

Murphy USA

Special Exception Use Project No. P24-096

City Council Meeting Francis Forman, Planner III August 11, 2025

Request Summary

- Applicant(s): Kara Richards, Murphy Oil USA
- Owner: SL PSL BLVD, LP
- Location: Located on the northeast corner or SW Port St. Lucie Boulevard and SW Bayshore Boulevard.
- 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

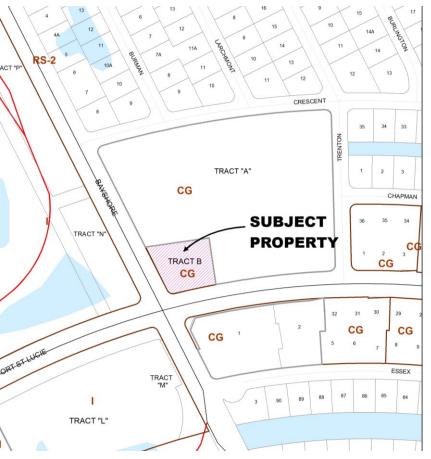






Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Commercial Retail Plaza
South	CG	CG	Commercial Convenience Store
East	CG	CG	Commercial Retail Plaza
West	U	T	Florida Turnpike



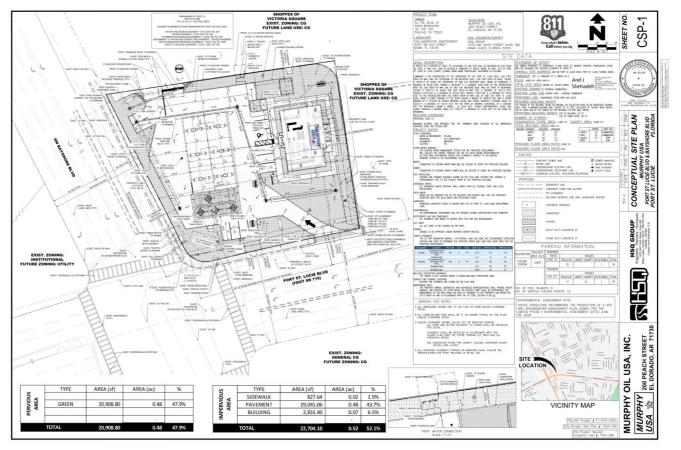


Background Summary

- The request was previously tabled at the May 27, 2025, City Council
 meeting to allow staff and the applicant addition time to address traffic
 concerns.
- The Public Works team met with the applicant's traffic engineer to resolve staff's concerns and have the provided traffic impact analysis revised appropriately.
- Additional traffic concerns were addressed by changing the access to an ingress only along SW Port St. Lucie Boulevard, with all other access coming from the existing cross-access to the plaza to the north.

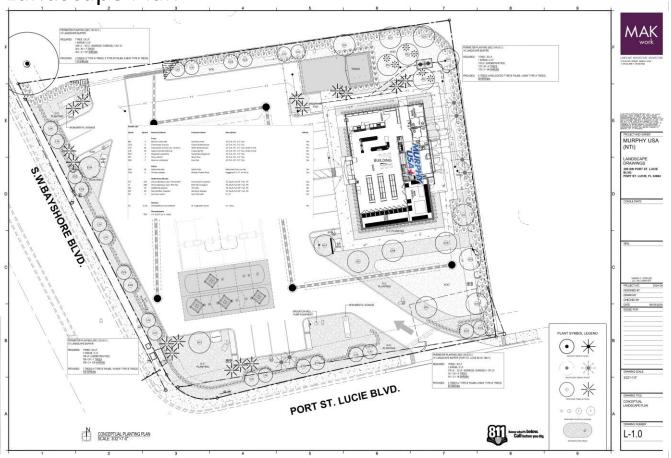


Conceptual Site Plan





Conceptual Landscape Plan





Conceptual Elevations







Evaluation of SEU CRITERIA (Section 158.260)	<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 14 spaces and 24 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 with the following condition as recommended by Staff at the March 6, 2024, meeting:

1. Prior to the issuance of the first building permit, a City Gateway Sign easement shall be recorded for the proposed location provided on the conceptual plans in a form reviewed and accepted by the City.

