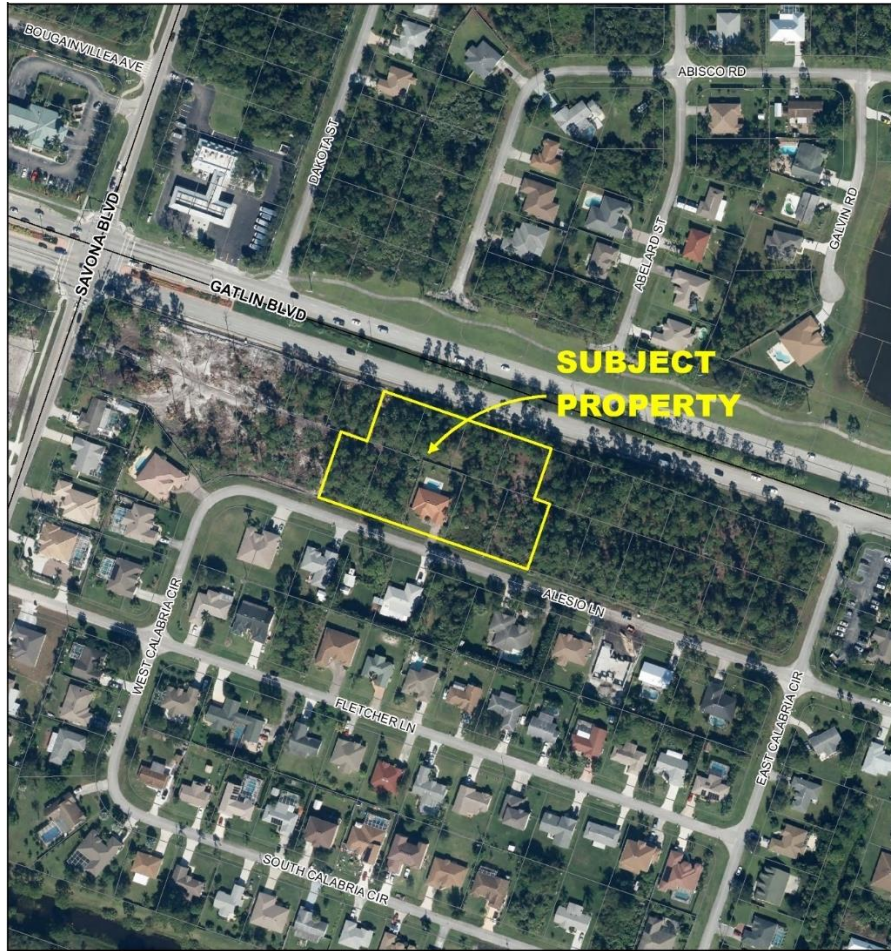




**Gatlin Pointe Phase II
 Special Exception Use Application
 P21-237**



Project Location Map

SUMMARY

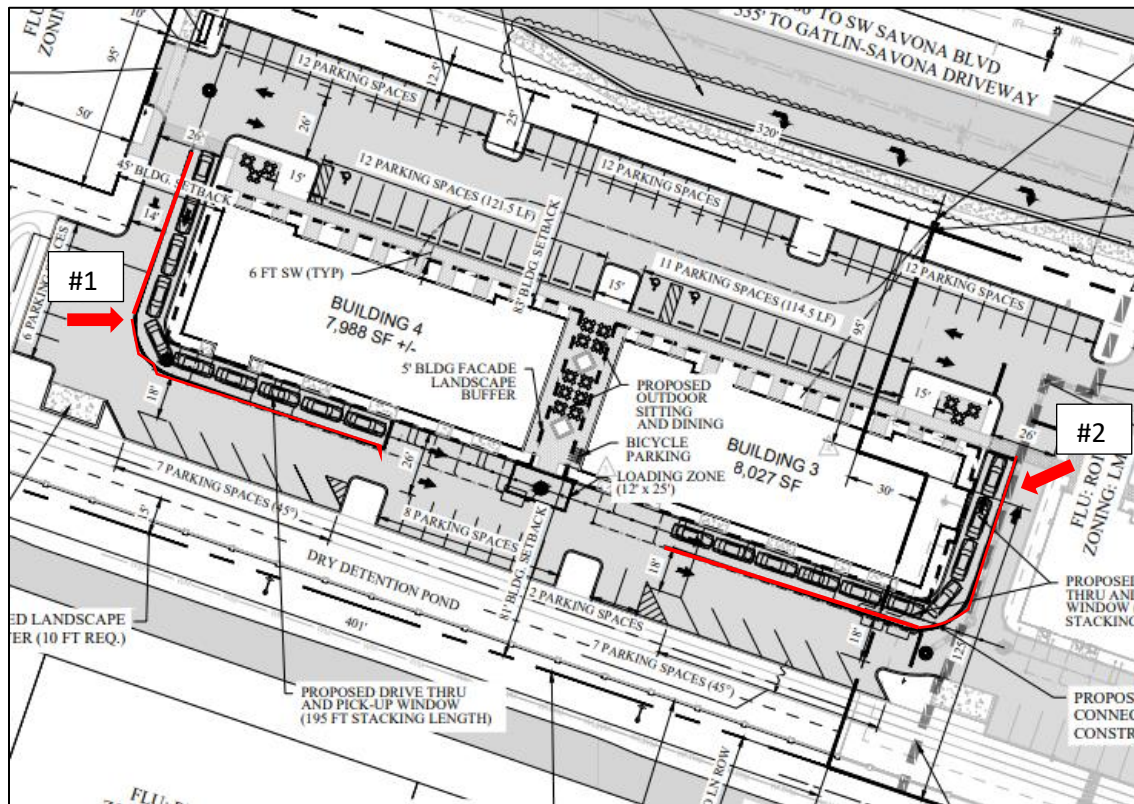
Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Zoning Code.
Agent:	Jose Chavez P.E., Storybook Holdings, LLC
Applicant/Property Owner:	Gatlin Pointe 18, LLC
Location:	Located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle
Address:	1232–1256 SW Gatlin Boulevard & 1241–1281 SW Alesio Lane
Project Planner:	Bethany Grubbs, Planner III

Project Description

The applicant is requesting approval of a Special Exception Use (SEU) to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Zoning Code. Due to the changes in market conditions, increasing the demand for restaurant and professional services, while decreasing the demand for office space, the applicant is proposing to construct a commercial shopping center that includes two (2) restaurants with drive-through service lanes, along with the permitted uses of retail, professional, or personal service businesses. The drive-through service areas will be located on the east and west sides of the building and will not front on a street.

The collective site totals 2.08-acres and are located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle. The eight properties are all vacant except for 1265 SW Alesio Lane, which has a single-family house built in 2007. The properties are currently zoned Residential, Single-Family (RS-2); however, a concurrent application has been submitted to rezone the properties to General Commercial (CG). The future land use designation is General Commercial (CG), which is compatible with the proposed General Commercial (CG) zoning district.

The second phase of the Gatlin Pointe project is conceptually designed to have vehicular connections to the adjacent properties. The project site abuts two existing approved projects, Gatlin Palms and Gatlin Pointe Phase I. Gatlin Palms to the west, includes a restaurant with a drive-thru at the intersection of Gatlin Boulevard and Savona Boulevard.



Conceptual Site Plan

Previous Actions and Prior Reviews

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the Special Exception Use on October 27, 2021.

Public Notice Requirements

Notice of this request for a special exception use was mailed to owners of property within a maximum distance of 750 feet to the subject property on October 20, 2022.

