



Murphy USA – SW Gatlin Boulevard

Special Exception Use

Project No. P24-184

City Council Meeting
Francis Forman, Planner III
May 27, 2025

Request Summary

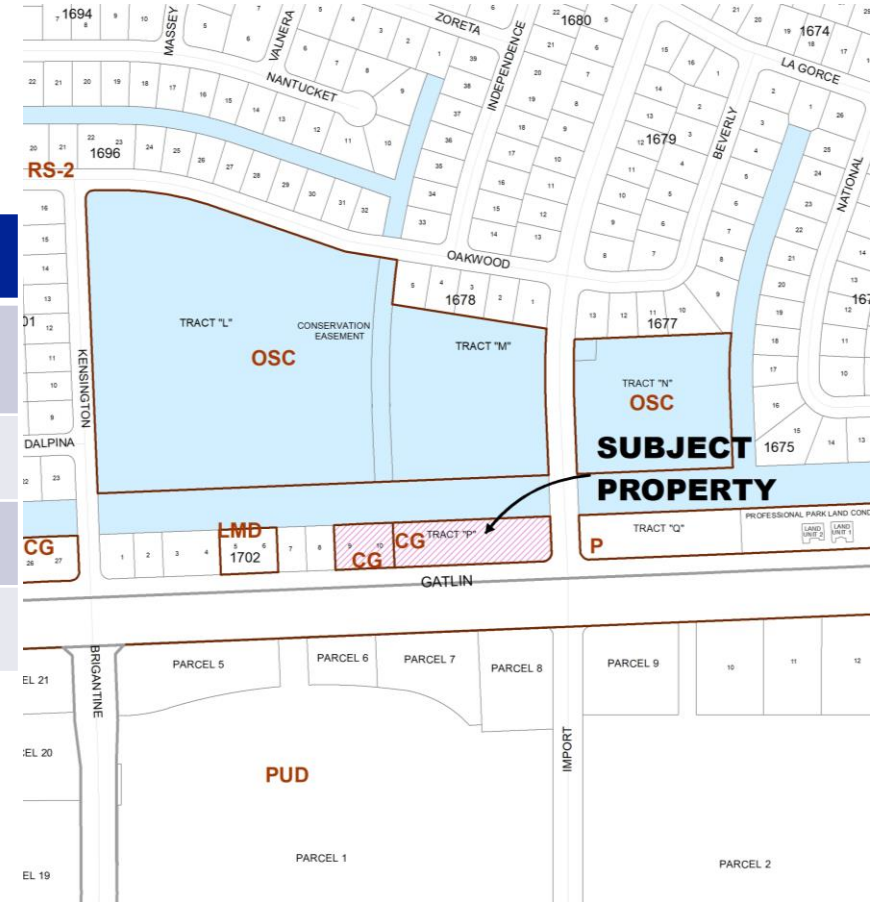
- Applicant(s): Kara Phillips, Murphy USA
- Owner: SL Gatlin Boulevard, LP
- Location: Located on the northwest corner of SW Gatlin Boulevard and SW Import Drive.
- Request: Approval of a Special Exception Use (SEU) to allow convenience store with a fuel service station in the General Commercial (CG) zoning district per Section 158.124(C)(11) of the Code of Ordinances.

