

Murphy USA

Special Exception Use Project No. P24-096

City Council Meeting Francis Forman, Planner III May 27, 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.



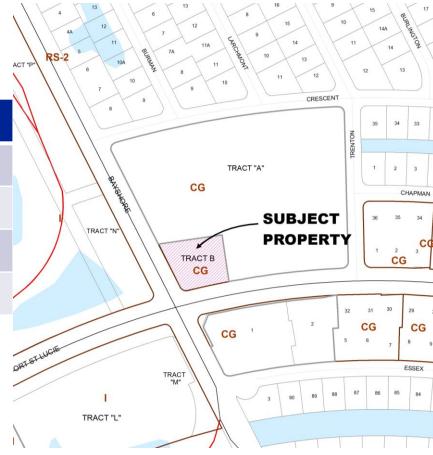
Aerial





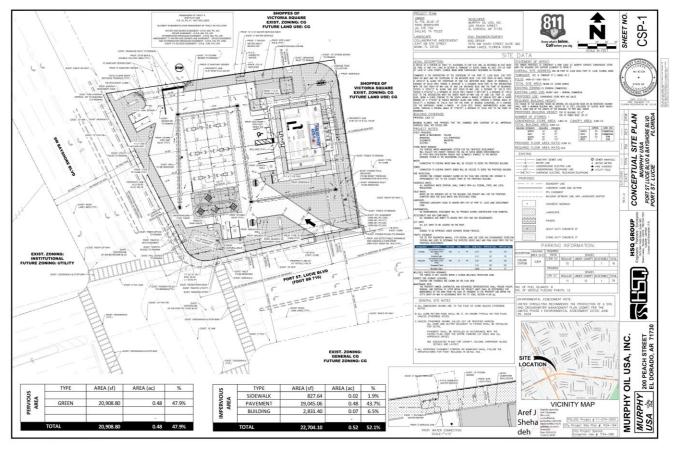
Surrounding Areas

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	I	Florida Turnpike



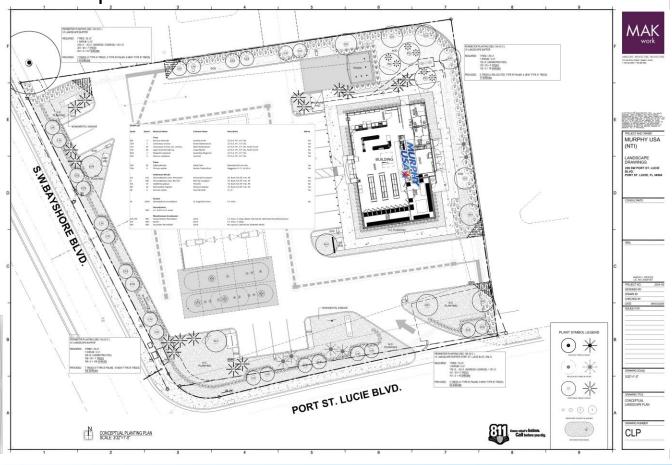


Conceptual Site Plan





Conceptual Landscape Plan





Conceptual Elevations



Can towen 010 MALDING BER CANOPY PASCA

PR RR ELEVATION



3 ELEVATION - REAR (FACING EAST)



5 ELEVATION - FRONT BUILDING ONLY (FACING WEST)

4 ELEVATION - LEFT (FACING NORTH)

PEORT ELEVATION		MERIT REPORTOR		PEAR ELEVETOR		LEFT BLENETGH	
BUILDING MATERIALS	AREA (SQ.IT.)	ECOLONIG MATERIALS	AREA (SQJT.)	OURLDING MATERIALS	AREA (SQUTT.)	BUILDING MATERIALS	AREA (SQ.FT.)
AC5#		ACM .		ACM .		ACM.	
PROGRAM RED	18.50	PROGRAMMEN	1.62	PEOGRAM RED	1.11	FROGRAM RED	1.43
SPICK.		BRCK		BUCK.		BROK	
LIGHT SANDITONE VELOUR	T11.65	LIGHT BANDEROAE VELOUP	549.58	LIGHT BANENTONE WILLIAM	816.62	LIGHT SAMDITONS VELOUR.	676.21
NOTF BLEND YELDUR	96.04	INORY ELEND VELOURI	85.40	INDRY BLEND VELOUR	128.00	RUGLOV GLEND VELOUR	65.75
\$7CN0		stone		stoke		STONE:	
ALDERWOOD STALKED STORE	356.80	ALDERHOOD STACKED STONE	040.00	ALDERWOOD STADIES STORE	202.17	AUGRZWOOD STACAED STORE	256.81
					-		
CANDRY MATERIALS			AREA INC.FT.)		AREA (BOFT /	CAMOPY MATERIALS	APRIA CECUPT.
ACM		ACM		ACM.		4CM	
ACM DOAMON BROWN	96.54	ACM. DOPMER BROWN	1	ACM. DOPART BROAN	95.55	ACM DOMAGN BROWN	192.01
	98.54		A2.01		95.05		(2.01
DORMON BROWN		SCYMER BROWN		DOPER FEBROARS		DOMMEN BROWN	
DOMARIN BHOMIN BRUSHED KULININYUN		DOPMER BROWN BROBHED ALDAINNAM		DOPINE HIBRORY BRUSHED ALLMINUM		DOMEN BROWN BRUSHCO KLIMINOM	
DOMACH BROWN BRUSHED HUDRINGN BRICK	0E 11	SCHMER BROWN BROBIED ACOMINIA BROK	N2.01	DOPART BROAN BRUSHED ALIMINUM BRICK	60.51	DOMAIN BROWN BRUSHCO KLIMINUM BRICK	N.



6 TRASH ENCLOSURE











PORT ST. LUCIE, FL (299 SW PORT ST. LUCIE BLVD) R03 MURPHY #5710 / 23203 **DECEMBER 16, 2024**

OWNER 09101

<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	FINDINGS
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.

