

January 29, 2019

To: Christine Stivers
Planning and Zoning Division
100 NW 1st Ave.
Delray Beach, FL 33444

Project: Murphy Oil - Delray Beach, FL/WM#1589
Project #: 20150438.0
Re: Justification Letter
Request for Conditional Use (24 hour operation)
at 16211 S. Military Trail

Dear Ms. Stivers:

Murphy USA, established in 1996, is a publicly owned company and is one of the largest independent retailers of gasoline products and convenience store merchandise with over 1,400 locations in 26 states. All 1400 stores are corporately owned and operated. Murphy USA serves approximately 1.6 million customers per day and proposes to build a Murphy USA gas station and convenience store at 16211 S. Military Trail. The store is proposed to be 1,400 sf. in size and have 8 multi-product fuel dispensers. A car wash is not proposed. Site plans showing the proposed development are enclosed.

Per Section 4.4.12(H)(2) of the City Ordinance, twenty four-hour businesses must be processed as a conditional use.

Murphy would like to request approval for the proposed store to be open 24 hours a day, 7 days a week, as is customary with the majority of other Murphy stores. This Murphy store is located directly adjacent to a Walmart Supercenter (16205 S Military Trail), which is also open 24 hours a day. This schedule will allow Murphy to provide the convenience to their customers of purchasing fuel and other items at all times of the day and night. This operating schedule is also in conformance with adjacent retail developments such as Walmart.

The site is currently developed as a Murphy USA gas station with a 200 s.f. kiosk building and fueling canopy. The proposed development will provide a more updated appearance to the site, and yet will not be a significant change in the use of the site.

Murphy will not be a nuisance to its neighbors. As stated above, a car wash is not proposed, so noise typically associated with a car wash will not be a problem. Murphy will satisfy all of the City's land development regulations. The site and building will be developed and constructed in accordance with City codes and regulations.

Sincerely,

A handwritten signature in black ink, appearing to read "Dustin Stevenson", with a stylized, flowing script.

Dustin Stevenson