



Murphy USA

Special Exception Use
Project No. P24-096

City Council Meeting
Francis Forman, Planner III
May 27, 2025

Request Summary

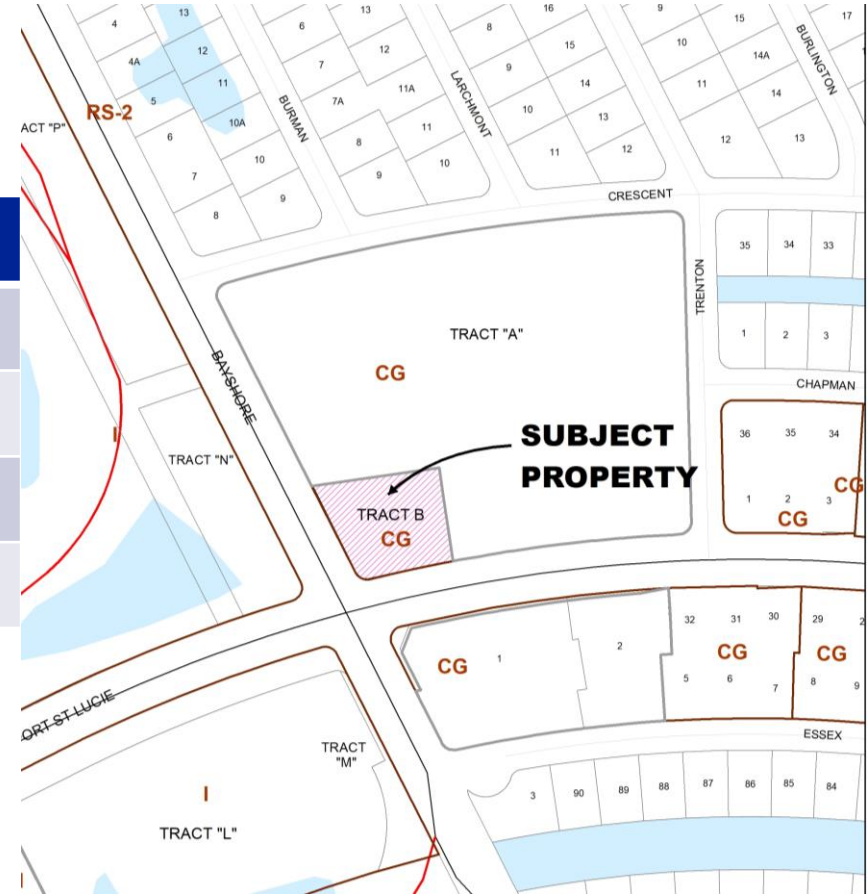
- Applicant(s): Kara Richards, Murphy Oil USA
- Owner: SL PSL BLVD, LP
- Location: Located on the northeast corner of SW Port St. Lucie Boulevard and SW Bayshore Boulevard.
- Request: Approval of a Special Exception Use (SEU) to allow convenience store with a fuel service station in the General Commercial (CG) zoning district per Section 158.124(C)(11) of the Code of Ordinances.

