



VRE PSL Landco, LLC

Special Exception Use (P25-138)

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 drive-through service within the General Commercial (CG) Zoning District per Section 158.124(C)(14) 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 use (SEU) to allow a drive-through service in the General Commercial (CG) zoning district. Section 158.124(C)(14) lists "Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service" as special exception uses that may be permitted only following the review and specific approval thereof by the City Council.

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.

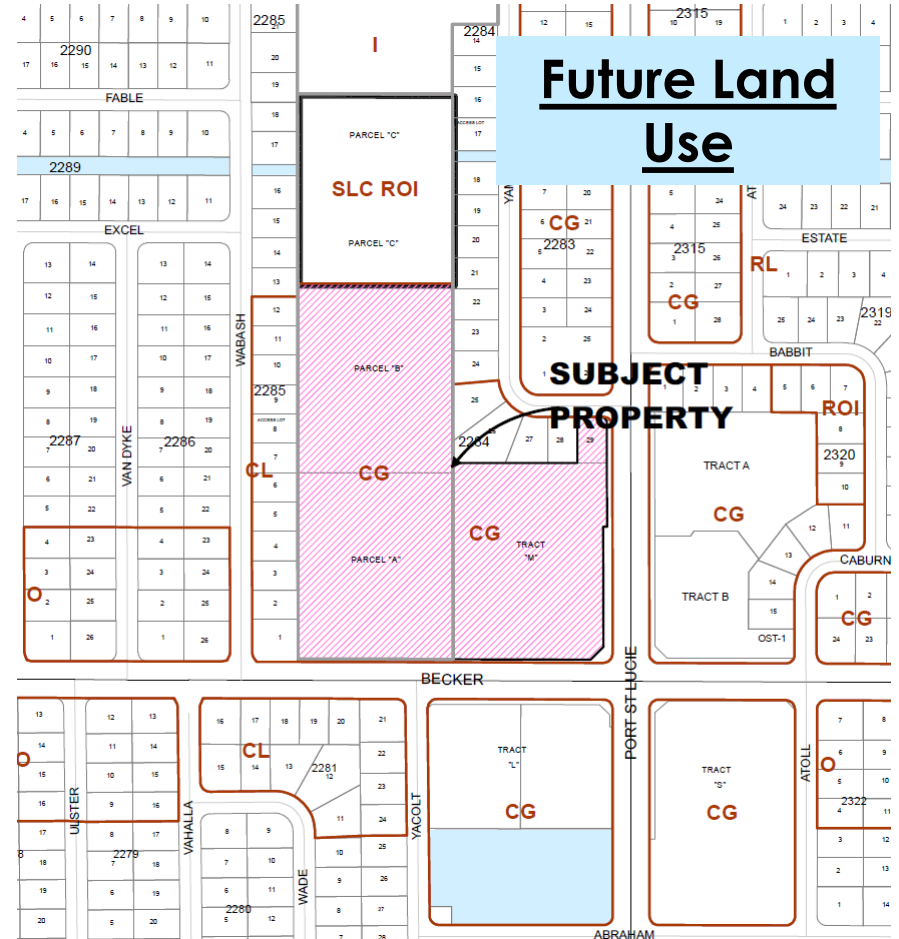
Applicant/Property Owner & Location

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

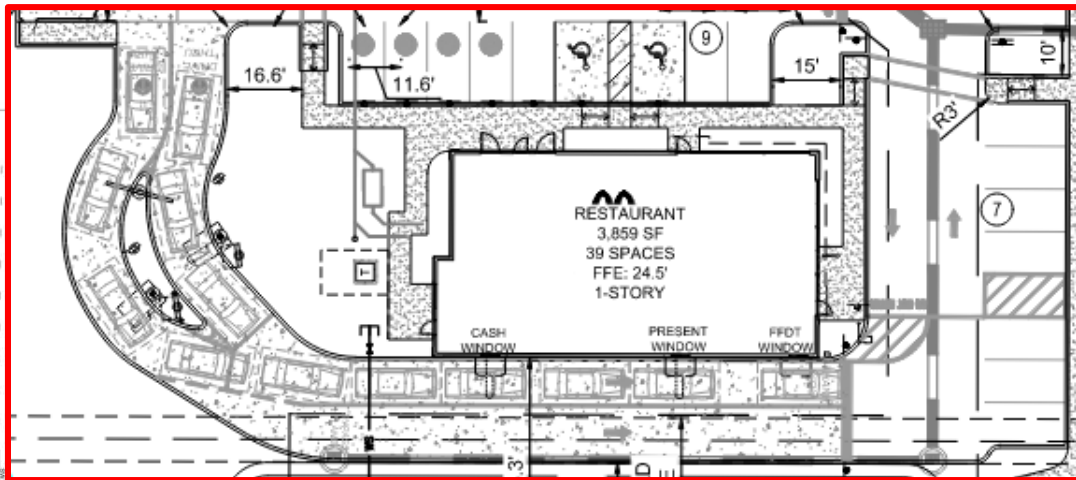
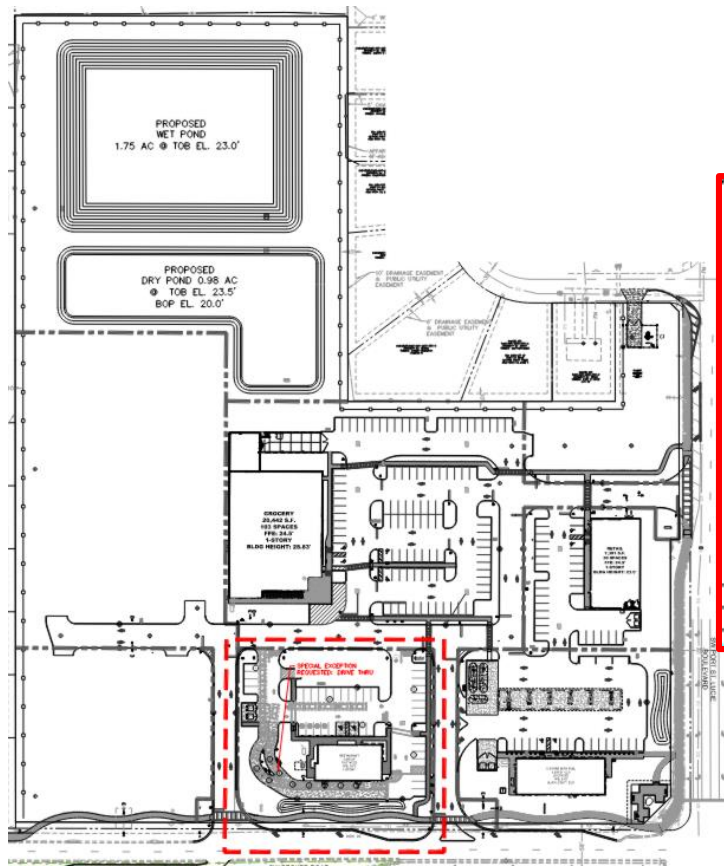


Future Land Use/Zoning

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



<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	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.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	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.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Additional buffering is required. The site's landscape plan provides increased perimeter landscaping. Staff recommends conditions for the additional landscaping requirements.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	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.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (G) (H) (I) (J))	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.

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.
2. The perimeter landscaping 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 next to the drive-through on Becker Road shall have a 3 foot berm with hedges that shall be planted at a minimum of 2 foot in height and them 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.