

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA GRANTING A SPECIAL EXCEPTION USE APPLICATION (P21-237) PURSUANT TO SECTION 158.124(C)(13) TO ALLOW TWO (2) RESTAURANTS WITH DRIVE THROUGH SERVICE LANES IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT FOR A PROJECT KNOWN AS GATLIN POINTE PHASE II; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has been requested by Gatlin Pointe 18, LLC, to grant 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)(13) of the Code of Ordinances; for property located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle and legally described as portions of Lots 12, 13, 14, 15, 16 and 27 and all of Lots 28, 29, 30, 31, and 32 of Block 1388, Section 14; and

WHEREAS, the subject application has been reviewed in accordance with Section 158.260, and meets the special exception use requirements as stipulated; and

WHEREAS, the Planning and Zoning Board held a public hearing on November 1, 2022, to review the special exception use application (P21-237) to determine the suitability of the proposed use at the Property and has submitted its recommendation to City Council; and

WHEREAS, City Council held a public hearing on November 28, 2022, to consider the special exception use application (P21-237), advertising of the public hearing having been made; and

WHEREAS, City Council has considered the special exception use application (P21-237) based on substantial and competent evidence and has determined that all of the criteria set forth in Section 158.260 have been met with the condition that the construction of the right turn lane on Gatlin Boulevard is required as part of the site/construction plan submittal.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

Section 2. Approval of Application for Special Exception Use. The Owners' application for a special exception use is hereby approved to allow two (2) restaurants with drive through

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service lanes at the Property, as depicted on the conceptual site plan attached hereto as Exhibit “A”.

Section 3. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this 28th day of November, 2022.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: _____
James D. Stokes, City Attorney

EXHIBIT "A"

CONCEPTUAL SITE PLAN

