

Dave and Busters Site Plan Amendment (P17-057-A2)

City Council– March 27, 2023
Francis Forman, Planner II



Proposed Project

- A requested for site plan amendment approval for a restaurant located with Gatlin Plaza PUD (7.19 acres).
- The proposed project will be a total of 25,900 square feet.

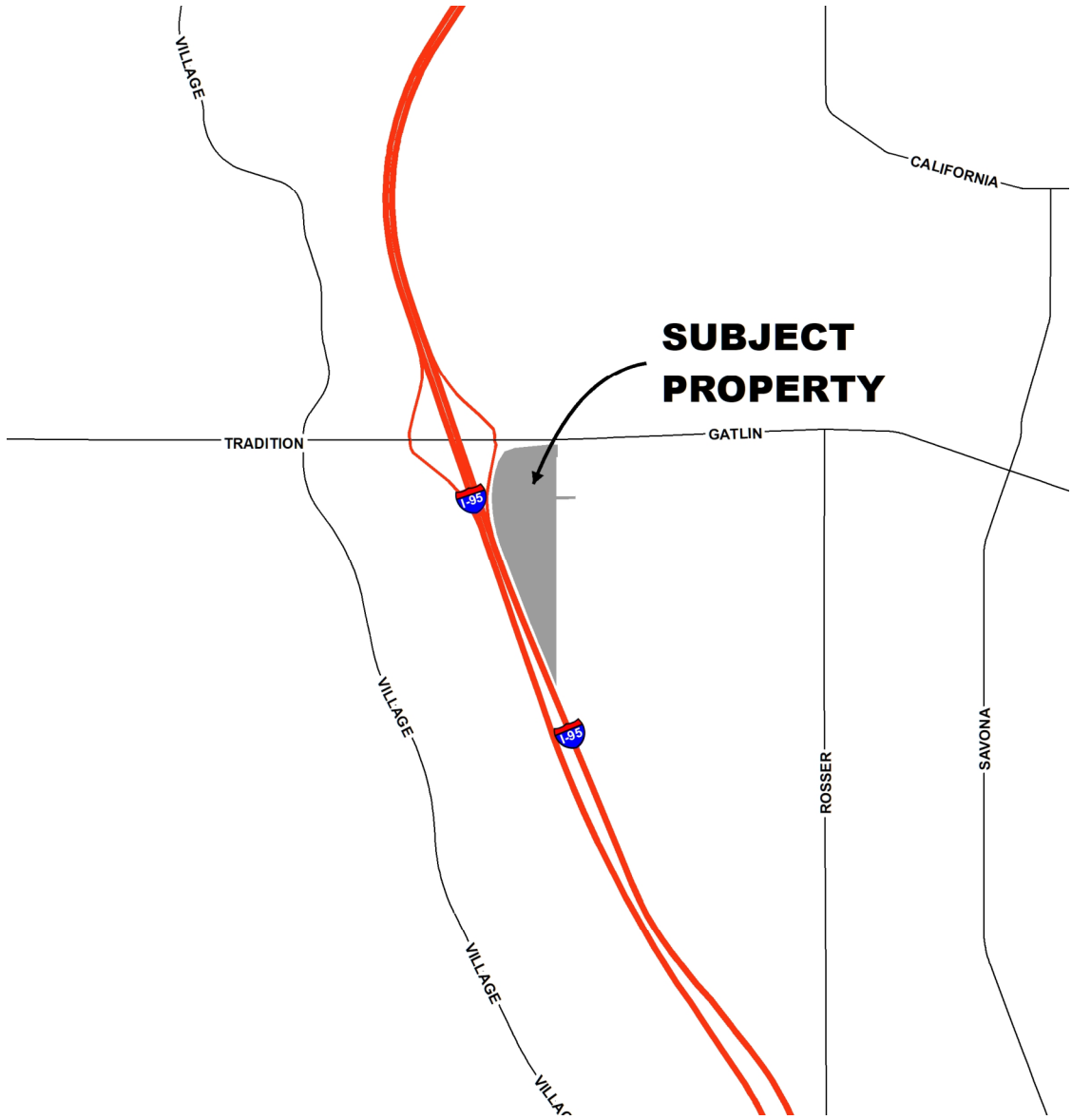
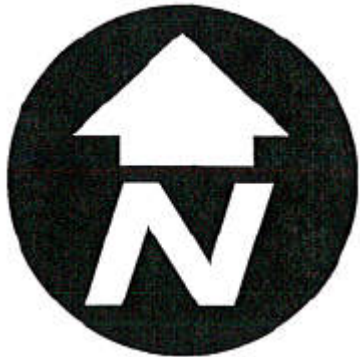


