approval process.

Previous Actions

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual site plan at their January 22, 2025, meeting.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on February 21, 2025, to owners of property within a 750-foot radius of the subject property.

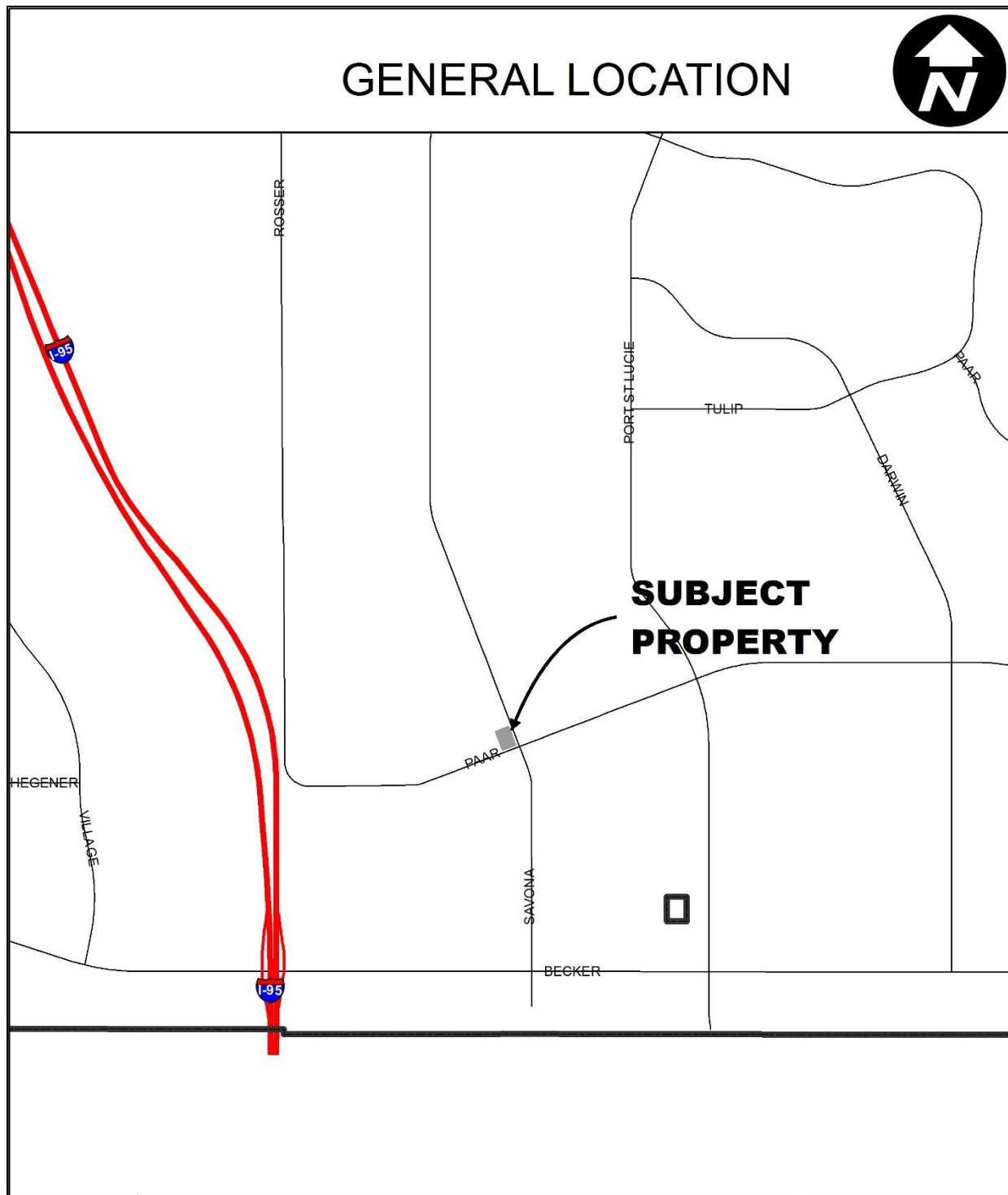
Location and Site Information

Parcel Number:	3420-590-0008-000-9
Property Size:	3.45 acres
Legal Description:	Port St. Lucie Section 19, Tract H
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant

