

From: [Francis Forman](#)
To: [Jessica Heinz](#)
Subject: FW: P24-184 Public Comment
Date: Monday, May 19, 2025 9:50:27 AM
Attachments: [image001.png](#)
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[image009.png](#)

Good morning, Jessica,

Could you please add the below email of opposition into the record for P24-184 Murphy USA which is scheduled for the May 27th City Council meeting. Please let me know if there is anything else needed from me on this.

Thank you,



www.CityofPSL.com

Francis Forman

Planner III

Planning & Zoning Department

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a. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



From: Planning <Planning@cityofpsl.com>
Sent: Monday, May 19, 2025 8:30 AM
To: Francis Forman <fforman@cityofpsl.com>
Subject: FW: P24-184 Public Comment



Lorraine Prussing

Office Manager

Planning & Zoning Department

o. 772-871-7380

City of Port St. Lucie | Heart of the Treasure Coast

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From: Kyle Nichols <kyleneic1997@gmail.com>

Sent: Saturday, May 17, 2025 2:13 PM

To: Carolina Matamoros <CMatamoros@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; Planning <Planning@cityofpsl.com>

Cc: David Pickett <David.Pickett@cityofpsl.com>; Shannon Martin <Mayor@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>; Anthony Bonna <Anthony.Bonna@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>

Subject: P24-184 Public Comment

Good afternoon,

I am a resident in the Hidden Oaks Neighborhood and have just been made aware of the proposed gas station and convince store at the corner of SW Import Drive and Gatlin Boulevard. Unfortunately, due to the short comment period and small radius that were sent the public notice I was not made aware of the hearing that had taken place on May 6, 2025 until yesterday when I saw the sign posted on the property. I hope that my comments can still be considered in the administrative record since I strongly believe that the proposed development will negatively impact residents of the Hidden Oaks Neighborhood. Please find my comments below and accept this email as my opposition to the development.

1. The public notice that was only sent to residents in a 750 foot radius of the subject property. There are only approximately 9 homes that are within this radius; however, this is a major roadway and entrance into this neighborhood. This development has the potential to negatively impact traffic for a significant number of residents within the neighborhood; therefore, this public notice should have been sent to all residents within the hidden oaks neighborhood between SW Savona Boulevard and SW Savage Boulevard because they will either be directly impacted by the increased traffic around the entrance on Import Drive or indirectly impacted as residents begin using those two entrances. Additionally, the 10 day notice before the meeting was not long enough because all of these residents would have had to learn about the proposed work from the sign that was posted on the property. Many of the residents commute to work and would pass this sign before daylight, which further reduces your chance for meaningful comments. The public hearing that took place noted that there were no residential comments, which is misleading because the residents were not adequately notified of the proposed project.

2. The project can significantly impact the residents of the Hidden Oaks neighborhood by increasing traffic at one of our main entrances. The neighborhood's southbound exit lanes already get backed up as it is. Adding an exit and entrance for the gas station would make this situation worse for the residents especially since the project is not proposing to improve the infrastructure on Import Drive. Additionally, the eastbound turn lane on Gatlin Boulevard gets backed up when trying to turn into the neighborhood due to the amount of people making a U-turn. Adding this gas station would further exacerbate the issue by increasing the amount of traffic and backing the turn lane further into the left hand lane on Gatlin Boulevard.

3. There are potential water quality issues with discharging the storm water from the gas station into the waterbody to the north due to the fuel spills that occur from regular use of the pumps. Children in the neighborhood regularly fish these waters and would be negatively affected by polluting the water, not to

mention the effects to the environment.

4. Evaluation of Special Exemption Criteria H: this would cause inconvenience for the residents of the Hidden Oaks neighborhood by increasing traffic to and from one of our main entrances.

5. Evaluation of Special Exemption Criteria I: Traffic from the gas station would be a nuisance to the residents of the neighborhood due to the number of customers at the proposed gas station. The applicant states there are no residential developments abutting the site; however, traffic for a major roadway to the neighborhood will be significantly impacted by the proposed gas station. The applicant states that the time customers will spend on the property is minimal, which suggests that there could be a significant increase in traffic flow coming to and going from the property.

6. Evaluation of Special Exemption Criteria J: There will be a significant increase in traffic, which will impact the residents as they enter or leave the neighborhood.

7. This site is better suited for a business that would have less impacts on traffic flow, similar to those that are immediately east of Import Drive. The proposed gas station and convenience store has the potential to increase traffic levels that are found at the entrance on SW Savona Boulevard. The neighborhood's exit on SW Savona Boulevard regularly gets backed up to the point that it takes multiple cycles of the stop light to leave the neighborhood.

8. If a gas station must be constructed here, these issues could be reduced by making the gas station only accessible on SW Gatlin Boulevard, improving the turn lanes on SW Gatlin Boulevard, and requiring the stormwater to be treated to remove all contaminants before discharging the the waterbody and onsite retention pond.

I hope that my comments are able to be considered prior to the final approval of the proposed project. Additionally, I hope that they allow you to reconsider the sufficiency of the public notice.

Thank you,

Kyle Nichols
2432 SW Vardon Street
Port St. Lucie, FL 34953