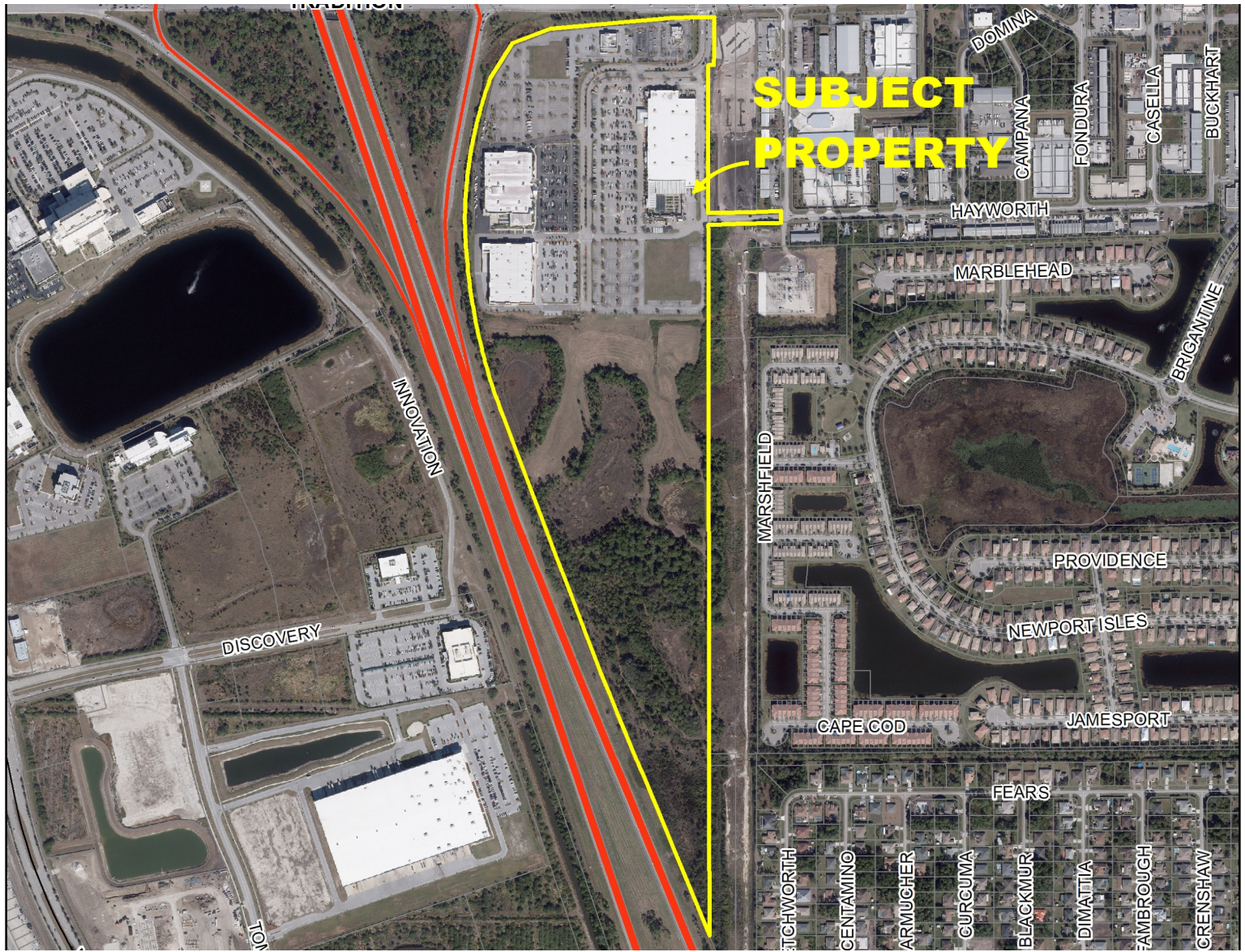
Applicant and Owner

- **Owners** – 575 Enterprise PSL, LLC.
- **Applicant** – Dennis Murphy, P.E., Culpepper & Terpening, Inc.
- **Location** – South side of Brisica St within the Gatlin Plaza PUD.
- **Existing Use** –Vacant/Parking

