

# StoryBook Development Services, LLC

Jose Chaves, PE / Owner

[Jose@StoryBookTeam.com](mailto:Jose@StoryBookTeam.com)

5931 Brick Court #168

Winter Park, Florida 32792

T: 321-246-8811

September 16, 2024

City of Port St. Lucie  
Planning & Zoning Department  
121 S.W. Port St. Lucie Blvd  
Port St. Lucie, FL 34984

**Re: Harbor Village (a.k.a. Gatlin Pointe Phase II) – Amendment to Special Exception Use  
1244 SW Gatlin Blvd, Unit 104**

To Whom it May Concern,

StoryBook Development Services, LLC has been contracted to prepare and submit a request to amend the Special Exception Use approved for Harbor Village (a.k.a. Gatlin Pointe Phase II) processed under Resolution 22-R123. The original Special Exception Use, approved by the City Council on December 5, 2022, allowed for drive-through pick up windows to be a part of the Development Plan for Harbor Village. This approval was conditioned on the users not requiring the use of a menu board and limiting the operations to “mobile orders”. Discussions with interested tenants for Building 4, Unit 104, led to the review of the previous approvals, previous completed queuing analysis, comments received from City Staff on the topic, and the final site plan. Based on the review completed it has been determined that there is sufficient queueing capacity to support the use of a menu board at this location, and as such an amendment to the Special Exception Use is being requested.

The latest version of the Queue Length for Drive-Thru analysis prepared by MacKenzie Engineering and Planning, Inc. (MEP) studied the drive throughs for three national quick service restaurants with high drive-through traffic including two Dunkin Donuts and one Starbucks. The analysis completed used count data, classified the busiest 60 minutes of observations, and developed the 95<sup>th</sup> percentile confidence interval back-of queue based on the busiest 60 minutes. This analysis determined that a seven (7) car queue length from the pickup window would be appropriate. Comments received from the City of Port St. Lucie’s Public Works Department dated July 7, 2022 noted that the “queue length counts provided are from the menu ordering board. Please provide a minimum of the 95% queuing length of seven (7) vehicles back from the menu ordering board. During the worst times of day when eight to twelve (8-12) vehicles are staked in total where will these cars stack?”. As can be seen in the attached site plan exhibit, the current site design does allow us to meet the condition described by Public Works at the time, in which the queue length allows for seven (7) vehicles to stack from the proposed location of a menu board, and allowing 3 vehicles between the menu board and pick up window. Furthermore the drive through window is oriented in such a way that during abnormally busy times or unforeseen delays where more than the required 7 vehicles are required to queue from the Menu Board, overflow queueing vehicles would stack within the parking lot of the Harbor Village Shopping Center. As can be seen in the attached exhibit, the extreme scenario stacking (twelve vehicles from the menu board) would not come close to impacting the project entrance or over flow into

the public right-of-way. Due to these factors it is being requested that the condition to limit the drive through window to “mobile order” and not allowing menu boards be removed from this project location.

I trust that you will find this information complete. If you have any questions, please feel free to contact me directly (contact information below).

Respectfully,

Jose Chaves, P.E.  
StoryBook Holdings, LLC  
[Jose@StoryBookHoldings.com](mailto:Jose@StoryBookHoldings.com)  
T: 321-246-8811

Attachments:

- P21-237\_220707\_PW Comments – Comments from initial submittal identifying need for queue length.
- Resolution (SEU) for Special Exception Use
- City of Port St. Lucie Minutes for Special Exception Use



# City of Port St. Lucie

## PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association



July 7, 2022

Sent via Fusion: [Jose@StoryBookHoldings.com](mailto:Jose@StoryBookHoldings.com)  
Staff Recommendation: ~~Approve with Comments~~

Jose Chaves  
Story Book Holdings, LLC  
5260 N. Lake Burkett Lane  
Winter Park, Florida 32792

- ☐ NPDES Comments Attached
- ☐ Survey Comments Attached
- ☐ Marked-up Plans Attached
- ☐ Other - Attached

**Re: Gatlin Point Phase II (Project No. P21-237)**  
**Special Exception Use (SEU)**

Dear Mr. Chaves:

This letter is to notify you of the Public Works Department's action concerning the subject project. Based on the information provided to this office, we respectfully submit the following items that need to be addressed. Along with the revised submittal, provide a written response to the comments below. Please remember to include the City's Project Number on all correspondence.

