

SITE PLAN MAJOR AMENDMENT FOR GATLIN POINTE

PHASE II

PREPARED FOR:
GATLIN POINTE 18, LLC

PROPERTY ADDRESS:
1208 SW GATLIN BLVD
PORT ST. LUCIE, FL 34953

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER
C-2.0	SITE PLAN
C-3.0	SITE DETAILS

DEVELOPER:

GATLIN POINTE, LLC
800 SE 4TH AVENUE
SUITE 618
HALLANDALE BEACH, FL 33009
FREDDY BOULTON

ARCHITECT:

TI ARCHITECTURE, INC.
3000 HIGH RIDGE ROAD, BAY #4
BOYNTON BEACH, FL 33426
HAROLD TUTTLE

ENGINEER:

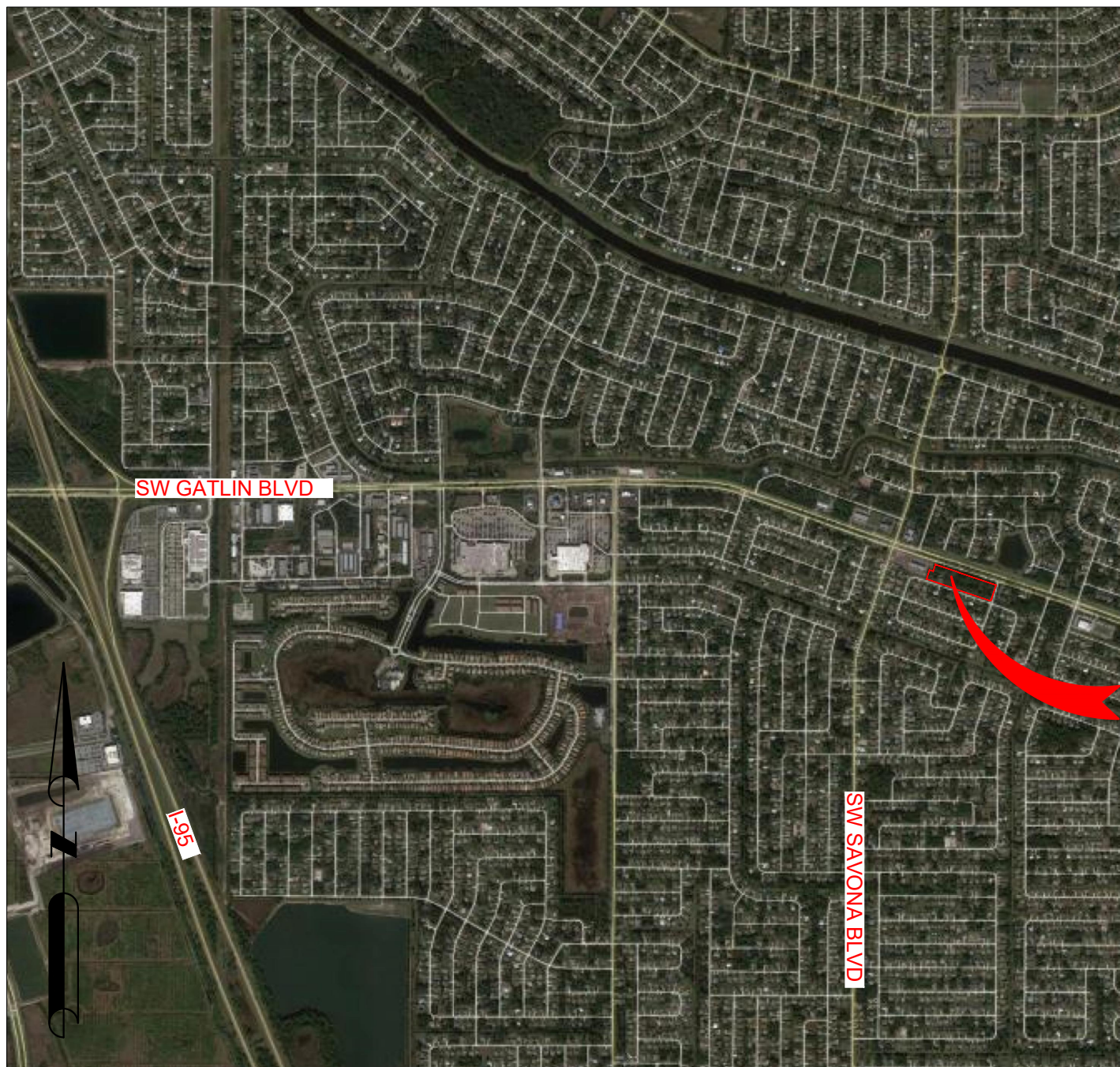
STORYBOOK DEVELOPMENT SERVICES, LLC
5931 BRICK COURT, SUITE 168
WINTER PARK, FL 32792
JOSE A. CHAVES P.E.

LANDSCAPE ARCHITECT:

COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FL
PH 407-758-9456
DONALDSON E. HEARING, PLS, ASLA, LEED

SURVEYORS:

EDC
10250 VILLAGE PARKWAY, UNIT 201
PORT ST. LUCIE, FL 34987
MICHAEL T. OWEN



SITE

SITE LOCATION

1 IN = 2,000 FT

Legal Description of Property being added to the Gatlin Pointe Site Plan
(Written by Surveyor)

A PARCEL OF LAND BEING ALL OF LOTS 1, 2, 3 AND 4, ACCORDING TO THE PLAT OF GATLIN POINTE, AS RECORDED IN PLAT BOOK 114, PAGE 27 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 4.41 ACRES MORE OR LESS.

PARCEL ID No:
4313-500-0001-000-5 4313-500-0003-000-9
4313-500-0002-000-2 4313-500-0004-000-6

NOTE:

1. CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT UTILITY STANDARDS MANUAL 2019 EDITION EFFECTIVE 01/01/2019
2. ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA
PROFESSIONAL ENGINEER, LICENSE NO. 78518

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REVISIONS					
#	DATE	BY	DESCRIPTION	#	DATE
1	08/30/2023	JAC	CHANGES DUE TO CITY COMMENTS		

GATLIN POINTE - MAJOR AMENDMENT
COVER

CITY OF PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

PROJECT NO.: P20-239-A4
PSLUSD PROJ. NO.: 5381

DATE: 08/30/2023
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE:
SHEET: C-1.0

SITE DATA

1. PROPOSED USE: RESTAURANT, RETAIL, PROFESSIONAL OR PERSONAL SERVICE USES CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING INCLUDING THE RETAIL SALES OF BEER AND WINE FOR OFF AND INCIDENTAL ON PREMISES CONSUMPTION IN ACCORDANCE WITH CHAPTER 110, BUT NOT INCLUDING CONVENIENCE/GAS SALES. THESE USES SHALL EXCEED FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA AND EXCEED 5,000 SQUARE FEET.