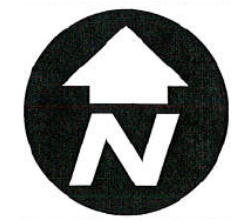


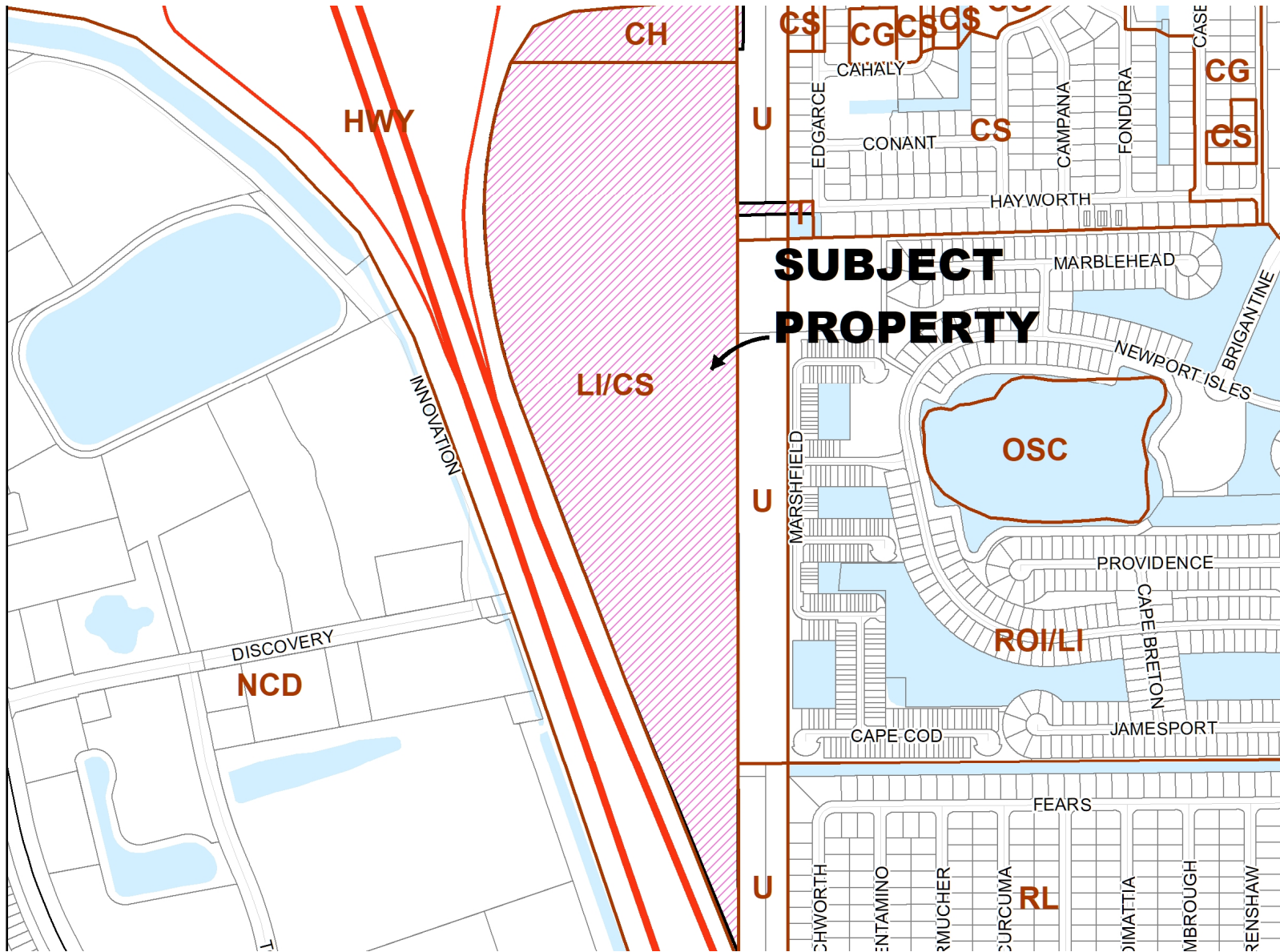
Subject Property





AERIAL

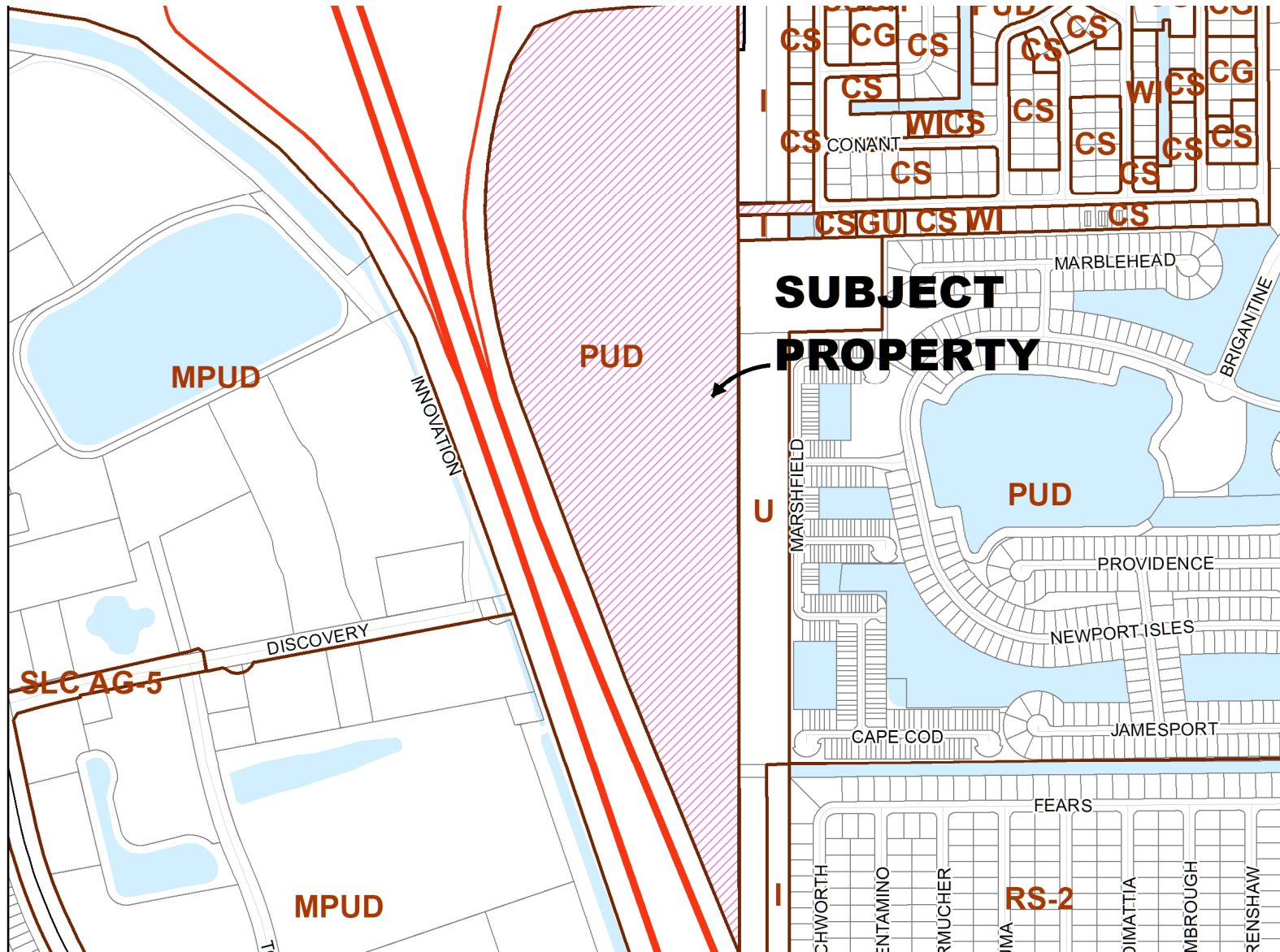




FUTURE LAND USE



ZONING

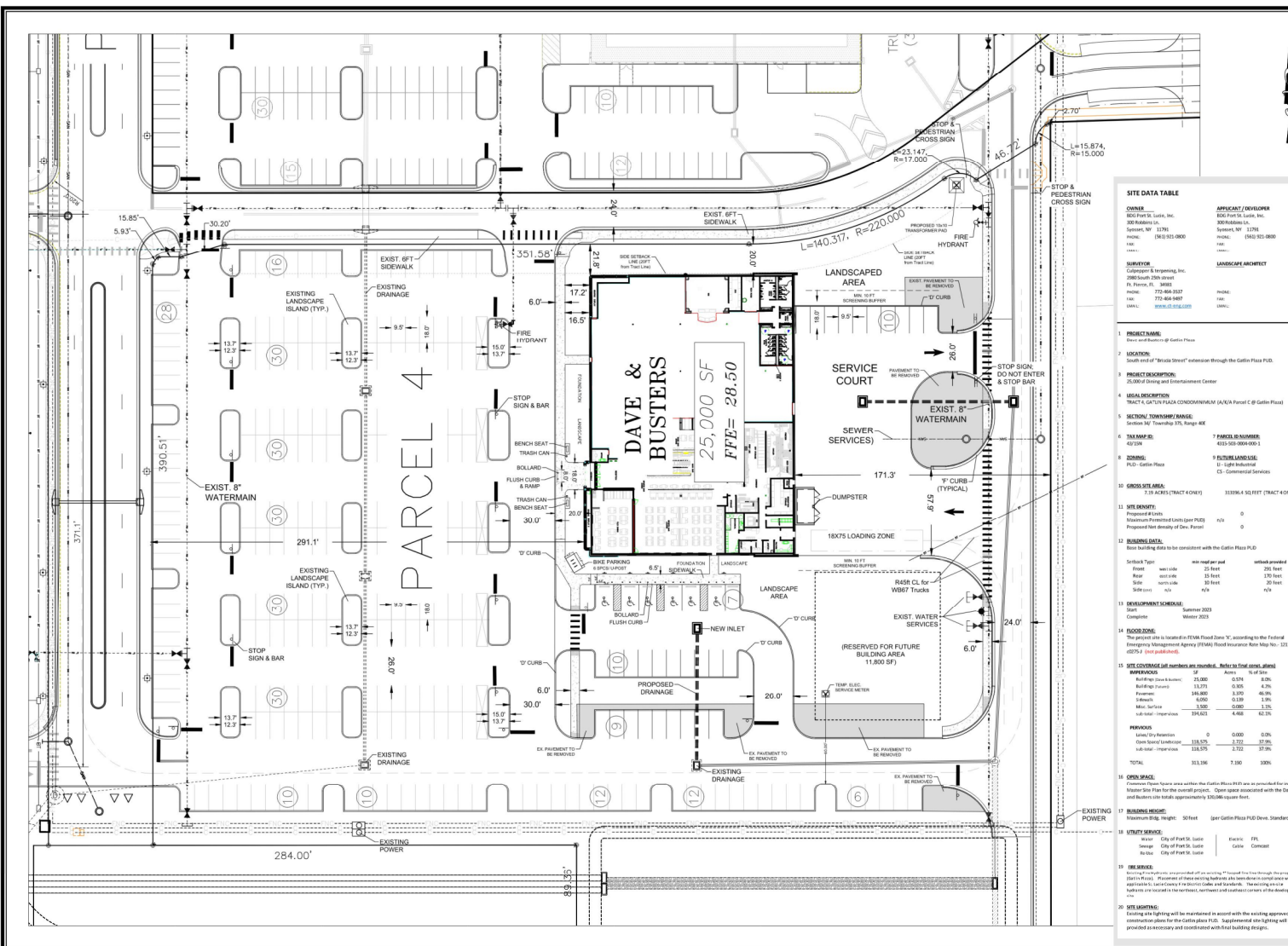


SURROUNDING USES

Direction	Future Land Use	Zoning	Existing Use
North	Light Industrial/Service Commercial (LI/CS)	Planned Unit Development (PUD)	Commercial/Retail
South	Light Industrial/Service Commercial (LI/CS)	Planned Unit Development (PUD)	Vacant
East	Utility & Institutional (U & I)	Utility (U)	Right-of-Way
West	Light Industrial/Service Commercial (LI/CS)	Planned Unit Development (PUD)	Commercial/Retail



Site Plan



SITE DATA TABLE

OWNER 2500 North 28th Street Port St. Lucie, FL 34951 Phone: (888) 921-0900 Fax: (888) 921-0900 Email: info@psl.com	APPLICANT / DEVELOPER 2500 North 28th Street Port St. Lucie, FL 34951 Phone: (772) 864-9337 Fax: (772) 864-9887 Email: info@psl.com	OWNER REPRESENTATIVE 2500 North 28th Street Port St. Lucie, FL 34951 Phone: (772) 864-9337 Fax: (772) 864-9887 Email: info@psl.com	ENGINEER Culpepper & Terpening, Inc. 2900 South 26th Street Port St. Lucie, FL 34951 Phone: (772) 864-9337 Fax: (772) 864-9887 Email: info@psl.com
SURVEYOR Culpepper & Terpening, Inc. 2900 South 26th Street Port St. Lucie, FL 34951 Phone: (772) 864-9337 Fax: (772) 864-9887 Email: info@psl.com	LANDSCAPE ARCHITECT [Blank]	ARCHITECT [Blank]	DESIGNER [Blank]

- PROJECT NAME:** Dave and Busters @ Gatlin Plaza
- LOCATION:** South end of "Brick Street" extension through the Gatlin Plaza PUD.
- PROJECT DESCRIPTION:** 25,000 sq ft Living and Entertainment Center
- LEGAL DESCRIPTION:** TRACT 1, LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

GATLIN PLAZA – MINOR ADJUSTMENT

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
2900 SOUTH 26TH STREET • P.O. BOX 1000 • PORT ST. LUCIE, FL 34951
PHONE: 772-864-9337 • FAX: 772-864-9887 • WWW.PSL.COM