Surrounding Uses

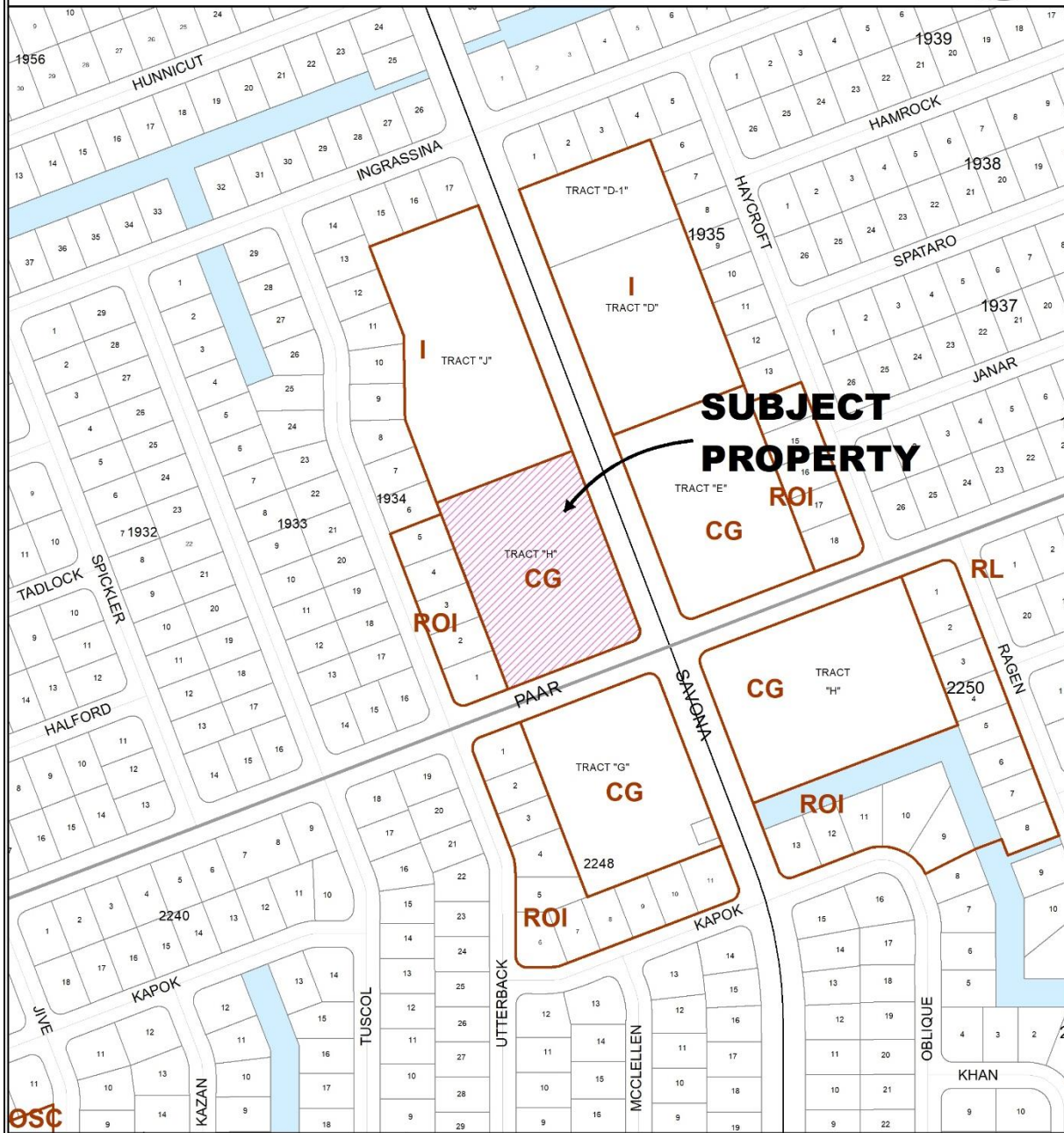
Direction	Future Land Use	Zoning	Existing Use
North	I	I	Religious Institution
South	CG	CG	Vacant
East	CG	CG	Vacant
West	ROI	RS-2	Single-Family Residential

I – Institutional, CG – General Commercial, RS-2 – Single-Family Residential, ROI – Residential Office Institutional



