



Murphy USA

Special Exception Use

Project No. P24-096

Planning & Zoning Board Meeting

Francis Forman, Planner III

May 6, 2025

Request Summary

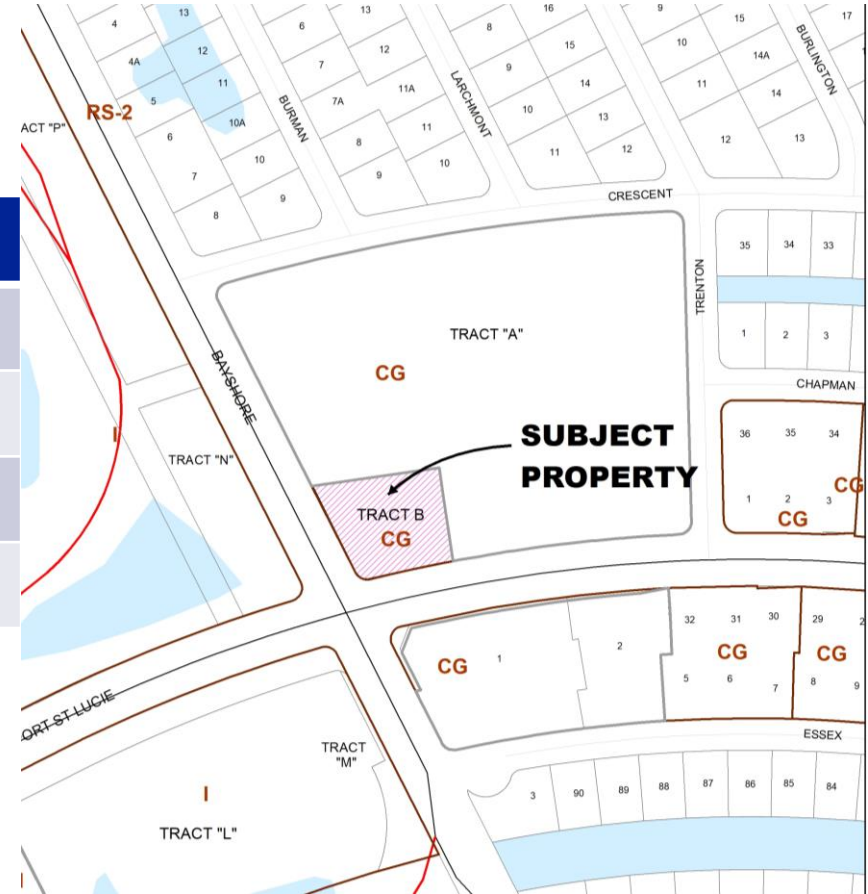
- Applicant(s): Kara Richards, Murphy Oil USA
- Owner: SL PSL BLVD, LP
- Location: Located on the northeast corner of SW Port St. Lucie Boulevard and SW Bayshore Boulevard.
- Request: Approval of a Special Exception Use (SEU) to allow convenience store with a fuel service station in the General Commercial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

