

E:\LAND\2020_Port St. Lucie _ Gatlin\CAD\Phase II\LMD REZONING AND SEU CONCEPT PLAN\BORDER.dwg, 6/3/2022 7:48:04 AM

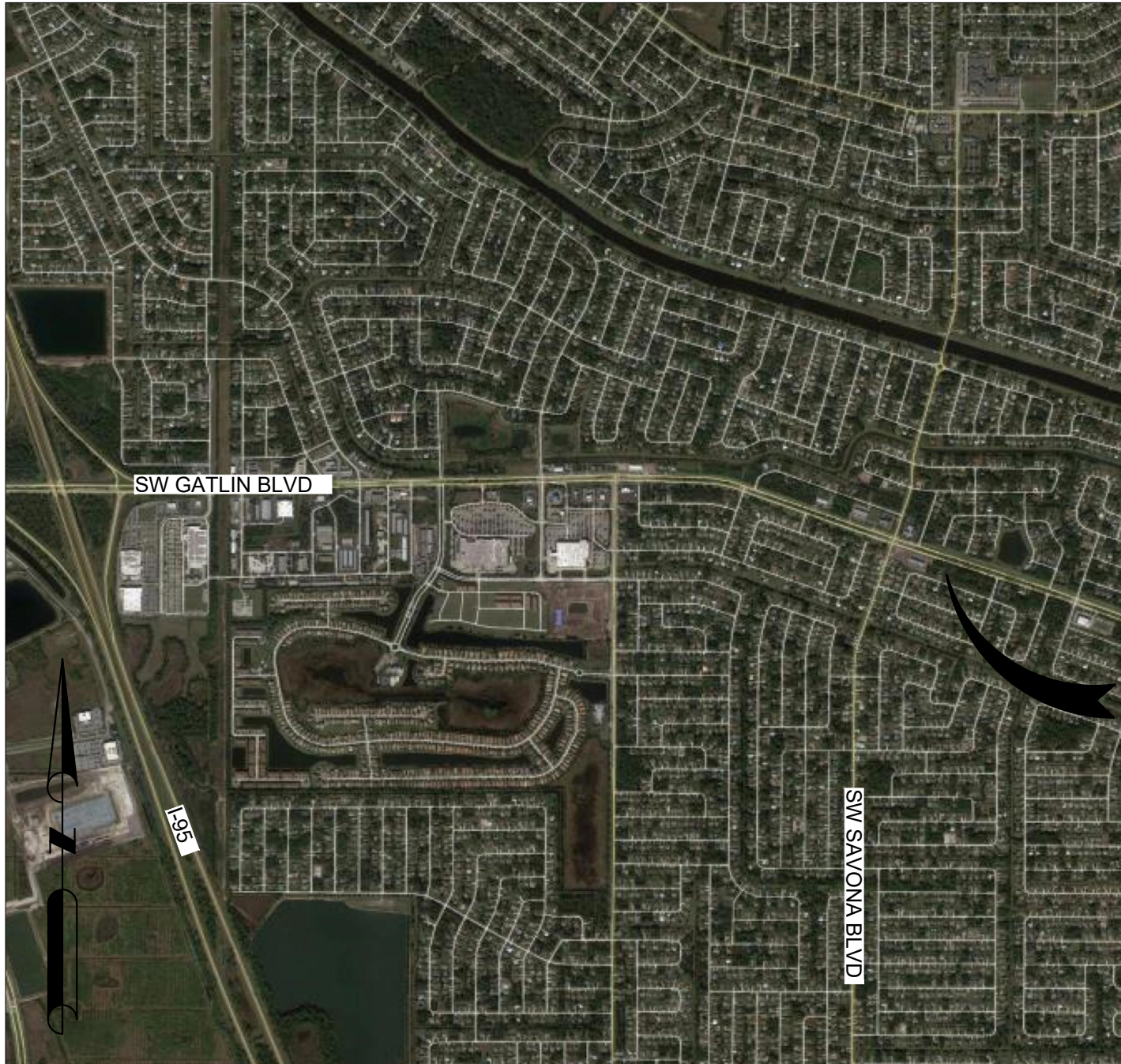
CONCEPTUAL SITE PLAN

FOR GATLIN POINTE PHASE II

1256 SW GATLIN BLVD

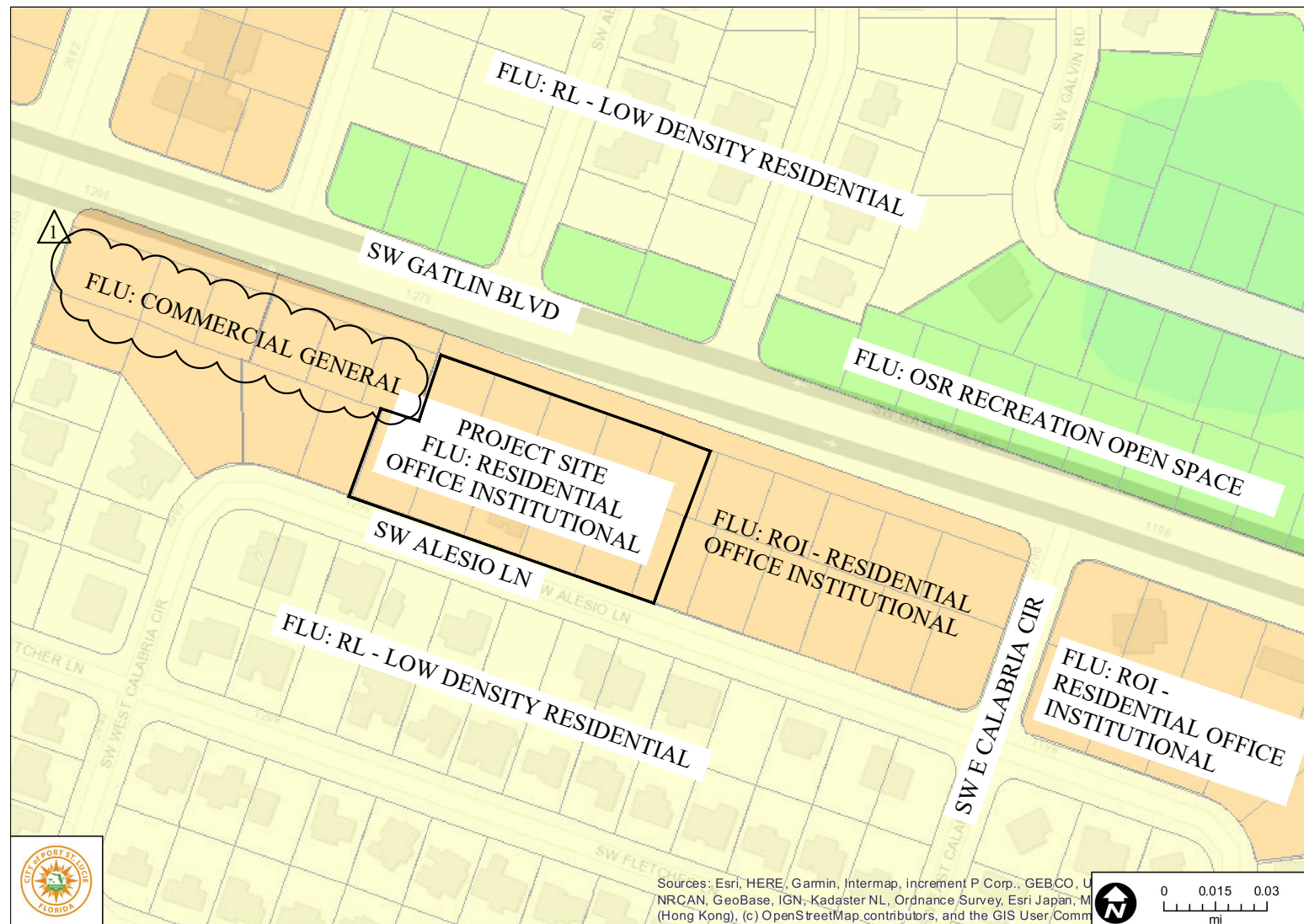
PREPARED FOR:
B&B CAPITAL GROUP 26, LLC

PROPERTY ADDRESS:
1256 GATLIN BLVD
PORT ST. LUCIE, FL

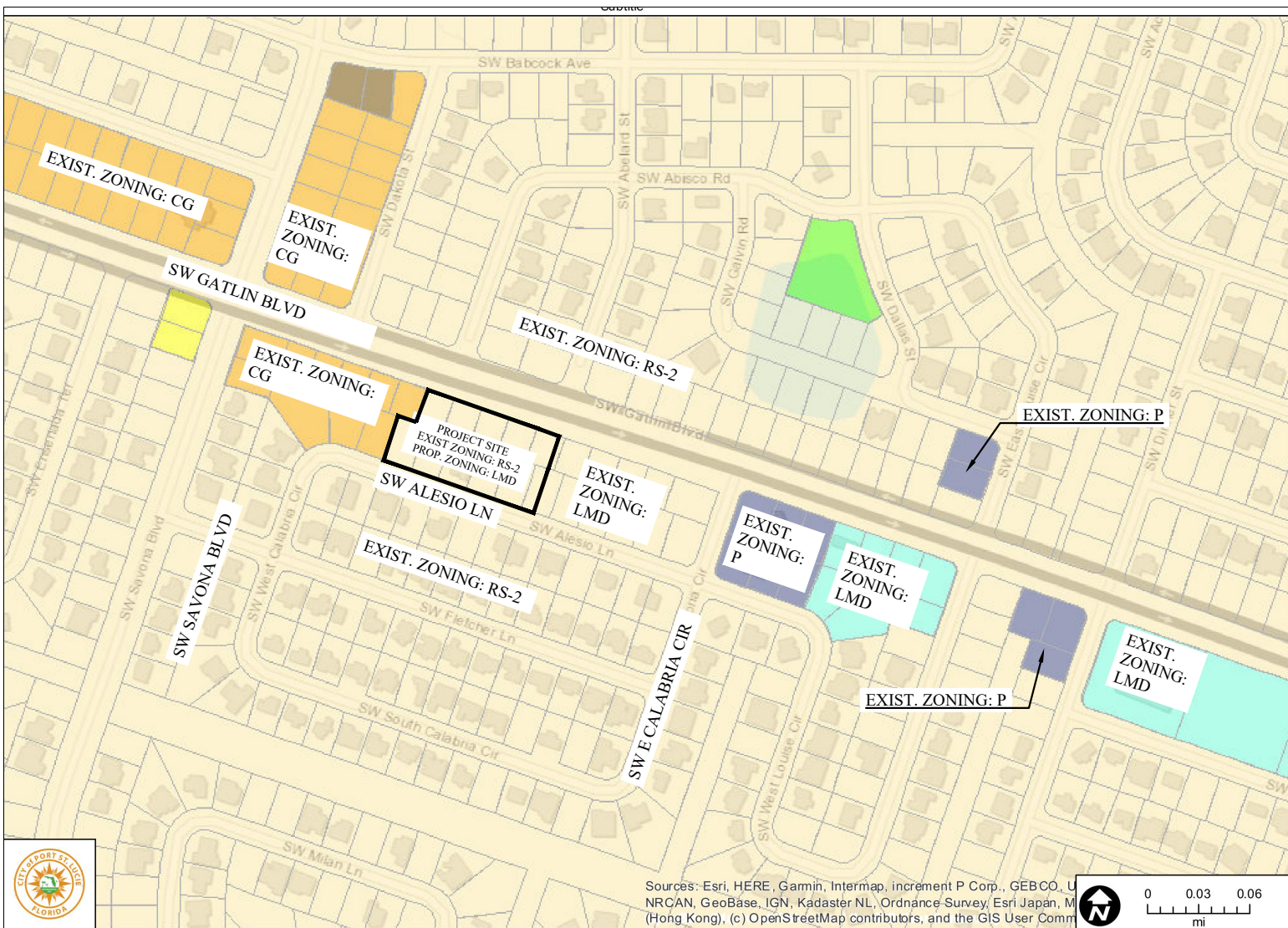


SITE LOCATION

1 IN = 2,000 FT



FLU MAP



ZONING MAP

Sheet List Table

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

Legal Description (Written by Surveyor)

THE SOUTH 95 FEET OF LOTS 12, 13, 14, & 15; ALL OF LOTS 28, 29, 30, 31, & 32, BLOCK 1388, PORT ST. LUCIE SECTION FOURTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 5, 5A THROUGH 5F, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.85 ACRES MORE OR LESS.

AND

A PARCEL OF LAND BEING THE WEST 63.19 FEET OF THE SOUTH 95.00 FEET OF LOT 16 AND THE WEST 33.17 FEET OF LOT 127, BLOCK 1388, ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION FOURTEEN, AS RECORDED IN PLAT BOOK 13, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 27, THENCE NORTH 18°58'33" EAST, ALONG THE WEST LINE OF SAID LOT 127, A DISTANCE OF 125.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 16; THENCE NORTH 71°01'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 30.02 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 16; THENCE NORTH 18°58'33" EAST, A DISTANCE OF 95.00 FEET TO THE NORTH LINE OF THE SOUTH 95.00 FEET OF SAID LOT 16, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF GATLIN BOULEVARD (A 160.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY; THENCE SOUTH 71°01'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 63.19 FEET; THENCE SOUTH 18°58'33" WEST, A DISTANCE OF 220.00 FEET A POINT OF INTERSECTION WITH THE SOUTH LINE OF SID LOT 27, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF ALESIO LANE (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE NORTH 71°01'27" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 33.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRES MORE OR LESS.

