



**1208 SW Gatlin Blvd (Gatlin Pointe)  
Major Site Plan  
P20-239**



**Project Location Map**

**SUMMARY**

Applicant's Request:	Approval of two commercial/office buildings
Applicant:	Jose Chaves, Storybook Holdings, LLC
Property Owner:	George Callas, G. Callas Holdings, LLC
Location:	Southwest corner of the intersection of SW Gatlin Boulevard and East Calabria Circle
Address:	1208 SW Gatlin Blvd
Project Planner:	Isai Chavez, Planner I

**Project Description**

The proposed project consists of two 10,400 square foot buildings for commercial/office uses at the intersection of Gatlin Boulevard and East Calabria Circle. Adjacent to SW Alesio Lane, it includes a 15-foot landscape buffer and architectural wall, that is at least 6 feet in height measured from the finished floor elevation, to buffer from residential properties to the south.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the site plan at their meeting of November 25, 2020.

The City Council approved the special exception use to allow retail or personal service uses exceeding 50 percent of the building's gross floor area on November 9, 2020 for this project under P20-139 G. Callas Holdings, LLC SEU.

The City Council approved the rezoning of Single Family Residential (RS-2) to Limited Mixed Use (LMD) on October 26, 2020 for this project under P20-138 G. Callas Holdings, LLC Rezoning.