- ~~1. Please provide the City of Port St. Lucie Project No. (P21-237) on the lower right hand corner on all pages of the plans.~~
- ~~2. For consistency, add trip generation for driveway from Gatlin Pointe Phase I since Parking and Site data was provided for both phases.~~
- ~~3. Show a proposed sidewalk connection to the existing sidewalk on Gatlin Blvd.~~
4. ~~Advisory note. An Abandonment of Easement Application will be required for this project.~~ **Acknowledged.**
5. ~~Advisory note. FFE's for proposed Buildings 3 and 4 and adjacent existing buildings will need to be shown on the Site Plan.~~ **Acknowledged.**
6. ~~Advisory note. Handicap parking signs will need to be shown on the Site Plan.~~ **Acknowledged.**
7. Provide Peak Hour of Generator values for Phase II Trip Generation on Conceptual Site Plan. This is consistent with what is shown for Phase I Traffic Generation.

### Traffic Impact Analysis

- ~~8. Provide backup to justify the Strip Retail Plaza (Land Use: 822) from ITE Trip General Manual, 11<sup>th</sup> Edition is sufficient when including potentially 2 drive thru restaurants within the building.~~
9. Utilize AM and PM Peak Hour of Generator values when providing the AM and PM Peak hour trips within the traffic analysis for this project. **Provide ITE Manual pages for the Peak Hour of Generator for verification of values used in calculations.**
10. Revise Traffic Analysis to better indicate trip counts that include both Phase I and II building trip counts for each proposed driveway. A Right turn lane on Gatlin Blvd. may be required. **When utilizing existing driveways, existing trip counts for those driveways must be included to verify that a right turn lane trigger is not met for the existing driveways.**

7/7/2022

11. Adjust trip counts in and out of driveways on Phase II - Approved Driveway Volumes Exhibit and Proposed Project Driveway Volumes Exhibit to match calculated PM Peak Trips.
12. Why was Land Use Code 820 used for Phase I if that is indicated to be for Shopping Centers greater than 150,000 Square feet?

### **Traffic Queuing Analysis**

13. ~~Provide Stacking Analysis for both drive thru locations. If possible, utilize actual data from other similar locations for queuing. **Provided similar location data is acceptable however the adjustment based on restaurant building size comparison does not seem applicable to the anticipated drive thru use. Will fewer patrons visit a drive thru that is smaller inside?**~~
14. The conclusion states that a minimum of 154 feet of stacking is required but that 140 feet is acceptable. Please revise to at least the minimum of required per calculations.
15. Queue length counts provided are from the menu ordering board. Please provide a minimum of the 95% queuing length of 7 vehicles back from the menu ordering board. During the worst times of day when 8-12 vehicles are stacked in total, where will these cars stack?

### **Submit all above items electronically via the following method:**

- Upload to Project Fusion <https://fusion.cityofpsl.com/>

~~Plans received between the date the comment letters are sent out and the upcoming SPRC meeting will not be reviewed before that meeting.~~

Should you have any questions or require additional information, please contact John Kwasnicki at 772-344-4066.

Best regards,

John Kwasnicki  
Project Coordinator

Diana Spriggs, P.E.  
Regulatory Division Director

*\*Note: All forms can be found online at:*

<http://www.cityofpsl.com/government/departments/public-works/commercial-residential-review-permitting/commercial-residential-forms>

C: ~~Site Plan Review Committee Members~~

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA GRANTING A SPECIAL EXCEPTION USE APPLICATION (P21-237) PURSUANT TO SECTION 158.124(C)(13) TO ALLOW TWO (2) RESTAURANTS WITH DRIVE THROUGH SERVICE LANES IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT FOR A PROJECT KNOWN AS GATLIN POINTE PHASE II; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, the City of Port St. Lucie, Florida, has been requested by Gatlin Pointe 18, 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)(13) of the Code of Ordinances; for property located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle and legally described as portions of Lots 12, 13, 14, 15, 16 and 27 and all of Lots 28, 29, 30, 31, and 32 of Block 1388, Section 14; 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 November 1, 2022, to review the special exception use application (P21-237) 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 November 28, 2022, to consider the special exception use application (P21-237), advertising of the public hearing having been made; and

**WHEREAS**, City Council has considered the special exception use application (P21-237) based on substantial and competent evidence and has determined that all of the criteria set forth in Section 158.260 have been met with the condition that the construction of the right turn lane on Gatlin Boulevard is required as part of the site/construction plan submittal.

**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

RESOLUTION NO. 22-R123

service lanes at the Property, as depicted on the conceptual site plan attached hereto as Exhibit “A”.

