



**Gatlin Pointe
 Preliminary & Final Subdivision Plat
 P22-012**



Project Location Map

SUMMARY

Applicant's Request:	To replat Lots 12 through 32, Block 1388, Port St. Lucie Section Fourteen
Applicant:	Jose Chaves, Storybook Holdings, LLC
Property Owner:	Gatlin Pointe 18, LLC
Location:	Located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle
Project Planner:	Bethany Grubbs, Planner III

Project Description

Jose Chavez of Storybook Holdings, LLC, acting as the agent for Gatlin Pointe 18, LLC, has submitted an application for approval of a subdivision plat for a project known as Gatlin Pointe. The proposed replat reconfigures Lots 12 through 32 into four (4) lots. The proposed replat creates four (4) tracts for future development and establishes a cross-access easement. The collective properties are located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the January 26, 2022 Site Plan Review Committee meeting.

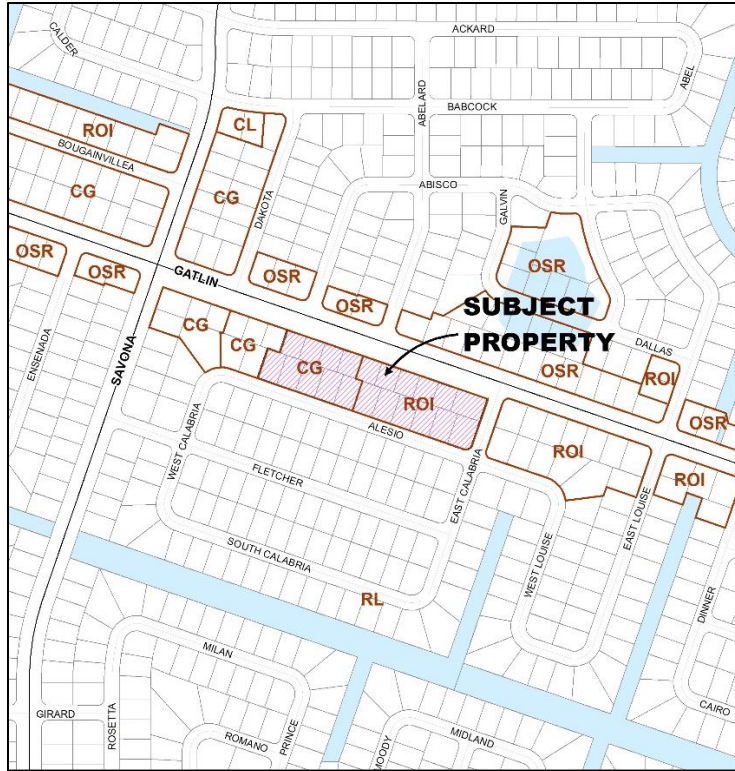
Location and Site Information

Parcel ID No(s).	3420-565-1126-000-1 3420-565-1127-000-8 3420-565-1128-000-5 3420-565-1129-000-2 3420-565-1130-000-2 3420-565-1110-000-6 3420-565-1111-000-3 3420-565-1112-000-0 3420-565-1114-000-4	3420-565-1115-000-1 3420-565-1116-000-8 3420-565-1118-000-2 3420-565-1120-000-9 3420-565-1121-000-6 3420-565-1122-000-3 3420-565-1123-000-0 3420-565-1124-000-7 3420-565-1125-000-4
Property Size:	4.41 acres	
Legal Description:	A portion of Lots 12 through 21 and all of Lots 22 through 32, Block 1388, Port St. Lucie Section Fourteen	
Existing Future Land Use:	ROI and CG	
Existing Zoning:	LMD and RS-2 (pending rezoning to CG)	
Existing Use:	Vacant with one single-family residence	
Proposed Use:	Commercial shopping center including drive-through service	

