

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, GRANTING A SPECIAL EXCEPTION USE APPLICATION (P24-184), PURSUANT TO SECTION 158.124(C)(11), TO ALLOW A CONVENIENCE STORE WITH FUEL SALES IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT FOR A PROJECT KNOWN AS MURPHY USA – SW GATLIN BOULEVARD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has been requested by SL GATLIN BLVD, LP, to grant a special exception to allow a convenience store with fuel sales at 1837 SW Gatlin Boulevard, Port St. Lucie, on property zoned CG (General Commercial) pursuant to section 158.124(C)(11) of the Code of Ordinances of the City of Port St. Lucie; and on property legally described as Lots 9 and 10, and Tract P, Block 1702, Port St. Lucie Section Thirty One, according to the plat thereof, as recorded in Plat Book 14, Page 22, 22A through 22G, inclusive, of the Public Records of St. Lucie County, Florida; and

WHEREAS, the subject application has been reviewed in accordance with Section 158.260, and meets the special exception use requirements as stipulated; and

WHEREAS, the Planning and Zoning Board held a public hearing on May 6, 2025, to review the special exception use application (P24-184) to determine the suitability of the proposed use at the Property and has submitted its recommendation to City Council; and

WHEREAS, the City Council held a public hearing on January 26, 2026, to consider the special exception use application (P24-184), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the special exception use application (P24-184) and has determined, based on competent and substantial evidence, that all of the criteria set forth in Section 158.260 have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

Section 2. Approval of Application for Special Exception Use. The application for a special exception use is hereby approved to allow a convenience store with fuel sales in the General

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Commercial (CG) Zoning District as set forth in Exhibit "A", at the Property subject to the following condition:

1. The required offsite mitigation improvements as stated in the Public Works Traffic memo, dated 7, 2026, must be completed prior to the Public Works final inspection.

Section 3. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this 26th day of January 2026.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: _____
Richard Berrios, City Attorney