



PLANNING AND ZONING BOARD STAFF REPORT
December 2, 2025, Planning and Zoning Board Meeting

VRE PSL Landco, LLC
Special Exception Use
P25-137



Project Aerial Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a retail convenience store and automobile fuel sales for a fuel service station within the General Commercial (CG) Zoning District per Section 158.124(C) (10 & 12) of the Zoning Ordinances.
Applicant:	Kimley-Horn and Associates
Property Owner:	VRE PSL Landco, LLC
Location:	Northwest corner of Port St. Lucie Boulevard and Becker Road.
Project Planner:	Daniel Robinson, Planner III

Project Description

The applicant is requesting a special exception approval to allow a retail convenience store and automobile fuel sales for a fuel service station within the General Commercial (CG) zoning district per Section 158.124(C)(10 & 12). The proposed development consists of 15.45 acres. The applicant has submitted a site plan with 36,882 square feet of commercial buildings for phase one. There is 2.6 acres of future possible development. For the site plan to be approved as proposed the SEU requested is required. The property is located at the northwest corner of SW Becker Road and SW Port St. Lucie Boulevard and is legally described as Parcels A and B of NAU Ranch together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on May 23, 2025, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

Parcel Number:	3420-660-0013-000-1, 4431-500-0001-000-8, 4431-500-0002-000-5, & 3420-660-2640-000-9
Property Size:	15.45 acres (672,817 SF)
Legal Description:	Parcels A and B of NAU Ranch together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three.
Future Land Use:	Northwest corner of Port St. Lucie Boulevard and Becker Road.
Existing Zoning:	CG - General Commercial
Existing Use:	CG - General Commercial

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG and SLC-RU	SLC-AR1	Vacant
South	CL/CG	CG/RS-2	Single family residential, Vacant
East	CG	CG	Vacant
West	CL	RS-2	Single family residential

CL - Light Commercial; CG-General Commercial; RS-2 Single Family Residential; SLC-RU- St. Lucie County Residential Urban; SLC-AR1 St. Lucie County Agricultural Residential 1

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

- (A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.
- Applicant's Response: The proposed convenience store with fuel is part of a larger 15 acre proposed commercial development. Access to the site will be provided off of shared driveways and access aisles. Two driveways are proposed on PSL BLVD, and two driveways are proposed on Becker.
 - Staff findings: The property is located within a proposed shopping center site that includes multiple commercial buildings. Adequate ingress and egress will be required for site plan approval.
- (B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.
- Applicant's Response: The code required off-street parking will be provided on-site completely internal to the site. The code required landscape buffers will be provided for the entire commercial complex and an enhanced landscape buffer (above code minimum) is provided along the proposed convenience store with fuel for additional buffering.
 - Staff findings: Adequate off-street parking and loading areas are required to be provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties at the time of site plan approval.
- (C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.
- Applicant's Response: There is an existing water main in Port St. Lucie Boulevard and Becker Road and an existing force main in Port St. Lucie Boulevard. The proposed commercial development will provide a looped water main and lift station to serve the development.
 - Staff findings: Adequate utilities are available to service the development.
- (D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.
- Applicant's Response: Additional landscape buffer plantings, above what is required by code, are proposed along the convenience store with fuel frontage. A 3' tall berm is also proposed along Port St. Lucie Boulevard street frontage to create a barrier between the pedestrian sidewalk and proposed development and visually shield the development from homes on the east side of Port St. Lucie Boulevard.

- Staff findings: Additional buffering is required. The site's landscape plan provides increased perimeter landscaping. Staff recommends conditions for the additional landscaping requirements.
- (E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.
- Applicant's Response: Proposed site lighting will meet code min. and code max. photometric standards.
 - Staff findings: Signs and proposed exterior lighting shall be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required. This shall be shown at the time of site plan approval.
- (F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.
- Applicant's Response: Open spaces and sidewalks are designed to promote pedestrian connectivity between the commercial shopping plaza, Shade trees are proposed throughout the parking lot to provide shade to pedestrians and vehicles. A pedestrian plaza is proposed at the intersection of Becker and PSL Blvd with benches and trash receptacle for pedestrians in the right-of-way.
 - Staff findings: Yards and open spaces shall be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.
- (G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.
- Applicant's Response: The convenience store with fuel will be in conformance with the City's Land Development standards and standard details. A special exception is being sought for the proposed use only not to allow any deviations other land development standards.
 - Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(C)(10 & 12)-CG (General Commercial) Zoning District and shall conform to all provisions of the City's Zoning Code and the Becker Road Overlay District unless relief is provided and approved.
- (H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.
- Applicant's Response: The proposed use will benefit the residents and workers in the City. Today there is an existing WAWA convenience store with fuel at the southwest corner of the intersection. Allowing a second competing c-store with fuel gives patrons a second option for shopping and keeps gas prices competitive.
 - Staff findings: By adhering to City Codes and Backer Road Overlay Design Standard Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City.

- (I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.
- Applicant's Response: Turn lanes and adequate driveway throat depths will be provided to promote a steady flow of traffic into and out of the site. A busy intersection is the logical place for a convenience store with fuel.
 - Staff findings: The facility is not expected to generate noise that would constitute a nuisance. The day-to-day activities are expected to be consistent with other existing retail convenience stores and automobile fuel service stations.
- (J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.
- Applicant's Response: The site is zoned CG - commercial general and c-store with fuel is an allowed use. A special exception is required because of the Becker Road Overlay District standards. A buffer wall is proposed along the parcels north and west boundaries to create a barrier between the commercial zoning and existing residential zoning.
 - Staff findings: The proposed retail convenience store and automobile fuel sales for a fuel service station will be compatible with the existing and permitted uses of adjacent properties.
- (K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.
- Staff findings: Acknowledged.
- (L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.
- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

If the Board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions

If approved, staff recommends the following conditions of approval:

1. **Prior to Site Plan approval, the proposed multiuse sidewalk located within the frontage landscape buffer along Becker Road shall be revised to be 10 feet in width and stay as a single meandering multiuse sidewalk as designed, and the existing 10-foot-wide multiuse sidewalks on Port St. Lucie Boulevard are to remain in the right-of-way.**
2. **The landscaping along both rights-of-way shall be enhanced and provide the semi-opaque buffer intended to screen or minimize the view of uses along the street and sidewalks.**
3. **In addition to the requirement of condition #2, the area along the street next to the gas pump stations on Port St. Lucie Boulevard shall have a 3-foot berm with hedges that shall be planted at a minimum of 2 foot in height and then maintained at a height no less than 3 feet. The trees located in these areas shall be evergreen trees creating a year-round semi-opaque buffer from the sidewalks and streets.**

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.