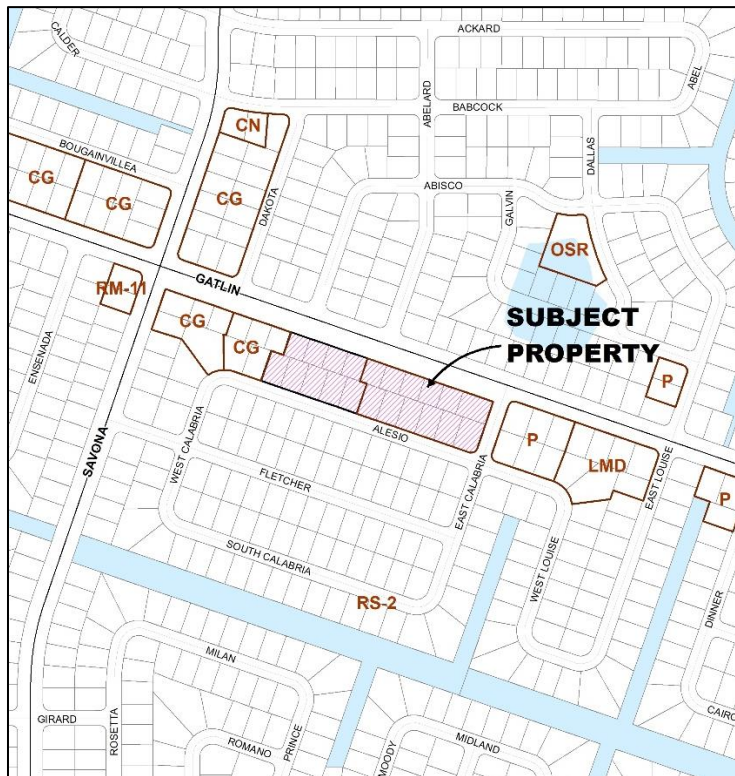
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSR	RS-2	Open Space, Single-Family Residences
South	RL	RS-2	Single-Family Residences
East	ROI	P	Office Building
West	CG	CG	Commercial Shopping Center

OSR – Open Space Recreation, RS-2-Single-Family Residential, RL-Low Density Residential, ROI – Residential, Office, Institutional, P – Professional, CG – General Commercial



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code regarding the provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	Sewer/water will be provided by Port St. Lucie Utility Systems Department. A developer's agreement with the City Utilities Department, which is consistent with the adopted level of service, is required prior to the issuance of building permits.
<i>Traffic Circulation</i>	Public Works staff has reviewed and recommended approval of the project's internal and external conditions for transportation concurrency and level of service.
<i>Parks and Recreation Facilities</i>	Not applicable
<i>Stormwater Management Facilities</i>	The development of the property will meet all applicable stormwater management regulations at the issuance of permits for development.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Not applicable

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code and documented as follows:

Native Habitat/Tree Protection: No wetlands are present on site. When native upland habitat exists on the property, a minimum of twenty-five (25) percent of the total native upland habitat on site shall be preserved. Preservation and/or mitigation will be addressed at the time of site plan approval.

Wildlife Protection: Per Section 157.06(B), a site survey for gopher tortoises shall be conducted on all upland properties. The site shall be evaluated for any resident wildlife prior to building. If any listed species are present on the site, the applicant will be required to obtain a permit from the Florida Department of Environmental Protection prior to development.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): On September 12, 2022, City Council approved an on-site sculpture for the site plan associated with the Phase 1 site plan(P20-239). The applicant will be required to satisfy the remaining public art requirements upon approval of a site plan for Phase 2.

Related Project

- P22-037 Comprehensive Plan Amendment request to amend the Future Land Use from ROI (Residential Office, and Institutional) to CG (General Commercial).
- P21-258 Special Exception Use request to allow drive-through services in the CG (General Commercial) zoning district.
- P21-236 A Rezoning from RS-2 and LMD to CG for Portions of Lots 12, 13, 14, 15, 16, 17 and 27 and all of Lots 28, 29, 30, 31 and 32.
- P20-239 Major Site Plan application for two 10,400 square-foot commercial/office buildings.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan.

The Site Plan Review Committee recommended approval of the Gatlin Pointe Preliminary and Final Subdivision Plat at their meeting on January 26, 2022.