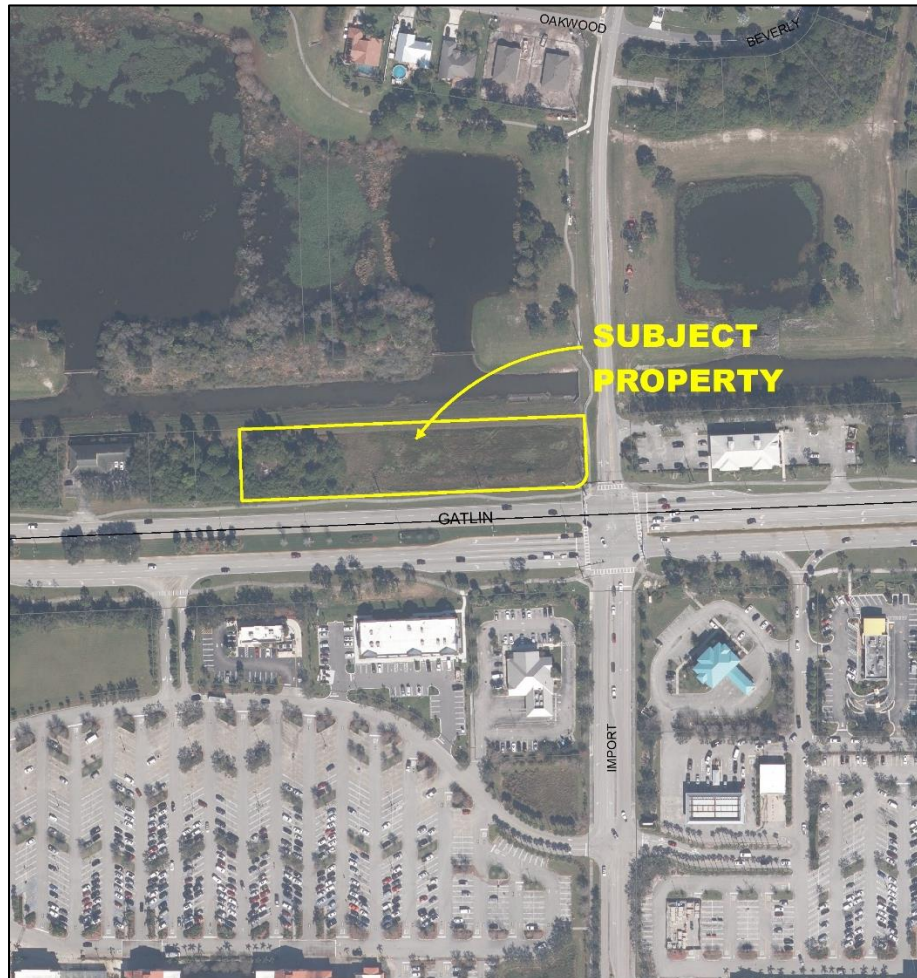




Murphy USA – SW Gatlin Boulevard – Convenience Store and Fuel Service Station
Special Exception Use
P24-184



Project Location Map

SUMMARY

Applicant's Request:	The request is for approval of a 2,824 square foot convenience store with a fuel service station in the General Commercial (CG) Zoning District as per Section 158.124(C)(11) of the Zoning Code.
Agent:	Kara Phillips, Murphy USA
Applicant/Property Owner:	SL Gatlin Boulevard, LP
Location:	1837 SW Gatlin Boulevard
Project Planner:	Francis Forman, Planner III

Project Description

The City of Port St. Lucie has received a request from Murphy Oil USA, applicant, for a special exception use to allow a 2,824 square-foot convenience store with 16 fuel sale positions totaling 7,792 square feet, as per Section 158.124(C)(11) of the General Commercial (CG) zoning district. The Zoning Code lists a convenience store with a fuel service station may be permitted only following the review and specific approval thereof by the City Council. The site is currently vacant; however, it was approved for a car wash use in 2022.

Previous Actions

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual site plan at their November 26, 2024, meeting.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on April 25, 2025, to owners of property within a 750-foot radius of the subject property.

