

Murphy USA – Convenience Store

10575 S US Highway 1

Special Exception Use

Project: P23-056

Planning and Zoning Board Meeting

Francis Forman, Planner II

August 1, 2023, Meeting



PROJECT SUMMARY

- A special exception use is sought to allow a convenience store with fuel sales for a use totaling 6,396 square feet for a proposed Murphy USA gas station.
- Section 158.124(C)(11) of the General Commercial Zoning Code: Lists a retail convenience store with or without fuel service station as a special exception use that may only be permitted following the review and specific approval by the City Council.



Request Summary

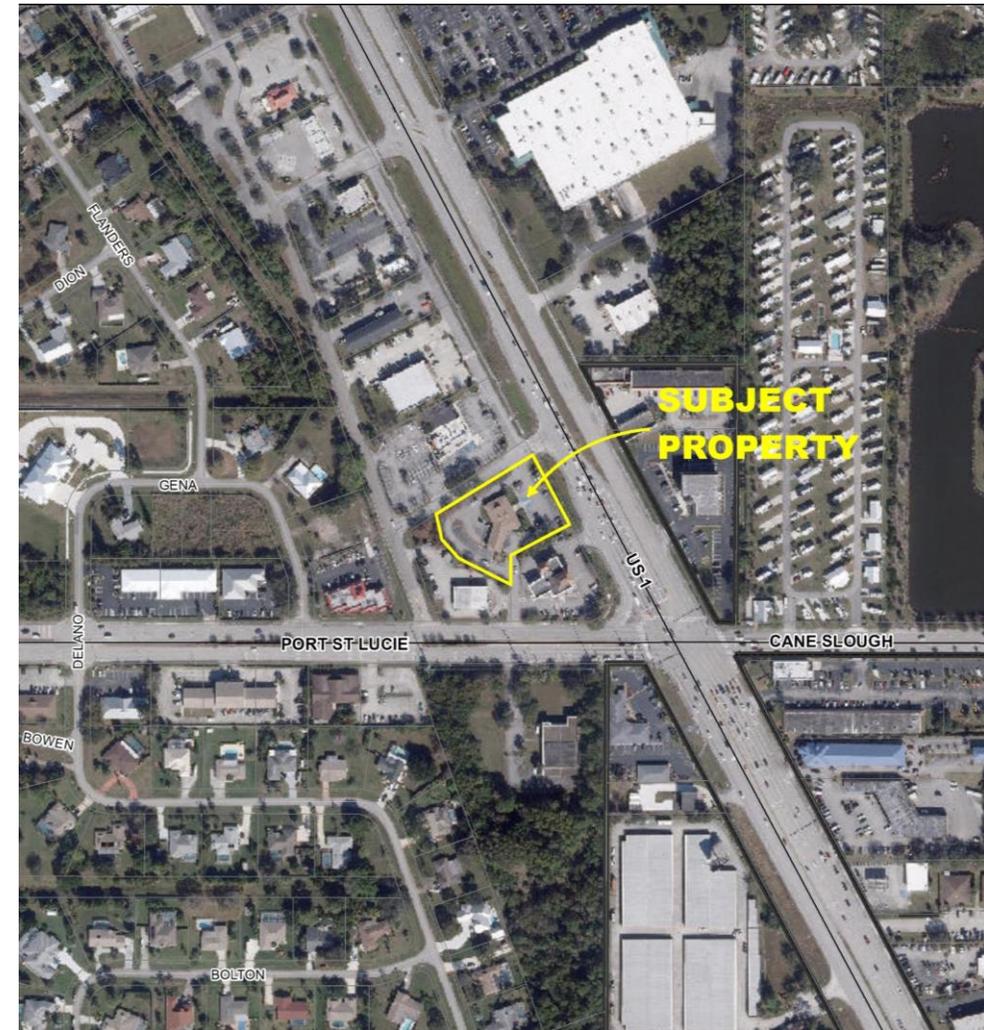
Applicant's Request:	Review a Special Exception Use to allow a retail convenience store with fuel sales in the General Commercial (CG) Zoning District: for a Murphy USA gas station.
Agent:	Brad Currie, EDC Inc.
Applicant /Property Owner:	Sun Lucie Pooh, LLC
Location:	This property is located at the northwest corner of the intersection of US Highway 1 and SE Port St. Lucie Boulevard.