Aerial

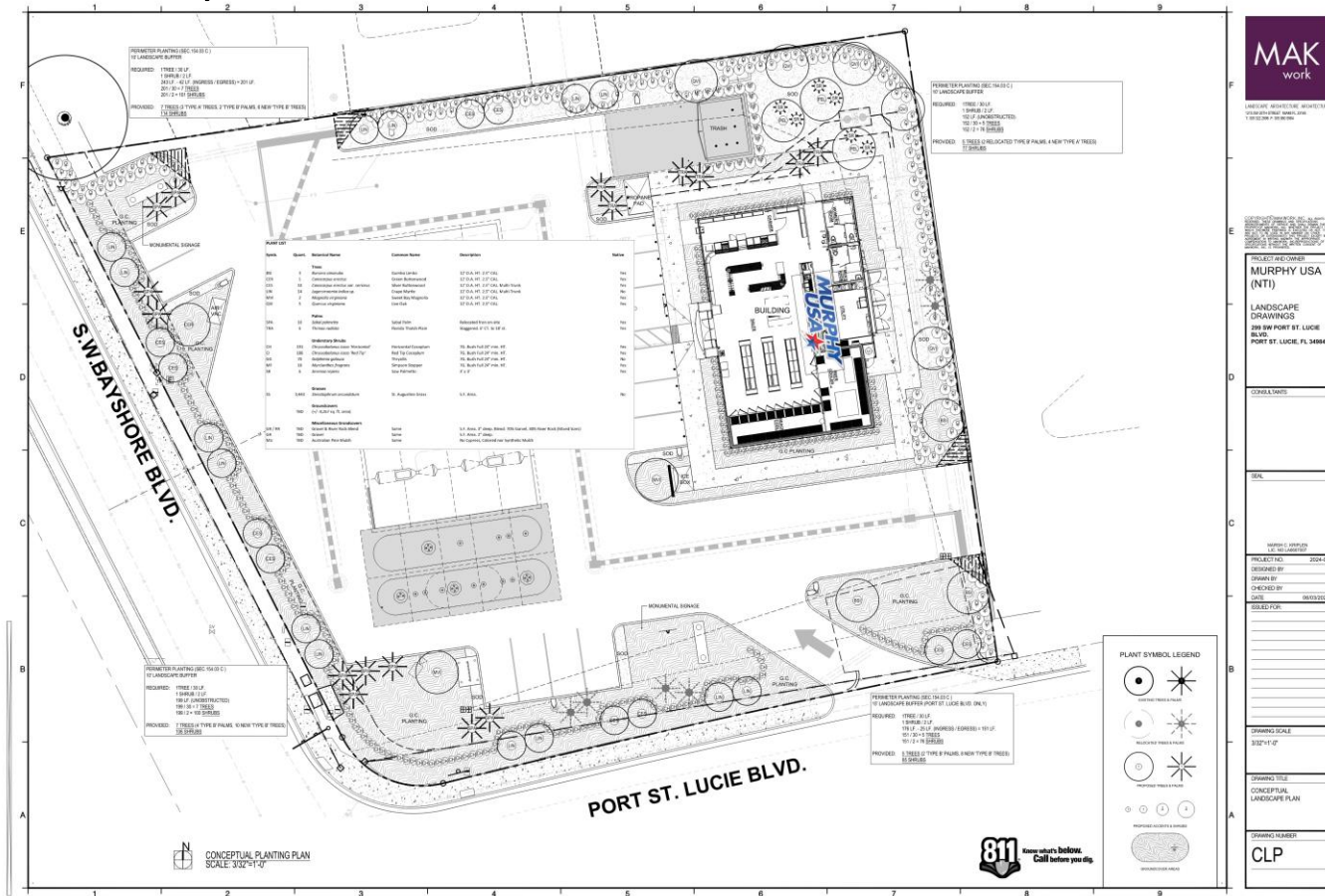


Surrounding Areas

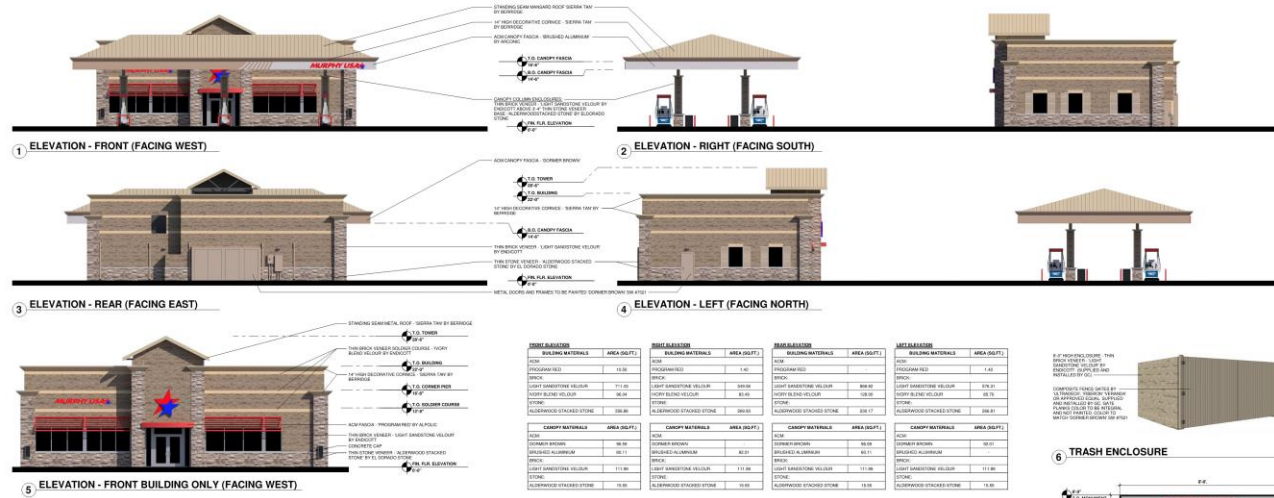
Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Commercial Retail Plaza
South	CG	CG	Commercial Convenience Store
East	CG	CG	Commercial Retail Plaza
West	U	I	Florida Turnpike







Conceptual Elevations

[illegible]

7 MONUMENT SIGN

BUILDING & CANOPY SIGNS	QTY	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHYS USA BLDG CHIMNEY LOGO SIGN	1		GRAPHIC AREA	10.70	10.70
MURPHYS USA CHIMNELS 12'x18 SIGN	1		GRAPHIC AREA	80.00	80.00
MURPHYS USA CHIMNEY LOGO SIGN	1		GRAPHIC AREA	24.70	24.70
BUILDING & CANOPY SIGNS TOTAL SIGNAGE:					115.40 S.F.
MONUMENT SIGN					
LOGO - ONE - SIDE	2	36"	36"	24.00	48.00
MONUMENT SIGNS TOTAL SIGNAGE:					48.00 S.F.
TOTAL SIGN AREA:					159.40 S.F.



MURPHY USA 

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



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