

# **Gatlin Pointe**

**Major Site Plan Amendment**

**Project No. P20-329-A4**

City Council

October 9, 2023

Bethany Grubbs, Planner III



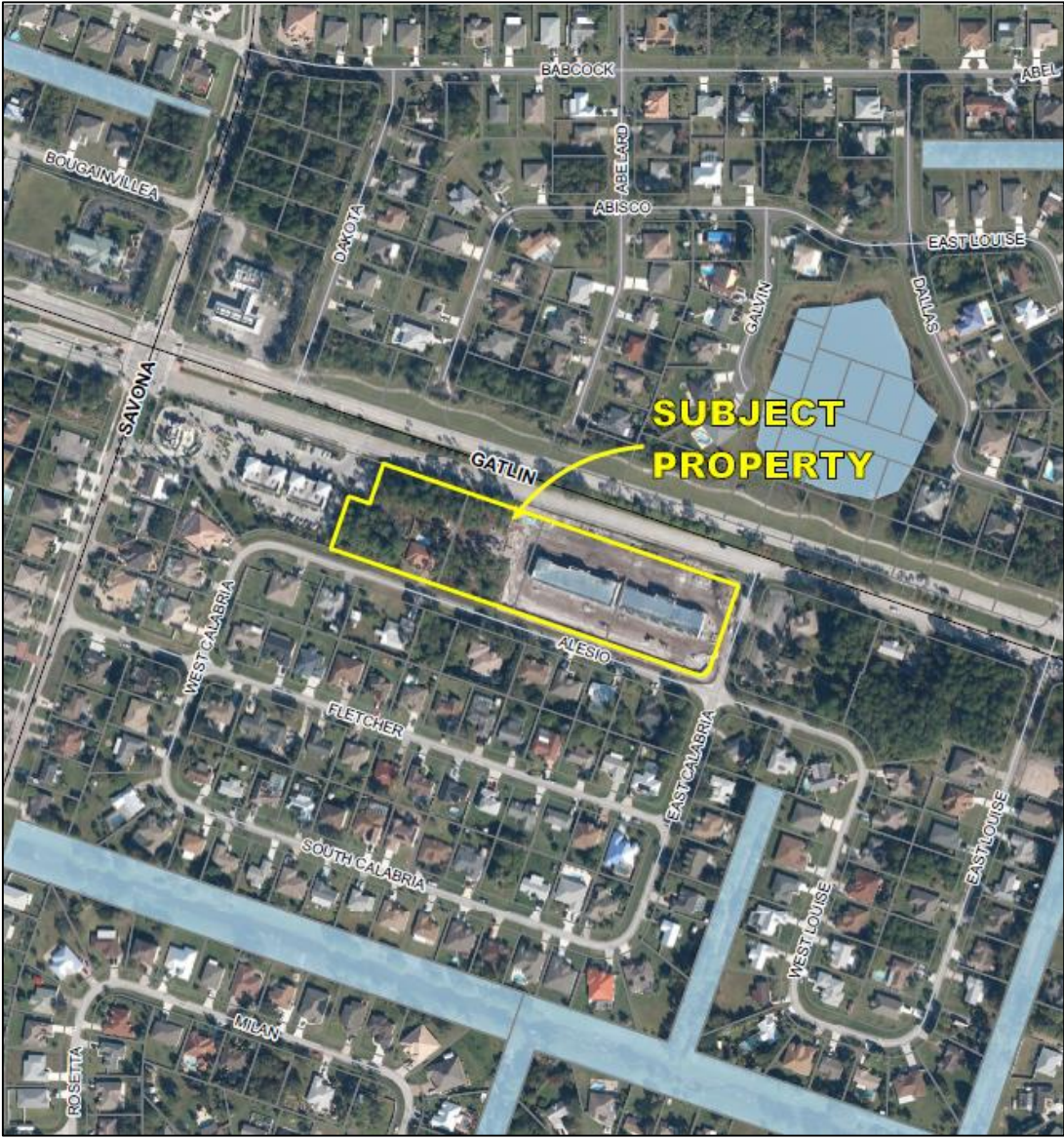
# Request Summary

|                             |  |
|-----------------------------|--|
| Applicant's Request:        | An application for a Major Site Plan Amendment to construct Phase 2 of the development which includes the expansion of two (2) commercial buildings totaling 16,215 SF |
| Agent:                      | Jose Chaves, P.E., Storybook Development Services, LLC   |
| Applicant / Property Owner: | Gatlin Pointe 18, LLC  |
| Location:                   | 1208 SW Gatlin Boulevard (Southwest corner of the intersection of SW Gatlin Boulevard and East Calabria Circle)  |

