

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:

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 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.

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 27th day of October, 2025.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: _____
Richard Berrios, City Attorney