2. FLU: LOT 1 - ROI (P20-239-A1 / PHASE I)
 LOT 2 - ROI (P20-239-A1 / PHASE I)
 LOT 3 - CG (P20-239-A4 / PHASE II)
 LOT 4 - CG (P20-239-A4 / PHASE II)

3. ZONING: LOT 1 - LMD (ORD. 20-66 / SEU. 20-R115)* - (P20-239-A1 / PHASE I)
 LOT 2 - LMD (ORD. 20-66 / SEU. 20-R115)* - (P20-239-A1 / PHASE I)
 LOT 3 - GC (ORD. 22-24 / SEU. 22-R123)* - (P20-239-A4 / PHASE II)
 LOT 4 - GC (ORD. 22-24 / SEU. 22-R123)* - (P20-239-A4 / PHASE II)

* PERMITTING RETAIL OF PERSONAL SERVICES USES EXCEEDING FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA.

4. SITE AREA BEING ADDED AS PART OF THIS MAJOR AMENDMENT (PHASE II):

PHASE II SITE AREA	ACRES	SF	%
IMPERVIOUS AREA (MAX ALLOWED 80%):	1.85 AC	80,444 SF	100%
BUILDING COVERAGE (TOTAL):	0.37 AC	16,215 SF	20%
PAVEMENT & SIDEWALK COVERAGE	1.03 AC	44,909 SF	56%
PERVIOUS AREA	0.45 AC	19,320 SF	24%

GATLIN POINTE OVERALL (PHASE I - P20-239 & PHASE II P20-239-A4)

SITE AREA	ACRES	SF	%
GROSS SITE AREA	4.41 AC	192,125 SF	100%
IMPERVIOUS AREA (MAX ALLOWED 80%):	3.04 AC	132,338 SF	69%
PERVIOUS AREA	1.37 AC	59,787 SF	31%

5. INTENSITY* FOR GATLIN POINTE OVERALL (PHASE I & II):
 MAX ALLOWED FAR: 40.0% - 76,850 SF
 PROVIDED FAR: 19.2% - 37,015 SF

- BLDG. 1 (EXISTING - 10,400 SF)
- BLDG. 2 (EXISTING - 10,400 SF)
- BLDG. 3 (PROPOSED - 8,168 SF)
- BLDG. 4 (PROPOSED - 8,047 SF)

* (GROSS BLDG AREA / GROSS SITE AREA)

6. PHASING: PROJECT WILL BE DEVELOPED IN TWO (2) PHASES. THIS PROJECT REPRESENTS AN EXPANSION OF SITE PLAN APPROVED UNDER P20-239. AS REFERENCE THIS PROJECT WILL REPRESENT PHASE II, AND SITE PLAN APPROVED UNDER P20-239 WILL REPRESENT PHASE I.

7. PARKING: FIVE (5) PARKING SPACES APPROVED UNDER P20-239 ARE PROPOSED TO BE REMOVED AS PART OF GATLIN POINTE PHASE II. A SUMMARY OF THE RESULTING PARKING IS INCLUDED HEREIN:

REQUIRED FOR PHASE II: 1 SPACES PER 200 SF (16,215 SF/200 SF)* 1 SPACES
 81 PARKING SPACES
 4 ADA SPACES REQUIRED

PROVIDED FOR PHASE II: 84 STANDARD SPACES
 3 ADA COMPATIBLE SPACES
 87 TOTAL PARKING SPACES

GATLIN POINTE PARKING (PHASE I - P20-239 & PHASE II - P20-239-A4)
REQUIRED FOR PHASE I & II (TOTAL SQUARE FOOTAGE: 37,015 SF):

1 SPACES PER 200 SF + 1 SPACES PER 250 SF (FOR AREA ABOVE 30KSF) (30,000 SF/200 SF)* 1 SPACES + (7,015 SF/250 SF)* 1 SPACES
 178 TOTAL PARKING SPACES REQUIRED
 6 SPACES REQUIRED TO MEET ADA STANDARDS.

PROVIDED FOR PHASE I & II: 172 STANDARD SPACES
 8 ADA COMPATIBLE SPACES
 180 TOTAL PARKING SPACES

8. BUILDING SETBACKS	REQUIRED	PROVIDED
- NORTH	25 FT	83 FT
- EAST	25 FT*	45 FT*
- SOUTH	25 FT	74 FT
- WEST	10 FT	45 FT

*SETBACK APPLIED AT EAST BOUNDARY OF THE OVERALL GATLIN POINTE PROJECT (PHASE I UNDER P20-239) ALONG SW E CALABRIA CIR.

9. LANDSCAPE

	REQUIRED	PROVIDED
- NORTH	10 FT	12.5 FT
- EAST	10 FT	10 FT*
- SOUTH*	10 FT	15 FT**
- WEST	10 FT	10 FT

*BUFFER APPLIED AT EAST BOUNDARY OF THE OVERALL GATLIN POINTE PROJECT (PHASE I UNDER P20-239) ALONG SW E CALABRIA CIR.

*PROPERTY HAS A DEPTH LESS THAN 280 FEET (EXISTING - 220 FEET), REQUIRING A LANDSCAPE BUFFER THAT IS AT LEAST 10 FEET IN DEPTH (LDC 154.03 (C) 3 d.2). THE PROPOSED 15 FT SOUTHERN LANDSCAPE BUFFER IS PROPOSED AS 5 FT OUTSIDE OF THE WALL, AND 10 FT INSIDE OF THE WALL. THE 10 FEET INSIDE OF THE WALL WILL BE WITHIN THE DRY DETENTION POND BOTTOM.

10. BUILDING HEIGHTS:

	REQUIRED	PROVIDED
MAXIMUM	35 FT	
PROVIDED		29 FT (ONE STORY MAX)

11. BICYCLE PARKING: BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 25 FT OF THE BUILDING'S MAIN ENTRANCE.

12. SITE LIGHTING: SITE LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.

13. LIFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.

14. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE

15. STORMWATER MANAGEMENT - A DRY DETENTION SYSTEM SHALL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG SW ALESIO LANE.

17. TRAFFIC STATEMENT

	Gatlin Pointe Phase I Net External Trips*	Gatlin Pointe Phase II Net External Trips**	Gatlin Pointe Total
Daily	1107	924	2031
AM Peak Hour	158	125	283
PM Peak Hour	275	218	493

*BASED ON TRAFFIC IMPACT STATEMENT PREPARED BY MACKENZIE ENGINEERING AND PLANNING, INC. DATED SEPTEMBER 2, 2020.
 **BASED ON TRAFFIC IMPACT STATEMENT PREPARED BY MACKENZIE ENGINEERING AND PLANNING, INC. DATED AUGUST 23, 2022.

18. ENVIRONMENTAL STATEMENT
 UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY EDC, INC.

UPLAND PRESERVE REQUIREMENTS
 PROJECT AREA: 80,586 SF (1.85 AC)
 EXISTING UPLAND HABITAT: 70,132 SF (1.61 AC)
 REQ. UPLAND PRESERVE: (70,132 SF * 0.25) = 17,424 SF (0.40 AC)

MITIGATION REQUIRED:
 UPLAND PRESERVE AREA WILL BE MITIGATED BY PAYMENT INTO THE CITY'S CONSERVATION TRUST FUND PURSUANT TO SECTION 157.06(E)(3) PORT ST. LUCIE CODE OF ORDINANCE.

