



Harbor Village (fka Gatlin Pointe Phase II)

Special Exception Use

(P24-152)

City Council Meeting of May 12, 2025
Bethany Grubbs, AICP, Senior Planner/Public Art Program

General Information

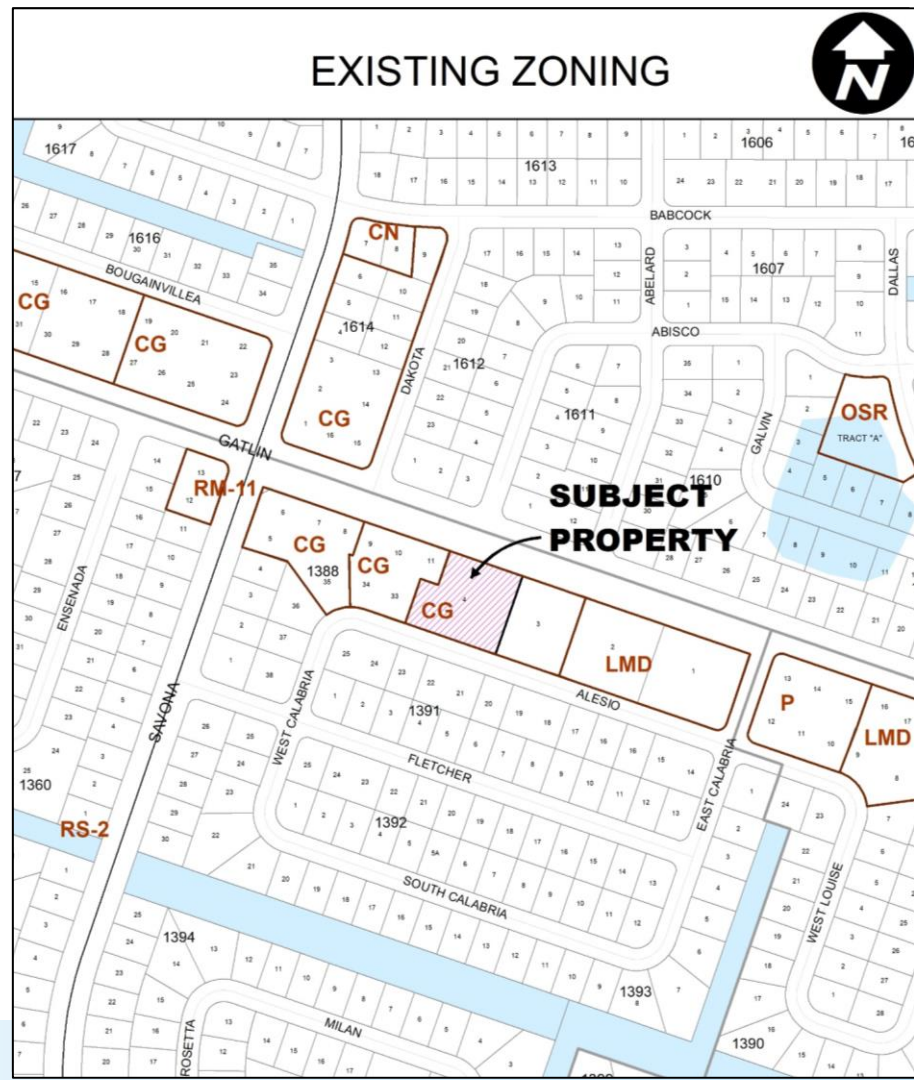
Applicant's Request:	The request is to modify a condition placed upon an existing Special Exception Use (SEU) approval for drive-through service, that prohibits menu boards for two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district . The applicant is requesting that one of the drive-throughs be allowed to include a menu board for ordering, while the other will operate without a menu board.
Applicant:	Jose Chavez P.E., Storybook Development Services, LLC
Property Owner:	Harbor Village 18, LLC
Location:	Located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle

Project Summary

- The applicant is seeking to modify a SEU condition placed on the previously approved SEU (P21-237), for drive-through service, which prohibited menu boards for two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district.
- The original SEU approval included a condition that drive-through windows operate only for pick-up or mobile orders, without menu boards.
- This current request is to modify that condition to allow the installation of one (1) menu board for ordering at one of the two approved drive-throughs. The second drive-through will continue to operate without a menu board. This amendment remains consistent with Section 158.124(C)(13) of the Zoning Code.

Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	OSR	RS-2	Open Space, Single-Family Residences
South	RL	RS-2	Single-Family Residences
East	CG	CG	Commercial Shopper Center
West	CG	CG	Commercial Shopping Center