CONTAINING A TOTAL OF 2.08 AC

DEVELOPER/OWNER:

B&B CAPITAL GROUP 26, 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 HOLDINGS, LLC
5260 N. LAKE BURKETT LANE.
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,
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MICHAEL T. OWEN

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PROFESSIONAL ENGINEER, LICENSE NO. 78518

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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01/30/2022	JAC	CHANGES DUE TO CITY COMMENTS			

GATLIN POINTE P HASE II CONCEPTUAL SITE PLAN COVER

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

LMD REZONE PROJECT NO.: P21-236
SEU PROJECT NO.: P21-237
SITE PLAN PROJECT NO.:
PSLUSD PROJECT NO.: 5381A

DATE: 06/03/2022
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 INCLUDE DRIVE - THROUGH SERVICES.

2. EXISTING FLU: RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROI)
NO CHANGES PROPOSED

3. PROPOSED FLU: COMMERCIAL GENERAL

4. EXISTING ZONING: RS-2

5. PROPOSED ZONING: CG - SPECIAL EXCEPTION REQUESTED TO ALLOW DRIVE THROUGH SERVICE
6. SITE AREA:

	ACRES	SF	%
GROSS SITE AREA	1.85 AC	80,586 SF	100%
IMPERVIOUS AREA (MAX ALLOWED 80%)	1.25 AC	54,266 SF	67%
BUILDING COVERAGE (TOTAL)	0.37 AC	16,015 SF	20%
PAVEMENT & SIDEWALK COVERAGE	0.88 AC	38,477 SF	48%
PERVIOUS AREA	0.60 AC	26,094 SF	32%

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

SITE AREA	ACRES	SF	%
GROSS SITE AREA	4.41 AC	192,266 SF	100%
IMPERVIOUS AREA (MAX ALLOWED 80%)	3.01 AC	131,261 SF	68%
PERVIOUS AREA	1.40 AC	61,005 SF	32%
5. INTENSITY:

MAX ALLOWED FAR:	40.0% - 32,234 SF
PROVIDED FAR:	20.0% - 16,015 SF
*(GROSS BLDG AREA / GROSS SF SITE AREA)	

6. PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE. 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:

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

REQUIRED FOR GATLIN POINTE:

TOTAL SQUARE FOOTAGE: 36,815 SF	
1 SPACES PER 200 SF	
(30,000 SF)/(200 SF)*1 SPACES	
150 PARKING SPACES	
1 SPACES PER 250 SF	
(6,815 SF)/(250 SF)*1 SPACES	
27 PARKING SPACES	
177 TOTAL PARING SPACES REQUIRED	
6 SPACES REQUIRED TO MEET ADA STANDARDS.	

PROVIDED FOR GATLIN POINTE:

174 STANDARD SPACES	
7 ADA COMPATIBLE SPACES	
181 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	12.5 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 260 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 IN SIDE OF THE WALL WILL BE WITHIN THE DRY DETENTION POND BOTTOM.

10. BUILDING HEIGHTS:

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 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 WILL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG SW ALESIO LANE.
16. SEE SHEET 2 OF 2 OF THE ALTA/NSPS LAND TITLE SURVEY INCLUDED AS PART OF THIS CONCEPTUAL PLAN SET FOR EXISTING EASEMENTS. THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED/REPLACED
- 16.1. 10' DRAINAGE & UTILITY EASEMENT (P.B. 12, PG 5)
(TYP. ALONG REAR LOT LINES)
- 16.2. 6 DRAINAGE & UTILITY EASEMENT (P.B. 12, PG 5)
(TYP. ALONG REAR LOT LINES)
17. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.08(G)

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)

REQUIRED UPLAND PRESERVE: (70,132 SF * 0.25) = 17,424 SF (0.40 AC)

MITIGATION REQUIRED:

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

TRAFFIC STATEMENT - PHASE I

TRAFFIC DATA PROVIDED BY MACKENZIE ENGINEERING AND PLANNING, INC.

