



**HSQ GROUP, LLC**  
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September 23, 2024

Re: **Murphy USA – SW Port St. Lucie Blvd (23203)**  
HSQ Project Number: **231276**  
Location: 299 SW Port St. Lucie Blvd, Port St. Lucie, FL 34984  
Subject: Site Plan Submittal Cover Letter

The following letter explains the variance being requested for the proposed Murphy Gas Station development.

**Murphy USA – SW Port St. Lucie Blvd (23203)**

Per the City of Port St. Lucie Code Section 154.03, the site will be required to show a minimum 15-foot Landscape Buffer along SW Port St. Lucie Boulevard (Special Road), as it exceeds the 200-foot depth measurement that determines this compliance. Additionally, per City Code Sec. 158.221 the site is required to provide 15 regular parking spaces and one Handicap parking space (16 total). However, a total of 15 parking spaces (one Handicap and 14 regular) are being provided, with the remaining required space used from the neighboring Shoppes of Victoria Square plaza through an existing Parking Agreement attached to this submittal.

Therefore, due to site constraints and the need for having parking spaces near the convenience store, we are unable to comply with both requirements and would like to request a variance for the 15-foot landscape buffer, as there will be parking spaces that will encroach into the buffer. This condition is only on a portion of the Port St Lucie BLVD frontage, and the remainder of the frontage will meet the 15-foot requirement. The maximum parking space encroachment into the 15-foot landscape buffer will be 2.3 feet.

Please feel free to contact our office with any questions and we would be happy to discuss.

Sincerely,  
**HSQ GROUP, LLC**

A handwritten signature in black ink, appearing to read 'Aref Shehadeh'.

Aref Shehadeh, P.E.