



**POLLO TROPICAL
SITE PLAN & SPECIAL EXCEPTION USE
3201 Southwest Port St. Lucie Boulevard
Port St. Lucie, Florida
February 3, 2026**

The 0.68-acre (29,695 square feet) site is located at 3201 Southwest Port St. Lucie Boulevard in Port St. Lucie, Florida. The property is zoned General Commercial (CG) and has a “Commercial” future land use designation. There is currently an existing, closed bank with a drive thru on the parcel, that will be demolished prior to construction of the proposed 2,841 square foot Pollo Tropical fast food restaurant with a drive-thru.

Vehicular access to the proposed Pollo Tropical restaurant will be provided via three of the existing access connection points located at the northwest corner, the northeast corner and the southwest corner of the site. The existing access point at the southeast corner of the site will be closed, to provide the drive-thru for the restaurant. The City of Port St. Lucie Land Development Code requires 38 parking spaces and the proposed layout provides 20 parking spaces. Parking provided is 90-degree angled spaces throughout the subject site. A parking variance is requested to allow 20 spaces in lieu of 38 parking spaces, which is a deviation of 18 parking spaces. A parking study has been prepared, based on the parking demand of three existing Pollo Tropical quick-serve restaurants. This study demonstrates that 5.037 vehicles per 1,000 square feet are required for a typical Pollo Tropical restaurant, and therefore 14 parking spaces will meet demand. Thus, the proposed parking supply of 20 parking spaces is more than sufficient to meet the parking demand.

Fourteen queuing spaces will be provided in the drive thru, from the food pick up window, and 1 space after the window, with an escape lane immediately after vehicle #5 and #6. The queuing analysis performed by Kimley-Horn indicates that 14 queuing spaces exceed the 8 required vehicle queuing spaces demonstrated in the study.

The trash enclosure is located adjacent to the south side of the building and faces east. It will be accessed by the waste hauler via the by-pass lane during the hours when the restaurant is closed. The proposed Pollo Tropical hours of operation are 10 AM – midnight, which are the same hours of the other Pollo Tropical in Port St Lucie. The enclosure will be constructed of concrete block walls, finished with stucco and painted to match the main restaurant building walls. It will contain opaque aluminum gates will be landscaped around the west and south walls. There are two heavily landscaped buffer areas to the south and east that will also help screen the dumpster.

Many of the existing trees will be preserved, but six trees are proposed to be removed and seven trees are proposed to be relocated, in order to accommodate the proposed Pollo development. The site design will be enhanced with new trees, hedges, shrubs, groundcover and ornamental grasses. The landscape design will meet and/or exceed code requirements and will bring a new vibrant look to the parcel.

Quick-serve restaurants today are being developed to meet the changing needs of society. Order taking continues to be the longest process in the drive-thru experience. The proposed side-by-side drive thru configuration will not



affect the parking lot circulation but rather will allow vehicles to move through the drive thru process with greater efficiency, while providing better coordination with the kitchen.

The layout has been designed to provide paramount service to the community, while keeping the public's safety and welfare in mind. The proposed restaurant will include a modern building façade, along with innovative interior dining room décor, which will enhance service and the customer experience.

The proposed use complies with all the Special Exception Uses criteria as stipulated in the provisions of 158.260 of the Port Saint Lucie Land Development Code, as outlined below.

(A) Please explain how adequate ingress and egress will 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 any other emergency.

Response: Vehicular access to the proposed Pollo Tropical restaurant will be provided via three of the existing access connection points located at the northwest corner, the northeast corner and the southwest corner of the site. The existing access point at the southeast corner of the site will be closed to provide the drive-thru for the restaurant. There is an ADA pedestrian connection from the building to the sidewalk adjacent to Port St Lucie Boulevard. Pavement markings and signage are also provided throughout the site to ensure safe site circulation between motor vehicles and pedestrians.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

