

StoryBook Holdings, LLC

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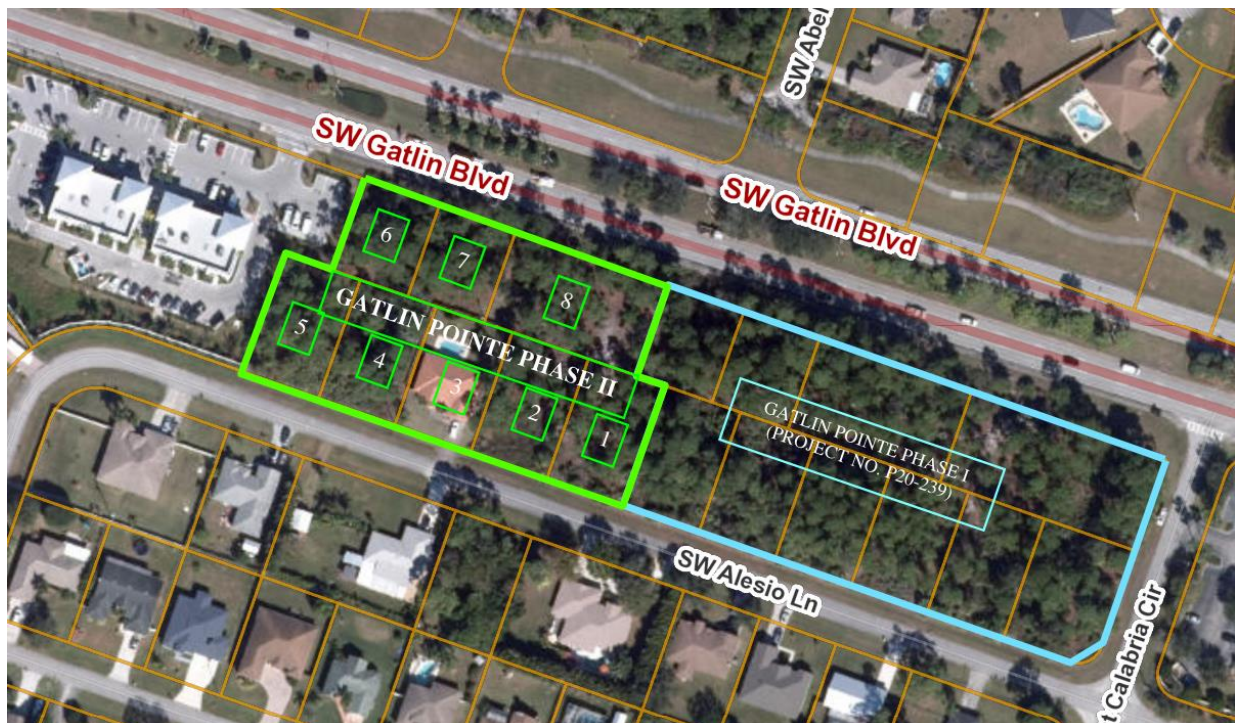
January 29, 2022

City of Port St. Lucie
Planning & Zoning Department
121 S.W. Port St. Lucie Blvd
Port St. Lucie, FL 34984

**Re: Gatlin Pointe Phase II - 1256 SW Gatlin Blvd
Comprehensive Plan Amendment, General Commercial Rezoning & Special Exception Use
Application**

To Whom it May Concern,

StoryBook Holdings has prepared a Comprehensive Plan Amendment, Rezoning and Special Exception Use Application (referred to collectively herein as "Application") for the Subject Property on behalf of Gatlin Pointe 18, LLC. The Subject Property is an assemblage of 8 parcels located in the City of Port St. Lucie, generally located to the southwest of the intersection of SW Gatlin Blvd and SW East Calabria Cir (see "Legal" exhibit included along with the Application for specific parcel ID's and Legal Description). The project as proposed will be an expansion of the Gatlin Pointe project (reference P20-239).



Reason for Comprehensive Plan Amendment, Rezoning Request and Special Exception Use Application:

The Subject Property currently has a Future Land Use (FLU) and Zoning of ROI – Residential–Office-Institutional and RS-2 Single Family Residential, respectively. The project site abuts two existing approved projects, Gatlin Palms and Gatlin Pointe (reference City of Port St. Lucie Site Plan Application P16-176 and P20-239 respectively). Gatlin Palms, immediately to the north west of the property, has a Future Land Use of Commercial General and a Zoning of General Commercial. Gatlin Pointe, immediately to the southeast of the property, has a Future Land Use of ROI and a zoning of RS-2. This conversion from the existing residential to commercial was deemed as the most appropriate approach, as the intent of the development is to achieve land uses as permitted under Section 158.124 of the City of Port St. Lucie’s Land Development Code. Based on the trends of other development within this corridor, and various national forecast of reduction in office space demand due to increase working from home scenarios as a result of the recent pandemic, we feel the best use for this property will be to support small businesses that provide professional services, small restaurants/bakeries, and other retail providers. As a result, the intent for this development is to be able to provide 100% retail or personal services including restaurant space with drive through services, to support the true anticipated demand for this corridor. We have requested that the Special Exception Use application be reviewed concurrently with the Comprehensive Plan Amendment and Rezoning applications to ensure the proposed concept to allow the drive through services within the requested GC zoning district is considered along with the Comprehensive Plan Amendment.

Comprehensive Plan, Rezoning Request and Special Exception Use Application Additional Information:

In support of the application the development team has completed certain site analysis and conceptual plans to ensure project feasibility and exhibit how the project intends to meet the requirements of the City’s Comprehensive Plan, Land Development Code and Citywide design guidelines. Items included in support of this application are as follows:

- All applicable Applications and related fees
- ALTA/NSPS Land Title Survey
- Concept Site Plan
- Concept Landscape Plan
- Concept Building Elevations
- Traffic Study*
- Environmental Assessment

*The project proposes connection to Gatlin Pointe Phase I (reference Site Plan P20-239) and the Gatlin Savona project (reference Site Plan P16-176). No new curb cuts are being proposed on Gatlin Blvd.

I trust that you will find this information complete. If you have any questions, please feel free to contact me directly (contact information below).

Respectfully,

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