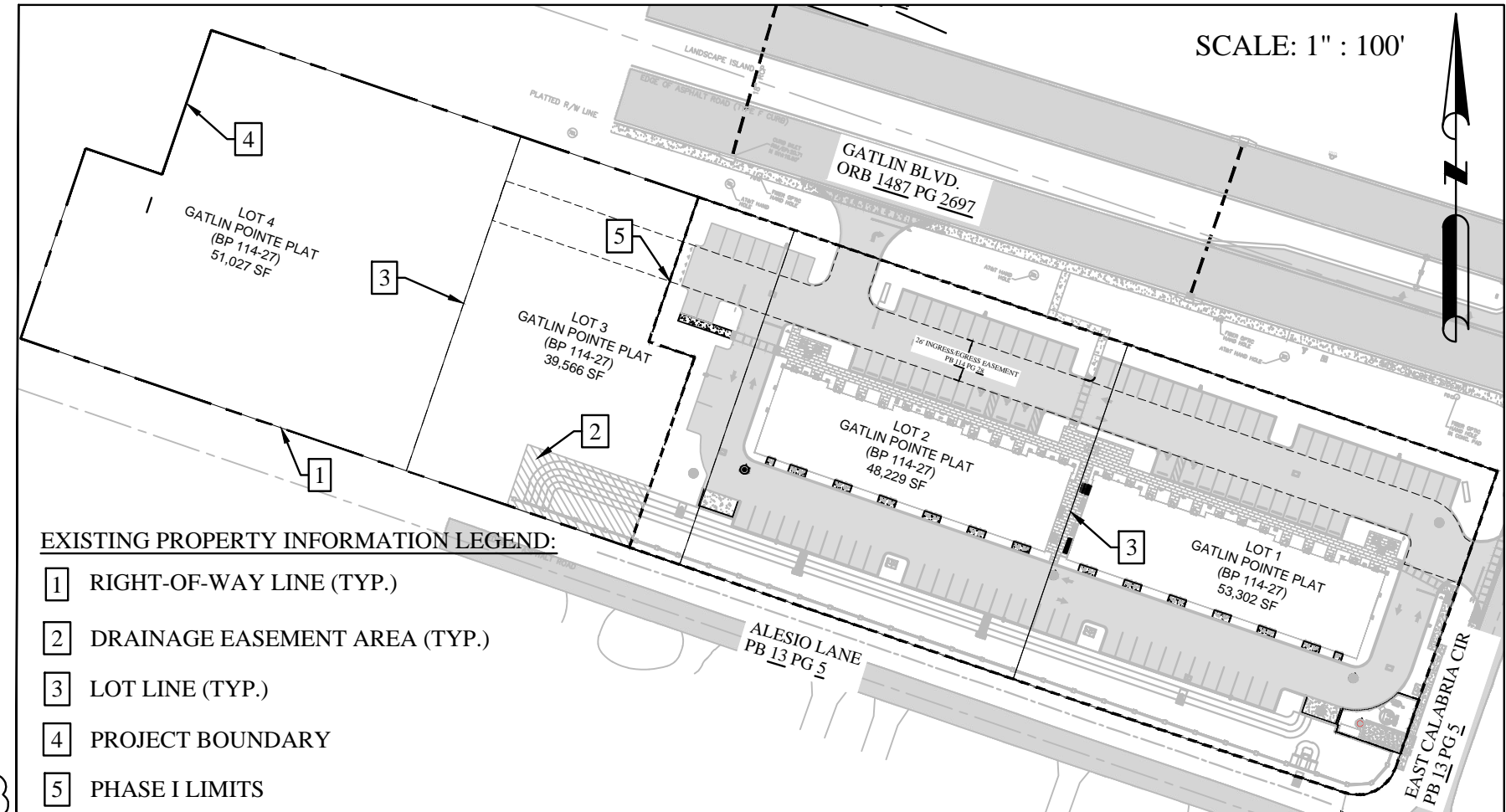
19. HAZARDOUS WASTE:
 ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

20. WELLFIELD PROTECTION ORDINANCE:
 THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1,000 FT OF A PUBLIC SIGHTY WELL.