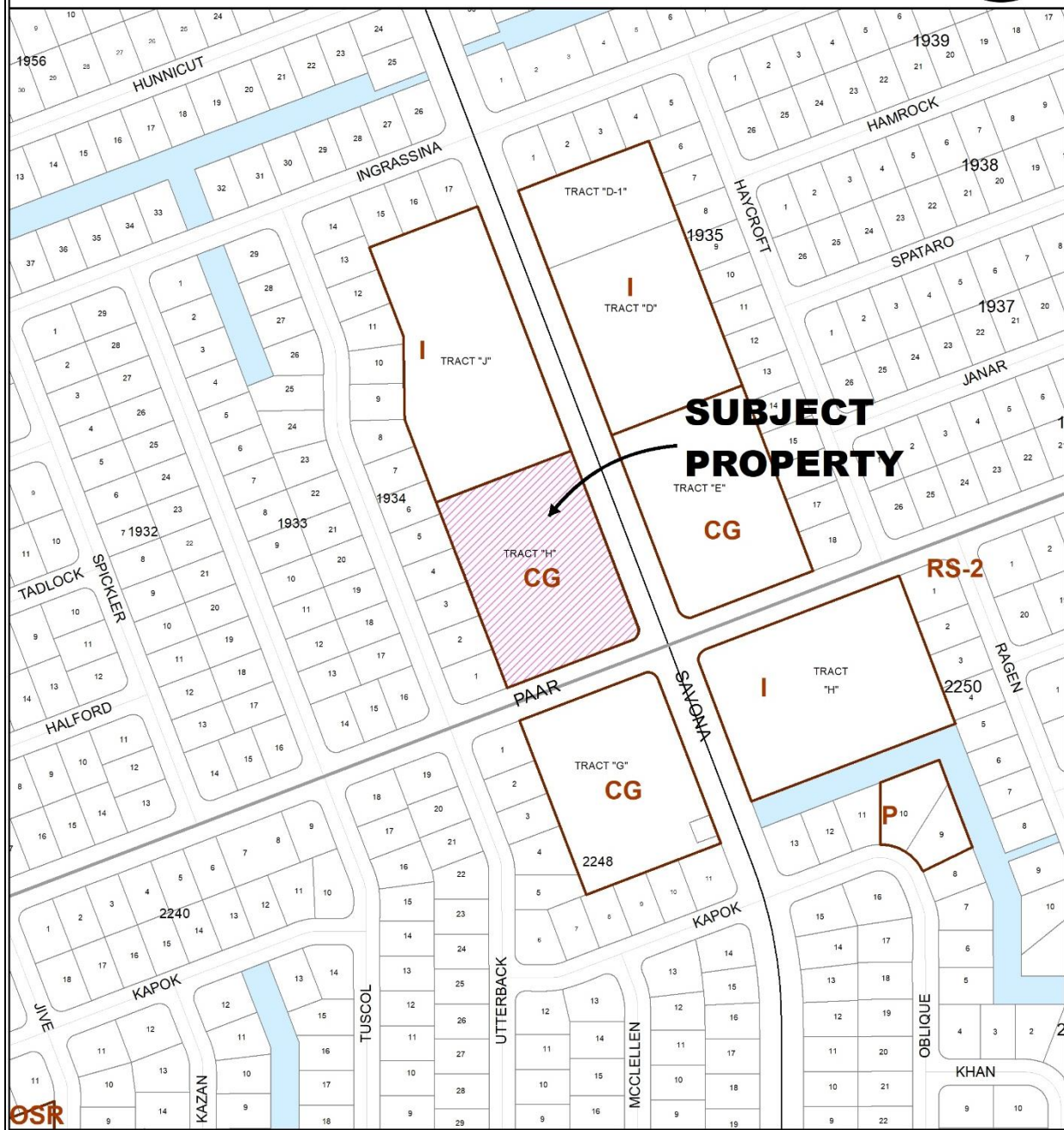
Location Map

FUTURE LAND USE



Land Use Map

EXISTING ZONING



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may 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.