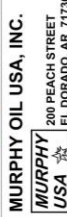
Aerial

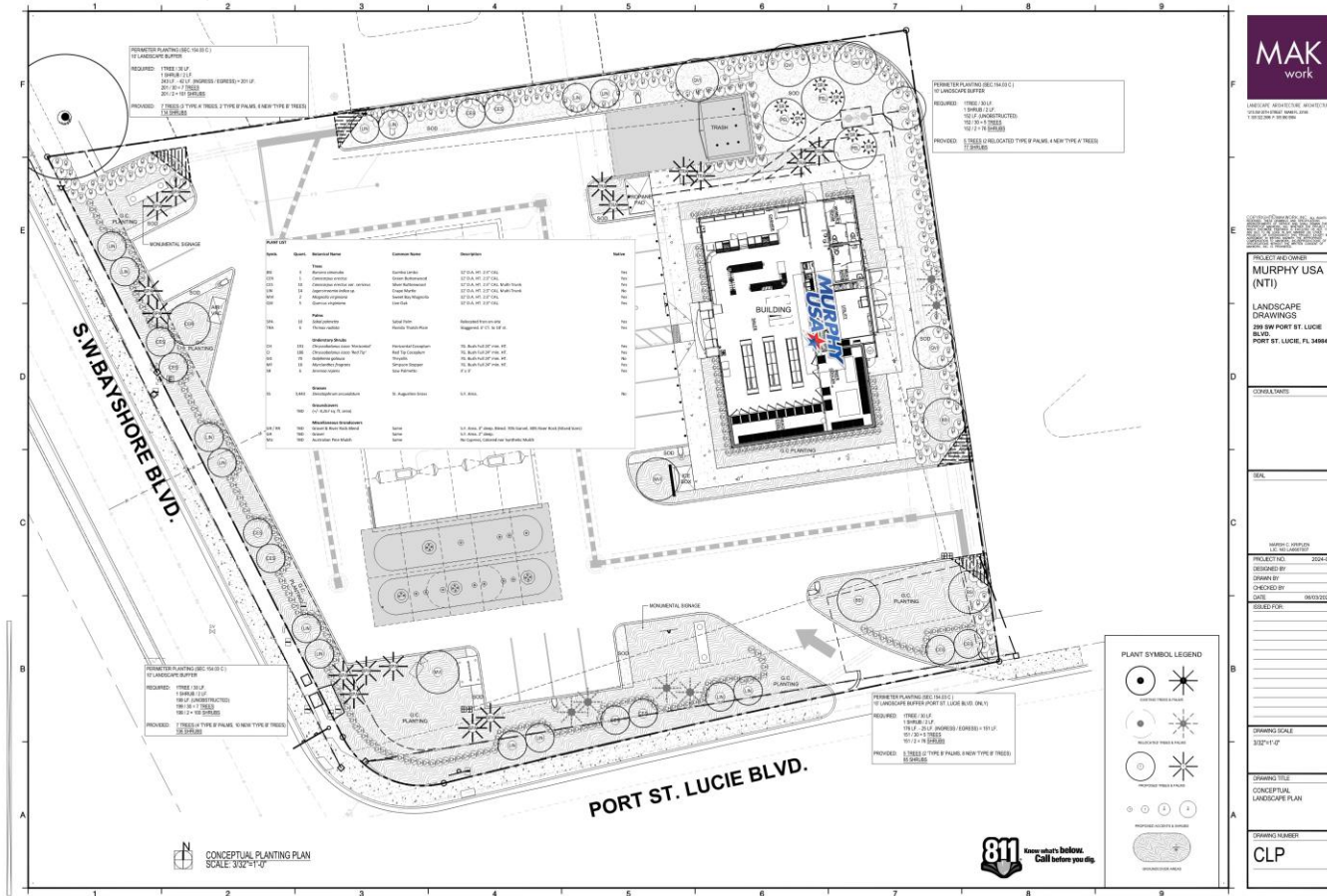


Surrounding Areas

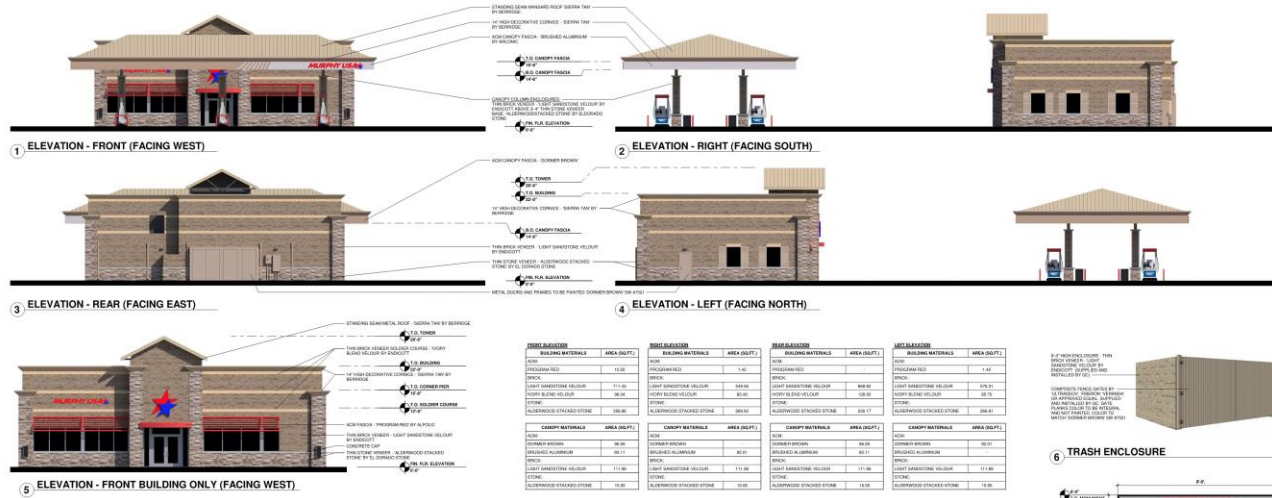
Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Commercial Retail Plaza
South	CG	CG	Commercial Convenience Store
East	CG	CG	Commercial Retail Plaza
West	U	I	Florida Turnpike







Conceptual Elevations



SIGNAGE COLOR CHART	
BLIND-ETCH - CHANNEL LETTERS GROSS FORMERED AND RETIOLATED BY THE SIGN VENDOR	
MOUNTAIN WHITE STAR LOGO	BLUE CHALK 0002-006 MOUNTAIN BLUE RED CHALK 0000-020 RETURN BLUE TRAMCAT MOUNTAIN JEWELLED
CANOPY - SHAPED SIGNETS FORMERED AND RETIOLATED BY THE SIGN VENDOR	
MOUNTAIN WHITE STAR LOGO	BLUE MOUNTAIN BLUE PRISTINE RETURN BLUE MOUNTAIN BLUE RED PROGRAMING RED MOUNTAIN RED MOUNTAIN BLUE WHITE MOUNTAIN WHITE
GROUNDWALL - SHAPED SIGNETS FORMERED AND RETIOLATED BY THE SIGN VENDOR	
MOUNTAIN WHITE STAR LOGO	BLUE BLUE 0002-137 MOUNTAIN BLUE BLUE 0002-138 CANOPY BLACK RED 0002-139 BLUE 0002-139 CANOPY DOPIT REDWATITE BLUE 0002-139 WHITE 0002-139 DOPIT REDWATITE CANOPY BLACK



7 MONUMENT SIGN					
BUILDING & CANOPY SIGNS	SFT.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY USA BLDG. CHAMEL LOOD SIGN	1	GRAPHIC AREA	45.73	15.73	
MURPHY USA CHAMEL 1STAY SIGN	1	GRAPHIC AREA	80.00	24.00	
MURPHY USA CANOPY LOOD SIGN	1	GRAPHIC AREA	24.74	24.74	
BUILDING & CANOPY TOTAL SIGNAGE					75.40 S.F.
MONUMENT SIGN					
LOOD - 100' SIGN	2	30'	30'	24.00	48.00
MONUMENT SIGN TOTAL SIGNAGE					48.00 S.F.
TOTAL SIGN AREA					123.40 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.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council with the 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.
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table