Response: The off-street parking and loading areas will not create undue noise, glare, odor or detrimental effects upon adjoining properties. The site is located within a commercial shopping center adjacent to other commercial uses and is adjacent to a busy highway, which also accommodates vehicular traffic and loading areas. Pollo Tropical will provide heavily landscaped buffers, which creates a green screen to shield adjoining properties and the right-of-way. The trash enclosure is setback away from the adjoining properties and is located at the rear of the property and will be concealed by landscaping and opaque gates. Loading will occur during hours when the restaurant is closed. There will be no undue odor to the adjoining properties.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

Response: The development scope includes site grading, erosion control, and the installation of utilities such as water, sewer, stormwater management systems, and electrical power. All utilities that were available to the bank will be available to Pollo Tropical. Stormwater from the new development will be directed to four proposed inlets, which will then connect to the existing on-site stormwater utility structure that discharges offsite. The proposed stormwater design aligns with the purpose and intent of the original study, which concluded the development would not negatively impact downstream properties. Water, sewer and drainage will be coordinated with the utility providers to ensure they are properly located and installed per the standards of the City of Port St. Lucie and SFWMD. An



FPL electrical transformer is proposed along the east property line and will be installed pursuant to FPL's standards. The transformer will be concealed by landscaping on three sides, allowing FPL to access it on one side.

(D) Please explain how additional buffering and screening, beyond that which is required by code, will be required in order to protect and provide compatibility with adjoining properties.

Response: Pollo Tropical is proposing additional landscaping along the perimeter of the site that will provide screening, as well as environmental benefits to the adjoining properties, as it is compatible and enhances the aesthetic appeal. The development will be enhanced with new trees, hedges, shrubs, groundcover and ornamental grasses. Landscaping will meet and/or exceed code requirements and bring a new vibrant look to the parcel.

(E) Please explain how 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.

Response: The proposed site lighting will not result in glare to motorists on either adjacent right-of-way. The building wall signage is very minimal and will cause no undue glare to motorists. Menu board signs are very minimal in size and will not be visible from either roadway, as they are only intended to assist customers in the drive thru and are not designed to attract customers. All site signage and site lighting will comply with the Land Development Code and will minimize all undue glare, disharmony and/or incompatibility with adjoining properties or motorists.

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

Response: The proposed setbacks and open space within the Pollo Tropical development ensure consistency and compatibility with the adjoining properties; therefore, providing harmony. The landscape design incorporates enhanced yards and open spaces, with new trees, hedges, shrubs, groundcover and ornamental grass, which will improve the aesthetic appeal of the proposed development, while at the same time ensuring compatibility with the adjacent properties.

(G) Please explain how the use, as proposed will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

Response: All design elements of the project will comply with or exceed the Land Development Regulations, and will be consistent with the adjoining, similar commercial uses developed within the same zoning district.

(H) Please explain how 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.



Response: Pollo Tropical is a community-based restaurant that promotes safety and welfare of its customers and employees. The establishment will offer employment opportunities for the residents of Port St. Lucie, as well as an affordable lunch and dinner dining option for the residents. In addition, the use will increase the tax base.

- (I) Please explain how the proposed use will not constitute a nuisance or hazard because 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.

Response: The proposed use will not constitute a nuisance or hazard as the hours of operation are 10 AM to midnight, which are the same as other Pollo Tropical restaurants in the City. Vehicular movements to enter or exit the site will not create any noise or fume generation that will be detrimental to the City, any more than other similar restaurants or commercial uses within Port St. Lucie.

- (J) Please explain how 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.

Response: The proposed development is compatible with the existing and permitted uses of the adjacent property owners as the scale of this use is similar to adjoining properties, is aesthetically pleasing and will provide a continuous positive impact. The previous bank building was a positive and compatible use with the adjacent properties and Pollo Tropical will also be a great community partner and a compatible neighbor to the adjacent properties.

- (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 neighborhood. to properly serve the proposed development and to ensure compatibility with adjoining properties.

Response: 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 begin or completed or both.

Response: The proposed restaurant development and operation will be in compliance with any additional conditions and safeguards the City Council may prescribe at the hearing.