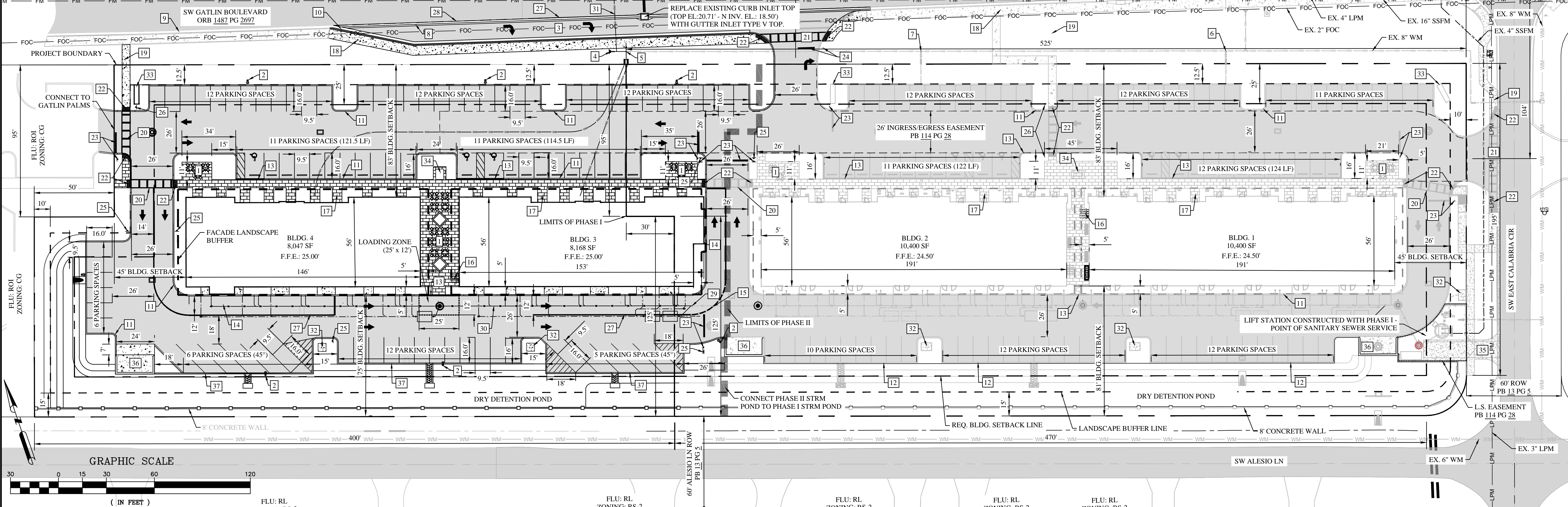
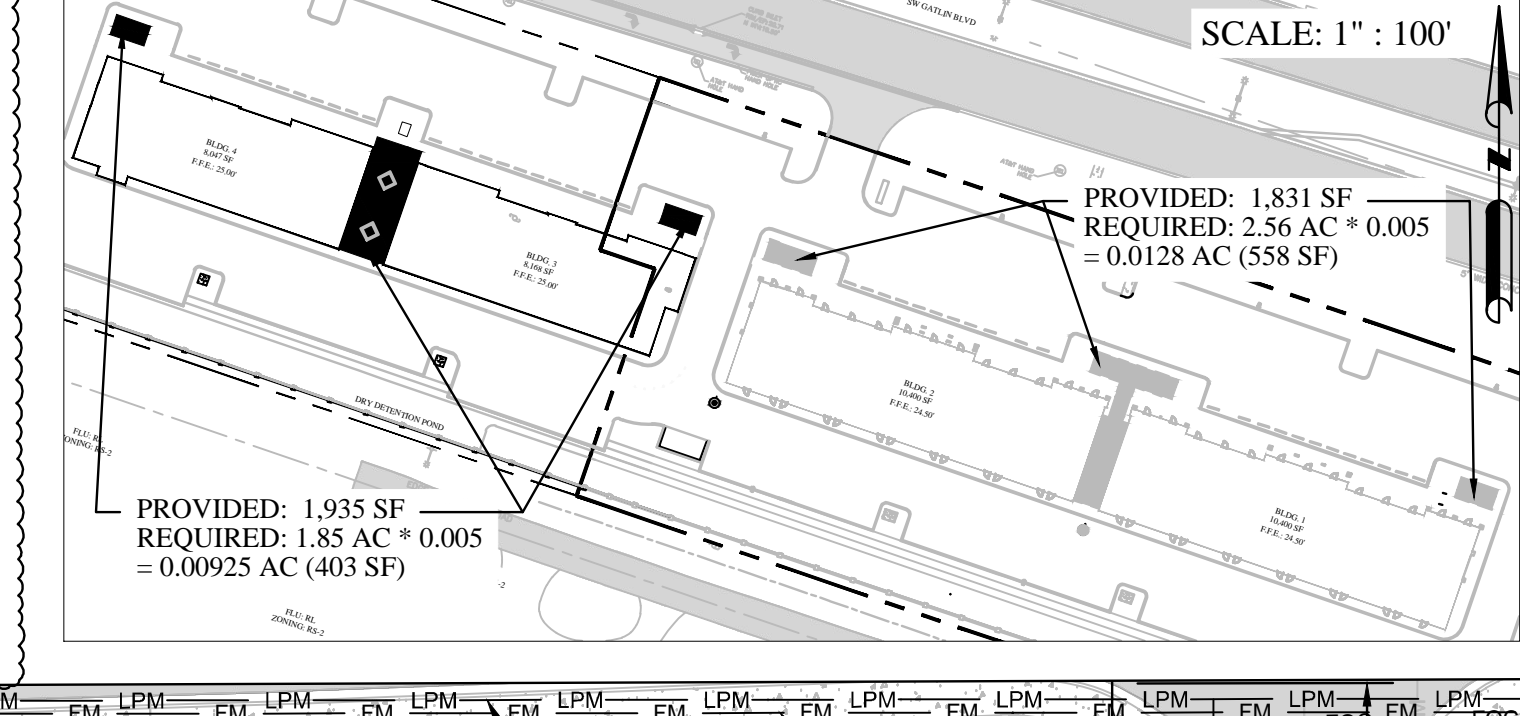
PROPOSED IMPROVEMENTS LEGEND:
 NOTE: IMPROVEMENTS WITHIN THE LIMITS OF PHASE I ARE "EXISTING" AND PROPOSED IMPROVEMENTS WITHIN THE LIMITS OF PHASE II ARE "PROPOSED".

- BENCHES AND TABLES SHOWN AS REFERENCE. SEE BUILDING PLANS FOR DETAILS.
- STREET LIGHT LOCATION (PHOTOMETRIC DESIGN BY ALERS ENGINEERING GROUP, LLC)
- RIGHT TURN LANE (SEE DETAIL)
- FIRE HYDRANT ASSEMBLY
- CONNECTION TO EXISTING 8" POTABLE WATER MAIN CONSTRUCTED WITH PHASE I AND CONNECTION FOR BLDG 3 & 4
- BLDG. 1 POTABLE WATER POINT OF SERVICE
- BLDG. 2 POTABLE WATER POINT OF SERVICE
- VALLEY GUTTER CURB
- EXISTING TYPE-F CURB
- PROPOSED TYPE-F CURB
- TYPE D CURB (TYP.)
- TYPE D CURB - MOD
- TYPE D CURB - FLUSH W/ EOP
- DRIVE THRU AND PICK-UP WINDOW (110 FT STACKING LENGTH)
- FLEXIBLE DELINEATOR ROUND POST SPACED AT 5 FT O.C.*
- BICYCLE RACK PARKING (SEE DETAIL)
- 6" COMMERCIAL TILE SIDEWALK
- 6" CONCRETE SIDEWALK
- 5" CONCRETE SIDEWALK
- 5" CROSSWALK*
- PEDESTRIAN CROSSWALK STRIPING*
- ADA DETECTABLE WARNING STRIP
- STOP SIGN AND STOP BAR (TYP. - 6 TOTAL)*
- STOP SIGN WITH RIGHT TURN ONLY SIGN AND STOP BAR*
- "DO NOT ENTER" SIGN
- PEDESTRIAN CROSSING SIGN PER MUTCD
- 6" WHITE STRIPE PER FDOT INDEX 711-001 (TYP)
- 6" WHITE DOTTED LINE (2' - 4')
- SANITARY SEWER POINT OF CONNECTION TO SEWER EXTENSION CONSTRUCTED WITH SITE PLAN PHASE I (8" PVC @ 0.4%)
- 6" PRIVATE SANITARY SEWER GRAVITY MAIN
- POTABLE WATER MAIN EXTENSION, SEE SHEET C-2.0 FOR ADDITIONAL DETAIL.
- TRANSFORMER PAD
- MONUMENT SIGN
- PUBLIC ART AREA
- 10'x45' L.S. TRUCK ACCESS
- DUMPSTER ENCLOSURE (24.5'x12')
- RETAINING WALL

EXISTING PROPERTY INFORMATION



USABLE OPEN SPACE



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 CERTIFICATE OF AUTHORIZATION NO. 33749
 JOSE A. CHAVES
 JOSE@STORYBOOKTEAM.COM
 321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
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REVISIONS