REVISIONS

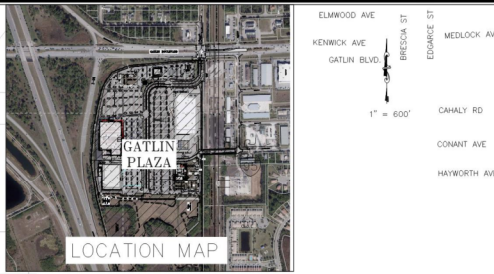
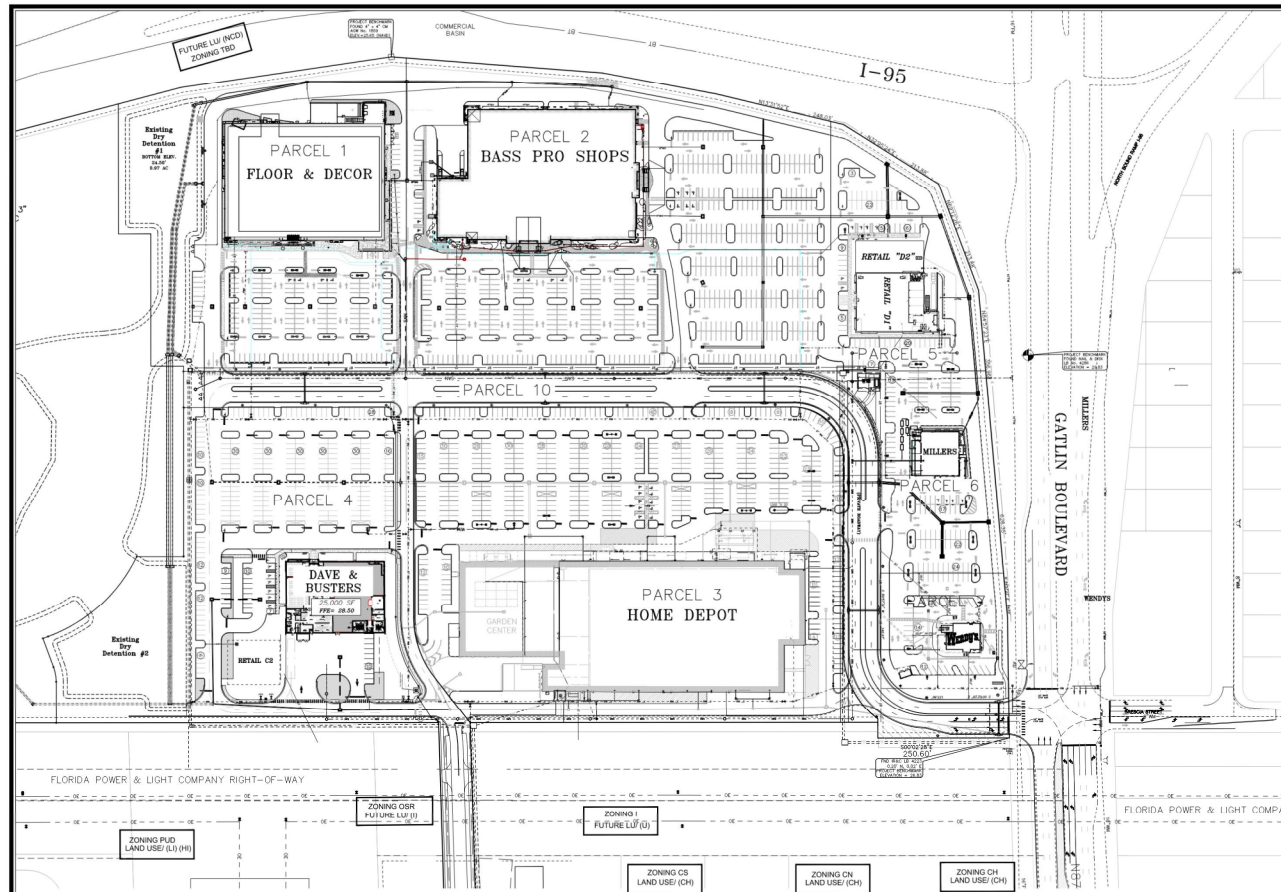
NO.	DATE	DESCRIPTION
1	23.01.05	DESIGNED
2	23.02.22	REVISION PER SPIC COMMENTS
3	23.02.03	REVISION PER SPIC COMMENTS

GATLIN PLAZA
DAVE & BUSTERS – SITE PLAN

DATE: 23.01.05
HORZ. SCALE: 1" = 30'
VERT. SCALE: NA
JOB NO: 22-045
SHEET 2 OF 3



Site Plan



SITE DATA TABLE

OWNER BSC Port St. Lucie, Inc. 300 Robbins Ln. Sebastian, FL 32971 PHONE: (888) 921-0800 FAX: (888) 921-0800 EMAIL: bscpsl@psl.com	APPLICANT / DEVELOPER BSC Port St. Lucie, Inc. 300 Robbins Ln. Sebastian, FL 32971 PHONE: (888) 921-0800 FAX: (888) 921-0800 EMAIL: bscpsl@psl.com	OWNER REPRESENTATIVES Culpepper & Terpening, Inc. 2900 South 25th Street Ft. Myers, FL 33905 PHONE: 772-864-3337 FAX: 772-864-9487 EMAIL: ctm@ct.com	LANDSCAPE ARCHITECT Culpepper & Terpening, Inc. Ft. Myers, FL 33905 PHONE: 772-864-3337 FAX: 772-864-9487 EMAIL: ctm@ct.com	ARCHITECT Culpepper & Terpening, Inc. Ft. Myers, FL 33905 PHONE: 772-864-3337 FAX: 772-864-9487 EMAIL: ctm@ct.com
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1 PROJECT NAME: Gatlin Plaza PUD

2 LOCATION: South Side of Gatlin Boulevard at Brinica Street

3 PROJECT DESCRIPTION: 393,000 sq ft Commercial Center/Complex

4 LEGAL DESCRIPTION: BEING ALL OF GATLIN PLAZA, AS RECORDED IN PLAT BOOK 54, PAGE 38, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WITH IN EXCEPTIONS 14 AND 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CONTAINING 16,057 ACRES, MORE OR LESS.

5 SECTION / TOWNSHIP / RANGE: Section 34 / Township 37S, Range 40E

6 TAX MAP ID: 402.004

7 PARCEL ID NUMBER: 402-113-000-000-3

8 ZONING: PUD - Light Industrial

9 FUTURE LAND USE: U - Light Industrial, C - Commercial Services

10 GROSS SITE AREA: 31,007 ACRES

11 SITE DENSITY: Proposed: 0 Maximum Permitted (City of PSL): 0 Proposed Max Density (City of PSL): 0

12 BUILDING SETBACK DATA:

Setback Type	Min. setback
Front	25 Feet
Rear	15 Feet
Side	10 Feet
Min. 8'4" Separation	15 Feet

13 DEVELOPMENT SCHEDULE: Start: Fall 2005 Complete: Fall 2007 (Infrastructure only)

14 FLOOD ZONE: The project site is located in FEMA Flood Zone "X", according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 1211-0275-F.

15 SITE COVERAGE (all numbers are rounded. Refer to final plans, plans)

INTERVIOUS	0%	Acres	0.00
Building (all)	395.556	9.179	30.2%
Paving & Mill. (incl. subsoil improvement)	2,168.883	26.738	88.8%
Subsoil improvement	1,563.659	35.962	38.4%

16 OPEN SPACE: Common Open Space area within Gatlin Plaza PUD are provided for in the Master Site Plan for the overall project.

17 BUILDING HEIGHT: Maximum 8'4" Height: 50 Feet

18 UTILITY SERVICE: Water: City of Port St. Lucie Sewer: City of Port St. Lucie Electric: FPL Cable: Comcast

19 FIRE SERVICE: Existing Fire Hydrants are provided in compliance with applicable St. Lucie County Fire District Codes and standards.

