



Savona Plaza – Drive Thru Restaurants

Special Exception Use

Project No. P25-002

City Council Meeting
Francis Forman, Planner III
October 27, 2025

Request Summary

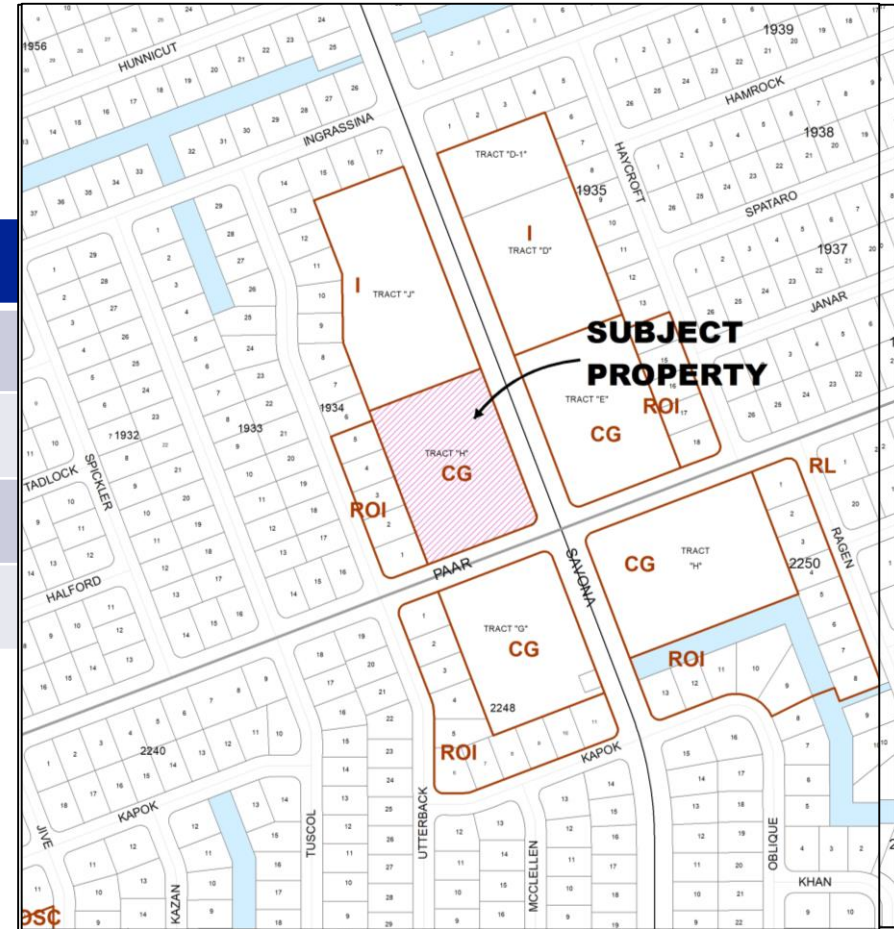
- Owner/Applicant: Savona Blvd, LLC
- Agent: Redtail Design Group, Inc.
- Location: The property is generally located on the northwest corner of SW Savona Boulevard and SW Paar Drive.
- Request: Approval of a Special Exception Use (SEU) to allow two (2) restaurants with drive-through service lanes in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