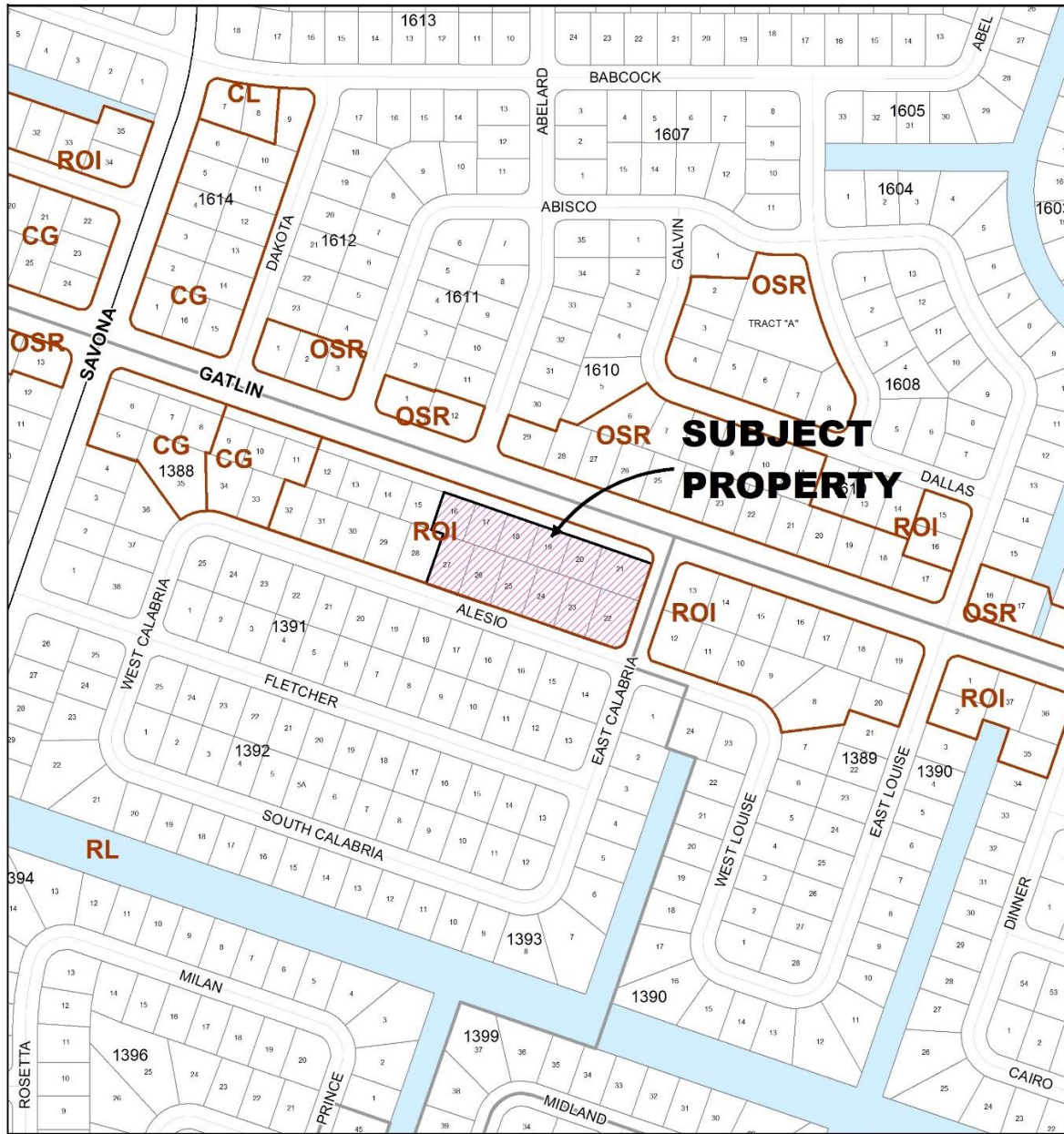
**Location and Site Information**

Parcel Number:	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:	2.56 acres/111,680 sq. ft.
Legal Description:	Lots 18-27, Block 1399, Port St. Lucie Section 14
Future Land Use:	ROI (Residential, Office, and Institutional)
Existing Zoning:	LMD (Limited Mixed-Use)
Existing Use:	Vacant land

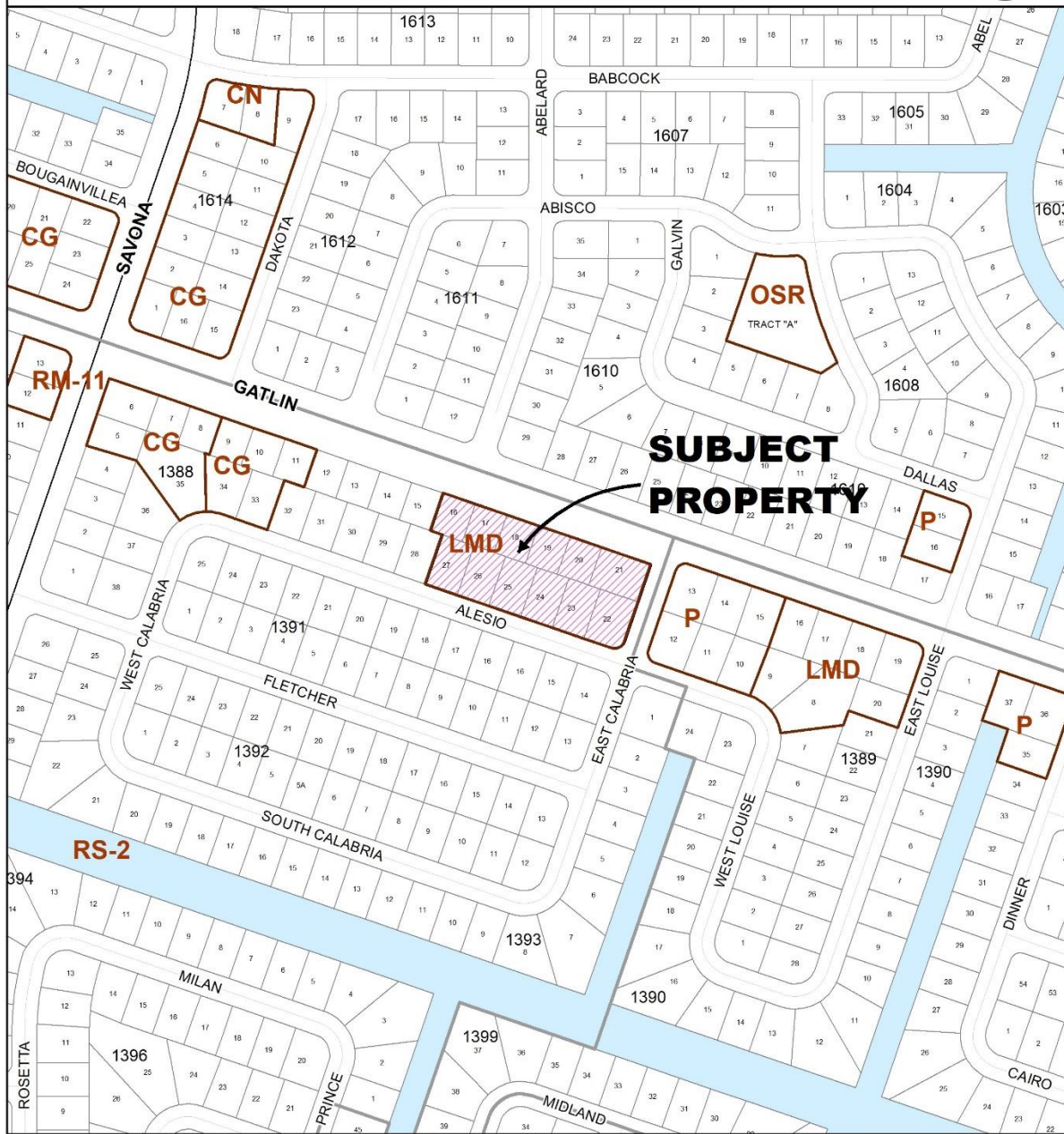
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Greenway; Single-Family Residential
South	RL	RS-2	Single-Family Residential
East	ROI	P	Professional offices
West	ROI	RS-2	Vacant; Single-Family Residential