20 SECURITY LIGHTING: Site lighting will be maintained by the Gatlin Plaza PUD.

21 REFUSE: Trash and solid waste collection shall be by approved City of Port St. Lucie commercial service provider.

22 PARKING:

Use	Min. area	Min. area of measure	parking required	parking provided	handicapped spaces
Home Depot	115,669	47,000	423	623	12
Best Buy	63,079	47,000	266	399	8
Floor & Decor	69,982	47,000	288	288	6
Retail C	40,881	47,000	162	162	4
Retail D	20,000	47,000	80	80	4
Warehouse	4,300	17.9	81	81	4
Wendys	3,400	17.9	62	62	2
TOTAL			1,649	1,673	46

see specific site plan detail sheets for final parking counts.

23 SITE DRAINAGE: There is a utility easement easement south to the line connected dry detention ponds where it will receive a half inch of dry precipitation prior to permitted discharge into wetland 2, which will provide the remaining water quality & attenuation. Discharge will be in the direction of stormwater management system per SWMD Permit 56-00302-3-45. Application 05-0020-10.

24 HAZARDOUS WASTE STATEMENT: Any and all hazardous or toxic material generated or stored on site shall be disposed of in accordance with all local, state and federal regulations.

25 WETLAND PROTECTION CRITERIA: This project is not located in a public water supply wetland protection zone.

26 GENERAL NOTES:

- This application is not vetted for any municipal fees. All fees are calculated at time of payment. This includes specific utility impact fees, utility advance fees, and any administrative review fees for City Departments. No fees are waived based on date of City Council approval.
- The property owner, contractor, and author/lead representative shall provide, remove, and disposal of trees within the project limits and shall be responsible for maintenance of the area from the edge of pavement to the property line with the City's right-of-way in accordance with City Code, Section 48.018(g).
- Development of future buildings may require a site plan amendment if the design affects the approved plan.
- Public Art requirements to be addressed under separate submittal.
- City of Port St. Lucie Native Habitat Preservation requirements are provided on the site plan.

DAILY TRIPS										PEAK HOUR (Saturday)									
ITE CODE	USE	CONDO R/L	SO FOOTAGE	TRIP RATE (ITE 11)	TOTAL TRIPS (ITE 11)	PASSENGER TRIPS (ITE 11)	PASSENGER TRIPS (ITE 11)	NET NEW TRIPS (ITE 11)	NET TRIPS IN (ITE 11)	NET TRIPS OUT (ITE 11)	TRIP RATE (ITE 11)	TOTAL TRIPS (ITE 11)	PASSENGER TRIPS (ITE 11)	PASSENGER TRIPS (ITE 11)	NET NEW TRIPS (ITE 11)	NET TRIPS IN (ITE 11)	NET TRIPS OUT (ITE 11)		
861	BASS PRO SHOPS	2	91,370	23.78	2133	369.37	17.00%	3893	902	902	3.99	365	61.98	17.00%	303	81	75		
932	DAVE AND BUSTERS	4	21,000	107.2	2640	911.20	34.00%	3769	884	884	11.9	298	101.15	34.00%	196	129	97		
820	REMAINING P&L 'C'	4	14,273	37.01	491	566.99	34.00%	324	362	362	4.4	58	19.95	34.00%	39	24	11		
820	FUTURE P&L 'C'	5	24,900	37.01	918	112.07	34.00%	606	303	303	4.4	309	37.60	34.00%	72	65	21		
862	HOME DEPOT	3	154,669	30.74	4785	2294.93	48.00%	2488	1244	1244	4.37	620	326.53	48.00%	354	112	103		
924	WENDYS	7	5,408	407.48	1359	689.13	42.00%	109	462	462	55.25	138	79.88	42.00%	109	52	48		
932	MILLERS ALE	6	4,300	307.2	675	290.60	43.00%	385	192	192	11.8	75	32.24	43.00%	43	28	21		
862	FLOOR & DECOR	1	69,891	30.74	2148	1031.26	48.00%	1117	559	555	1.37	305	146.60	48.00%	159	50	46		
					15464			9417	4708	4708		2079			1274	491	423		

REVISIONS - CONT. -

NO.	DATE	BY	DATE	DESCRIPTION
1	2-28-13	TMM	2-28-13	REVISED: PASS PRO SHOPS TO ORIGINAL PARKING
2	4-1-13	TMM	4-1-13	ADJUSTED FOR AS-BUILT CONDITIONS
3	1-27-14	ERP	1-27-14	ADDED FLOOR DECOR UPDATES
4	3-27-17	ERP	3-27-17	ADD CANALY CREEK (BUILDING D)
5	02/15/22	DJM	02/15/22	REVISED: FOOTPRINT FOR TRACT 4 AND SO FOOTAGE FOR BLD D.

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
2900 NORTH 112nd STREET • FORT MYERS, FLORIDA 33904
PHONE: 772-864-3337 • FAX: 772-864-9487 • WWW.CT.COM

REVISIONS -

NO.	DATE	BY	DATE	DESCRIPTION
1	09/14/20	DRP	09/14/20	REVISED PER COMMENTS FROM THE CITY OF PSL
2	09/29/20	RN	09/29/20	REVISED KOBEL'S BUILDING FOOTPRINT PER AISC
3	06/15/21	ERP	06/15/21	REVISED PHASING LINE PER CITY OF PSL ENGINEERING
4	07/14/21	RN	07/14/21	ADDED WENDYS REVISED TRIP AND PARKING DATA
5	11/9/21	MOR	11/9/21	UPDATED SITE COVERAGE NOTE 13
6	3/23/22	MOR	3/23/22	APPROVED