Aerial

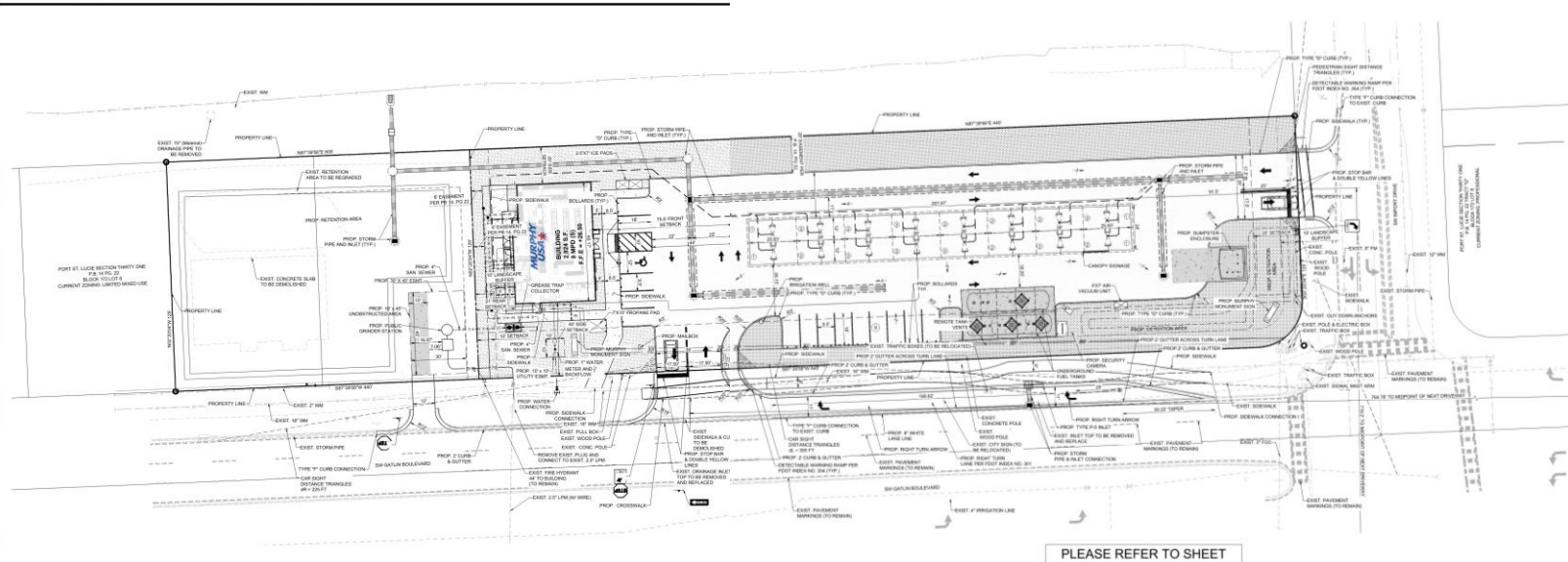


Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	U	OSC	Drainage Canal & Open Space Conservation
South	CS/CH	PUD	Commercial Retail
East	ROI	P	Professional Office
West	CG	RS-2	Vacant