Aerial

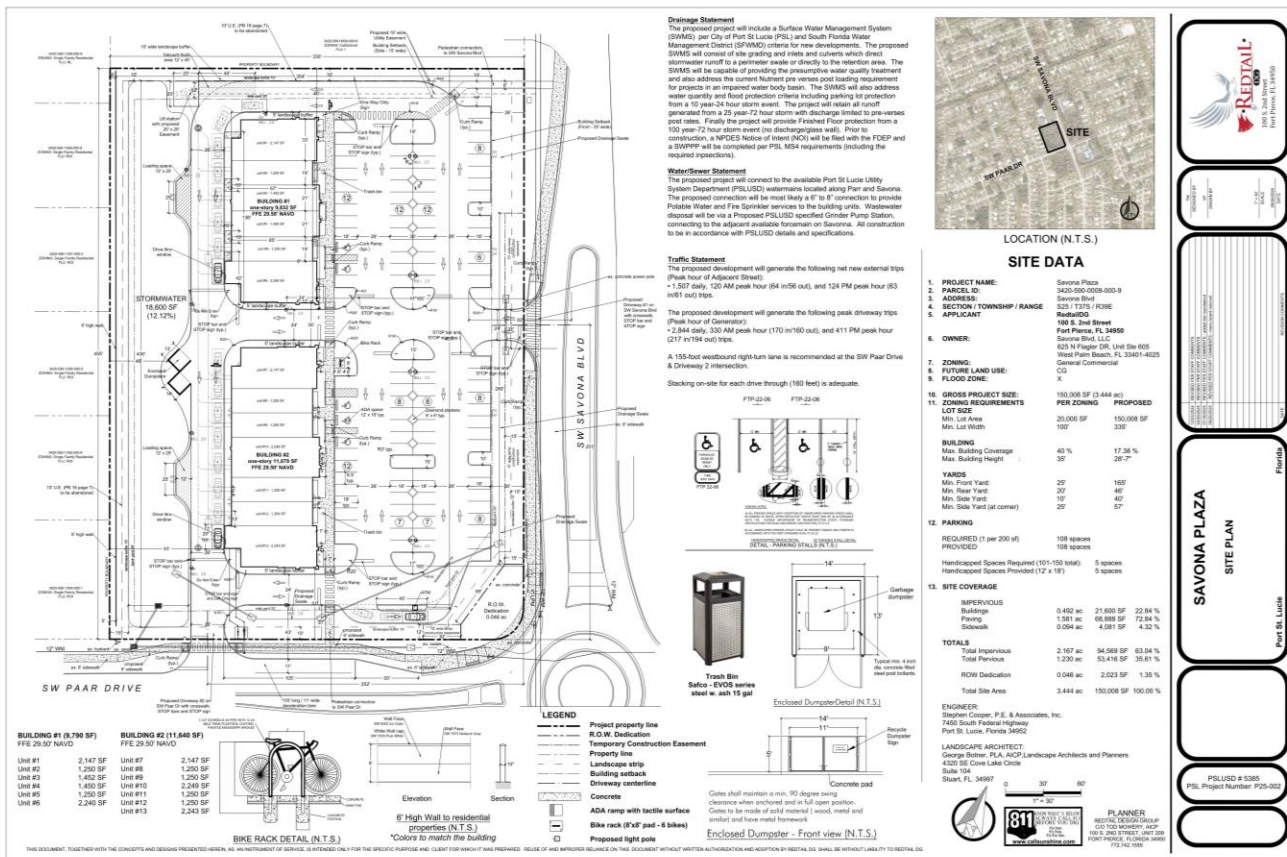


Surrounding Areas

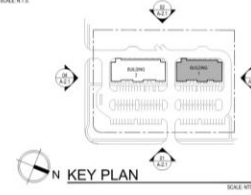
Direction	Future Land Use	Zoning	Existing
North	I	I	Religious Institution
South	CG	CG	Vacant
East	CG	CG	Vacant
West	ROI	RS-2	Single-Family Residential



Conceptual Plan



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CITY PROJECT #	POLSO PROJECT #
P24-196	5385



<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 retail use requires 1 parking space per 200 square feet of gross floor area for 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))	A 6-foot- high architectural wall and landscaping will be provided to screen the commercial plaza from the adjacent single family residential to the west.
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. The drive thrus will be for mobile orders only, with no menu boards or speakers.

Planning and Zoning Board Recommendation:

The Planning & Zoning Board recommended approval of the Special Exception Use at the October 7, 2025, Planning & Zoning Board meeting with the following condition as recommended by staff.

1. The drive-through service lanes are for mobile orders only. If menu boards are proposed, a new special exception use application is required.