GATLIN PLAZA GENERAL SITE PLAN

DATE: 8/4/17
HORIZ. SCALE: 1"=100'
VERT. SCALE: NA
JOB NO. 22-045
SHEET 1A OF 3

REVISED TRAFFIC DATA TABLES FOR OVERALL PROJECT DJM 03/09/22

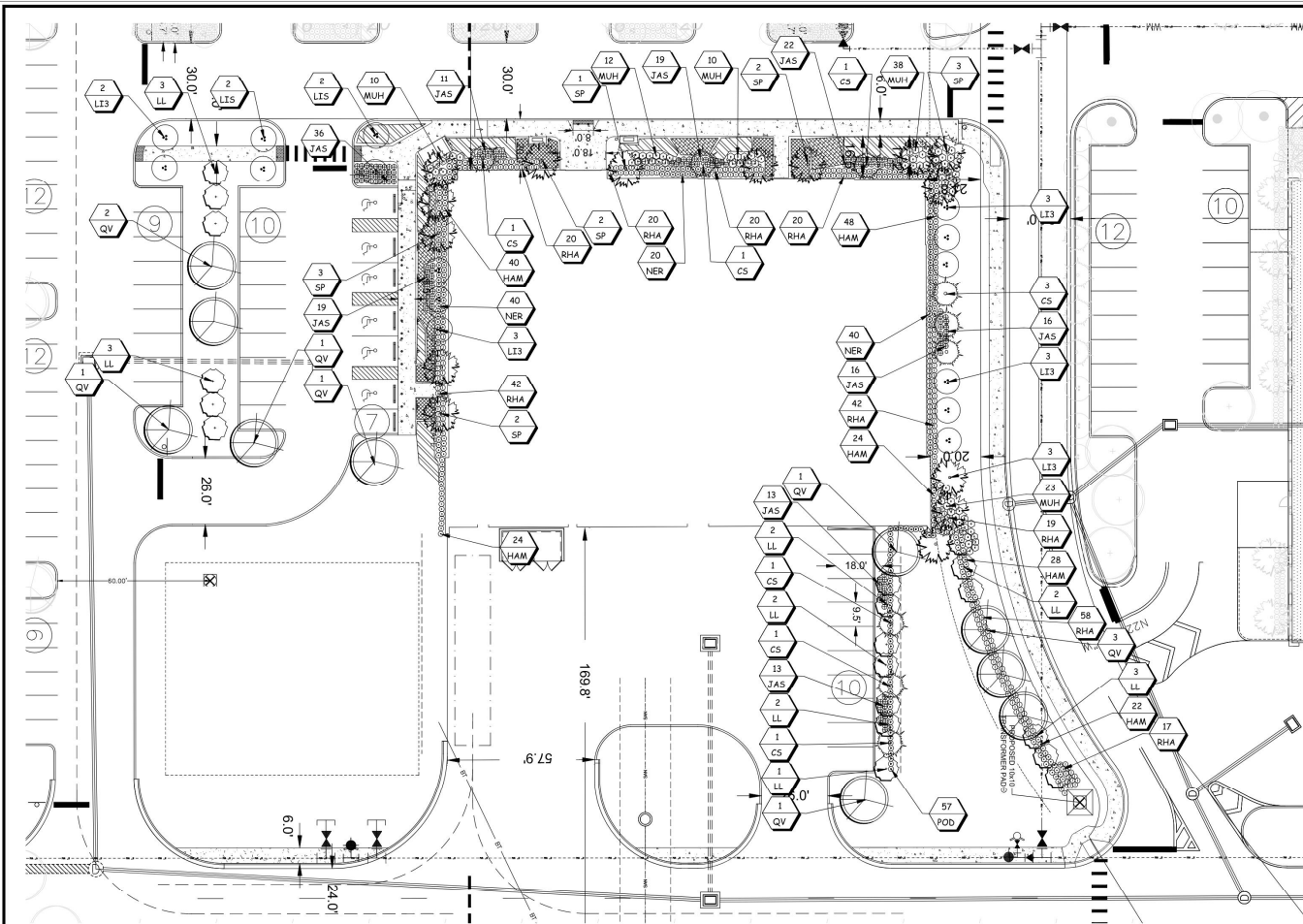


Landscape Plan



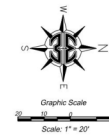
Landscape Legend:

Qty	Symbol	Tag	Species
19	●	LL	Tree Ligustrum lucidum, FG, 12' Ht, 5' Spr, Multi
9	●	CS	Glaucous Cassia Cassia surattensis, FG, 8' ht
15	●	L13	Coral Red Cape Myrtle Lagerstromia indica 'Tuscarora', 12' Ht, 5' Spr, 2.5" cal, Multi
10	●	QV	Live Oak, Quercus virginiana, 12' Ht, 5' Spr, 2.5" cal
15	●	SP	Cabbage Palm Sabal palmetto, 10' CT, matched
186	○	HAM	Dwarf Firebush Hamelis macarantha, 3 gal, 18"OA, 24" o.c.
149	⊕	JAS	Wax Jasmine Jasminum volubile, 3 gal, 18"OA, 24" o.c.
93	○	MUH	Muhlenbergia grass Muhlenbergia capillaris, 3 gal, 36" o.c.
100	○	NER	Dwarf Oleander Nerium oleander 'Ice', 3 gal, 18"OA, 24" o.c.
259	○	RHA	Indian Hawthorn Rhaphiolepis indica, 3 Gal, 12" ht, 24" o.c.
57	○	POD	Podocarpus Podocarpus macrophyllus, 7 Gal, 36" ht, 24" o.c.
254	▨	FIC	Green Island Ficus Ficus macrocarpa 'Green Island', 1 gal, 6"x10", 24" o.c.
121	▨	LAN	Purple & White Trailing Lantana Lantana montevidensis & alba, 1 gal, 24" o.c., even mix
104	▨	TRF	Dwarf Fakahatchee Grass Tripsacum floridana, 3 gal, 24" o.c.



General Notes:

1. All landscaping within (PSLUSD) utility easements shall comply with Chapter 153 of the City's Code of Ordinances and PSLUSD Utility Standards, Details and Policies.
2. No landscaping shall be planted in such a manner as to adversely affect utility installation, operation and maintenance.
3. Trees shall not be planted within 10 feet of any PSLUSD mains or appurtenances.
4. No landscaping other than sod grasses shall be planted within in a 5' radius maintenance area of an PSLUD appurtenance such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.
5. All landscape material to be Florida No.1
6. All sod areas to be St. Augustine 'Floritam' Sod



