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## **Murphy USA – SW Gatlin Boulevard**

Special Exception Use  
Project No. P24-184

City Council Board Meeting  
Francis Forman, Planner III  
January 26, 2026

# Request Summary

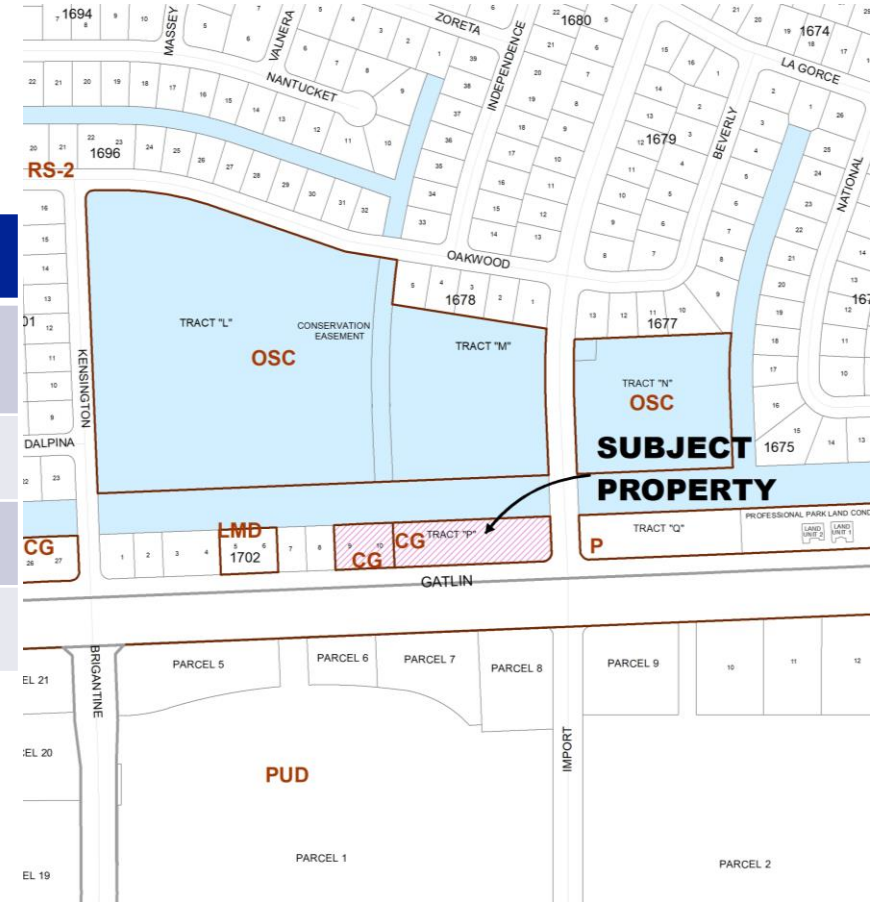
- Applicant(s): Kara Phillips, Murphy USA
- Owner: SL Gatlin Boulevard, LP
- Location: Located on the northwest corner of SW Gatlin Boulevard and SW Import Drive.
- Request: Approval of a Special Exception Use (SEU) to allow convenience store with a fuel service station in the General Commercial (CG)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



## EXHIBIT A



4-2	5/2/2025	PERN	PM	D&S	DATA
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**CONCEPTUAL SITE PLAN**

**MURPHY USA**  
**1337 SW GATLIN BLVD**  
**PORT ST. LUCIE FLORIDA**



**HSQ GROUP**  
 Engineers, Surveyors  
 7957 149th Ave. S., Suite 100  
 Miami Lakes, Florida 33016 • 706.634.7361  
 Fax: 706.634.7362  
 Contact: Neil Swanson, P.E.

