

RESOLUTION NO. 25-R46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, GRANTING A SPECIAL EXCEPTION USE TO ALLOW A DRIVE-THROUGH, ASSOCIATED WITH A RESTAURANT, IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, PURSUANT TO SECTION 158.124(C)(14) OF THE CODE OF ORDINANCES FOR A PROJECT KNOWN AS COYNE, DALE P. & GAIL A. (MCDONALD'S) (P24-231); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has been requested by Daryl Johnson of Corporate Property Services, Inc., on behalf of the property owners, Dale P. Coyne & Gail A. Coyne, to grant a special exception use to allow a restaurant with drive-through service lanes in the General Commercial (CG) Zoning District per Section 158.124(C)(14) of the Code of Ordinances of the City of Port St. Lucie and on property legally described as that portion of Lot 10, lying East of U.S. Highway No. 1, of Block 4, Section 1, Township 37 South, Range 40 East, St. Lucie County, Florida, of Plat No. 1, St Lucie Gardens, as recorded in Plat Book 1, Page 35, of the Public Records of St. Lucie County, Florida, less the North 473 feet and the East 54 feet of said Lot 10 and also less the South 40 feet of said Section 1; 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 August 5, 2025, to review the special exception use application (P24-231) 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 August 25, 2025, to consider the special exception use application (P24-231), advertising of the public hearing having been made; and

WHEREAS, City Council has considered the special exception use application (P24-231) and, based on substantial and competent evidence, has determined that all of the criteria set forth in Section 158.260 have been met.

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.

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Section 2. Approval of Application for Special Exception Use. The property owners' application to grant a special exception use is hereby approved to allow a restaurant with drive-through service lanes General Commercial (CG) Zoning District as set forth in Exhibit "A", Conceptual Plan, attached hereto.

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 _____ day of _____, 2025.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: _____
Richard Berrios, City Attorney