



VRE PSL Landco, LLC
Special Exception Use
(P25-137)

Planning and Zoning Board – December 2, 2025
Daniel Robinson, Planner III

General Information

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 Summary

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.

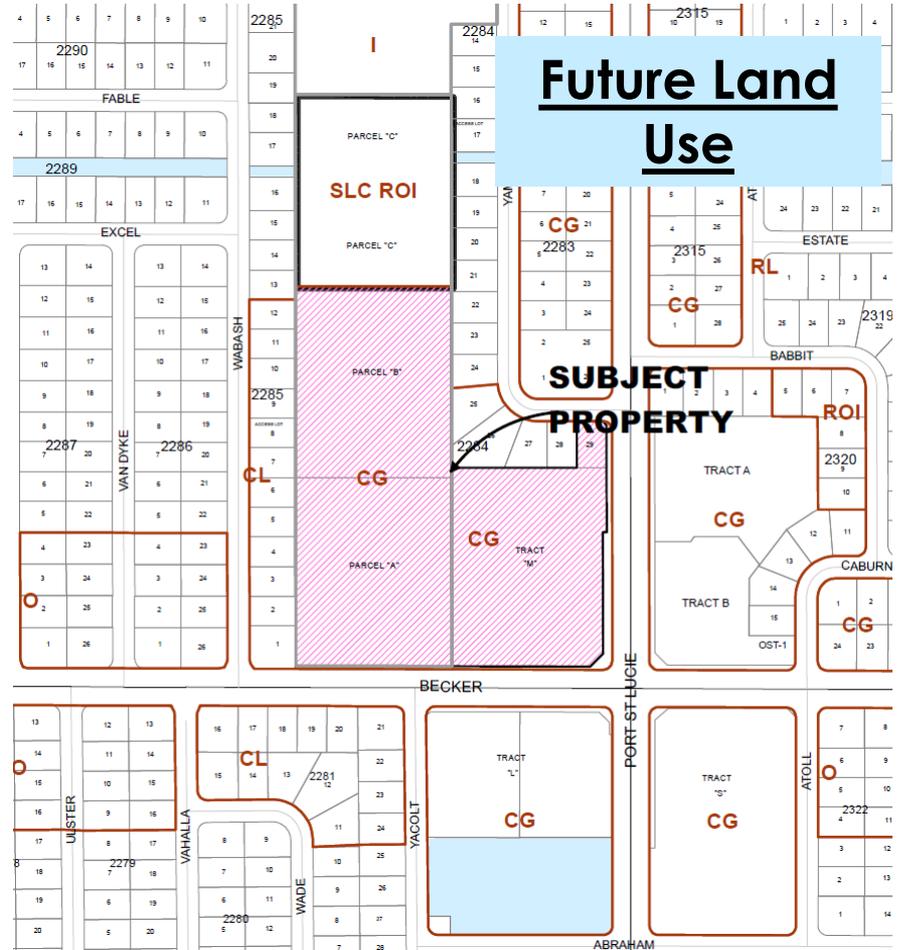
Applicant/Property Owner & Location

Property Owner	Bayshore Industrial Properties, Inc
Agent/Applicant	Kimley-Horn and Associates
Location	Northwest corner of Port St. Lucie Boulevard and Becker Road
Existing Use	Vacant