- Applicant's Response: 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.
- Staff findings: Adequate ingress and egress will be provided at two locations for this development. The first access point will be along the east, creating a driveway from SW Savona Boulevard, with the second access point being created along the south from SW Paar Drive. The Concept Plan was reviewed by the Public Works Department. A stacking analysis was provided that shows the proposed two drive-through lanes 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. See attached Public Works Traffic Memo.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Applicant's Response: The proposed site layout shows one hundred and eight (108) parking spaces intended for the hopping 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 a screen to residential properties to the west.
- Staff findings: Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. According to the City Zoning Code, Section 158.221(C), the shopping center use requires 1 space per each 200 square feet of gross floor area plus 1 space per each 250 square feet of gross floor area over 30,000 square feet. The overall Savona Plaza site will require 108 parking spaces, of which five are required to be ADA accessible. Adequate parking and loading areas are provided along the eastern portion of the site and are not expected to have any detrimental effects upon adjoining properties. The loading spaces are proposed to be located on the west side of the buildings, closer to the residential lots on the west. A minimum six- foot- high architectural buffer wall with landscaping is required along the western perimeter of the property.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: 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.
- Staff findings: Port St. Lucie will be the provider of utilities for the proposed project. Existing and planned facilities are available to serve the area. The project proposes to extend the City's 8" water main along SW Savona Boulevard and will connect to an 8" water main extension being proposed along with Savona Plaza. A developer's agreement with the City Utility Systems Department, which is consistent with the adopted level of service, is required prior to the issuance of building permits.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant's Response: No additional buffering and/or screening is proposed. The proposed site layout will adhere to the required landscape buffering and screening requirements as per the City's Code of Development for this use and zoning district criteria.
- Staff findings: The site is adjacent to commercial properties to the east and south, an institutional property to the north, and residential to the west. The Conceptual Landscape Plan meets the City's Landscape Code requirements, which require a buffer wall adjacent to the residential properties. The Conceptual Plan provides additional buffering beyond what is required by the code. The site was planned to set the stormwater management pond along the rear of the property line to provide an additional 46-90 feet in addition to the required 10-foot landscape buffer.

(E) 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.

- Applicant's Response: 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.
- Staff findings: 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.

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

- Applicant's Response: 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.
- Staff findings: Front, side, and rear yard building setbacks that conform with the General Commercial (CG) zoning district have been provided to ensure compatibility with adjoining properties

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: 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)(14) as they include the drive-through services.
- Staff findings: Restaurants are a permitted use in the General Commercial (CG) zoning district. Drive-through service lanes associated with any permitted use require approval of a Special Exception Use and shall conform to all provisions of the Zoning Code. The drive-through windows do not face a street; therefore, no additional buffering is required for the windows. The drive-through lanes are intended to be for online orders only with no menu boards or speaker boxes being utilized to take any orders on property. If menu boards are to be proposed at a later date, a new special exception use application will be required.

(H) 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.

- Applicant's Response: 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.
- Staff findings: By adhering to City Code and regulations, the establishment and operation of the proposed uses are not anticipated to impair the health, safety, or convenience of residents and workers in the City.

(I) 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.

- Applicant's Response: 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.
- Staff findings: The proposed drive-throughs are in an area designated for commercial development.

This intent will not constitute a nuisance or hazard as all the activity will be centered along the front of the building which will provide sufficient separation and screening from the residential uses. The commercial space will operate during regular business hours, with no early openings or late hours anticipated. Additionally, the site was strategically designed to screen waste disposal and sanitary sewer lift station areas from public view. No on-site generators or any other fume-generating or noise-generating equipment is proposed.

(J) 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.

- Applicant's Response: 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-throughs and loading areas, as well as the lift station and area for the vacuum truck are not visible from the streets.

- Staff findings: 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 west (rear) of the site to screen the view from residential uses. 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. Site access will also be compatible with the surrounding projects by providing one point of access to SW Savona Boulevard. and one point of access to SW Paar Drive. The size, height, and character of the proposed development is in harmony with existing and proposed development in the area.

(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 the neighborhood.

- Applicant's Response: Acknowledged.
- Staff findings: Acknowledged.

(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.

- Applicant's Response: Acknowledged.
- Staff findings: Acknowledged.

Public Works - Traffic Analysis, Drive-Through Queuing

This development with the updated Traffic Analysis and Queueing Analysis for the entire Gatlin Pointe development has been reviewed by Staff and found to be in compliance with Public Works Policy #19-01.

Related Projects

P24-196 – Savona Plaza – Site Plan

PLANNING AND ZONING BOARD ACTION OPTIONS

If the board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- 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.
- Motion to amend the recommendation and recommend approval to the City Council

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.