**MURPHY OIL USA, INC.**  
200 PEACH STREET  
EL DORADO, AR 717

City Project Special  
Exception Use #: P24-165

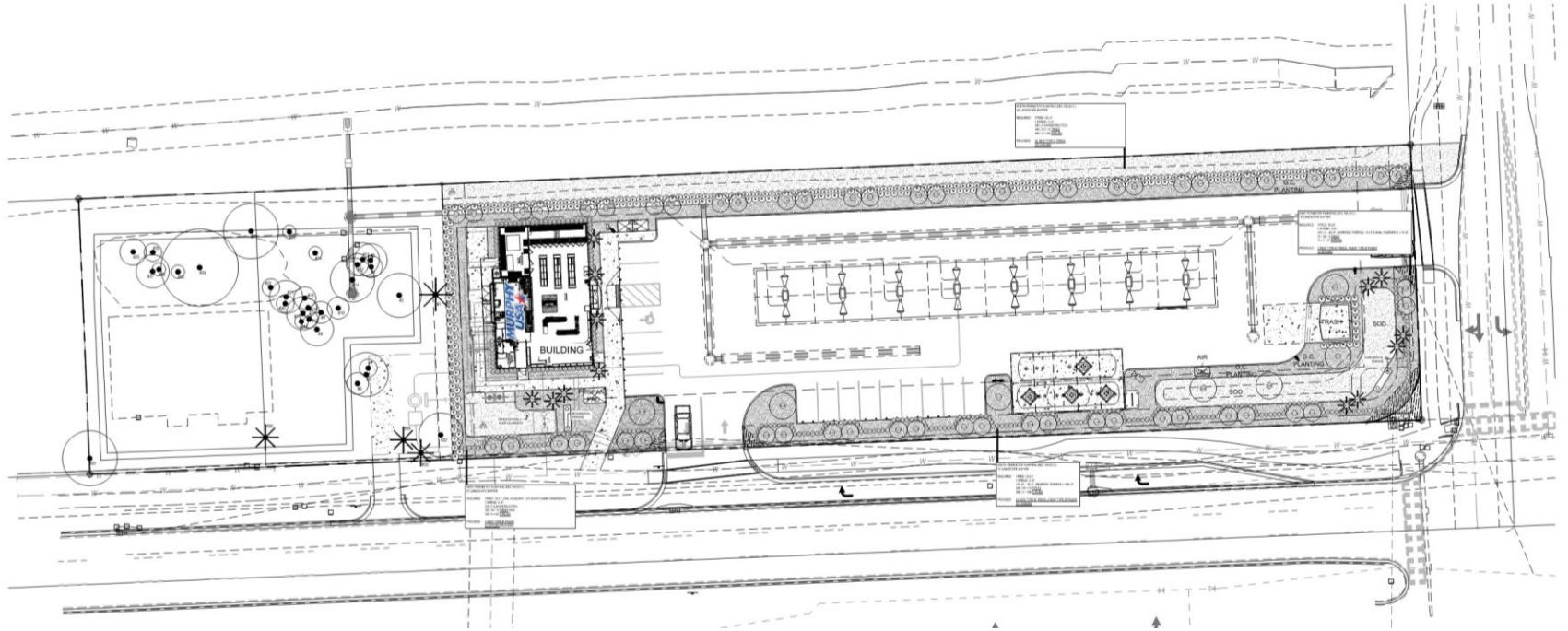
City Project Site Plan #: P24-165

PSLUSD Project #: 11-651-00

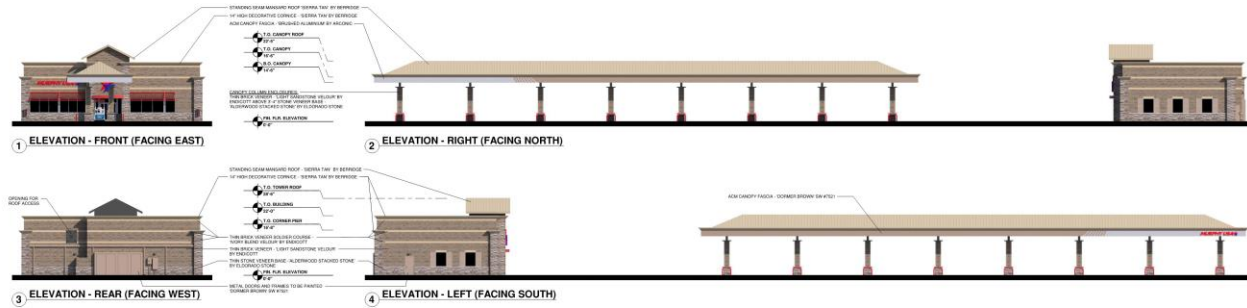




# Conceptual Landscape Plan



# Conceptual Elevations



**MURPHY USA** 

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

# Background and Justification

- The 1.73-acre site is currently zoned General Commercial (CG).
- The project was previously tabled at the May 27, 2025, City Council meeting to allow City staff to continue working with the applicant to provide additional off-site traffic improvements. The improvements included extending the left turn lane from SW Gatlin Boulevard to SW Import Drive, and the right turn lane from SW Import Drive to SW Gatlin Boulevard.
- The proposed use aligns with Goal 4 of the City's Strategic Plan by expanding job opportunities and supporting economic development.



<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
<b>ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))</b>	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.
<b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))</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..
<b>ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))</b>	Port St. Lucie Utilities Systems provides utility services to the site.
<b>ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))</b>	Adequate buffering is proposed surrounding the site. The site is required to have a minimum of a 10’ landscape buffer strip surrounding the site.
<b>SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))</b>	Outdoor lighting shall comply with the requirements of City Zoning Code Section 158.221. Outdoor signage shall comply with Chapter 155’s sign code.
<b>COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))</b>	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 March 6, 2024, meeting.
- Staff finds the Special Exception Use to be consistent with the Criteria listed in Section 158.124 and Section 158.260 and recommends approval with the following condition:
  1. The required offsite mitigation improvements as stated in the Public Works Traffic memo, dated January 7, 2026, must be completed prior to the Public Works final inspection.