

RESOLUTION NO. 25-R56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING A SPECIAL EXCEPTION USE PREVIOUSLY GRANTED IN RESOLUTION NO. 22-R123 TO ALLOW A DRIVE-THROUGH WITH MENU BOARD IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, PURSUANT TO SECTION 158.124(C)(13) OF THE CODE OF ORDINANCES FOR A PROJECT KNOWN AS HARBOR VILLAGE (F/K/A GATLIN POINTE PHASE II) (P24-152); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has been requested by Jose Chaves of StoryBook Development Services, LLC, on behalf of the property owner, Harbor Village 18, LLC, to grant an amendment to a special exception use to allow a drive-through with menu board in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Code of Ordinances of the City of Port St. Lucie and on property legally described as Gatlin Pointe Lot 4 (OR Book 114, Page 27); and

WHEREAS, On December 5, 2022, a special exception use at the property was approved via Resolution 22-R123 to allow two (2) restaurants with drive-through service in the General Commercial (CG) zoning district, as depicted on the conceptual site plan attached thereto, subject to the condition of approval that the drive-thru windows only operate for pick-up or mobile ordering and have no menu boards; 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 May 6, 2025, to review the special exception use application (P25-152) 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 May 12, 2025, to consider the special exception use application (P25-152), advertising of the public hearing having been made; and

WHEREAS, City Council has considered the special exception use application (P25-152) based on substantial and competent evidence and 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 Owners' application to amend the previously granted special exception use is hereby approved to allow a drive-through with menu board in the General Commercial (CG) Zoning District as set forth in Exhibit "A" Site Plan attached hereto and is subject to the following condition of approval:

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.

Section 3. Conflict. If any resolutions, or parts of resolutions, including, but not limited to Resolution 22-R123, 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

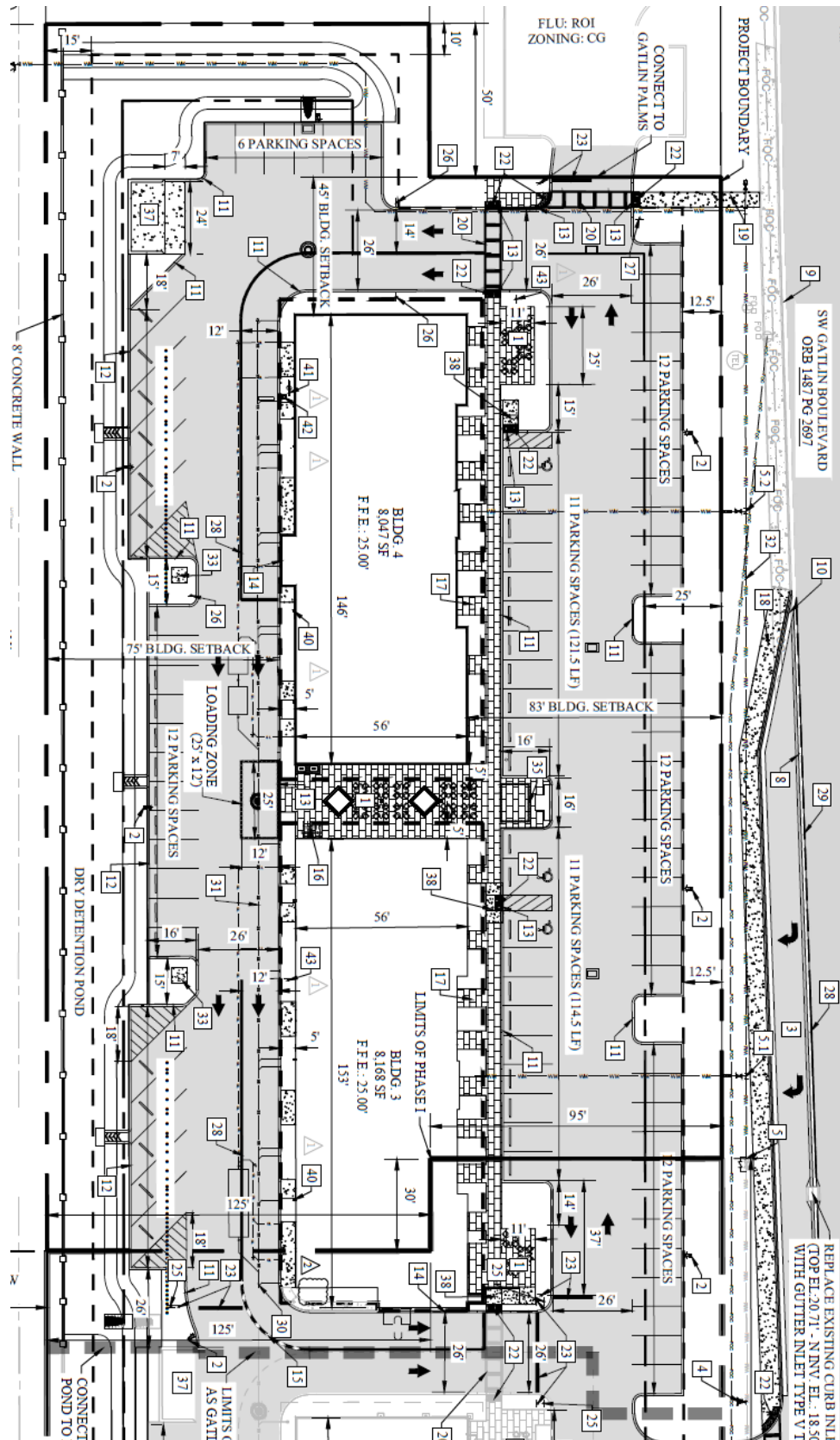
ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: _____
Richard Berrios, City Attorney