AERIAL MAP

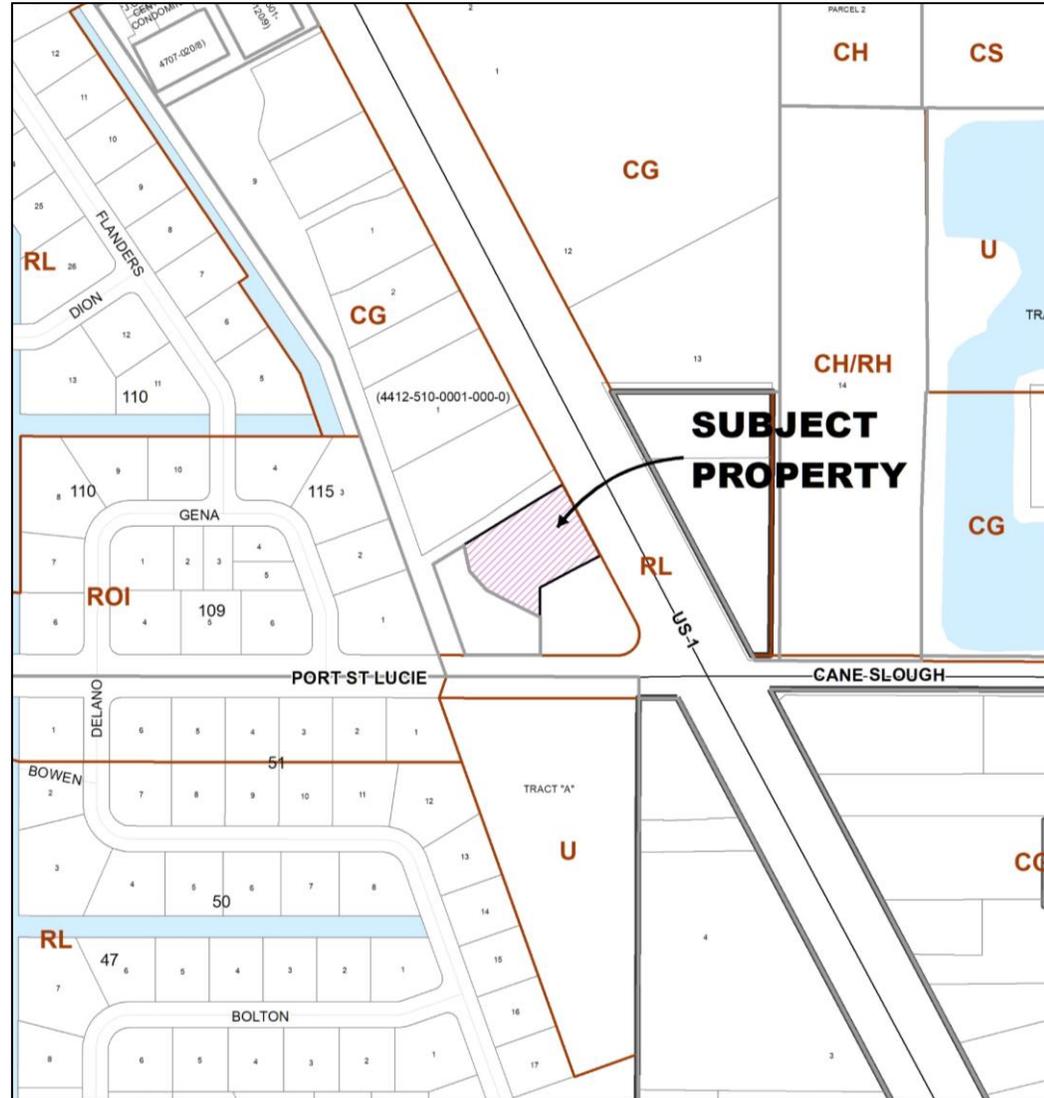
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Commercial General (CG)	Planned Unit Development (PUD)	Retail
South	General Commercial (CG)	General Commercial (CG)	Bank/Retail
East	Highway Commercial/High Density Residential (CH/RH)	General Commercial (CG)	Retail/Residential
West	General Commercial (CG)	Professional (P)	Office

