



# Darwin Square Pollo Tropical

## Variance (P26-023)

Planning and Zoning Board – June 2, 2026  
Cody Sisk, Planner III

# Variance Request

- A request for a variance to allow a reduction in the required parking for a standalone drive-through restaurant.
- The request is to grant a variance of 18 spaces to Section 158.221 (C) (15) of the Zoning Code. The required parking is 38 spaces.
- Per Section 158.221 (C) (15) of the Zoning Code, one space is required for each 75 square feet of gross floor area for a standalone restaurant use.
- The proposed restaurant, Pollo Tropical, would consist of a 2,841 square foot building and proposes 20 parking spaces.

# Project Background

- The subject property is a 0.69 acre parcel located near the southeast corner of SW Darwin Boulevard and SW Port St. Lucie Blvd. with a bank on it.
- The property is zoned General Commercial (CG) and the applicant is proposing to redevelop the site for a standalone drive-through restaurant.
- The parking variance is for a reduction of 18 total spaces. The site requires 38 parking spaces, but the applicant is proposing 20 spaces.

## Parking Analysis

- A parking demand analysis was submitted to support the variance request.
- The parking analysis compares the highest parking demand data (midday) for three other Pollo Tropical restaurants in the area.
- The applicant's analysis states that 20 parking spaces would be sufficient for this user.

# Applicant/Property Owner & Location

<b>Property Owner</b>	<b>PSL Darwin LLC</b>
<b>Agent</b>	<b>Daryl Johnson, Corporate Property Services, Inc.</b>
<b>Location</b>	<b>3201 SW Port St. Lucie Boulevard</b>
<b>Existing Use</b>	<b>Bank</b>





# Planning & Zoning Board Action Options

- Motion to approve
- Motion to approve the variance with conditions
- Make a motion to deny
- Make a motion to table