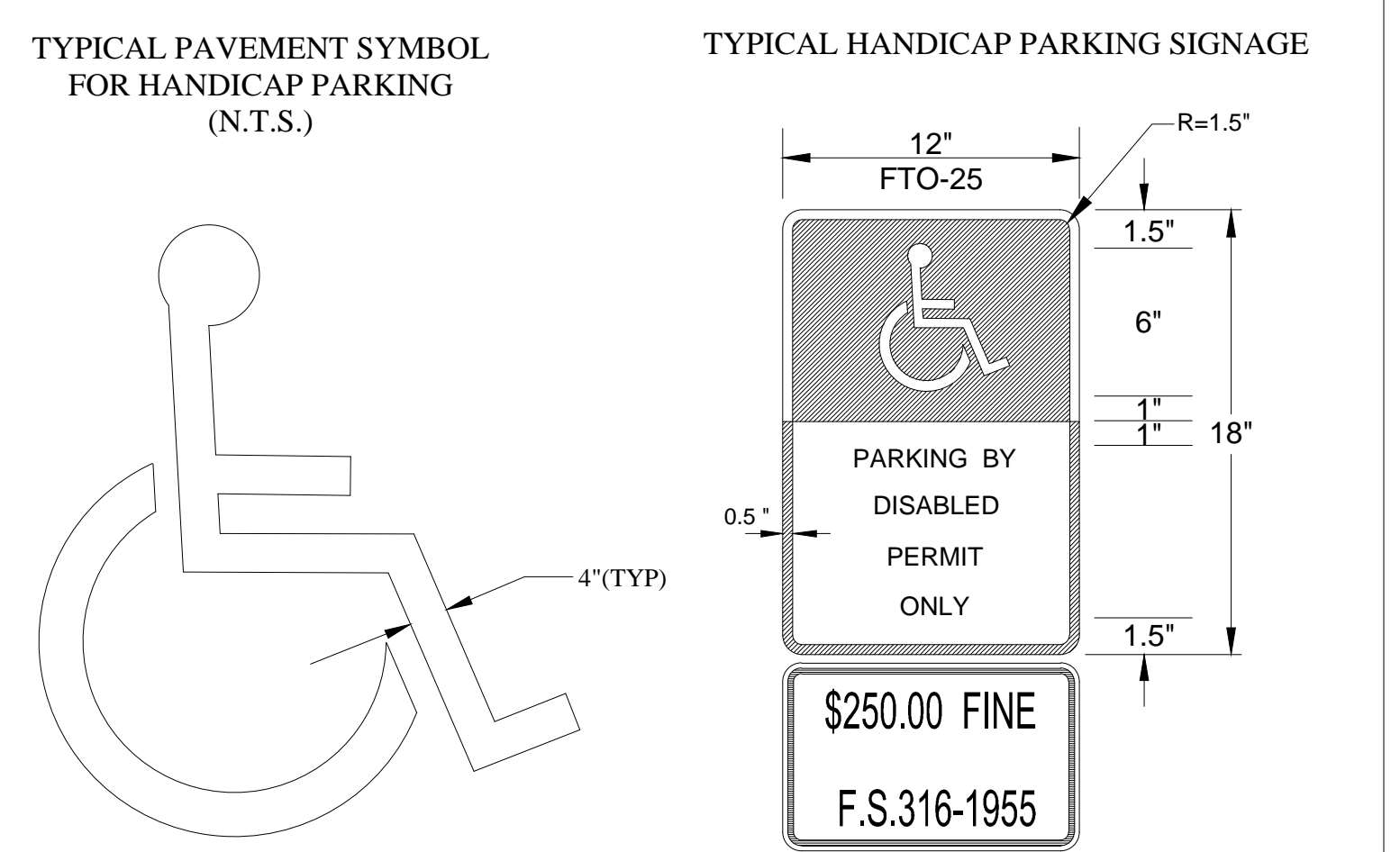
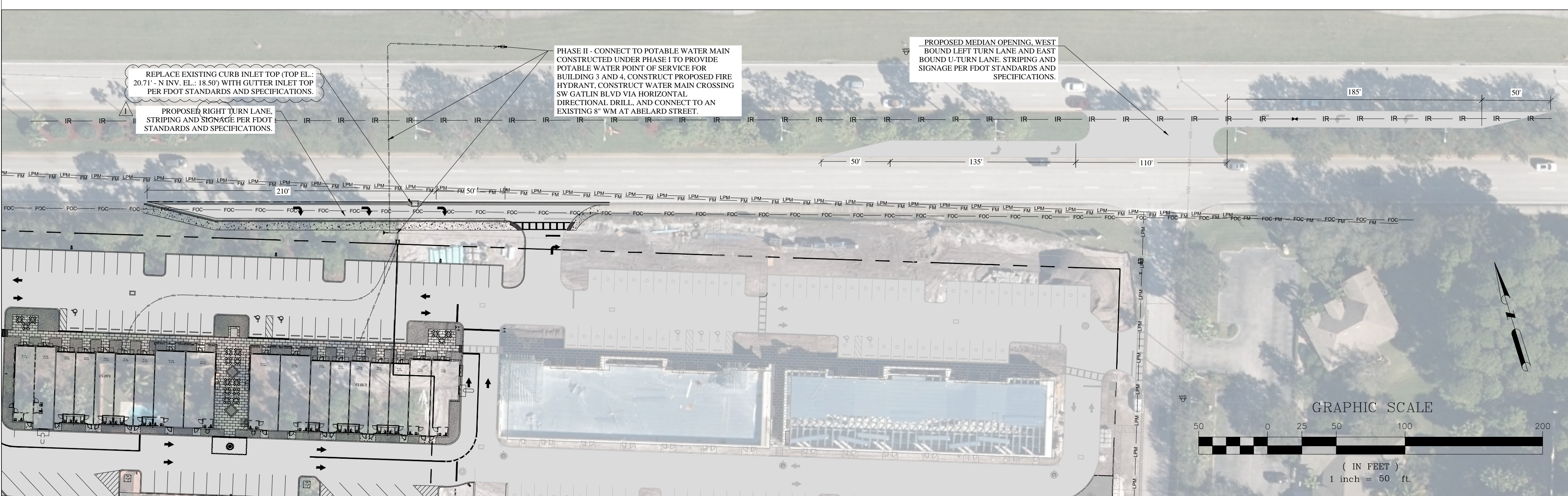
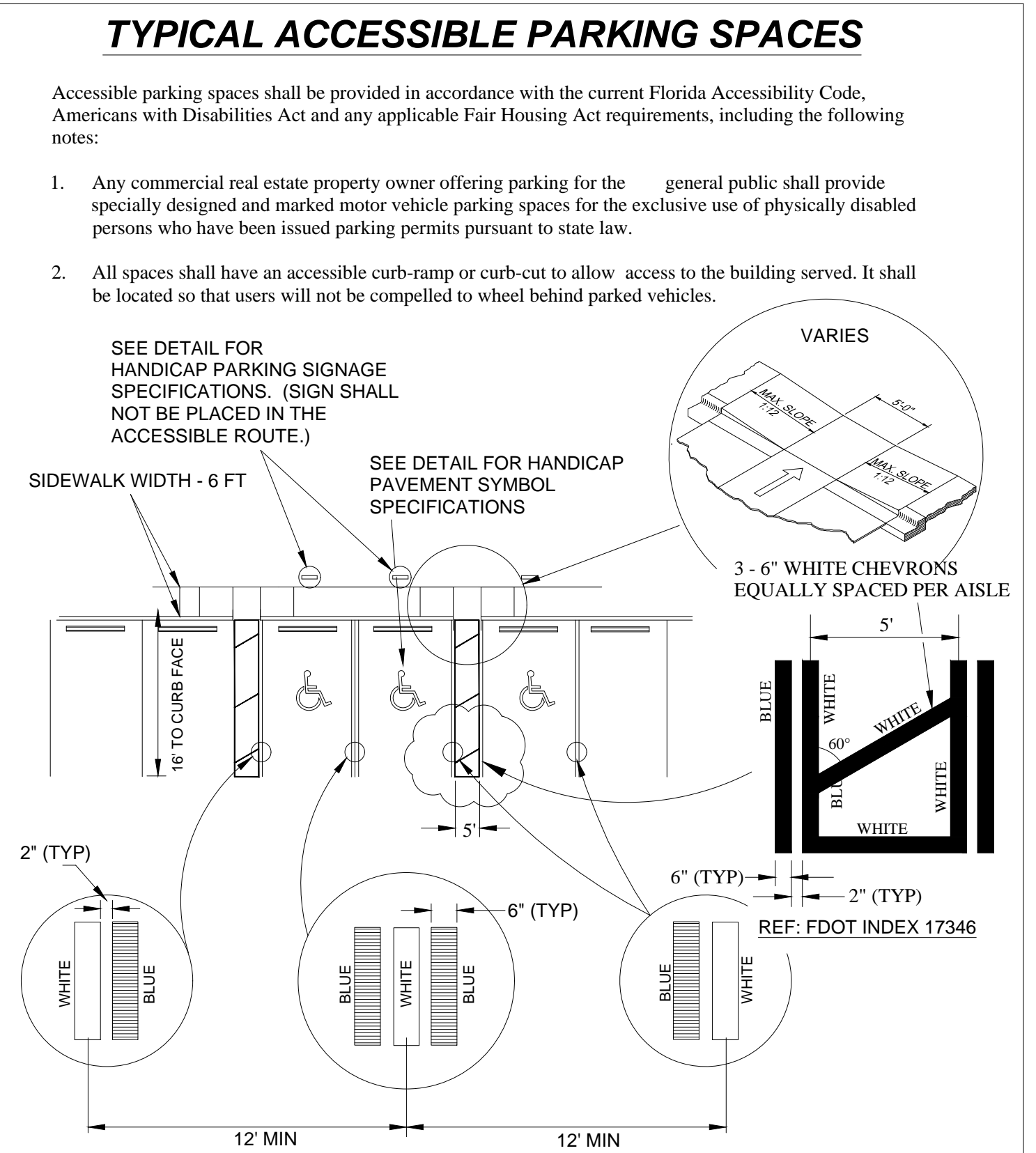
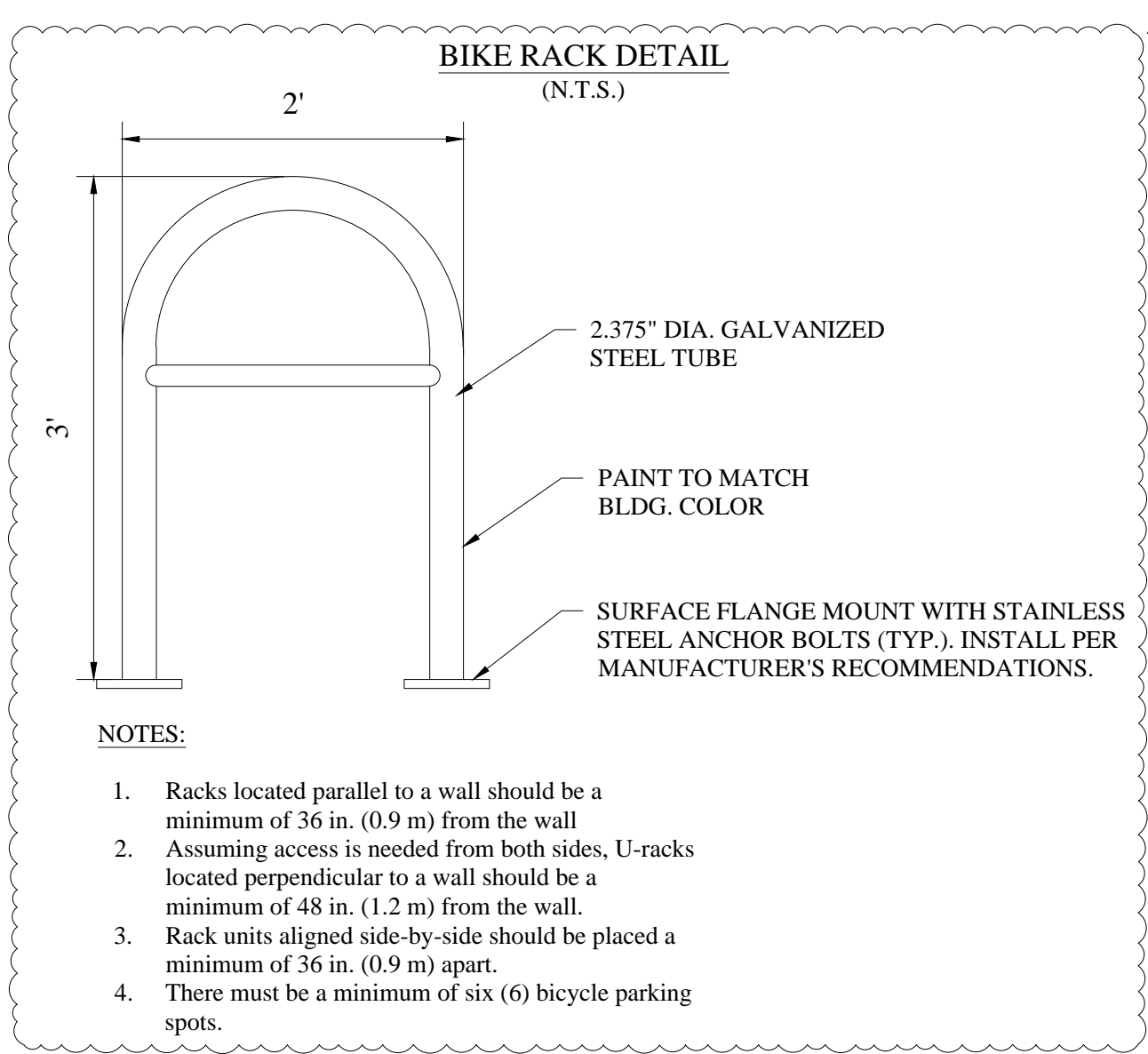