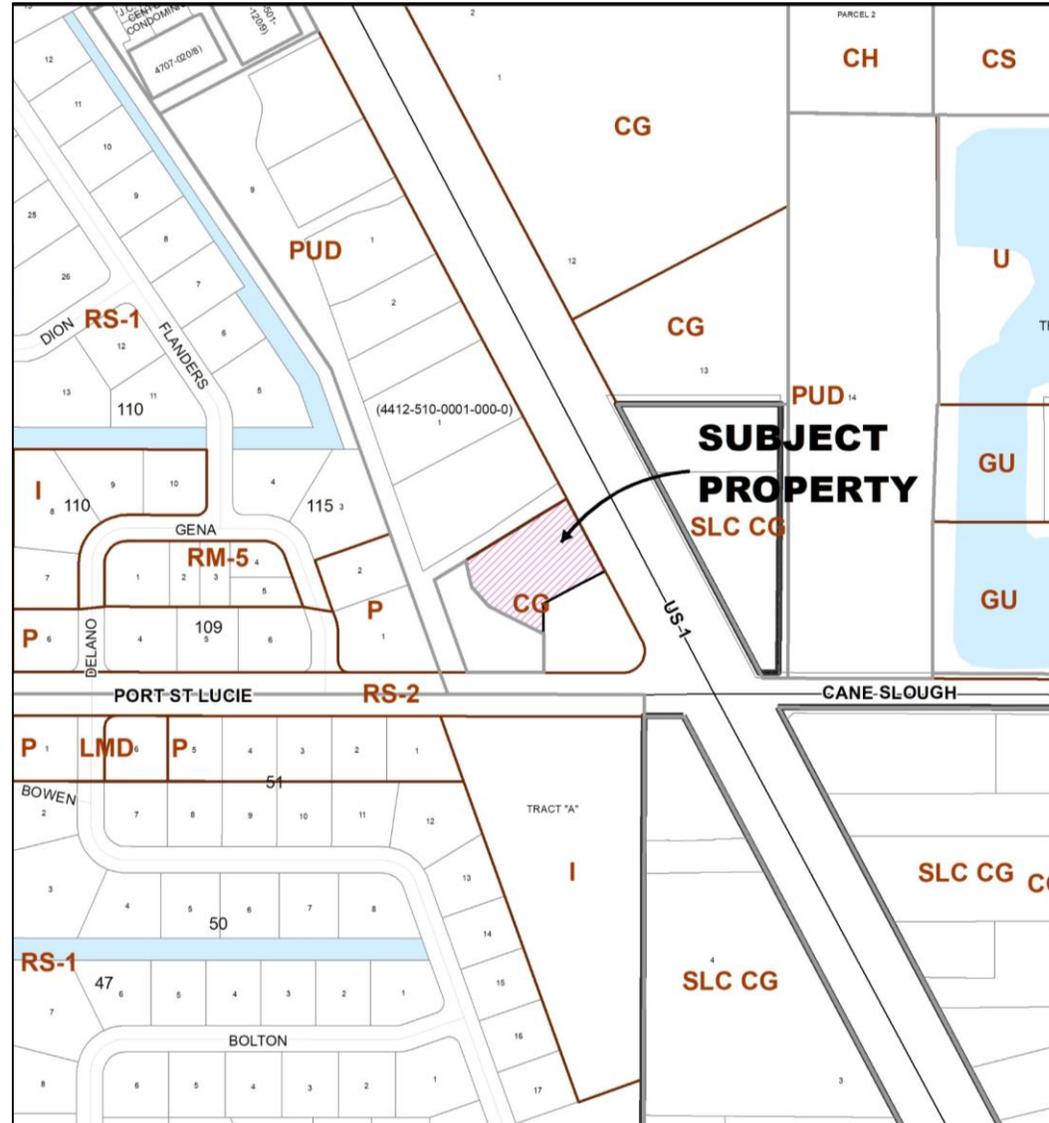


Land Use

CG (General Commercial)



Zoning CG (General Commercial)



<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	<p>The conceptual site plan demonstrates that the site has adequate ingress and egress for vehicles and will allow for pedestrian safety and convenience.</p>
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	<p>Adequate off-street parking is provided for the proposed use within the proposed site. A recreational facility requires one (1) space per two hundred (200) square feet of gross floor area as per section 158.221(C)(5). The establishment requires 14 spaces. The site plan provides a total of 17 spaces for the retail strip.</p>
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	<p>Adequate utilities are available to service the development.</p>
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	<p>There will be adequate screening and buffering for this site.</p>
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	<p>Signs and outdoor lighting will comply with City Codes.</p>
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	<p>The establishment is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City. The proposed convenience store with fuel sales is expected to generate noise to the area based off the intensity of the proposed use, however the noise from the proposed use will not affect the surrounding uses in the area as they are of similar use. The establishment will operate year-round and is open 7 days a week.</p>



Traffic Impact Analysis

- The Traffic Impact Analysis received in March 2023 was reviewed by City Staff and found to be in compliance with Public Works Policy #19-01
- Per ITE Trip Generation Manual, 11th Edition, this site would produce a total of 230 PM Peak Hour trips. This is divided over access points and in/out movements.
- A right turn lane is existing at the driveway along U.S Hwy No. 1.
- No stacking concerns are anticipated at this site based on the proposed driveway throat designs.



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to recommend approval to the City Council
- Make a motion to recommend approval to the City Council with conditions
- Make a motion to recommend denial to the City Council
- Make a motion to table or continue the hearing or review to a future meeting