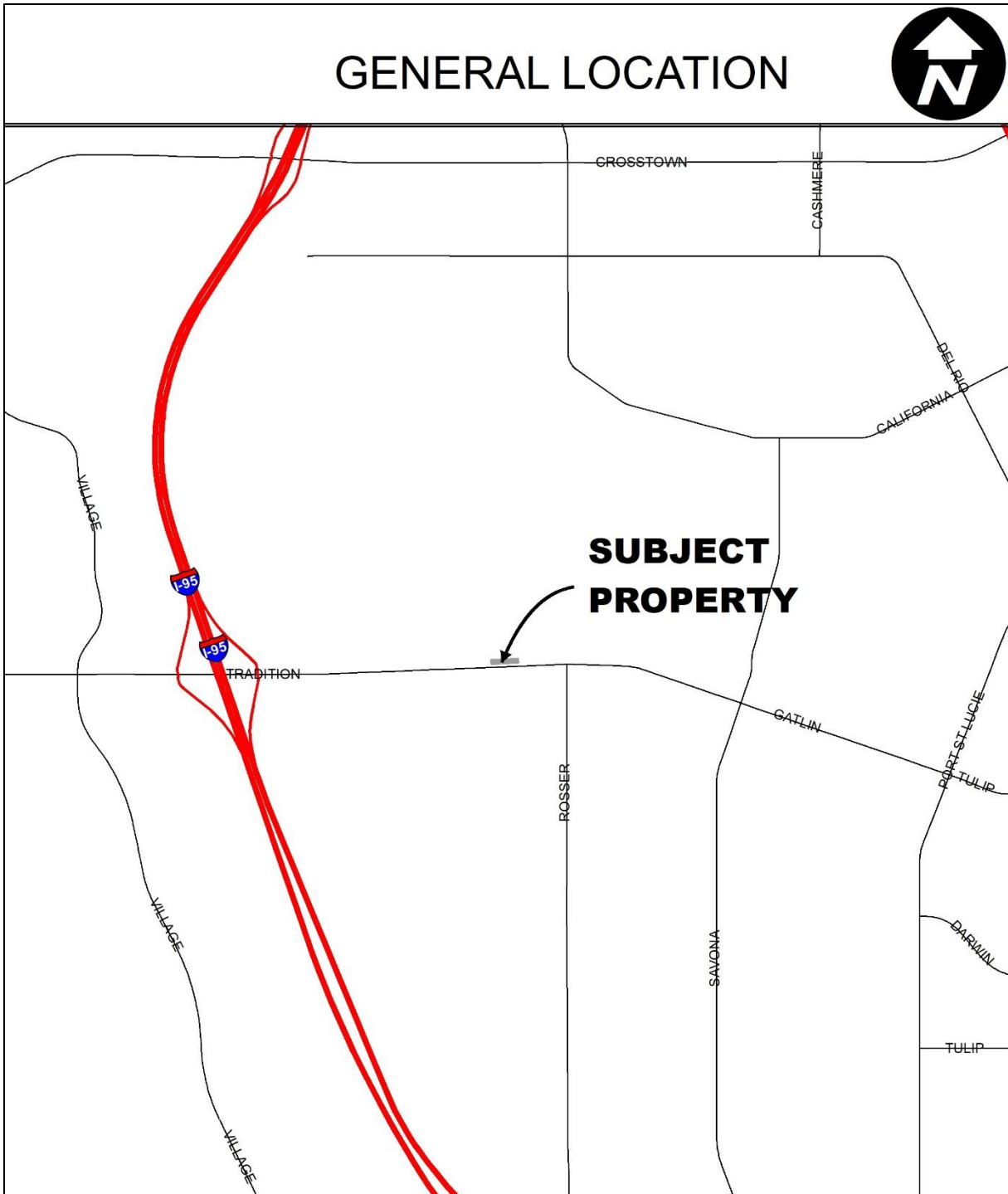
Location and Site Information

Parcel Number:	3420-650-0936-000-6
Property Size:	+/- 1.73 acres
Legal Description:	Port St. Lucie Section 31, Block 1702, Lots 9, and 10 and Tract P
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant

