

Murphy USA – Convenience Store and Fuel Service Station
Special Exception Use
P24-096



Project Location Map

SUMMARY

Applicant's Request:	The request is for approval of a 2,824 square foot convenience store with a fuel service station in the General Commercial (CG) Zoning District as per Section 158.124(C)(11) of the Zoning Code.
Agent:	Kara Richards, Murphy Oil USA
Applicant/Property Owner:	SL PSL BLVD LP
Location:	299 SW Port St. Lucie Boulevard
Project Planner:	Francis Forman, Planner II

Project Description

The City of Port St. Lucie has received a request from Murphy Oil USA, applicant, for a special exception use to allow a 2,824 square-foot convenience store with 12 fuel sale positions, as per Section 158.124(C)(11) of the General Commercial (CG) zoning district. The Zoning Code specifies a convenience store with a fuel service station may be permitted only following the review and specific approval thereof by the City Council. The site is currently vacant; however, it was approved for and housed a convenience store with fuel service station in 2011.

Previous Actions

The site was previously approved for two special exception uses (P11-147 & P11-164) for the approval of a convenience store in association with fuel services back in 2011. The two application were processed in accordance with the requirements of the code at the time, which required both uses to acquire City Council approval independently. These two approvals were to accommodate the previous construction of the Chevron gas station that was previously constructed under the Chevron Station Site Plan Amendment (P00-092).

Then, in 2019, the site was then approved for a new special exception use (P19-227) and site plan (P19-228) to allow a carwash for a project known as Tommy Car Wash. Under these projects, a sign easement was proposed for the southwest corner of the site to grant the city access to construct a City Gateway monument sign. After the approval of the special exception use and site plan, the owner moved forward with the demolition of the gas station in 2021. However, due to personal reasons, the owner never moved forward with construction of the car wash and the proposed easement was never recorded and approved.

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual site plan at their October 23, 2024, meeting.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on April 25, 2025, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

Parcel Number:	4408-511-0001-000-0
Property Size:	+/- 0.895 acres
Legal Description:	Tract B, 299 SW Port St. Lucie Blvd. (Plat Book 167, Page 23)
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant

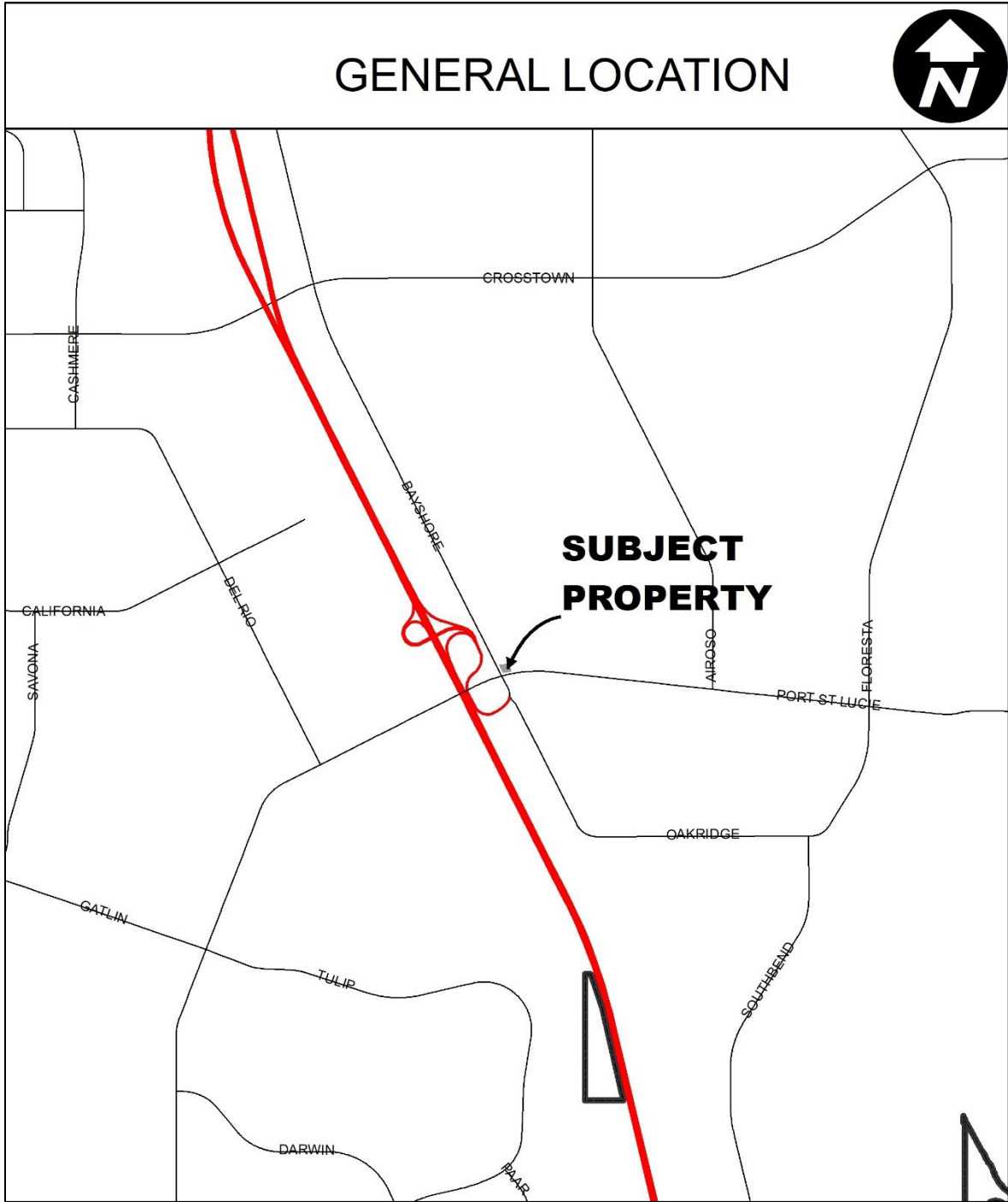
Surrounding Uses

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

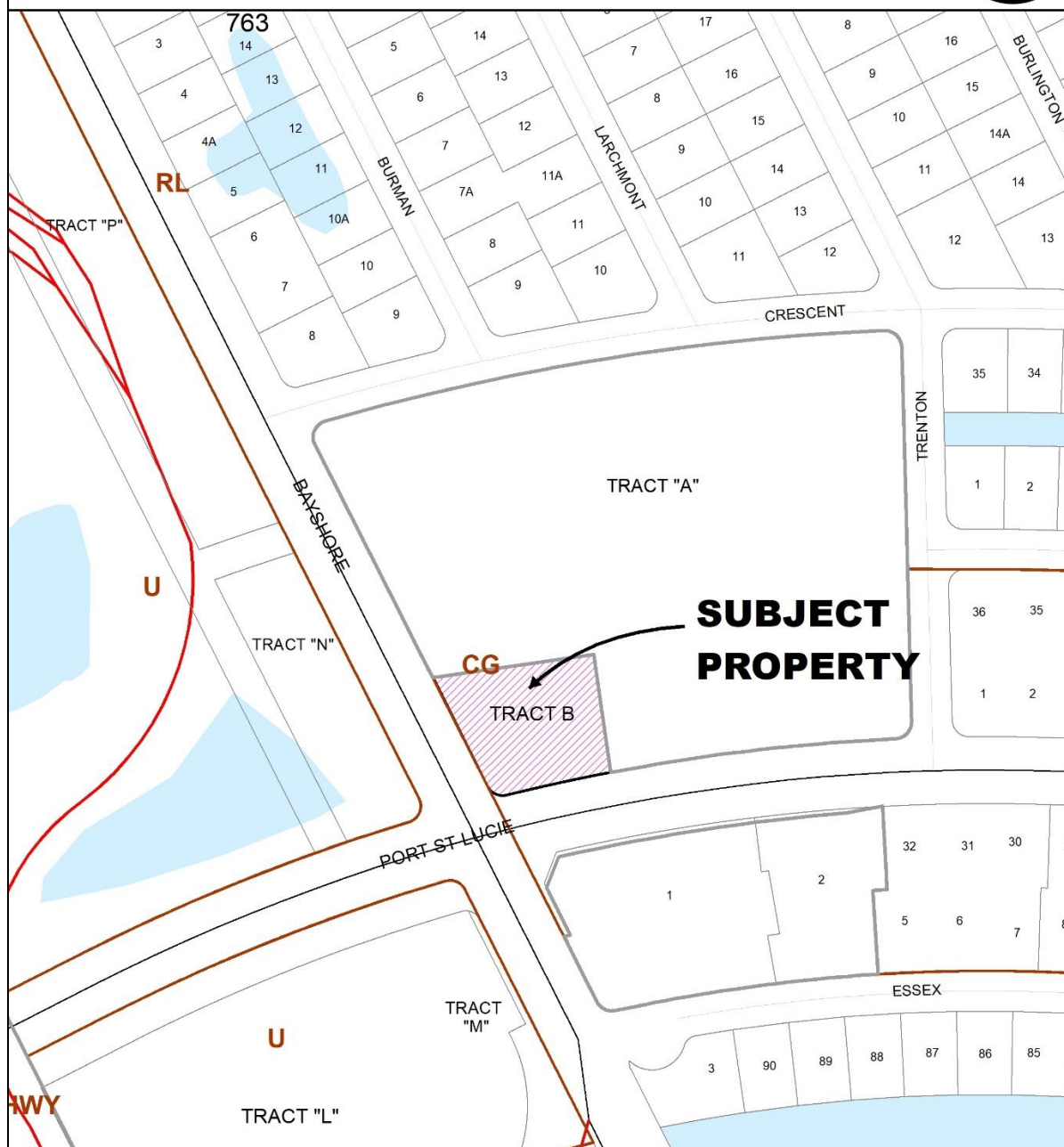
CG – General Commercial

I – Institutional

U – Utility

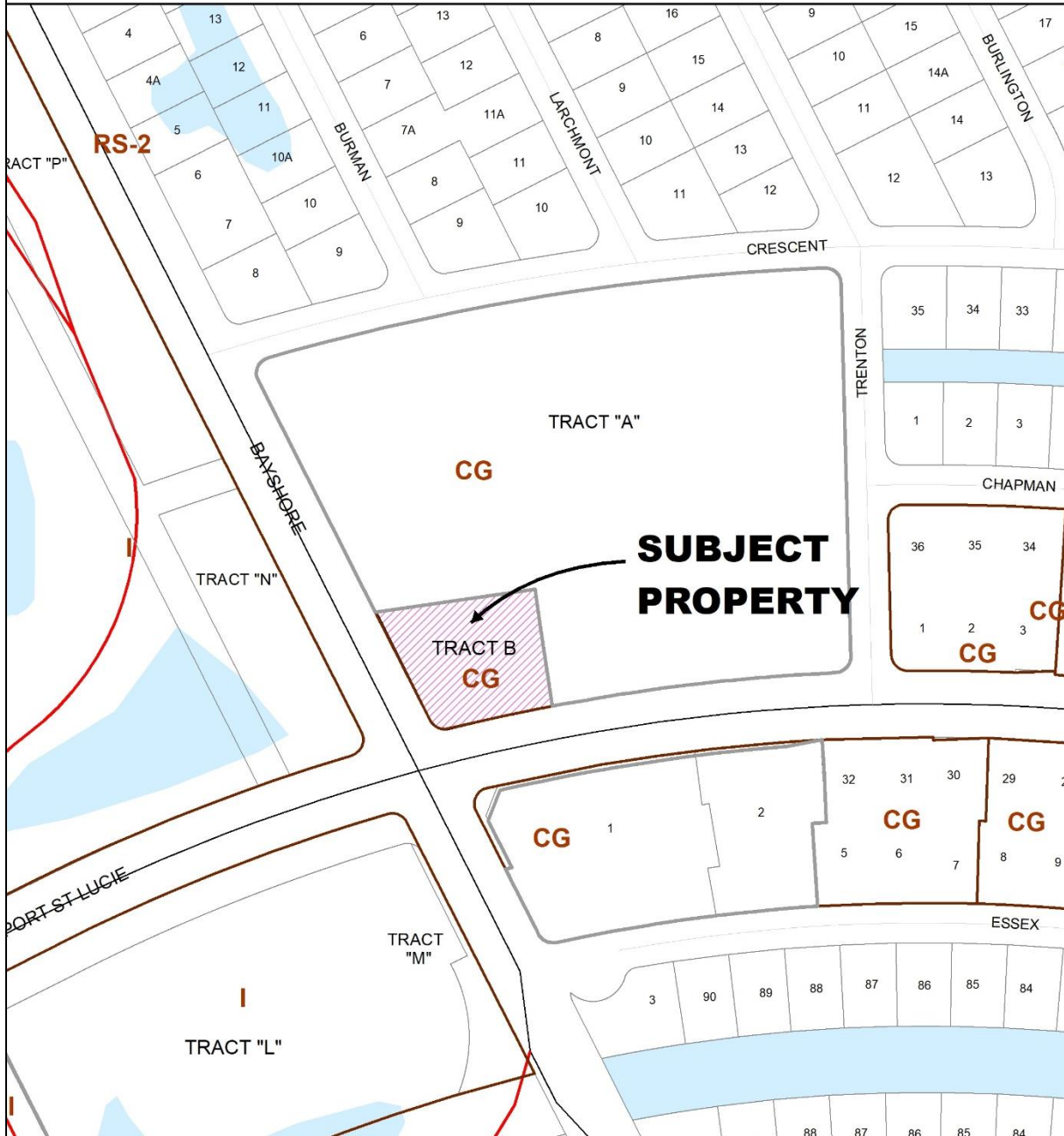


Location Map



Land Use Map

EXISTING ZONING



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- Applicant's Response: The applicant is providing a 16-foot right-in only driveway along SW Port St. Lucie Blvd (SR 716). In addition, a two-way driveway is proposed on the north side of the property, which connects to the Shoppes of Victoria Square shopping center. The proposed driveways and drive aisles provide ample access for the fire trucks, emergency service vehicles, waste management vehicles, and for fuel trucks. The path through the plaza to the north also provides ample access for said vehicles to safely maneuver through the plaza to reach the public right-of-way. A traffic impact report will be included upon the site plan submittal.
- Staff findings: The conceptual site plan demonstrates the site will have adequate ingress and egress for pedestrian and emergency vehicles. Pedestrian access to the existing sidewalk along SW Port St. Lucie Boulevard and SW Bayshore Boulevard are proposed as part of the conceptual site plan. The property also has existing cross-connectivity to the north and east into the existing Victoria Square shopping center which will provide increased ingress and egress to the proposed project.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Applicant's Response: The proposed development will meet the on-site parking requirements per City of Port St. Lucie Code of Ordinances Section 158.221. The loading/unloading area will be provided on the north side of the building. No off-site parking is proposed. There will be no detrimental effects on the neighboring properties.
- Staff findings: Adequate off-street parking is provided for the proposed use within the site. The 2,824 square-foot facility requires 14 spaces for the proposed convenience store use. A convenience store requires one (1) space per two hundred (200) square feet of gross floor area per Section 158.221(C)(5). The conceptual site plan provides a total of 24 spaces for the convenience store, thus meeting the code requirement.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: The City of Port St. Lucie water and wastewater facilities are available for connection along the north side of the property. There is an existing sanitary manhole and gravity sewer that will be used as a connection point and there is an existing watermain that will be tapped to provide the commercial meter.