# Aerial

## Surrounding uses

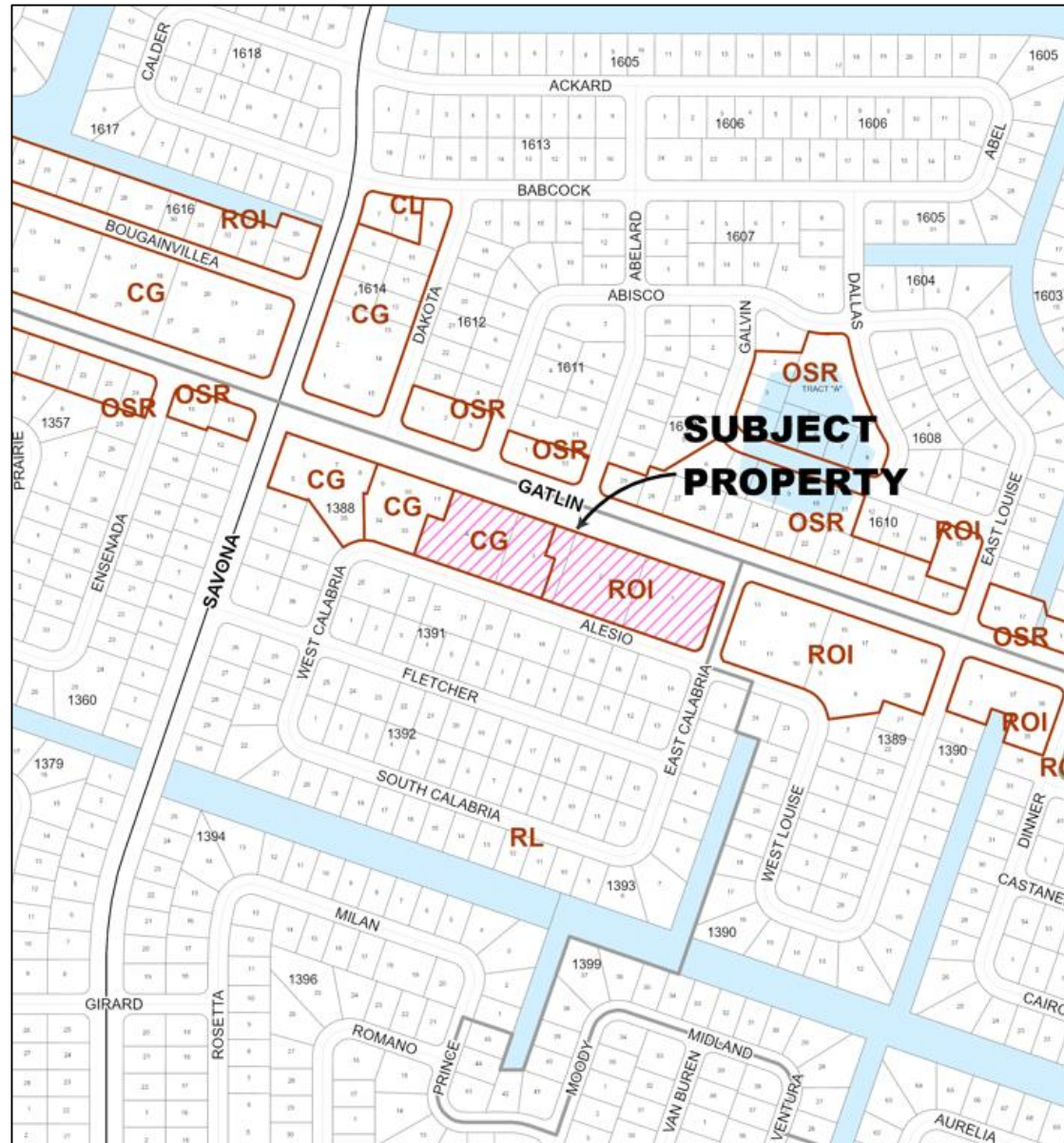
| Direction | Future Land Use | Zoning | Existing Use                         |
|-----------|-----------------|--------|--------------------------------------|
| North     | OSR             | RS-2   | Open Space, Single-Family Residences |
| South     | RL              | RS-2   | Single-Family Residences             |
| East      | ROI             | P      | Office Building                      |
| West      | CG              | CG     | Commercial Shopping Center           |