Surrounding Uses

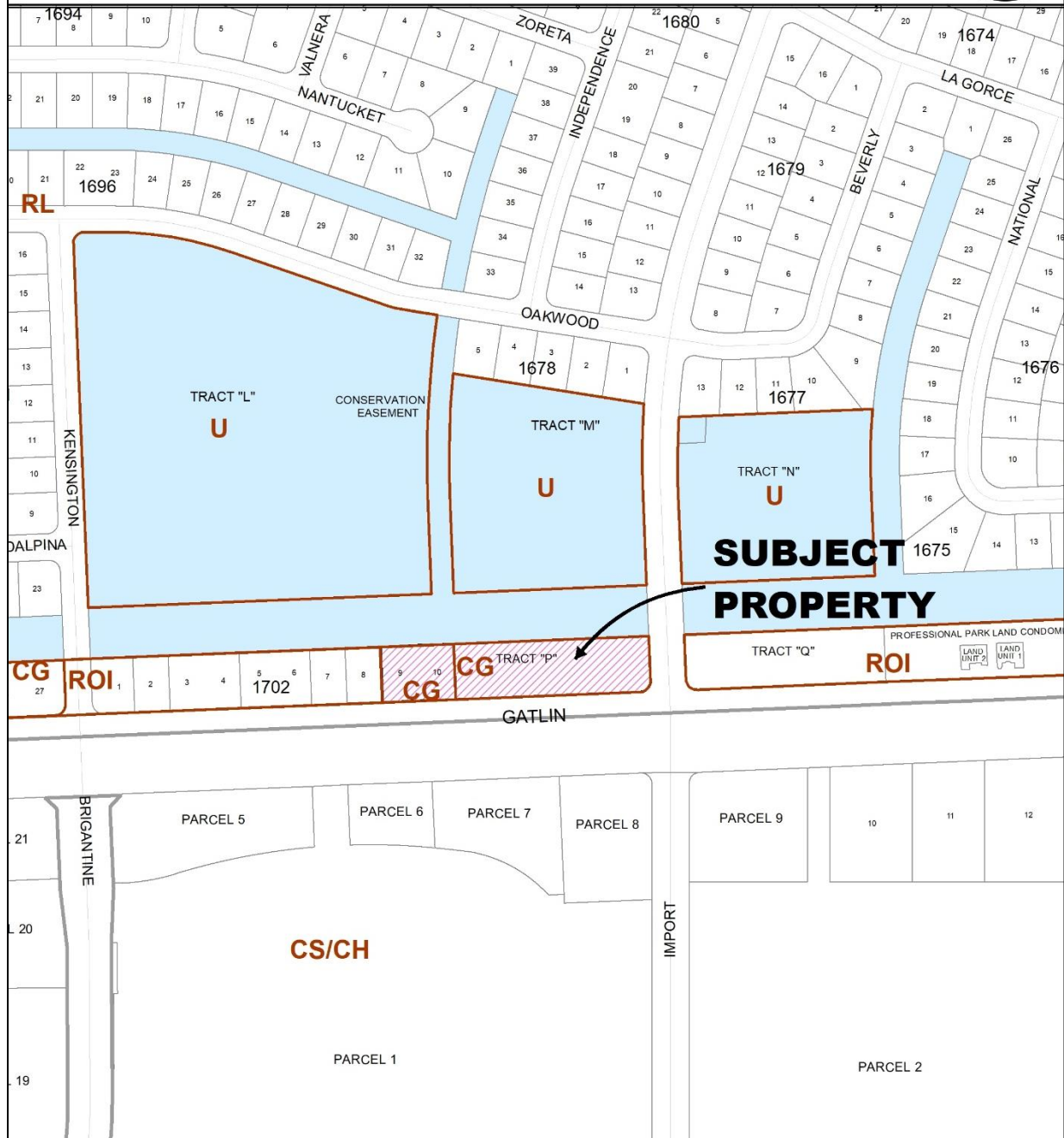
Direction	Future Land Use	Zoning	Existing Use
North	U	OSC	Drainage Canal & Open Space Conservation
South	CS/CH	PUD	Commercial Retail
East	ROI	P	Professional Office
West	CG	RS-2	Vacant

CG – General Commercial U – Utility ROI – Residential, Office and Institutional P – Professional
PUD – Planned Unit Development OSC – Open Space Conservation RS-2 – Single Family Residential
CS/CH – Service Commercial/Highway Commercial