EXHIBIT "A"



PROPOSED IMPROVEMENTS LEGEND:

NOTE: PROPOSED IMPROVEMENTS WITHIN THE LIMITS OF PHASE I ARE "EXISTING" AND PROPOSED IMPROVEMENTS WITHIN THE LIMITS OF PHASE II ARE "PROPOSED".

- 1 SEE BUILDING PLANS FOR DETAILS.

2 ~~1~~ PROPOSED STREET LIGHT LOCATION (PHOTOMETRIC DESIGN BY ALERS ENGINEERING GROUP, LLC)

3 PROPOSED RIGHT TURN LANE (SEE DETAIL)

4 PROPOSED FIRE HYDRANT ASSEMBLY

5 CONNECTION TO EXISTING 8" POTABLE WATER MAIN CONSTRUCTED WITH PHASE I AND CONNECTION FOR BLDG 3 (5.1) & 4 (5.2)

6 BLDG. 1 POTABLE WATER SERVICE

7 BLDG. 2 POTABLE WATER SERVICE

8 PROPOSED VALLEY GUTTER CURB

9 EXISTING TYPE-F CURB

10 PROPOSED TYPE-F CURB

11 TYPE D CURB (TYP.)

12 TYPE D CURB - MOD

13 TYPE D CURB - FLUSH W/ EOP

14 PROPOSED DRIVE THOROUGH AND PICK-UP WINDOW (110 FT STACKING LENGTH)

15 FLEXIBLE DELINEATOR ROUND POST SPACED AT 5FT O.C.*

16 BICYCLE RACK PARKING (SEE DETAIL)

17 6' COMMERCIAL TILE SIDEWALK

18 6' CONCRETE SIDEWALK

19 5' CONCRETE SIDEWALK

20 5' CROSSLWALK*

21 PEDESTRIAN CROSSLWALK STRIPING*

22 ADA DETECTABLE WARNING STRIP

23 STOP SIGN AND STOP BAR (TYP. - 6 TOTAL)*

24 STOP SIGN WITH RIGHT TURN ONLY SIGN AND STOP BAR*

25 "DO NOT ENTER" SIGN

26 "NO EXIT" SIGN

27 PEDESTRIAN CROSSING SIGN PER MUTCD

28 6" WHITE STRIPE PER FDOT INDEX 711-001 (TYP)

29 6" WHITE DOTTED LINE (2' - 4')

30 PROPOSED SANITARY SEWER POINT OF CONNECTION TO SEWER EXTENSION CONSTRUCTED WITH SITE PLAN PHASE I (8" PVC@0.4%)

31 PROPOSED 6" SANITARY SEWER GRAVITY MAIN

32 PROPOSED POTABLE WATER MAIN EXTENSION

33 TRANSFORMER PAD

34 MONUMENT SIGN

35 PROPOSED PUBLIC ART AREA

36 10'x45' L.S. TRUCK ACCESS

37 DUMPSTER ENCLOSURE (24.5'x12')

38 ADA CURB RAMP

39 FIBER OPTIC CABLE PROPOSED RELOCATION

40 ROOF DRAIN DOWNSPOUT

41 PROPOSED DRIVE THROUGH MENU BOARD LOCATION

42 PROPOSED DRIVE THROUGH CALL BOX LOCATION

43 ENTRANCE TO DRIVE THROUGH INFORMATIONAL SIGN
- EXISTING PROPERTY INFORMATION LEGEND:

1 RIGHT-OF-WAY LINE (TYP.)

2 LIMITS OF WORK

3 LOT LINE (TYP.)

4 PROJECT BOUNDARY

5 PHASE II LIMITS
- LOT 4 (BP 114-27) 51,027 SQ'

LOT 3 (BP 114-27) 38,568 SQ'

LOT 2 (BP 114-27) 48,329 SQ'

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PROVIDED: 1,935 SF
REQUIRED: 1.85 AC * 0.005
= 0.00925 AC (403 SF)