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 28<sup>th</sup> day of November, 2022.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

By: \_\_\_\_\_  
Shannon Martin, Mayor

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
James D. Stokes, City Attorney



# City of Port St. Lucie

## City Council

### Meeting Minutes

121 SW Port St. Lucie  
Blvd.  
Port St. Lucie, Florida  
34984

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV  
Stephanie Morgan, Councilwoman, District I  
Dave Pickett, Councilman, District II  
Anthony Bonna, Councilman, District III

Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.

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**Monday, December 5, 2022**

**6:30 PM**

**Council Chambers, City Hall**

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**1. Meeting Called to Order**

A Regular Meeting of the City Council of the City of Port St. Lucie was called to order by Mayor Martin on December 5, 2022, at 6:30 PM, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, FL.

**2. Roll Call**

Council Members Present:

Mayor Shannon M. Martin  
Vice Mayor Jolien Caraballo  
Councilwoman Stephanie Morgan  
Councilman Dave Pickett  
Councilman Anthony Bonna

**3. Invocation & Pledge of Allegiance**

The City Clerk delivered the Invocation, and Mayor Martin led the assembly in reciting the Pledge of Allegiance.

**4. Proclamations and Special Presentations**

**4.a** Approve the Proposed 2023 Port St. Lucie State Legislative Program

[2022-1014](#)

Senior Deputy City Attorney Ella Gilbert provided a PowerPoint presentation on the City's proposed 2023 State Legislative priorities as well as noted the important dates for the 2023 State Legislature. She stated City staff has been working with the Senators and Representatives of the State Delegation and Contract Lobbyist Gray



Robinson on the City's Legislative Program, which aligns with the City's Strategic Plan and complements the Federal Legislative Program. She also reviewed and explained the City's appropriation and state funding requests along with the City's State Policy Statements for 2023.

Councilwoman Morgan expressed her thoughts regarding the City's legislative priorities, specifically the Public Records Exemption for Elected Officials and Streamlined Permitting for Railroad Crossing. City Manager Russ Blackburn explained the City would be showing their support of the crossing at Glades Cutoff as well as the County and Municipal Code Enforcement.

Vice Mayor Caraballo agreed with the protection of addresses for Elected Officials and suggested submitting this initiative to the Florida League of Cities (FLC) to take the lead. She explained the legislative policy process and how broad support around the state works to everyone's advantage. She stated she would like to capture how many people are not utilizing City services because they have to provide personal information. She asked that Council consider including the FLC's recently adopted legislative priorities in their motion for the City's Legislative Program.

Mayor Martin indicated complaints are received in the Council Office and City Manager's office as well, so tracking that data might be helpful. She stated she had no issues with the list of legislative priorities and indicated that Sovereign Immunity and the Code issues were top priority.

Senior Deputy City Attorney Gilbert requested that the motion allow staff to make the revision to the program based on the adoption of the current FLC's legislative policies. She stated the City was also supporting St. Lucie County's Legislative Program in areas of mutual collaboration.

There being no further discussion, Councilman Picket moved to approve the Proposed 2023 Port St. Lucie State Legislative Program with the inclusion of the updated Florida League of Cities legislative priorities. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

## **5. Public to be Heard**

Allen Rosenberg spoke to the autonomous Beep bus in Tradition causing safety issues when cars pass it. He requested that the Council evaluate this bus and

remove it from the roadway if appropriate.

Vice Mayor Caraballo requested an update on the ridership/utilization and future program of the Beep bus. She explained the speed of an autonomous vehicle and stated she was not ready to remove the Beep bus from service at this time.

Mayor Martin stated dedicated paths are going in and the Beep bus is for the future buildout of Tradition.

Chief Bolduc spoke to the recent incident involving the Beep bus and stated that people are impatient and go around it. He indicated he was a proponent of the Beep bus having its own trail.

Councilwoman Morgan stated she thinks the Beep bus will be great once the dedicated lanes and trails are implemented.

**6. Additions or Deletions to Agenda and Approval of Agenda**

There being no discussion, Vice Mayor Caraballo moved to approve the Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

**7. Approval of Consent Agenda**

There being no discussion, Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

**7.a** November 21, 2022 Special City Council Meeting Minutes [2022-678](#)

This Consent item was Approved the Consent Agenda.

**7.b** Approve a Grant Agreement between the City and the [2022-953](#)

Recreational Trails Program (RTP), a Federal Grant Program  
Funded by the Federal Highway Administration (FHWA) and  
Florida Department of Environmental Protection.

This Consent item was Approved the Consent Agenda.

**7.c** Approve Contract #20220052 with In Depth Inc. for Tank [2022-1027](#)  
Cleaning and Diving Services

This Consent item was Approved the Consent Agenda.

**7.d** Appointment of New Alternate Member to Serve on the [2022-1030](#)  
Public Art Advisory Board

This Consent item was Approved the Consent Agenda.

