

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, GRANTING A SPECIAL EXCEPTION USE 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 CODE OF ORDINANCES FOR A PROJECT KNOWN AS VRE PSL LANDCO, LLC (P25-137); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, VRE PSL Landco, LLC, property owner, has requested the City of Port St. Lucie, Florida, grant a special exception 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 Code of the City of Port St. Lucie, on property 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, as depicted on Official Records Book 40, Page 6 and Book 15, Page 1-1A through 1V, in the official records of St. Lucie County, Florida; and

**WHEREAS**, the subject application has been reviewed in accordance with Section 158.260 of the Zoning Code of the City of Port St. Lucie and meets the special exception use requirements as stipulated; and

**WHEREAS**, the Planning and Zoning Board held a public hearing on December 2, 2025, to review the special exception use application (P25-137) to determine the suitability of the proposed use at the Property and has submitted its recommendation to the City Council; and

**WHEREAS**, the City Council held a public hearing on December 8, 2025, to consider the special exception use application (P25-137), advertising of the public hearing having been made; and

**WHEREAS**, the City Council has considered the special exception use application (P25-137) and has determined, based on substantial and competent evidence, that all of the criteria set forth in Section 158.260 of the Zoning Code of the City of Port St. Lucie have been met.

**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 application for a special exception use is hereby approved to allow a retail convenience store and automobile fuel

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sales for a fuel service station within the General Commercial (CG) Zoning District per Section 158.124(C) (10) & (12) of the Zoning Code of the City of Port St. Lucie as set forth in Exhibit “A” Conceptual Site Plan, attached hereto, with the following conditions:

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.

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 8<sup>th</sup> day of December 2025.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

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

ATTEST:

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

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Richard Berrios, City Attorney

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EXHIBIT "A"  
CONCEPTUAL SITE PLAN

(attached on following page)