

StoryBook Holdings, LLC

Jose Chaves, PE / Owner

Jose@StoryBookHoldings.com

5260 N. Lake Burkett Lane

Winter Park, Florida 32792

T: 321-246-8811

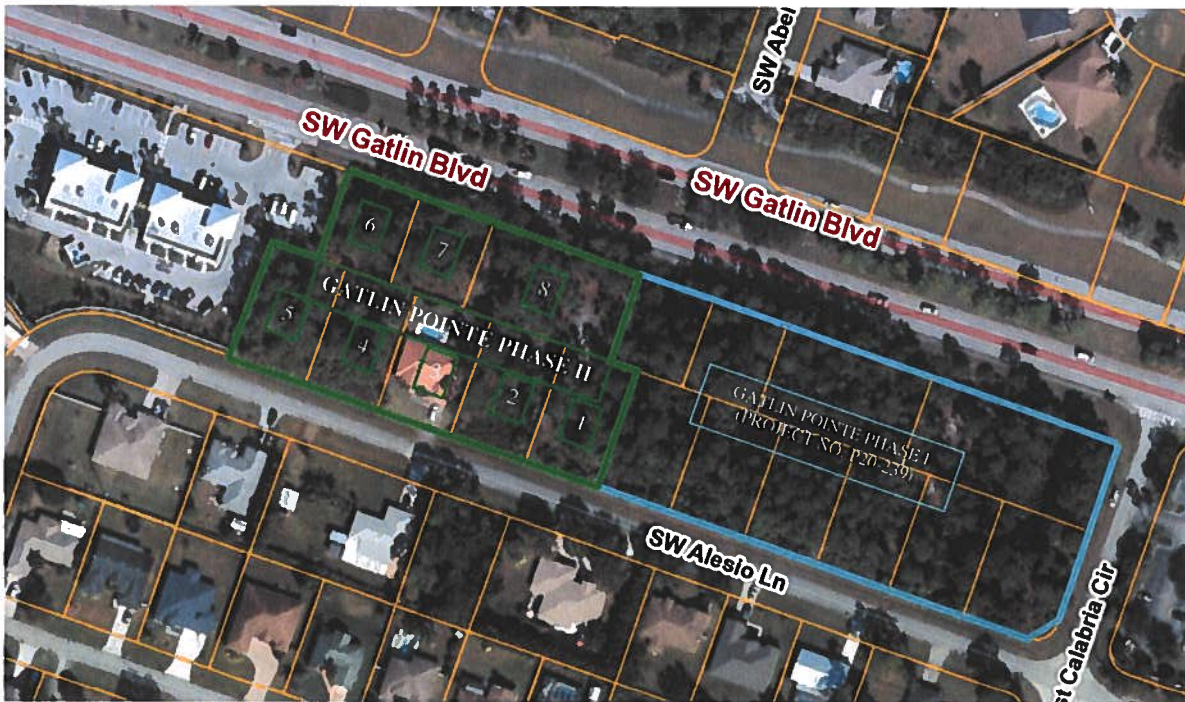
January 29, 2022

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,


Jose A Chaves

Jose Chaves, P.E.
StoryBook Holdings, LLC
Jose@StoryBookHoldings.com
T: 321-246-8811

FOR SPECIAL EXCEPTION USE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: JOSE@STORYBOOKHOLDINGS.COM

PROPERTY OWNER:

Name: GATLIN POINTE 18, LLC
Address: 800 SE 4TH AVE, SUITE #804; HALLANDALE BEACH, FL 33009
Telephone No.: 954-840-0449 Email FREDDY@BBCAPITALGROUP.COM

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: STORYBOOK HOLDINGS, LLC (REP. JOSE CHAVES, P.E.)
Address: 5260 N. LAKE BURKETT LANE, WINTER PARK FL 32792
Telephone No.: 321-246-8811 Email JOSE@STORYBOOKHOLDINGS.COM

SUBJECT PROPERTY:

Legal Description: VARIES SEE ATTACHED
Parcel I.D Number: VARIES SEE ATTACHED
Address: VARIES SEE ATTACHED Bays: _____
Development Name: GATLIN POINTE PHASE II (Attach Sketch and/or Survey)
Gross Leasable Area (sq. ft.): 16,015 SF Assembly Area (sq. ft.): _____
Current Zoning Classification: SR-2; CONCURRENT APPLICATION TO REZONE TO CG SUBMITTED. SEU Requested: ALLOW DRIVE-THROUGH SERVICE

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

SEE ATTACHED.


Jose A Chaves
Signature of Applicant

JOSE CHAVES FOR
STORYBOOK HOLDINGS, LLC
Hand Print Name

01/29/2022
Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

Special Exception Uses Responses

- (A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.**

Ingress and Egress will be provided at two location for this development. The first access point will be along the east, connecting to the drive isles proposed under Gatlin Pointe Phase I (Reference P20-239). The second access point will be along the west, connecting to the existing drive isle built under the Gatlin Savona Project (a.k.a. Gatlin Palms reference P16-176). A traffic study was conducted by MacKenzie Engineering & Planning, Inc. which provides further detail.

A 26 ft pavement section provides access along the front of the buildings to both points of ingress/egress, and a one way street along the rear of the buildings provides access to additional parking, drive-through services, loading area, and rear access to the buildings. Pedestrian connections are provided to both adjacent developments and directly to SW Gatlin Blvd.