**8. Second Reading of Ordinances, Public Hearings**

**9. Other Public Hearings****10. First Reading of Ordinances**

- 10.a** Ordinance 22-103, An Ordinance Renaming the Paar Drive Right-of-Way to Hegener Drive and Renaming the Existing Hegener Drive Right-of-Way to Tom Mackie Boulevard in the Southwest Annexation Area. [2022-918](#)

The City Clerk read Ordinance 22-103 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-103. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

**11. Resolutions**

- 11.a** Resolution 22-R123, Quasi-Judicial, Public Hearing, A Resolution Granting a Special Exception Use for Gatlin Pointe Phase II to Allow Drive-Through Service in the CG (General Commercial) Zoning District (P21-237). [2022-1016](#)

The City Clerk read Resolution 22-R123 aloud by title only.

City Attorney James Stokes reviewed the process and procedures for a quasi-judicial hearing. The City Clerk swore in those individuals who wished to speak on this item.

Mayor Martin asked Council for ex-parte communications. Vice Mayor Caraballo disclosed she had met with the applicant about the project, but did not discuss the drive-thru.

Bethany Grubbs, Planner III, stated she had been sworn in and the official file was entered into the record at least five days prior to this hearing. She clarified this was an application for P21-237 rather than P22-237 as shown in the PowerPoint presentation. She reviewed the applicant's request for a Special Exception Use for the drive-thru's. She indicated the applicant /owner is Gatlin Pointe 18, LLC, and the agent is Jose Chavez, P.E., Story Book Holdings, LLC.

Planner Grubbs presented maps showing the location of the subject property, surrounding uses, future land use, and zoning. She also presented the conceptual site plan, conceptual elevations, and color rendering. Planner Grubbs discussed the traffic impact statement,

drive-thru queuing analysis, and special exception use criteria. She explained the applicant will not be providing menu boards, as the drive thru's will be for picking up pre-orders and will allow for ten vehicle spaces for queuing.

Planner Grubbs indicated that on November 1, 2022, the Planning and Zoning Board recommended approval of the special exception use application with the staff's condition of approval: Construction of the right turn lane on Gatlin Boulevard is required as part of the site/construction plan submittal.

Vice Mayor Caraballo requested that staff consider addressing mobile ordering in the Ordinance if it is anticipated to be a future trend. Mayor Martin agreed.

Councilwoman Morgan inquired about the drive-thru lanes being pick-up only as well as the queuing. (Clerk's Note: The City Clerk swore in Heath Stocton at this time.) Heath Stocton, Director of Public Works, reviewed the conceptual site plan and explained vehicle stacking. Jose Chavez with Storybook Holdings indicated the restaurant spaces were not finalized and that it would be a multi-tenant building. He stated they wanted to provide the tenants the space to have a pick-up window, as there has been a demand for drive-thru's for mobile ordering. He noted there was plenty of room outside of the stacking lane to circulate around the building.

Vice Mayor Caraballo requested that Council approve the special exception use, but that it be tied to the use in case it changes in the future. She stated it would need to come back before Council, as the traffic and request would have to be reevaluated. She said the special exception use carries with the property in perpetuity.

(Clerk's Note: The City Clerk Swore in Freddy Boulton at this time.) Via Zoom, Freddy Boulton with B&B Capital Group stated he agreed to the condition.

Mayor Martin opened the Public Hearing. There being no comments from the public, she closed the Public Hearing.

City Attorney Stokes suggested that Council's motion for the drive-thru be conditioned on remote/mobile ordering or pick-up only.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 22-R123 with the condition that the drive-thru windows only operate for pick-up or mobile ordering and have no menu boards, otherwise the applicant will have to come back before Council for approval, and with the condition the right turn lane is constructed on Gatlin Boulevard. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

**12. Unfinished Business**

**13. New Business**

**14. City Manager's Report**

City Manager Blackburn thanked all those involved with planning, preparing, and participating in the Festival of Lights and Botanical Gardens events.

**15. Councilmembers Report on Committee Assignments**

Councilwoman Morgan and Councilman Pickett indicated they had no report.

Vice Mayor Caraballo reported that she attended the Annual Legislative Conference for the Florida League of Cities and the Festival of Lights.

Councilman Bonna reported he went to Santa's Christmas Tree Village for his tree and enjoyed being a part of the Festival of Lights parade.

Mayor Martin stated the Festival of Lights was awesome.

**16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)**

**17. Adjourn**

There being no further business, the meeting adjourned at 7:21 PM.

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Sally Walsh, City Clerk

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Traci Mehl, Deputy City Clerk