

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 Modification to Conditional Use
(1400 sf building)
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.

The existing gas service station was approved with 8 fuel dispensers and a 200 sf kiosk as a conditional use. Minutes from the conditional use hearing December 18, 2000 state that no convenience store would be proposed.

Murphy would like to request a modification to the existing conditional use to allow for the proposed site to be redeveloped to include a 1400 sf convenience store building. The larger building will allow Murphy to provide their customers with a larger variety of convenience items. The proposed development will also include a new fueling canopy, driveways, and parking areas.

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. The proposed building will provide a similar appearance to surrounding businesses and developments and will not cause negative impacts to any of Murphy's neighbors.

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", written in a cursive style.

Dustin Stevenson