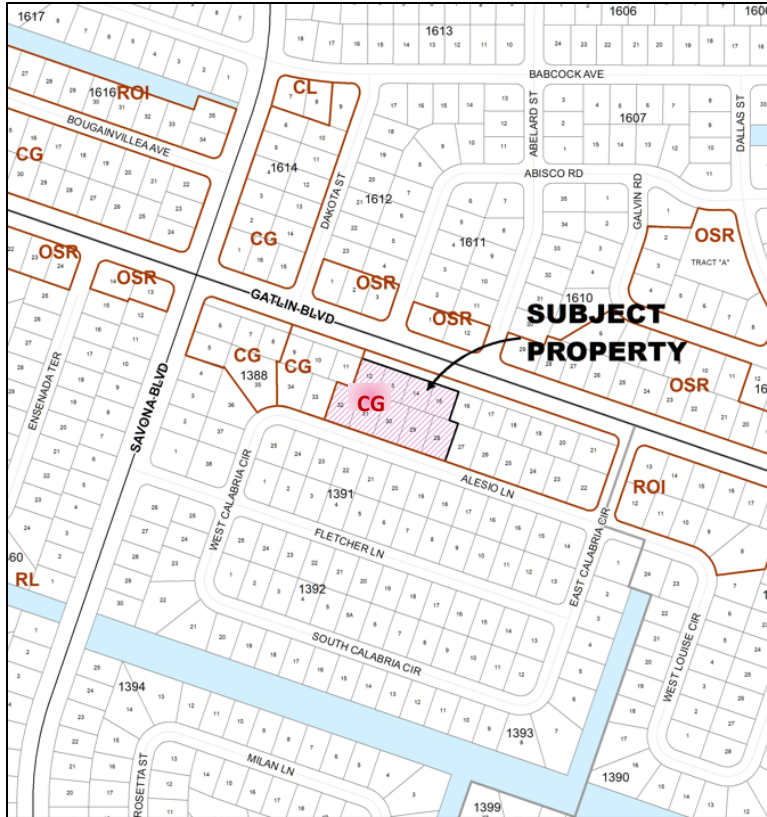
Location and Site Information

Parcel Numbers:	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; 3420-565-1125-000-4
Property Size:	2.08 acres
Legal Description:	Portions of Lots 12, 13, 14, 15, 16 and 27 and all of Lots 28, 29, 30, 31, and 32 of Block 1388, Section 14
Future Land Use:	CG (General Commercial)
Existing Zoning:	LMD (Limited Mixed-Use)
Proposed Zoning:	CG (General Commercial) – <i>concurrent application pending</i>
Existing Use:	Vacant and (1) single-family residence
Proposed Use:	Commercial shopping center including restaurants with drive-through service

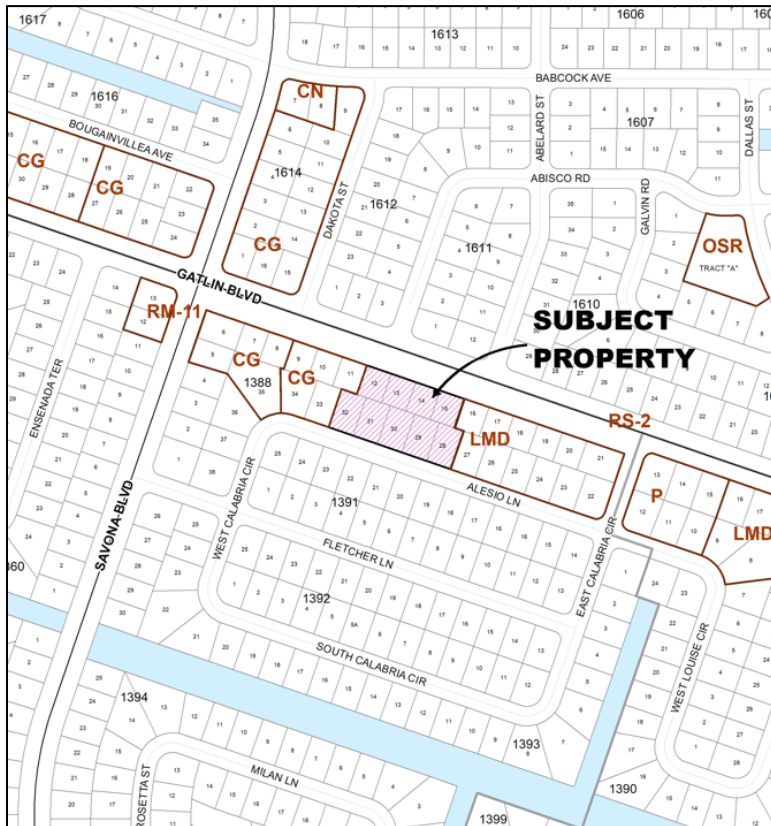
Surrounding Uses

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	LMD	Vacant (<i>approved commercial center</i>)
West	CG	CG	Commercial Shopping Center

OSR – Recreation Open Space, RL- Low-Density Residential; ROI – Residential, Office, Institutional; RS-2 – Single-Family Residential, CG – General Commercial, LMD – Limited Mixed Use



Land Use Map



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may 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.

- **Staff findings:** Ingress and Egress will be provided at two locations for this development. The first access point will be along the east, connecting to the drive isles proposed under Gatlin Pointe Phase I. The second access point will be along the west, connecting to the existing drive aisle built under the Gatlin Palms Project. The Concept Plan was reviewed by the Public Works Department. A stacking analysis was provided that shows that the proposed two drive-through lanes are of sufficient length to not interfere with traffic circulation and parking. Traffic should not adversely affect the transportation level of service for adjacent roads. See attached Public Works Traffic Memo.