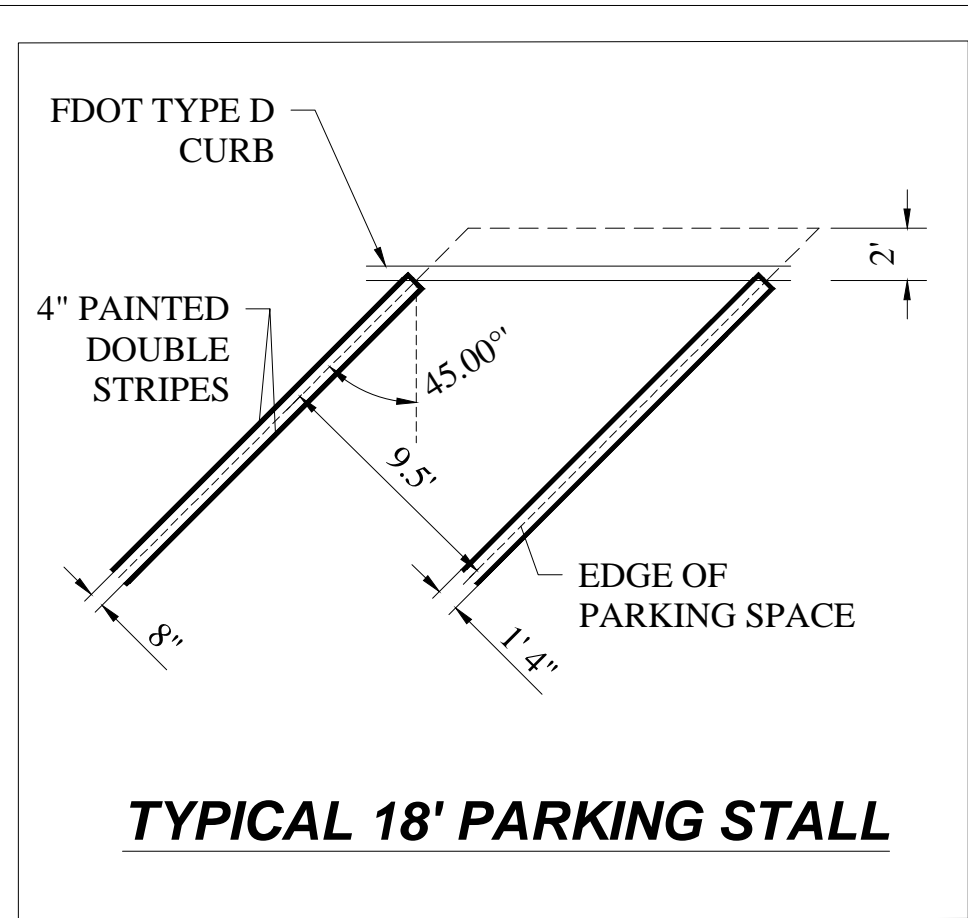
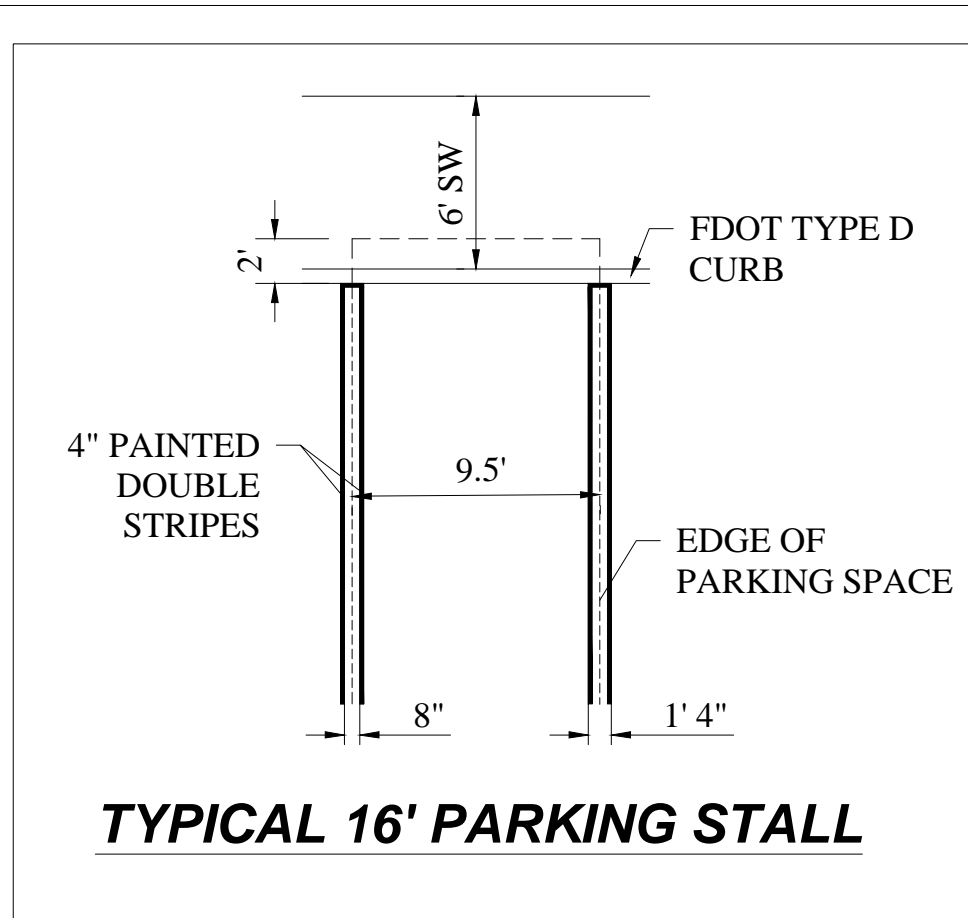
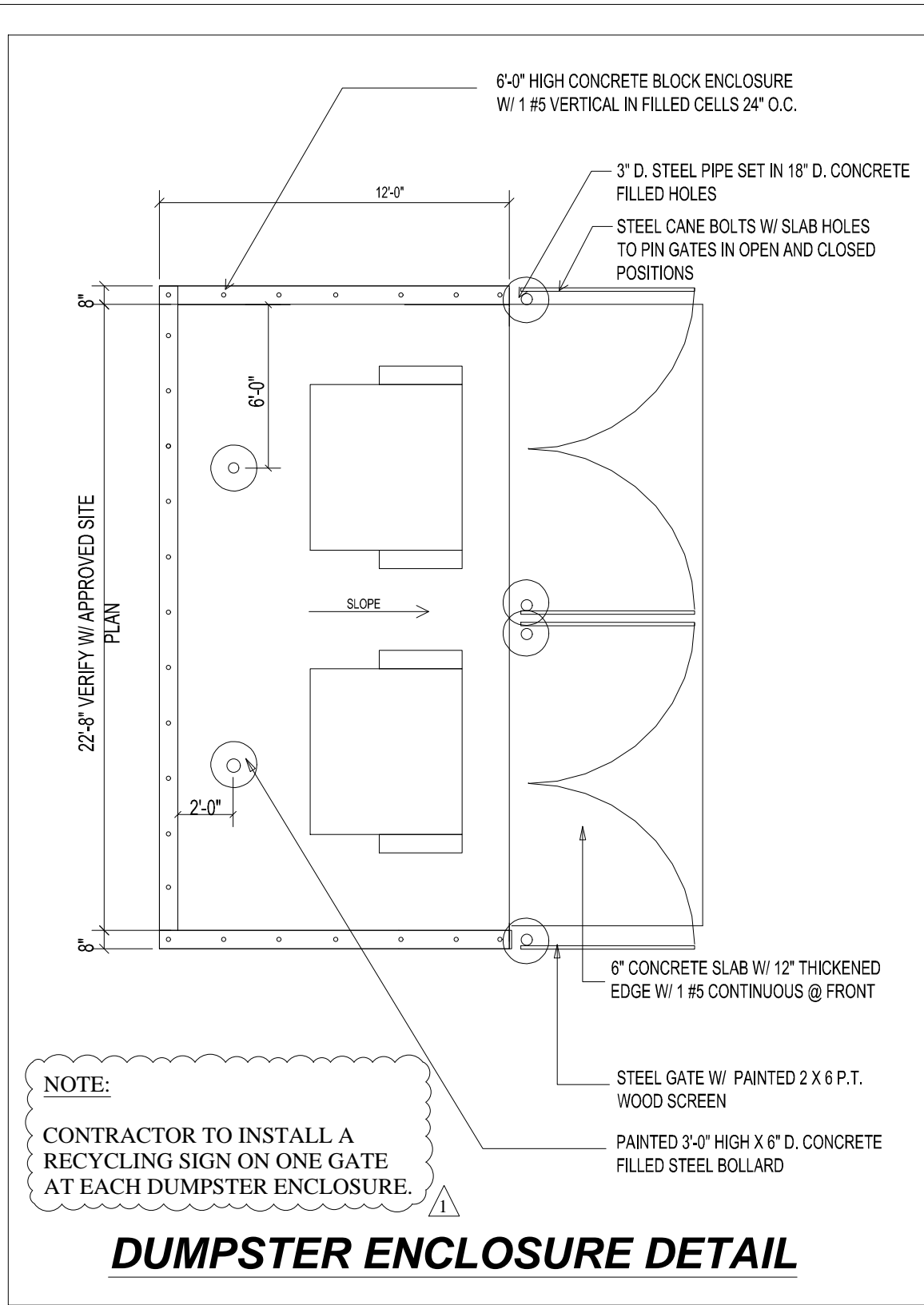