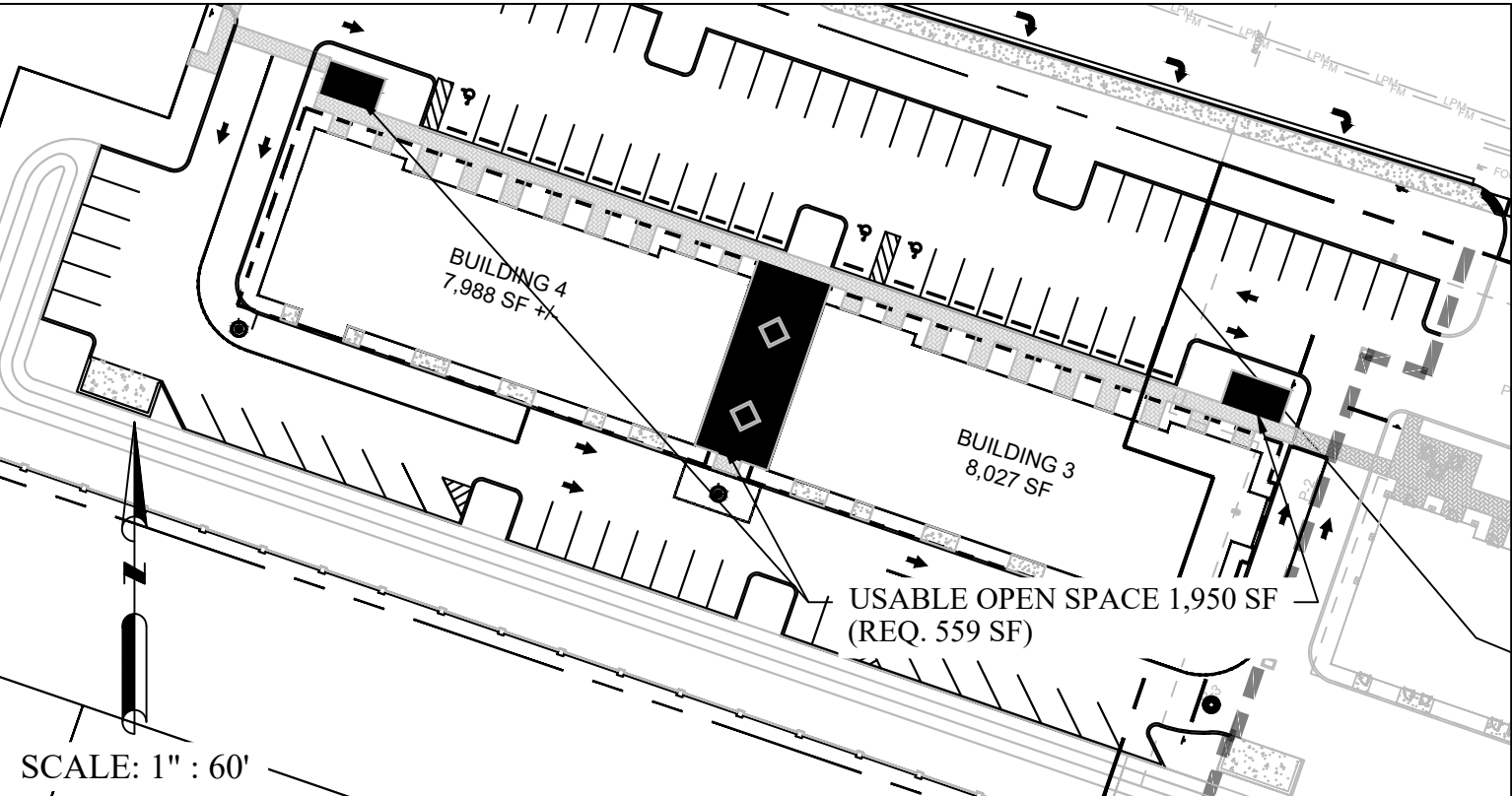
EXHIBIT 1B Gatlin Poins - Phase I Trip Generation - Peak Hour of Generator										
Land Use	Intensity	Daily Trips		AM Peak Hour			PM Peak Hour			
		Total	In	Total	In	Out	Total	In	Out	
Proposed Site Traffic										
Strip Retail Plaza (~40k) - Peak Hour of Genera	20,800	1,000 SF	1,107	158	79	79	275	149	126	
Pass-By Traffic										
Strip Retail Plaza (~40k) - Peak Hour of Genera	AM 40%	PM/DAILY 40%	443	63	32	31	110	60	50	
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			664	95	47	48	165	89	76	
NET CHANGE IN DRIVEWAY VOLUMES			1,107	158	79	79	275	149	126	
Note: Trip generation was calculated using the following data:										
Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate		AM Peak Hour of Generator		PM Peak Hour of Generator		
				Rate	in/out	Rate	in/out	Equation		
Strip Retail Plaza (~40k) - Peak Hour of Generator	820	1000 SF	T = 42.20(X) + 229.68	40%	50/50	7.60	54/46	13.24		

