



ITEM SUMMARY

MEETING DATE: May 19, 2025

FROM: Denise Malone, AICP, Director Development and Neighborhood Services

SUBJECT: **Resolution 2025-15, SE-23-05**
Special Exception for Murphy USA

BACKGROUND

Amber Rebert, agent for the owners, ARL FHJ, LLC is requesting approval for a Special Exception to allow for a proposed Convenience Store with Fuel Sales within a Commercial Intensive (CI) zoning district. The site is located on the south side of Forest Hill Boulevard at 6270 Forest Hill Boulevard, approximately 1,100 feet east of Jog Road.

The Development Review Committee reviewed this proposal and recommended approval, followed by the Planning and Zoning Board, which recommended approval by a vote of 5-0 at their meeting on April 10, 2025. On April 21, 2025, the City Council voted 4-0 to table the item to this May 19, 2025, City Council meeting. In response to the Council's feedback, the applicant has revised the proposed hours of operation from 24 hours to 5a.m. to 11p.m., 7 days a week, and has submitted more realistic, detailed renderings that demonstrate how the proposed landscaping enhances the site and contributes to buffering, compatibility, and Crime Prevention Through Environmental Design (CPTED).

ANALYSIS

The request is for the approval of a Special Exception to allow a Convenience Store with Fuel Sales within the Commercial Intensive zoning district. Concurrently, an application for the Site and Development Plans (SP-23-07) including a Master Sign Plan (MSP-24-06) is also being processed and complies with all applicable City Code requirements. The proposed site layout includes 15 parking spaces, exceeding the minimum City Code requirement of 14 spaces based on the size of the convenience store. The site design incorporates enhanced landscaping and a masonry buffer wall along the eastern property boundary, ensuring compatibility and sufficient screening from the adjacent residential. Architectural plans demonstrate compatibility with the existing commercial character of the area, utilizing complementary materials, colors, and design features.

There are two (2) ingress and egress points, one located on Forest Hill Boulevard and one on the adjacent Walmart access drive to the west. Pedestrian access is provided by a sidewalk connection to Forest Hill Boulevard and includes paved crosswalks, facilitating safe pedestrian movements.

The applicant has obtained all outside agency concurrency requirements including the Traffic Performance Standards from Palm Beach County which has a build-out date of December 31, 2025. The proposal has satisfied the applicable City Code requirements for approval of the Special Exception and Staff's findings of fact are indicated in the staff report with thirty (30) conditions of approval.

FINANCIAL INFORMATION

Prior to the issuance of any Building Permits, the applicant shall be required to pay all applicable impact fees, including the City's impact fee of \$2.80 per square foot of gross non-residential floor area per Section 16-201, as well as the amounts due under the City's Arts in Public Places (AIPP) Program.

LEGAL

Resolution 2025-15 was prepared in accordance with all applicable State Statutes and City Code requirements. The document has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Approval of SE-23-05 through the adoption of Resolution 2025-15.