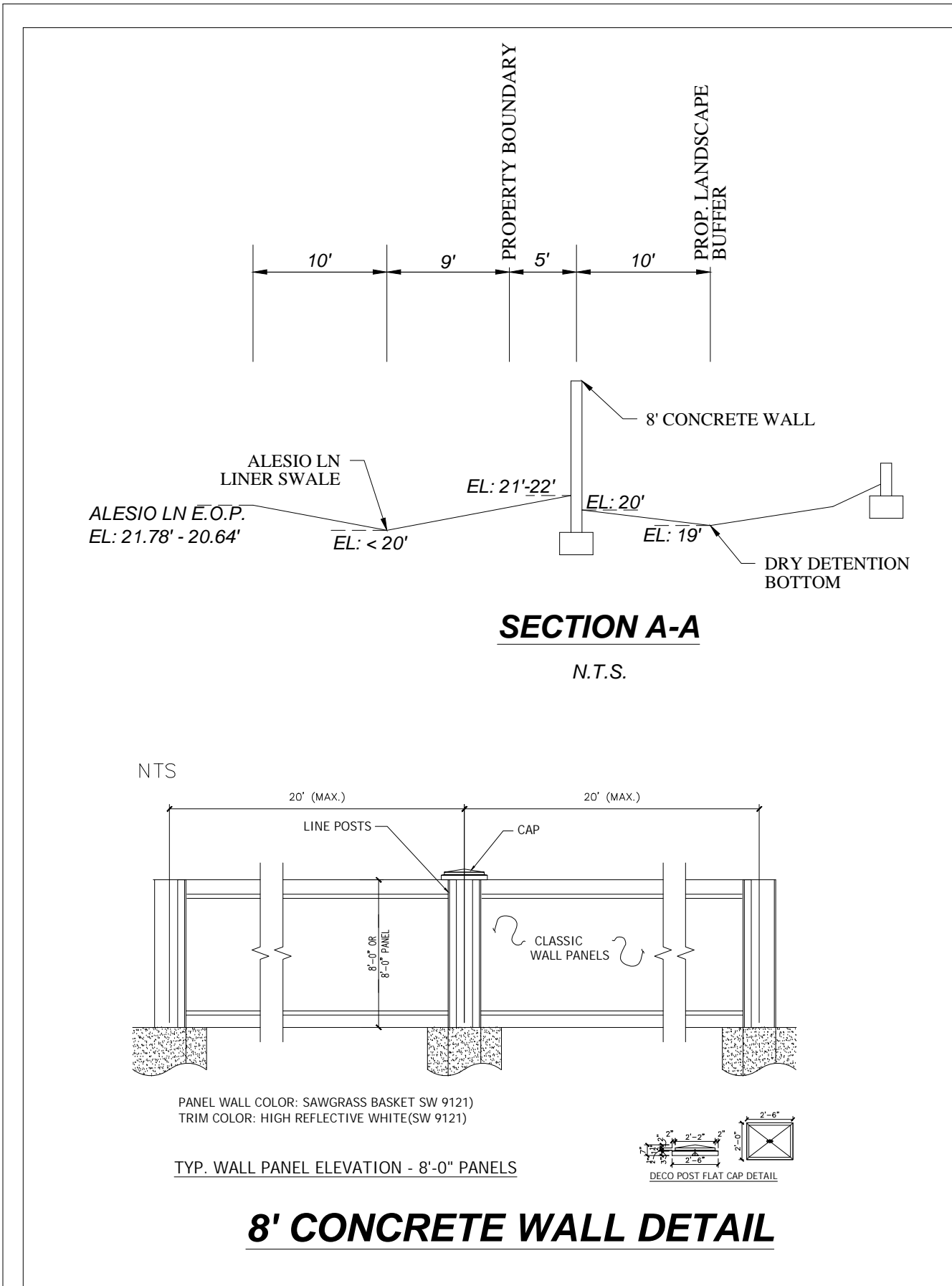
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1	08/30/2023	JAC	CHANGES DUE TO CITY COMMENTS				