- (B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.**

Adequate parking and loading areas are provided along the perimeter of the proposed site and are properly screened from the adjoining properties. The City requires a minimum of a 8 ft wall to be constructed within a 10 ft landscape buffer between the proposed development and the surrounding properties to the south. In addition to this wall, we have strategically placed the stormwater management area (dry pond) to be along the rear of the property boundary to further separate the development area from adjoining residential properties. Specifically, the stormwater management area provides an additional 18-20 ft of separation (on top of the 10 ft required landscape buffer) between the off-street parking pavement area and the property boundary to the south. The eastern and western property boundaries will connect to the surrounding development. The loading area is being placed along the rear of the buildings. This allows for the loading area to be screened and separated from the adjoining properties by the dumpster enclosure, the stormwater management area and the buffer screening wall.

- (C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.**

The project proposes to extend the City's 8" water main along SW Abisco Road to cross SW Gatlin Blvd and will connect to an 8" water main extension being proposed along with Gatlin Pointe Phase I (P20-239).

- (D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.**

Several steps were taken in consideration of buffering and screening beyond that which is required by the code, specifically for the property boundaries that abut residential uses. First, the site was planned to set the stormwater management pond along the rear of the property line to provide an additional 18-20 ft to the required 10 ft landscape buffer. The wall along the rear is additionally shown to connect to the adjacent developments. The site layout and transitions to the residential uses along the southern property boundaries are consistent with other non-residential projects that back to SW Alesio Lane.

- (E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.**

Exterior lighting and signage will be designed to avoid light pollution and glare, and in line with the City's Land Development Code and Citywide Design Guidelines. A master sign and lighting plan will be provided to ensure compliance.

- (F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.**

Landscape yards and open spaces were designed to adequately serve the property by providing sufficient exposure to the public ROW, but also screening the proposed development from the adjoining residential uses. For the rear yard the proposed project seeks to match the design approach for Gatlin Pointe Phase I (P20-239).

- (G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.**

No variances or waivers are being requested along with this application.

This special exception use application is specifically being requested to allow drive-through facilities as shown in the submitted conceptual plan. The drive-through facilities are anticipated to operate mostly as "pick-up" windows for mobile orders, as this is the constant demand expressed by potential tenants to the developer.

- (H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.**

The establishment and operation of the proposed use will further complement the City's vision for this corridor while acknowledging current market demands. The project as proposed will provide additional space for small business and will improve the convenience of residents and workers in the City by providing additional services within walking distance to existing neighborhoods.

- (I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.**

The project is being proposed to benefit from the existing traffic along Gatlin Ave. The project will provide professional services, small restaurants/bakeries, small business retail, and similar other uses to support the local community. This intent will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, as all the activity will be centered along the front of the building which will provide sufficient separation and screening from the residential uses. The low intensity commercial space will operate during regular business hours, with no early openings or late hours anticipated. Additionally, the site was strategically designed to screen waste disposal and sanitary sewer lift station areas from public view. No on-site generators or any other fume generating or noise generating equipment, other than standard for this type of use, are proposed.

(J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light, and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

The proposed use for this development is compatible not only with the existing or permitted uses of adjacent property, but it is compatible with the overall SW Gatlin Blvd corridor.

This section of the Gatlin Blvd corridor, starting after the southernly bend to SW Gatlin Blvd (near SW Bougainvillea Ave) to SW Port St Lucie Blvd has seen an increase demand in the light intensity commercial uses. This can be seen by the development of the following projects:

- "Gatlin Pointe Phase I" (southwest corner of SW Gatlin Blvd and SW E Calabria Cir
 - o Immediately adjacent to the project site.
- "Gatlin Palms" (southeast corner of SW Savona Blvd and SW Gatlin Blvd)
 - o Immediately adjacent to the project site.
- Expansion of the "Shoppes of Bougainvillea" (1392 SW Bougainvillea Ave)
 - o Approx. 1,600 ft from proposed project site
- "Goodwill Center" – includes 12,716 sf of retail approved via special exception use.
 - o Approx. 1,130 ft from proposed project site

The proposed project will be designed to comply with the City's Land Development Code and Citywide Design Standards to ensure compatibility with light and noise generation. Site access will also be compatible with the surrounding projects by providing one point of access to Gatlin Palms. and one point of access to Gatlin Pointe Phase I.

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

SEE ATTACHED

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

SEE ATTACHED

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

SEE ATTACHED

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(H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

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(I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

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SEE ATTACHED

Jose A Chaves

JOSE CHAVES FOR
STORYBOOK HOLDINGS, LLC

01/29/2022

Signature of Applicant

Hand Print Name

Date

PLEASE NOTE:

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

GATLIN POINTE 18, LLC

800 SE 4TH AVE, Suite 804
Hallandale beach, FL 3309

Re: Project: Gatlin Pointe Phase II

Parcel IDs: 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;

(Includes portion of parcels from Gatlin Pointe Phase I as described by
Sketch and Description signed and sealed by Engineers Design and Construction
(EDC) Inc. dated 01/28/2022)

I, Freddy Boulton, as owner of the property referenced above hereby authorize StoryBook Holdings, LLC to represent Gatlin Pointe 18, LLC as applicant during the governmental review process (including but not limited to applications for rezoning, Special Exception Use, Site Plan, Detail Engineering Plan, and Re-Plat) for the above noted project.

Thank you for your attention to this matter.

[Signature]
Owner Signature

10/11/22
Date

Print Name: Freddy E. Boulton

Print Title: Manager

Sworn to and subscribed before me this 11 day of October, 2022, by
Freddy Boulton He/She is personally known to me or has produced identification. Type of identification
Driver's license.

[Signature]
Notary Public Signature

Name: Giselle Urdaneta
Commission No: HH 292844
Commission Expires: 07/25/26