PSLUSD
City of Port St. Lucie Project No: P17-057-A2

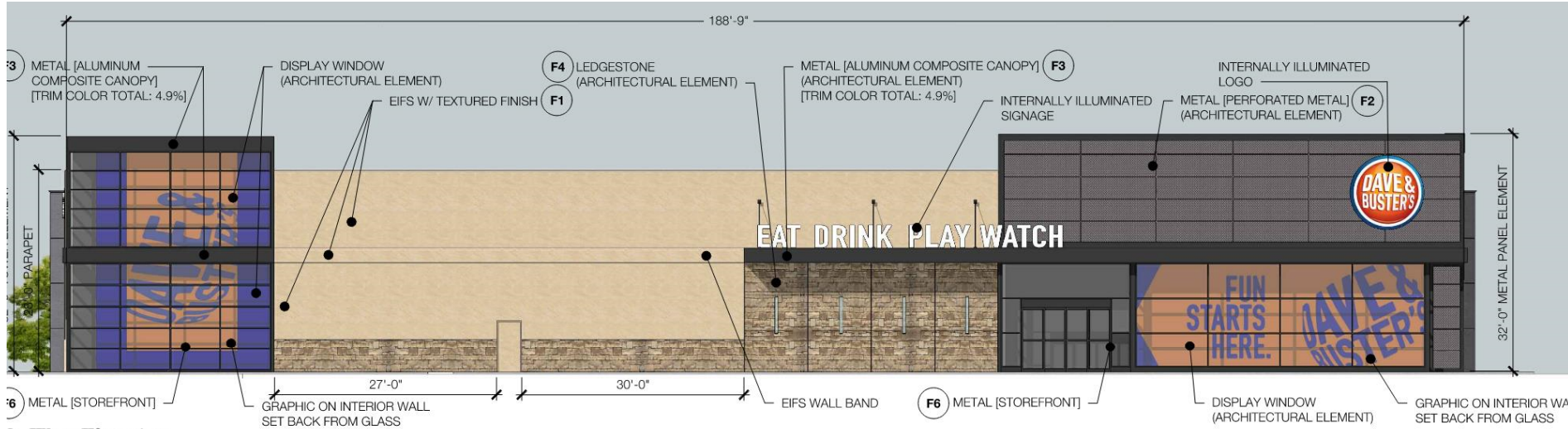
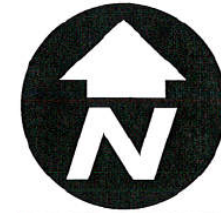
Landscape Design Associates
 25110 NW 182nd Ave
 High Springs, FL 32643
 772.971.6989
 info@landscape.com

Scale: 1" = 20'	Drawn By: SM	Checked By: SM
Revisions	Date	Comments
1		

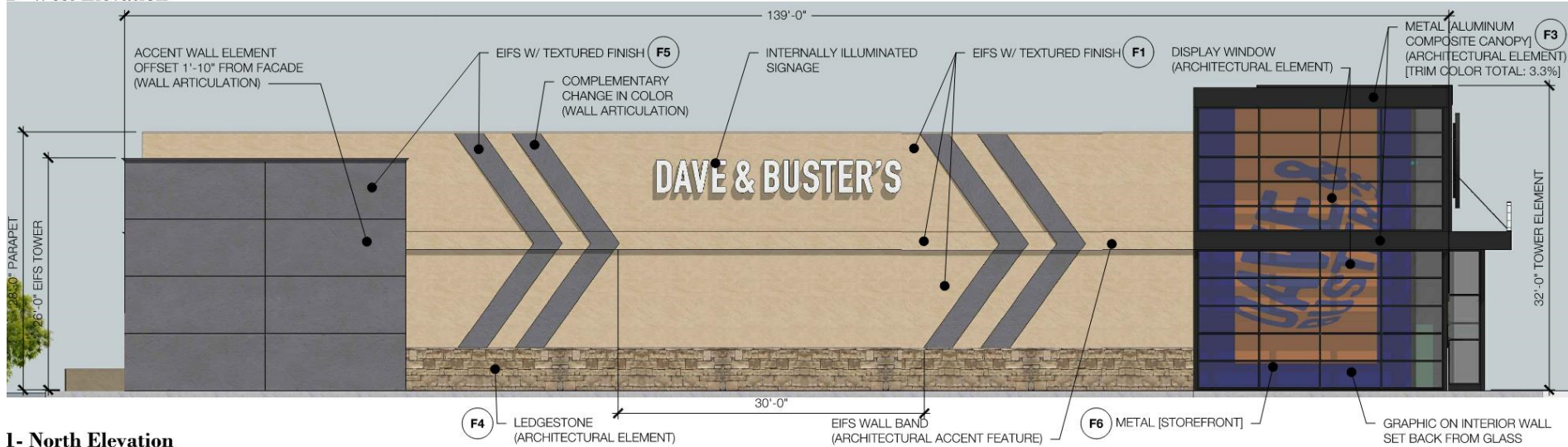
Gatlin Plaza Phase 1 - Dave & Busters
 City of Port St. Lucie
 Landscape Plan - Amendment
 2/13/23
 LD-02



Elevation



2- West Elevation



1- North Elevation



Dave & Buster's
1221 S. Beltline Road, Suite 500
Coppell, Texas 75019



Dave and Busters
Port St. Lucie, FL

Exterior Elevations -1
January 6, 2023



Zoning Review

- The subject property is within the Gatlin Plaza PUD and complies with the PUD zoning requirements.
- A total of 191 standard parking spaces is required and 280 provided including 7 handicapped spaces.
- Proposed building is a height of 50 feet. The maximum height allowed within the PUD is 50 feet.



Traffic Impact Statement

The Traffic Impact Statement for this plaza was reviewed by City Staff.

The Land use and square footages were previously reviewed and approved with the original Site plan. The proposed amendment results in a decrease in Average Total Daily Trips for the plaza.

All traffic concerns for the overall plaza have been addressed with the original approval.

No significant traffic impact is expected based on the site plan amendment submitted.

Concurrency Review and Traffic Analysis

- The subject property is within the Gatlin Plaza PUD.
- Port St. Lucie Utility Services District is the provider of sewer and water service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	The site does not contain any protected trees nor are trees proposed to be removed, therefore payment into the Tree Mitigation Fund will not be required prior to issuance of a site work permit. A gopher tortoise survey will be required prior to the issuance of a site work permit to prevent impacts on any protected wildlife.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Required, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option. At this time, the applicant has identified the in lieu option.



Recommendation

- The Planning and Zoning Department is recommending the following condition of approval:
 1. Prior to the issuance of a Certificate of Occupancy, the property owner shall grant an easement to the City through the property they own to the east of the Gatlin Plaza PUD property or deed the property to the City for the Peacock Trail.
- The Site Plan Review Committee reviewed the request at a special SPRC meeting on March 8, 2023, and recommended approval.