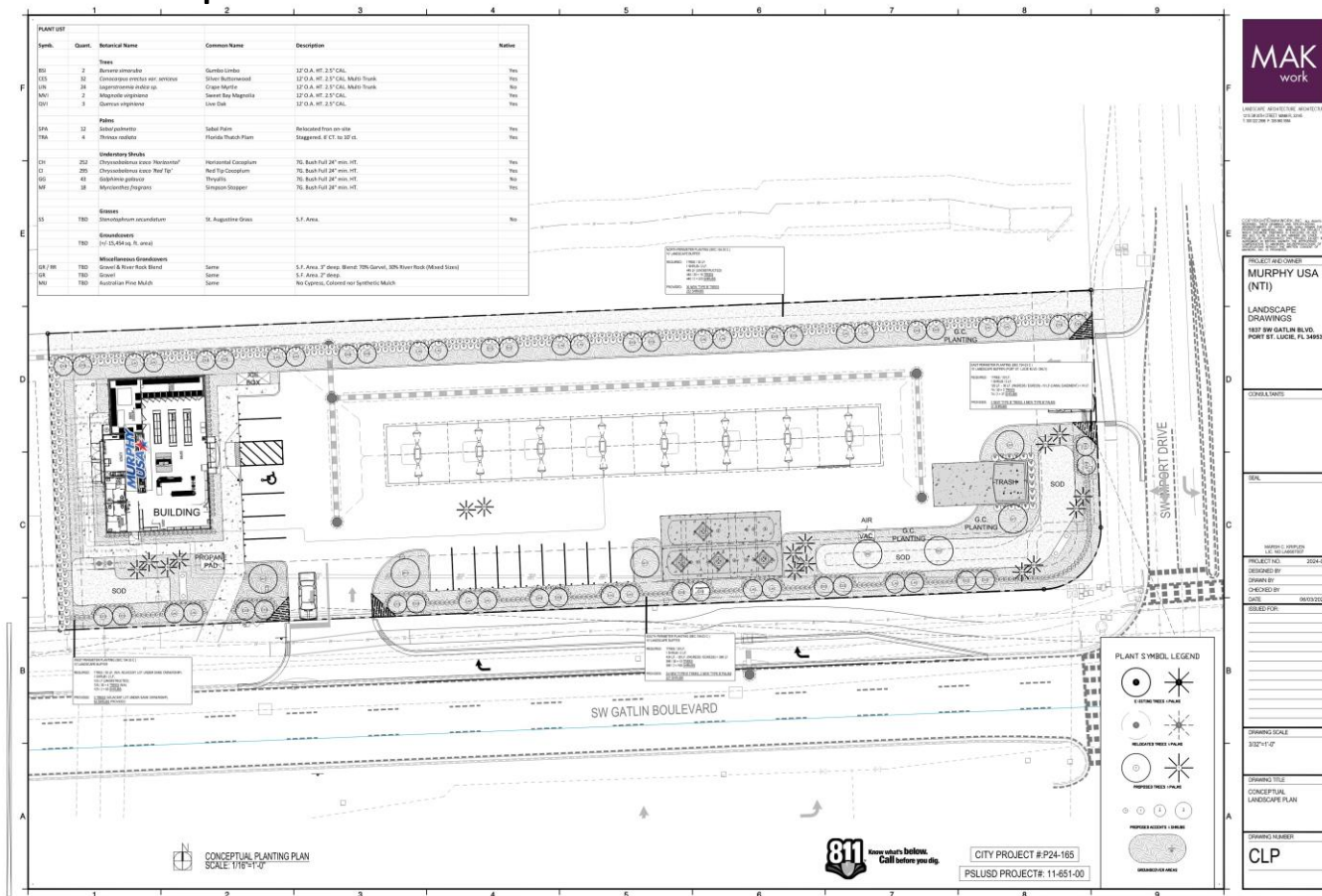
Conceptual Site Plan



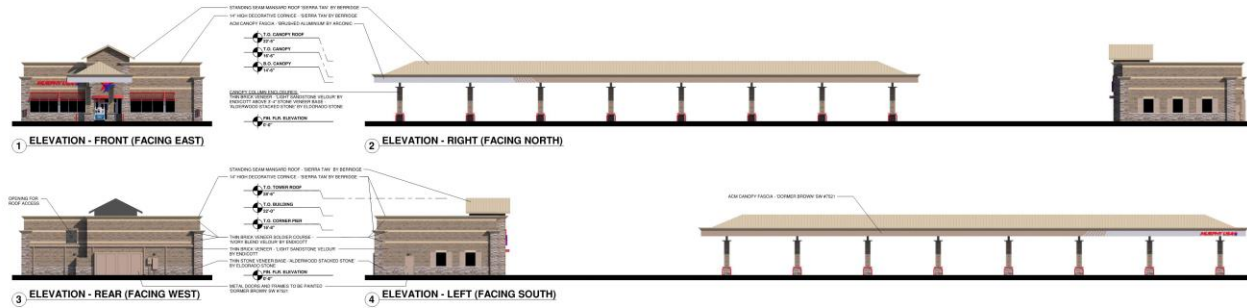
PLEASE REFER TO SHEET
CSP-1 FOR SITE DATA
INFORMATION



Conceptual Landscape Plan



Conceptual Elevations



MURPHY USA 

PORT ST LUCIE, FL (1837 SW GATLIN BLVD) (R02)
MURPHY #24035
DECEMBER 11, 2024

<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Adequate ingress and egress is provided for vehicles and pedestrians by the two code compliant driveways and sidewalks. Traffic control devices allow for adequate internal circulation and traffic flow.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. Off-street parking is calculated based upon the provisions identified within Section 158.221 (C) of the Zoning Code. The overall 2,824 square foot convenience store is required to have 16 spaces and 31 spaces are provided..
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Port St. Lucie Utilities Systems provides utility services to the site.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Adequate buffering is proposed surrounding the site. The site is required to have a minimum of a 10' landscape buffer strip surrounding the site.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Outdoor lighting shall comply with the requirements of City Zoning Code Section 158.221. Outdoor signage shall comply with Chapter 155's sign code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The site is in an area designated for commercial and is consistent with the adjacent uses.

Recommendation:

The Planning & Zoning Board recommended approval of the Special Exception Use at the May 6, 2025, meeting.