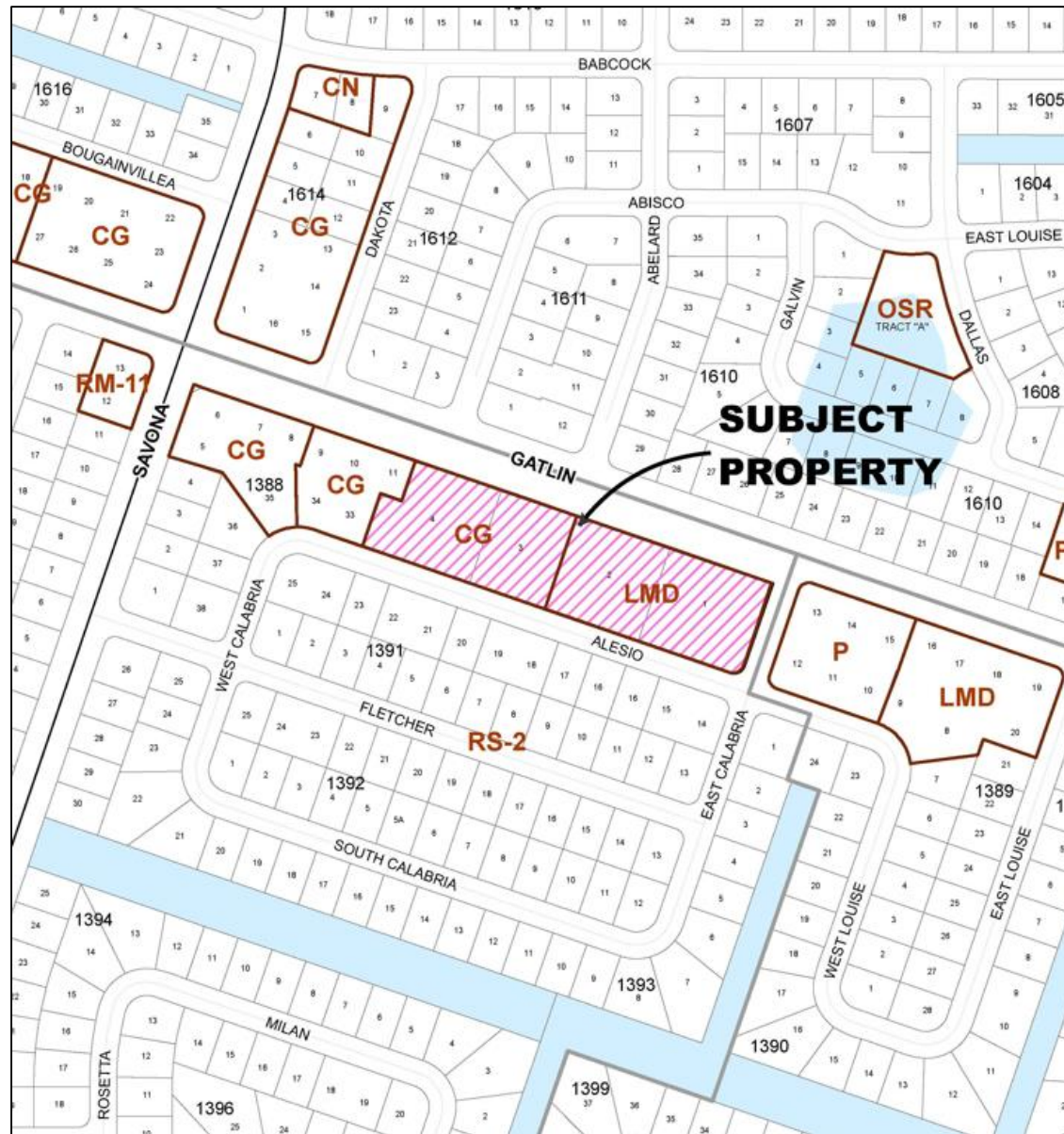
# Land Use

CG (General Commercial) &  
ROI (Residential, Office, Institutional)



