



**Murphy USA – 10575 US 1**  
**Preliminary and Final Subdivision Plat**  
**P23-055**



Project Location Map

**SUMMARY**

Applicant's Request:	Request for approval of a preliminary and final subdivision plat for a project know as Murphy USA – 10575 US 1
Applicant:	Brad Currie, Engineering Design & Construction, Inc.
Property Owner:	Sun Lucie Pooh, LLC
Location:	The site is generally located on the west side of South US Highway 1, north of SE Port St. Lucie Blvd.
Address:	10575 S US Highway 1
Project Planner:	Francis Forman, Planner II

**Project Description**

The proposed subdivision plat will create an outparcel tract along South US Highway 1, north of SE Port St. Lucie Blvd for a convenience store with fuel sales.

**Related Projects**

P23-054 – Murphy USA – Site Plan

P23-056 – Murphy USA – Convenience Store with Fuel Sales – SEU, approved by Resolution 23-R80 on August 23, 2023.

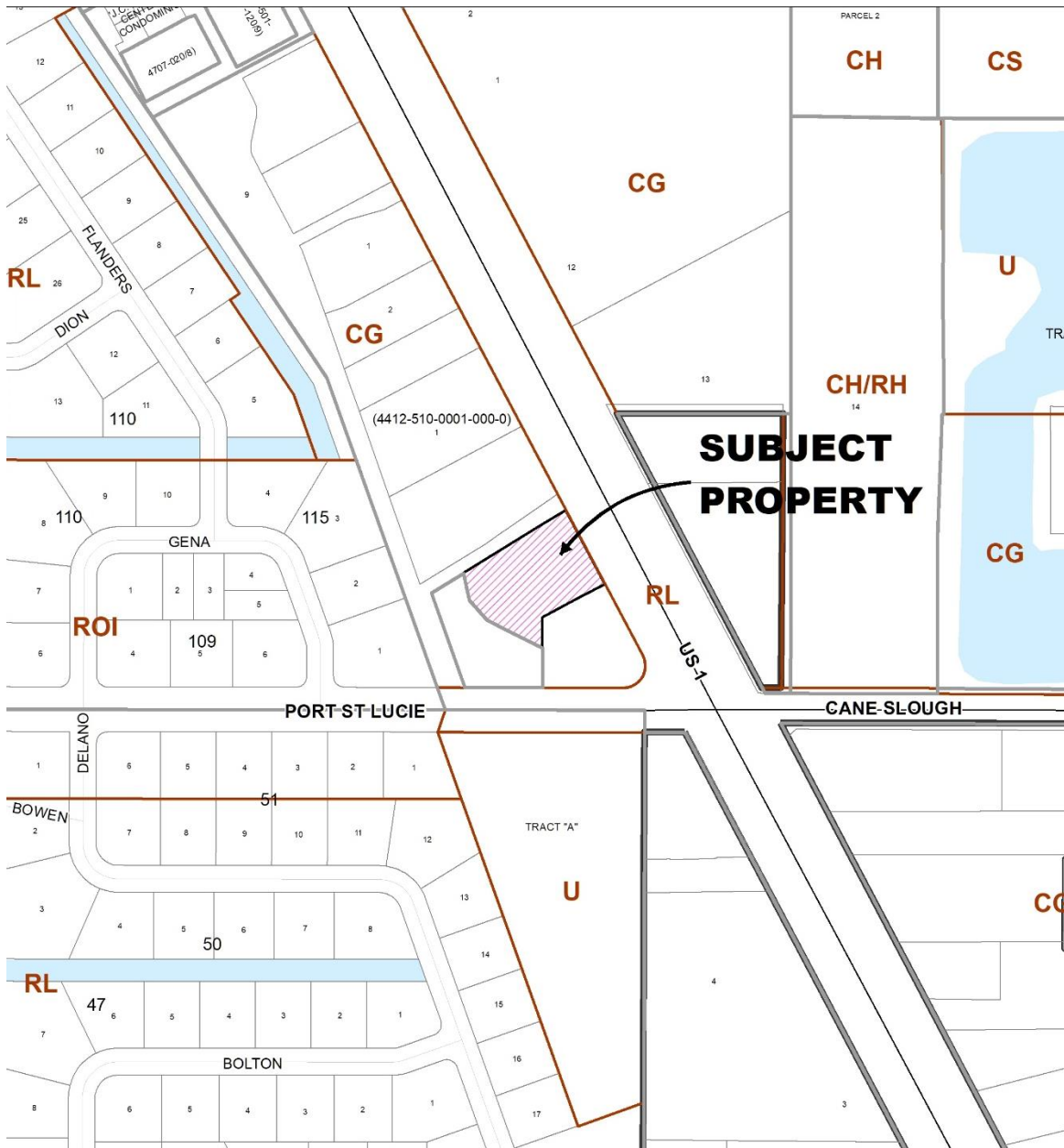
**Location and Site Information**

Parcel Number:	3414-501-4711-000-3
Property Size:	1.17 acres, more or less
Legal Description:	St. Lucie Gardens 12, 37, & 40, Block 1 that part of Lots 7 and 8 LYG WLY of US 1 MPDAF:From N ¼ of SEC RUN N89°57'13"W 6.40 Ft to WLY R/W of US 1, TH S27°53'31"E ALG THE WLY R/W 497.96 FT TO POB, TH CONT ALG WLY R/W 151 FT, TH S62°06'29"W 126 FT, TH N27°53'31"W 151 FT, TH N62°06'29"E TO POB (0.44 AC)(OR 2315-1717)
Future Land Use:	General Commercial (CG)
Existing Zoning:	General Commercial (CG)
Existing Use:	Bank