- Staff findings: The site contains adequate utilities to service the proposed convenience store with fuel sales use.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant's Response: The neighboring property to the north and east is the parking lot for the Shoppes of Victoria Square shopping center. To the west is SW Bayshore Boulevard, and to the south is SW Port St. Lucie Boulevard (SR716). There are no residential uses near the property, and adequate landscaping will be provided per the City code; therefore, the need for additional buffering/screening is not anticipated.
- Staff findings: The proposed site is an outparcel of a commercial shopping center and located directly on the corner of SW Port St. Lucie Boulevard and SW Bayshore Boulevard. The proposed convenience store with fuel service sales use being located directly next to commercial uses would not require any additional screening or buffering due to proper compatibility to the surrounding uses.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Applicant's Response: The proposed development will provide site lighting that adheres to the City of Port St. Lucie Code of Ordinances. Light shields will be used if required.
- Staff findings: Exterior lighting for the site will be provided for pedestrian and traffic safety and minimize any undue glare to adjacent sights. The lighting will be required to meet the City code requirements.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: The proposed development will be in conformance with the City of Port St. Lucie Landscape Code Chapter 154 and will be compatible with the adjoining properties.
- Staff findings: Yard setbacks and open space are adequate to properly serve the proposed development and to ensure compatibility with its adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: Retail convenience stores with or without fuel service stations, and Auto fuel Sales are both allowed in the General Commercial zoning district with a Special Exception Use permit. The proposed development will be in conformance with the provisions of the City of Port St. Lucie Land Development Code Section 158.124. The site will meet all requirements for setbacks, buffers, building & Canopy height, and off-street parking.
- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(C)(11) – CG (General Commercial) Zoning District and shall conform to all provisions of the City's Zoning Code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Applicant's Response: The proposed development will provide adequate parking and traffic circulation, thereby not creating any adverse effect to the surrounding streets and parking lot. No health or safety concerns are anticipated. The site will provide adequate wastewater and solid waste management and will meet all requirements set by the utility and health departments.
- Staff findings: By adhering to City Codes and Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Applicant's Response: No nuisance or hazards are anticipated, as the proposed development will provide sufficient parking (regular and ADA), and adequate traffic circulation through the site. The proposed development will not create any adverse effect related to vehicular movement, noise, fume generation, or type of physical activity. The hours of operation will not create adverse effects, as there are no residential uses abutting the site. In addition, the average time spent by a customer at the development is minimal.
- Staff findings: The use is not expected to generate noise that will adversely affect the surrounding uses. There is adequate ingress and egress to the site with the southern driveway on SW Port St. Lucie Boulevard will operate as a right-turn only ingress driveway. The northern driveway will operate as a full access driveway allowing vehicles to enter and exit the site through the existing shopping plaza. This Murphy USA gas station is proposed to operate 24-hours a day, which is compatible with the surrounding uses and will not adversely affect the surrounding uses as the site is currently surrounded by existing commercial uses.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Applicant's Response: The proposed development is consistent with the existing developments in the surrounding area. The proposed uses are compatible, and adverse effects are not anticipated. Existing businesses will not be negatively impacted by the proposed development, and it is expected that the proposed development will increase customer activity in the area. The proposed development does not exceed the maximum building coverage and height allowances. The proposed facility is not adjacent to any residential uses.
- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The proposed building is surrounded by other one-story commercial buildings and has shared access with the property to the north and east. Exterior lighting will adhere to the City Code requirements.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of the neighborhood.

- Applicant's Response: Acknowledged.
- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Applicant's Response: Acknowledged.
- Staff findings: Acknowledged.

Related Projects

P24-164 Murphy USA – SW Port St. Lucie Blvd.

PLANNING AND ZONING BOARD ACTION OPTIONS

If the board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council with following condition of approval.
 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.

- Motion to amend the recommendation and recommend approval to the City Council

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.