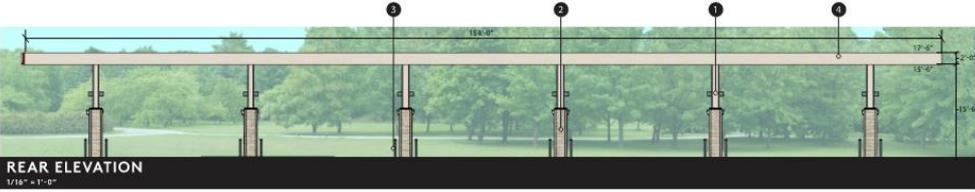
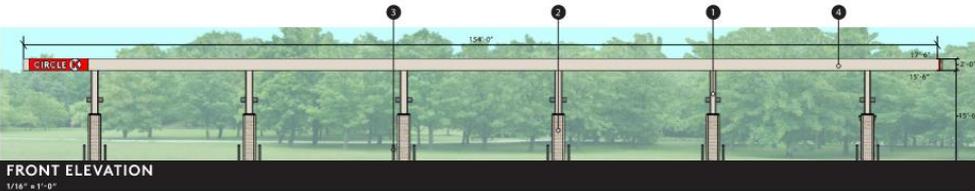
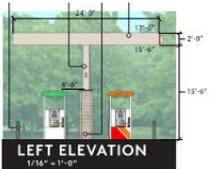
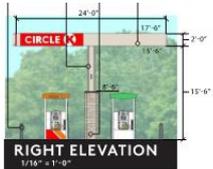
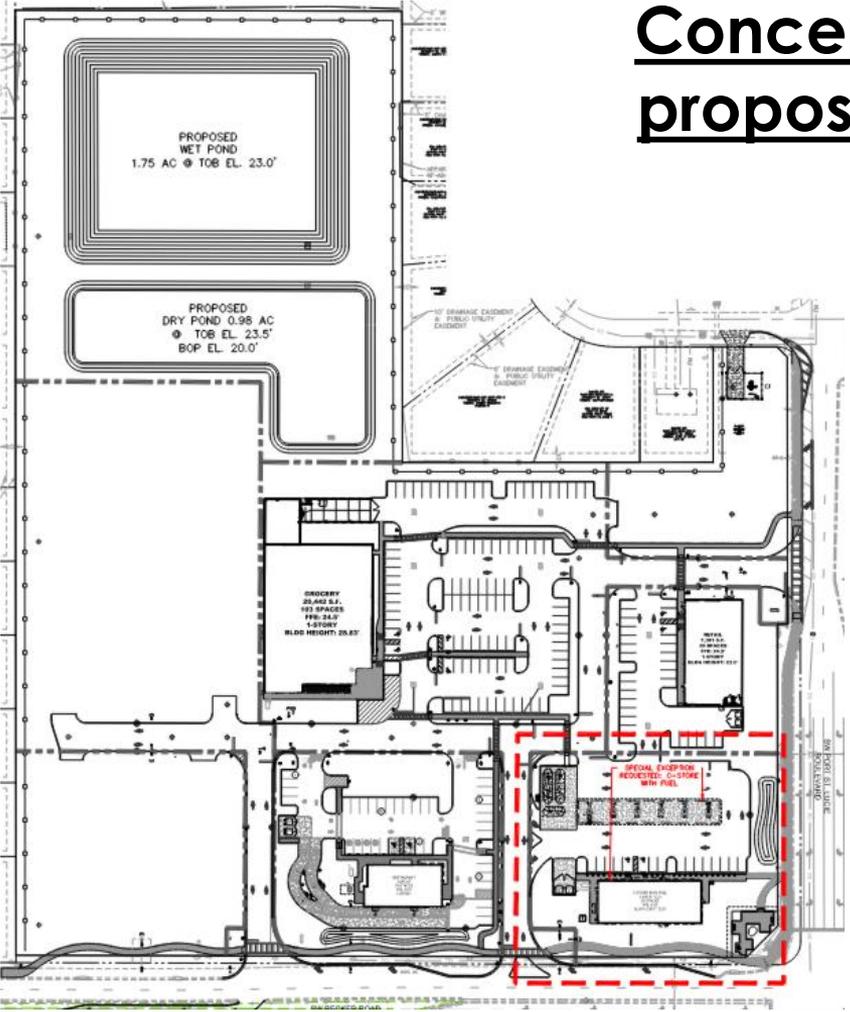


Future Land Use/Zoning

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



Concept Plan and proposed canopy



Evaluation of SEU CRITERIA (Section 158.260)	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	<p>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.</p>
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	<p>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.</p>
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	<p>Adequate utilities are available to service the development.</p>
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	<p>Additional buffering is required. The site's landscape plan provides increased perimeter landscaping. Staff recommends conditions for the additional landscaping requirements.</p>
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	<p>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.</p>
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (G) (H) (I) (J))	<p>The site is in an area designated for commercial development and is consistent with the existing surrounding uses within the Backer Road Overlay District and the proposed shopping center.</p>

Voting 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 conditions.

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.

Planning and Zoning Staff Recommendation

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.