A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA GRANTING A SPECIAL EXCEPTION USE APPLICATION (P25-002) PURSUANT TO SECTION 158.124(C)(14) TO ALLOW TWO (2) RESTAURANTS WITH DRIVE THROUGH SERVICE LANES IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT FOR A PROJECT KNOWN AS SAVONA PLAZA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has been requested by Savona Blvd, 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)(14) of the Code of Ordinances; for property located to the northwest of the intersection of SW Savona Boulevard and SW Paar Drive and legally described as Port St. Lucie Section Nineteen, Tract H (PB 13, PG 19); 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 October 7, 2025, to review the special exception use application (P25-002) to determine the suitability of the proposed use at the Property and has submitted its recommendation to City Council; and

WHEREAS, the City Council held a public hearing on October 27, 2025, to consider the special exception use application (P25-002), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the special exception use application (P25-002) and, based on substantial and competent evidence, has determined that all of the criteria set forth in Section 158.260 have been met with the condition that the drive-through service lanes are for the use of mobile orders only. If the want for menu boards arises in the future, a new special exception use application will be required.

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

<u>Section 1.</u> <u>Ratification of Recitals.</u> 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 service lanes at the Property, as depicted on the conceptual site plan attached hereto as Exhibit

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"A", subject to the condition that the drive-through service lanes are to be used for mobile order pickup only and the addition of menu boards will require a new special exception use application.

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

<u>Section 4.</u> <u>Severability.</u> 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.

<u>Section 5.</u> <u>Effective Date.</u> This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this 27th day of October, 2025.

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	CITY OF PORT ST. LUCIE
ATTEST:	By: Shannon Martin, Mayor
Sally Walsh, City Clerk	
	APPROVED AS TO FORM:
	By: Richard Berrios, City Attorney