

## **RESOLUTION NO. 22-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA GRANTING A SPECIAL EXCEPTION USE PROVIDED FOR IN SECTION 158.124(C)(13) TO ALLOW AN OIL LUBRICATION STORE WITH THREE SERVICE BAYS TO BE LOCATED IN THE PRIMA VISTA COMMERCIAL CENTER PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT FOR CSC PROPERTIES, LLC, LEGAL DESCRIPTION, PORT ST. LUCIE – PRIMA VISTA COMMERCIAL CENTER PLAT NO. 2 (P22-036); 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 Stefan Matthes of Culpepper and Terpening, acting as agent for CSC Properties, LLC, to grant a special exception use to allow an oil lubrication store with three service bays on property presently zoned PUD (Planned Unit Development) pursuant to section 158.124(C)(13) of the Code of Ordinances, City of Port St. Lucie; and on property legally described as Port St. Lucie - Lot 3, Plat of Prima Vista Commercial Center Plat No. 2, Section 27, Block 115; 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 June 7, 2022, to review and made a recommendation for approval of P22-036; and

**WHEREAS**, the City Council held a public hearing on June 27, 2022, to consider the special exception use application (P22-036), advertising of the public hearing having been made; and

**WHEREAS**, the City Council has considered the special exception use application (P22-036) based on substantial and competent evidence and the City Council has determined that the granting of this special exception use is authorized by Sections 158.255 through 158.262, and Section 158.124(C)(13), Code of Ordinances, City of Port St. Lucie, and further that the granting of this special exception use will not adversely affect the public interest.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Port St. Lucie as follows:

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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. That the City of Port St. Lucie hereby grants a special exception use to CSC Properties, LLC, to allow an oil lubrication store with three service bays, as depicted on the conceptual plan attached hereto as Exhibit “A”, and pursuant to Sections 158.255 through 158.262, and Section 158.124(C)(13), Code of Ordinances, City of Port St. Lucie, said special exception use legally described as Port St. Lucie - Lot 3.

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.

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**PASSED AND ADOPTED** by the City Council of the City of Port St. Lucie,  
Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

BY: \_\_\_\_\_  
Shannon M. Martin, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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