Pedestrian connections are provided to the sidewalks located along Gatlin Boulevard and to both adjacent developments. The sidewalks interconnect to the main entrances of the building. The location for a proposed bike rack is shown on the Concept Plan.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- **Staff findings:** Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. According to the City Zoning Code, Section 158.221(C), the shopping center use requires 1 space per each 200 square feet of gross floor area plus 1 space per each 250 square feet of gross floor area over 30,000 square feet. The overall Gatlin Point site will require 177 parking spaces, of which 6 are required to be ADA accessible. 181 parking spaces are proposed, of which 174 are standard parking spaces and 7 are ADA-compliant stalls. 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 an 8-foot high architectural wall to be constructed within a 10-foot landscape buffer between the proposed development and the surrounding properties to the south. In addition to the wall, the stormwater management area (dry pond) is located along the rear of the property boundary to further separate the development area from adjoining residential properties.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- **Staff findings:** Port St. Lucie will be the provider of utilities for the proposed project. Existing and planned facilities are available to serve the area. The project proposes to extend the City's 8" water main along SW Abisco Road to cross SW Gatlin Boulevard and will connect to an 8" water main extension being proposed along with Gatlin Pointe Phase I. A developer's agreement with the City Utility Systems Department, which is consistent with the adopted level of service, is required prior to the issuance of building permits.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Staff findings: The site is adjacent to commercial properties to the east and west, and residential to the south. The Conceptual Landscape Plan meets the City's Landscape Code requirements, which require a buffer wall. The Conceptual Plan provides additional buffering beyond what is required by the code. The site was planned to set the stormwater management pond along the rear of the property line to provide an additional 18-20 feet in addition to the required 10-foot landscape buffer. The wall along the rear is additionally shown to connect to the adjacent developments. The site layout is consistent with other non-residential projects that back up to SW Alesio Lane.

(E) 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.

- Staff findings: All exterior lighting shall be in conformance with Section 158.221 of the City Zoning Code and all signage shall be in accordance with Chapter 155 of the City Sign Code.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Staff findings: Front, side, and rear yard building setbacks that conform with the General Commercial (CG) zoning district have been met. Landscape yards and open spaces were designed to adequately serve the development by providing sufficient exposure to the public right-of-way (Gatlin Boulevard), but also screening the proposed development from the adjoining residential uses. The 8-foot high architectural wall will connect to that approved under Gatlin Pointe Phase I and the Gatlin Palms shopping center.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Staff findings: Restaurants are a permitted use in the General Commercial (CG) zoning district. Drive-through service lanes associated with any permitted use require approval of a Special Exception Use and shall conform to all provisions of the Zoning Code. The drive-through windows do not face a street; therefore, no additional buffering is required for the windows.

(H) 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.

- Staff findings: By adhering to City Code and regulations, the establishment and operation of the proposed uses are not anticipated to impair the health, safety, or convenience of residents and workers in the City.

(I) 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.

- Staff findings: The proposed drive-throughs are in an area designated for commercial development. The development will not constitute a nuisance or hazard 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 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.

(J) 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.

- Staff findings: The proposed restaurants with drive-throughs are in an area designated for commercial development. The site is adjacent to commercial properties on the east and west sides and residential uses to the south. An 8-foot-high architectural wall and landscaping are proposed along the south (rear) of the site to screen the view from residential uses. 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 Boulevard corridor, which is a conversion area per code. 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. The size, height, and character of the proposed development is in harmony with existing and proposed development in the area.

(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.

- a) Staff findings: Acknowledged.

(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.

- a) Staff findings: Acknowledged.

Public Works - Traffic Analysis, Drive-Through Queuing

This development with the updated Traffic Analysis and Queueing Analysis for the entire Gatlin Pointe development has been reviewed by Staff and found to be in compliance with Public Works Policy #19-01.

Condition of SEU Approval:

1. Construction of the right turn lane on Gatlin Boulevard is required as part of the site/construction plan submittal.

Related Projects

P21-236 – Gatlin Pointe Phase II - Rezoning

P22-037 – Gatlin Pointe II – Small Scale Comprehensive Plan Amendment

P22-012 – Gatlin Pointe – Preliminary & Final Plat

PLANNING AND ZONING BOARD ACTION OPTIONS

If the Board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council with the following condition as recommended by staff:
 1. Construction of the right turn lane on Gatlin Boulevard is required as part of the site/construction plan submittal.

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.