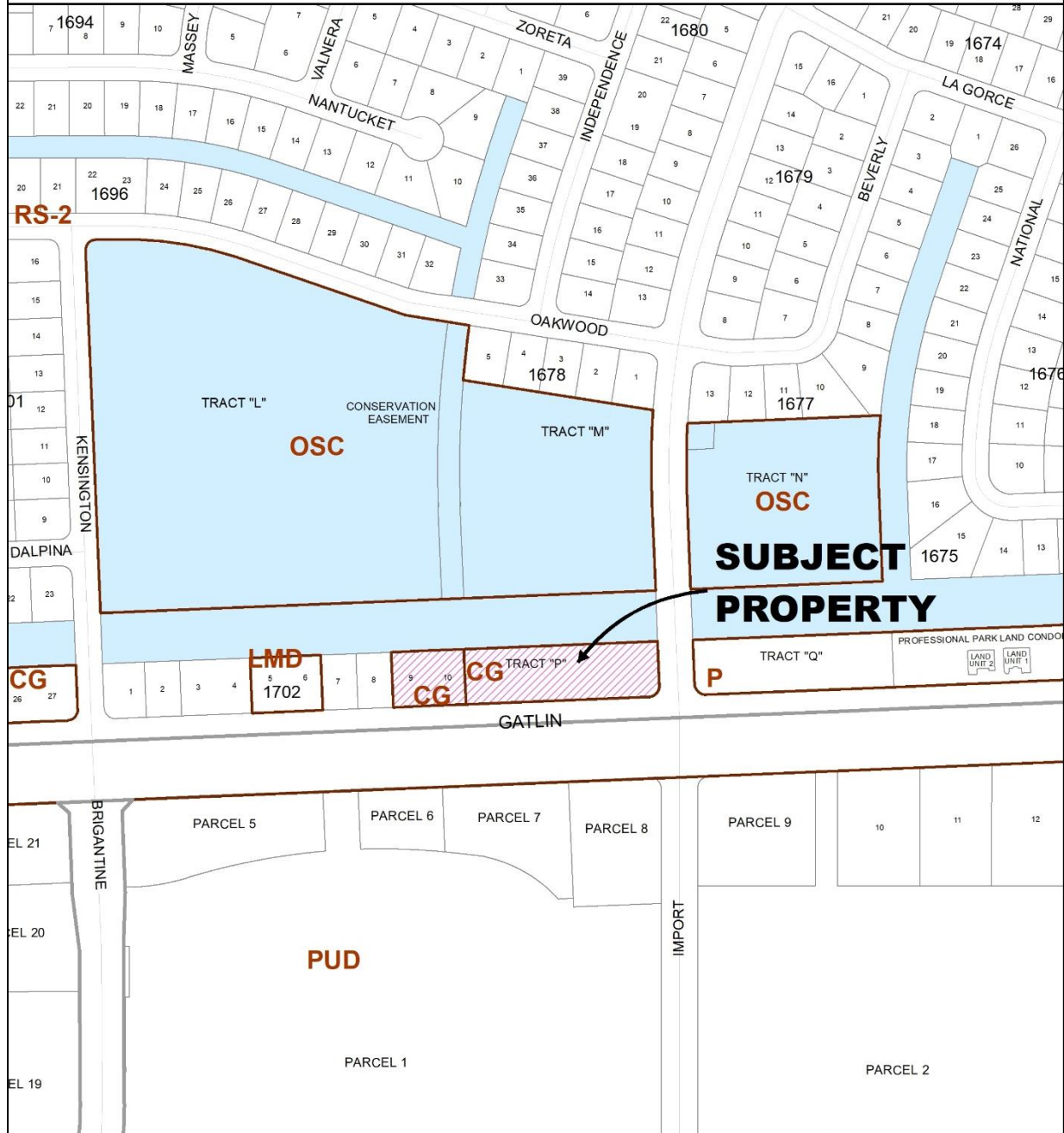
Location Map

FUTURE LAND USE



Land Use Map

EXISTING ZONING



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- **Applicant's Response:** The applicant is providing a two-way driveway on the east and south sides of the property, connecting to SW Gatlin Boulevard and SW Import Drive. The proposed driveways and drive aisles provide ample access for the fire trucks, emergency service vehicles, waste management vehicles, and for fuel trucks. A traffic impact report will be included upon site plan submittal.
- **Staff findings:** The conceptual site plan demonstrates the site will have adequate ingress and egress for all vehicular traffic onto SW Gatlin Boulevard and SW Import Drive. Pedestrian access to the site is proposed along SW Gatlin Boulevard and SW Import Drive as part of the conceptual site plan.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- **Applicant's Response:** The proposed development will meet the on-site parking requirements per City of Port St. Lucie Code of Ordinances Section 158.221. The loading/unloading area will be provided on the north side of the building. No off-site parking is proposed. There will be no detrimental effects on the neighboring properties.
- **Staff findings:** Adequate off-street parking is provided for the proposed use within the site. The 2,824 square-foot facility requires 16 spaces for the proposed convenience store use. A convenience store use requires one (1) space per two hundred (200) square feet of gross floor area per Section 158.221(C)(5). The conceptual site plan provides a total of 31 spaces for the convenience store use meeting the code requirement.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- **Applicant's Response:** The City of Port St. Lucie water and wastewater facilities are available for connection along the south side of the property. A private pump station is proposed along the south end of the proposed building. There is an existing low pressure force main that will be used as a connection point and there is an existing watermain that will be tapped to provide the commercial meter.
- **Staff findings:** The site contains adequate utilities to service the proposed convenience store with fuel sales use.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant's Response: The neighboring lots to the west are empty land areas and to the north there is an existing canal owned by the City. To the south is SW Gatlin Boulevard, and to the east is SW Import Drive. There are no residential uses near the property, and adequate landscaping will be provided per the City code; therefore, the need for additional buffering/screening is not anticipated.
- Staff findings: The proposed site is located along the Gatlin Boulevard commercial corridor and away from any residential uses. The proposed convenience store with fuel service sales station being located directly next to commercial and professional office uses would not require any additional screening or buffering due to proper compatibility to the surrounding uses.

(E) Signs, if any, and proposed exterior lighting will 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.

- Applicant's Response: The proposed development will provide site lighting and signage that adheres to the City of Port St. Lucie Code of Ordinances. Light shields will be used if required.
- Staff findings: Exterior lighting for the site will be provided for pedestrian and traffic safety and minimize any undue glare to adjacent sights. The lighting will be required to meet the City code requirements.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: The proposed development will be in conformance with the City of Port St. Lucie Landscape Code Chapter 154 and will be compatible with the adjoining properties.