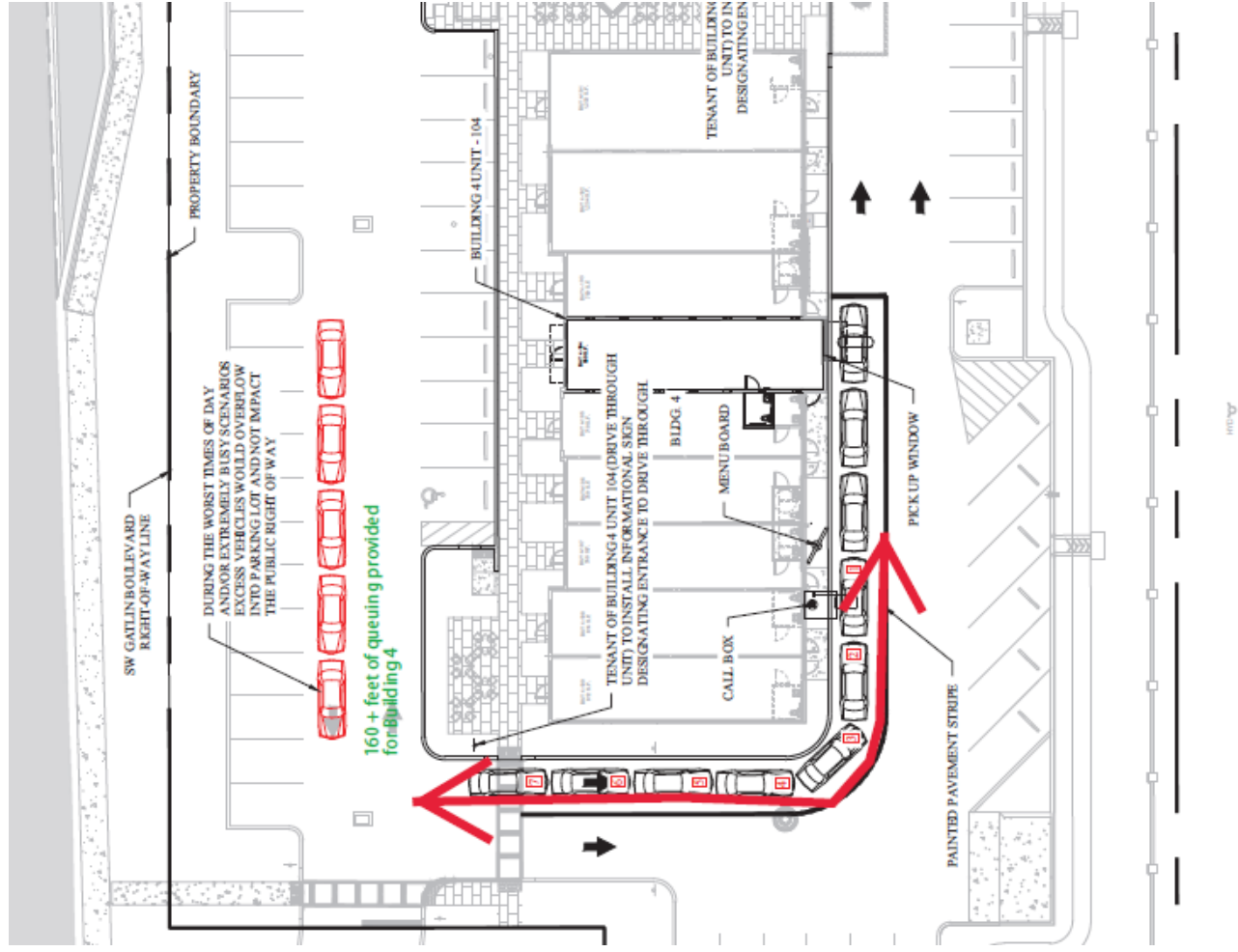


Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	<p>The menu board will serve one of the previously approved drive-through lanes. A queuing analysis confirmed the lane length and design will prevent interference with site circulation and maintain adequate ingress and egress.</p>
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	<p>The addition of a single menu board does not affect parking or loading areas. The existing site design meets zoning requirements and includes adequate screening to mitigate impacts on surrounding properties. The overall project site will require 178 parking spaces, of which 6 are required to be ADA accessible. 180 parking spaces are provided, of which 8 are ADA-compliant stalls.</p>
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	<p>Port St. Lucie is the provider of utilities for the proposed project. The Gatlin Pointe Phase I and Phase II projects extended the City's 8" water main along SW East Calabria Circle across the front of the project along SW Gatlin Blvd and loops the system to an existing water main along Alesio Lane. Sanitary sewer has been provided for the entire project.</p>
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	<p>The menu board is internal to the site and will not impact existing buffers. Required screening and enhanced separation from residential uses are already provided and remain unchanged.</p>
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	<p>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.</p>
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	<p>The site has been reviewed and approved for two drive-throughs. The addition of one menu board is compatible with the commercial context and will not negatively impact surrounding properties. Stacking and traffic impacts have been evaluated and found acceptable.</p>

Traffic Analysis

- The transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.
- Based on the queueing analysis a total of seven (7) vehicles were observed using the drive-thru lane during the peak hour at three (3) other locations.
- This development proposes a 160-foot drive thru lane at each restaurant, sufficient to accommodate a minimum of eight (8) vehicles at each lane.

Queuing



Planning and Zoning Board Recommendation

The Planning and Zoning Board recommended approval of the proposed amendment at the May 6, 2025, Planning and Zoning Board meeting with the following condition of approval:

1. A menu board is permitted only in the westernmost drive-through lane. Any proposal to add a menu board to the easternmost lane shall require City Council review and approval through an amendment to the special exception use, including evaluation of traffic impacts.