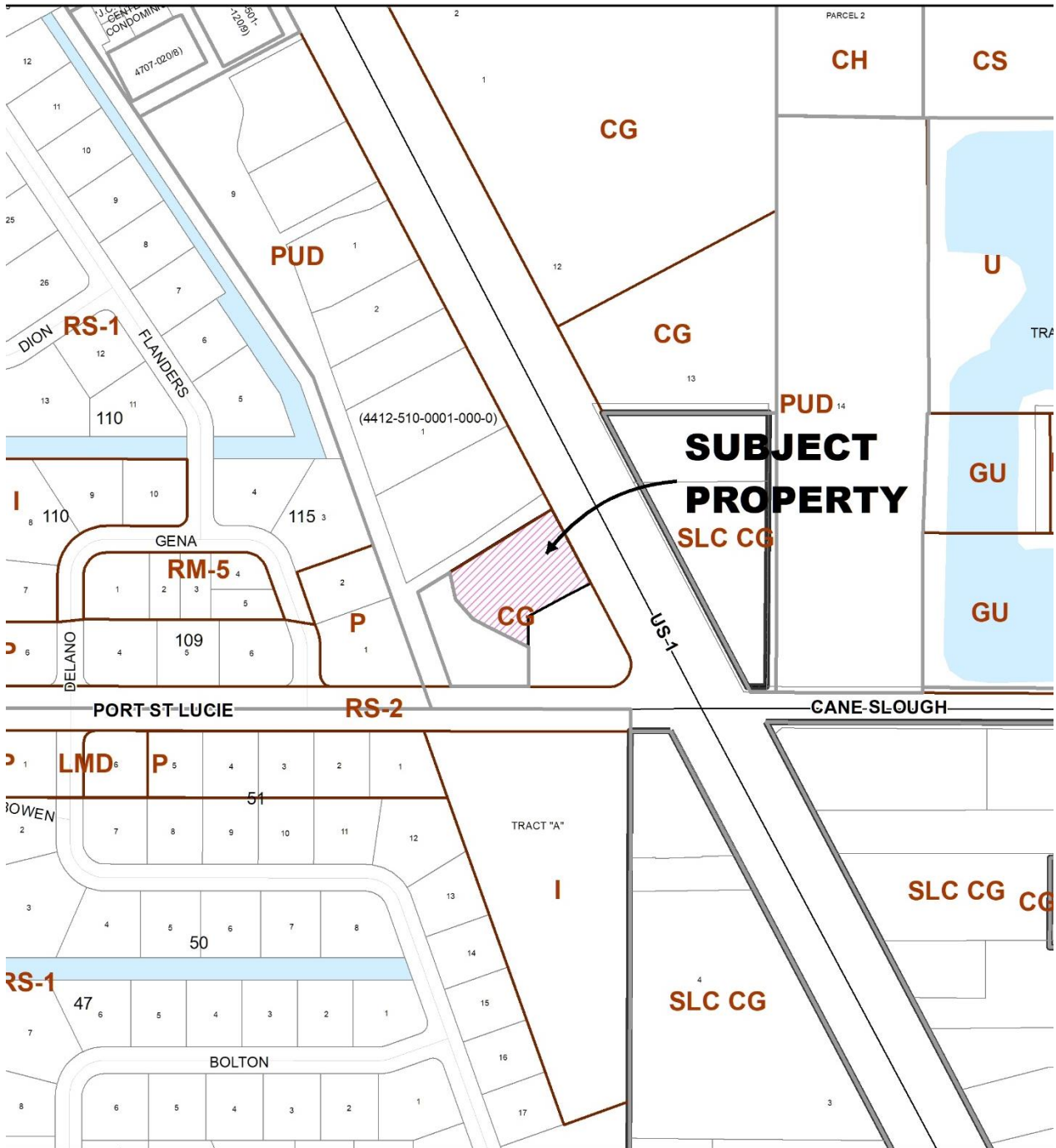
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	CG	PUD	Restaurant, Auto Parts
South	CG	CG	Bank, Vehicle Repair
East	CG, CH/RH	CG, PUD	Bank, Retail, Residential
West	CG	CG, PUD, P	Professional Office

CG – General Commercial      PUD – Planned Unit Development      P – Professional  
CH/RH – Commercial High/Residential High



Future Land Use



Zoning Map

## IMPACTS AND FINDINGS

### **CONCURRENCY REVIEW (CHAPTER 160)**

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<b><i>Traffic Circulation</i></b>	The traffic circulation and other transportation elements were reviewed by the Public Works Department with the Special Exception Use application. The site plan is also reviewed to ensure adopted level of service and the requirements of Public Works Policy 19-01pwd are being met.
<b><i>Parks and Recreation Facilities</i></b>	N/A
<b><i>Stormwater Management Facilities</i></b>	Paving and drainage plans which meet the required level of service are required in conjunction with the site plan application.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	N/A

## STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat at their meeting of April 12, 2023.