- Staff findings: Yard setbacks and open space are adequate to properly serve the proposed development and to ensure compatibility with its adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: Retail convenience stores with or without fuel service stations, and Auto Fuel Sales are both allowed in the General Commercial zoning district with a Special Exception Use permit. The proposed development will be in conformance with the provisions of the City of Port St. Lucie Land Development Code Section 158.124. The site will meet all requirements for setbacks, buffers, building & Canopy height, and off-street parking.
- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(C)(11) – CG (General Commercial) Zoning District and shall conform to all provisions of the City's Zoning Code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Applicant's Response: The proposed development will provide adequate parking and traffic circulation, thereby not creating any adverse effect to the surrounding streets and parking lot. No

health or safety concerns are anticipated. The site will provide adequate wastewater and solid waste management and will meet all requirements set by the utility and health departments.

- Staff findings: By adhering to City Codes and Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Applicant's Response: No nuisance or hazards are anticipated, as the proposed development will provide sufficient parking (regular and ADA), and adequate traffic circulation through the site. The proposed development will not create any adverse effect related to vehicular movement, noise, fume generation, or type of physical activity. The hours of operation will not create adverse effects, as there are no residential uses abutting the site. In addition, the average time spent by a customer at the development is minimal.
- Staff findings: The use is not expected to generate noise that will adversely affect the surrounding uses. There is adequate ingress and egress to the site, as well as a traffic statement was prepared and provided by Murphy USA and was reviewed by the Public Works Department. The findings by the Public Works Department regarding the traffic generation, stacking, and circulation can be found in the attached traffic memo. This Murphy USA gas station is proposed to operate 24-hours a day, which is compatible with the surrounding uses and will not adversely affect the surrounding uses as the site is currently surrounded by existing commercial uses.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Applicant's Response: The proposed development is consistent with the existing developments in the surrounding area. The proposed uses are compatible, and adverse effects are not anticipated. Existing businesses will not be negatively impacted by the proposed development, and it is expected that the proposed development will increase customer activity in the area. The proposed development does not exceed the maximum building coverage and height allowances. The proposed facility is not adjacent to any residential uses.
- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The proposed building is surrounded by other one-story commercial buildings. Exterior lighting will adhere to the City Code requirements.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of the neighborhood.

- Applicant's Response: Acknowledged.
- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Applicant's Response: Acknowledged.
- Staff findings: Acknowledged.

Related Projects

P24-165 Murphy USA – SW Gatlin Boulevard Site Plan

PLANNING AND ZONING BOARD ACTION 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 as recommended by staff

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.