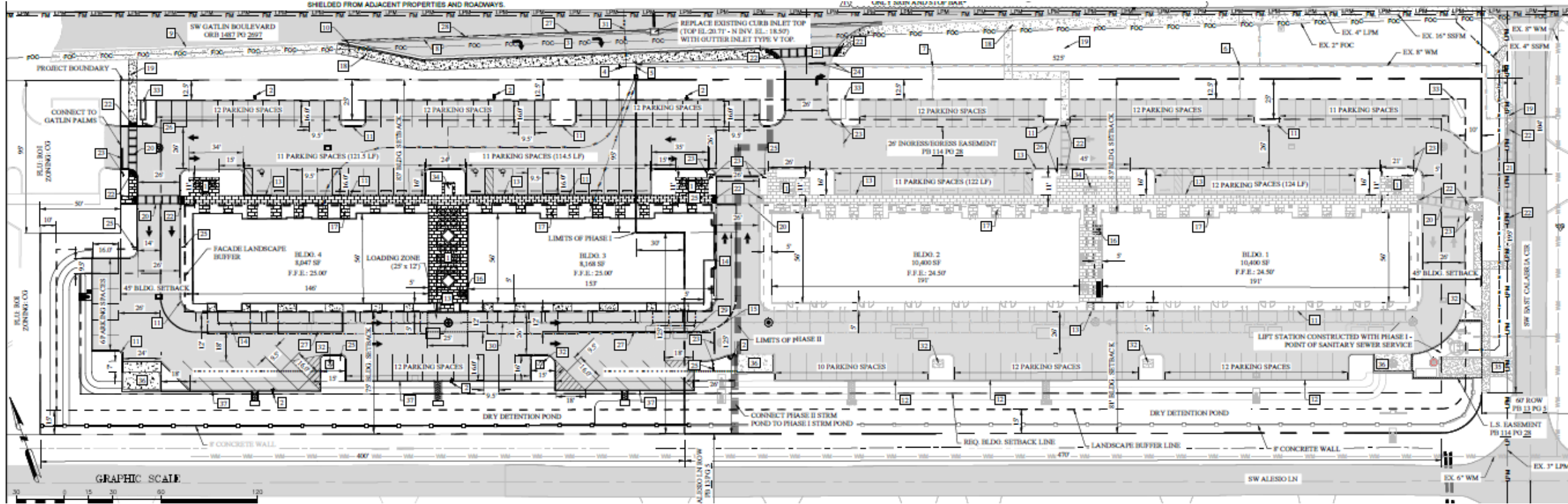
# Zoning

CG (General Commercial) &  
LMD (Limited Mixed Use Development)





# Site Plan



# Building Elevations

## *Phase 2 - Lots 3 & 4*



# Zoning Review

| <u>CRITERIA</u>                       | <u>FINDINGS</u>   |
|---------------------------------------|---|
| <b>USE</b>                            | The proposed uses of retail/personal services/restaurant (with drive-thrus)/professional services are compatible with the LMD and CG zoning districts. An SEU was approved allowing retail and/or personal service uses exceeding 50 percent of the building's gross floor area in the LMD zoning district. An SEU was approved to allow drive-thrus in the CG zoning district. |
| <b>DUMPSTER ENCLOSURE</b>             | The site plan provides for three (3) 24.5' x 12' dumpster enclosures to accommodate refuse and recycling collection.  |
| <b>ARCHITECTURAL DESIGN STANDARDS</b> | The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.  |
| <b>STACKING REQUIREMENTS</b>          | The applicant has provided a stacking analysis which demonstrates that there will be no overflow into Gatlin Boulevard.   |
| <b>PARKING REQUIREMENTS</b>           | The overall development is required to have 178 parking spaces. The development provides for 180 parking spaces of which 175 are standard spaces and 8 are ADA-compliant spaces; therefore, meeting the minimum parking requirement.  |
| <b>BUILDING HEIGHT</b>                | The proposed building height is 29 feet. The maximum building height allowed for the development is 35 feet.  |
| <b>SETBACKS</b>                       | The proposed buildings meet setback requirements under the LMD and CG zoning districts.   |
| <b>BUFFER</b>                         | The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer and an 8' in height architectural wall.  |



# Concurrency Review

| CRITERIA                  | FINDINGS   |
|---------------------------|--|
| SEWER/WATER SERVICES      | 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.  |
| TRANSPORTATION            | Per the ITE Manual, 11th Edition, the development is anticipating a total of 218 PM Peak Hour trips. Based on the proposed driveway trips, a right-turn lane is proposed at the existing driveway on Gatlin Boulevard and a full median opening being constructed on Gatlin Blvd @ SW East Calabria Circle to allow for easier access to the side street entrance. |
| PARKS AND OPEN SPACE      | Not applicable to non-residential development.   |
| STORMWATER                | The project includes a paving and drainage plan that complies with the adopted level of service standards.   |
| SOLID WASTE               | Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.   |
| PUBLIC SCHOOL CONCURRENCY | Not applicable to non-residential development.   |

# Traffic Impact Statement

- This development with the updated Traffic Analysis for the entire Gatlin Pointe development was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11<sup>th</sup> Edition, this project site Phase II predicts a generation of 218 PM Peak Hour driveway trips split over 2 driveways.
- Based on the proposed driveway trips, a right turn lane is proposed at the existing driveway on Gatlin Boulevard.
- Full Median opening being constructed on Gatlin Blvd @ SW East Calabria Circle to allow for easier access to the side street entrance.

# 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 August 23, 2023.