RL- Low-Density Residential; ROI – Residential, Office, Institutional; RS-2 – Single-Family Residential  
P - Professional



Future Land Use Map



Zoning Map

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The proposed commercial/office uses are compatible with the Limited Mixed Use (LMD) zoning designation. An SEU was approved allowing retail or personal service uses exceeding 50 percent of the building's gross floor area.
<b>DUMPSTER ENCLOSURE</b>	Site plan depicts two 12' X 24' foot dumpster enclosures for general refuse and recyclable refuse.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	Architectural elevations comply with City of Port St. Lucie Citywide Design Standards Manual.
<b>PARKING REQUIREMENTS</b>	One hundred and four (104) parking spaces are required and 104 are proposed. Five handicap spaces are required and five are proposed.
<b>BUILDING HEIGHT</b>	Maximum building height allowed is 35 feet, height of proposed buildings is 29 feet.
<b>SETBACKS</b>	Proposed buildings meet setback requirements under Limited Mixed Use zoning designation.
<b>BUFFER</b>	The site plan depicts the required fifteen-foot landscape buffer and architectural wall that is 6 feet in height minimum above finished floor elevation, facing SW Alesio Lane.

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

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	Port St. Lucie will be the provider of utilities for the proposed project. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to the issuance of building permits.
<b>TRANSPORTATION</b>	A traffic impact analysis was submitted and approved by the Public Works Department. See attached Public Works Traffic Memo.
<b>PARKS AND OPEN SPACE</b>	N/A
<b>STORMWATER</b>	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal.

<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	N/A

**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:** There is upland preserve area that requires mitigation and the applicant has selected mitigation by payment into the City’s Conservation Trust Fund in lieu of on-site mitigation.

**OTHER**

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

**Public Art (Chapter 162):** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The applicant has selected to contribute an amount equal to eighty percent (80%) of one percent (1%) of the total construction costs for deposit to the art in public places funds.

**Related Projects**

P20-138 G. Callas Holding, LLC Rezoning

P20-139 G. Callas Holdings, LLC SEU

**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 site plan at their meeting of November 25, 2020.