GATLIN POINTE - MAJOR AMENDMENT
SITE PLAN

CITY OF PORT ST. LUCIE, FLORIDA
 PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

PROJECT NO.: P20-239-A4
 PSLUSD PROJ. NO.: 5381

DATE: 08/30/2023
 PROJECT NO.:
 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: VARIOUS
 SHEET: C-2.0



- NOTES:
- SYMBOL SHALL BE 42"x42" OR 48"x48".
 - THIS SYMBOL TO BE WHITE FDOT TRAFFIC RATED PAINT.
 - ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT AND SPACED 1" APART. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
 - TOP PORTION OF SIGN SHALL BE BLUE BACKGROUND WITH WHITE LEGEND AND BORDER.
 - BOTTOM PORTION OF SIGN SHALL BE WHITE BACKGROUND WITH BLACK BORDER.
 - ONE SIGN REQUIRED FOR EACH PARKING SPACE.
 - THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE ACCESSIBLE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY SHALL BE 7 FEET.
 - SIGNS SHALL BE HIGH INTENSITY RETROREFLECTIVE.

STORYBOOK DEVELOPMENT SERVICES, LLC
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321-246-8811

JOSE A. CHAVES STATE OF FLORIDA
PROFESSIONAL ENGINEER, LICENSE NO. 78518

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GATLIN POINTE - MAJOR AMENDMENT
SITE DETAILS

CITY OF PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 08/30/2023
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: NA
SHEET: C-3.0

PROJECT NO.: P20-239-A4
PLUSD PROJ. NO.: 5381