TRAFFIC STATEMENT - PHASE II

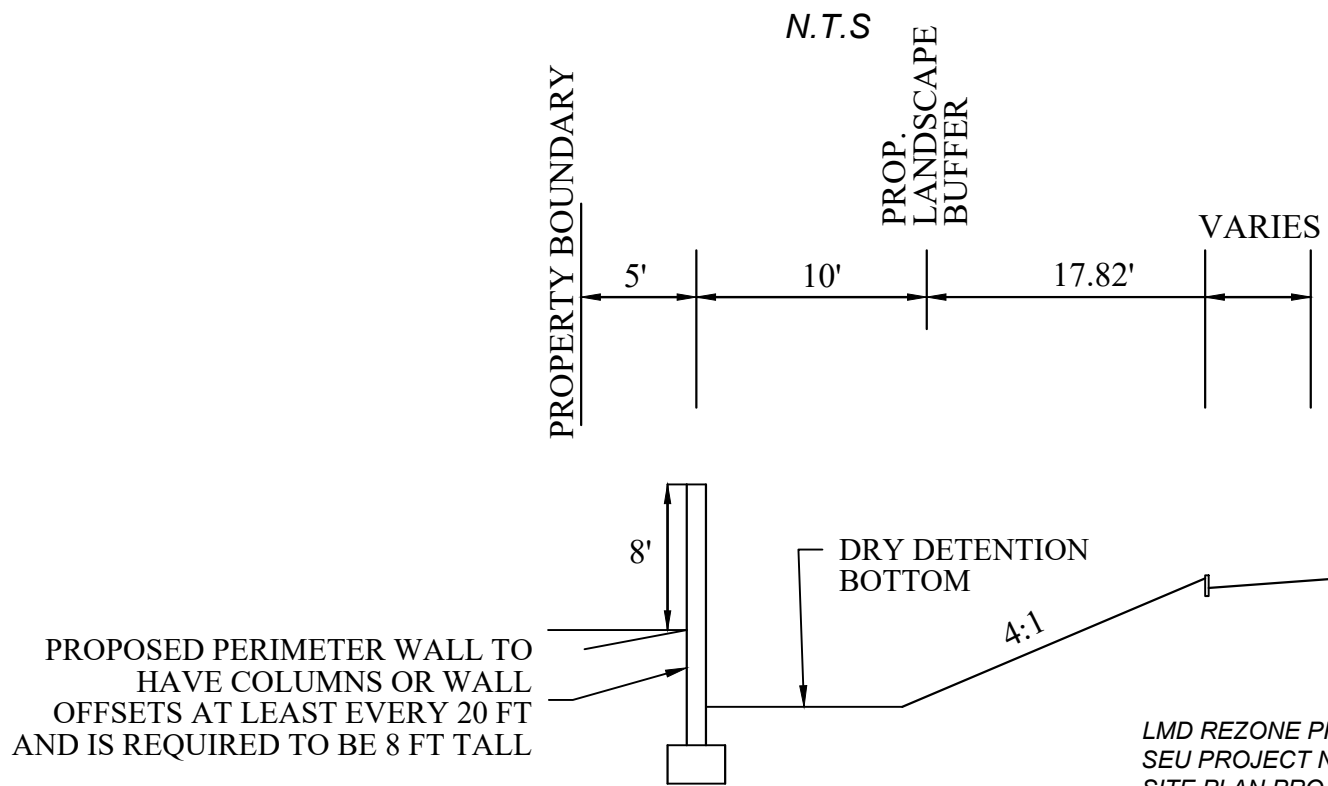
TRAFFIC DATA PROVIDED BY MACKENZIE ENGINEERING AND PLANNING, INC.

EXHIBIT 7B Gatlin Poins Phase II Trip Generation (Peak Hour of Generator)										
Land Use	Intensity	Daily Trips		AM Peak Hour			PM Peak Hour			
		Total	In	Total	In	Out	Total	In	Out	
Proposed Site Traffic										
Strip Retail Plaza (~40k) - Peak Hour of Genera	16,450	1000 SF	924	125	63	62	218	118	100	
Pass-By Traffic										
Strip Retail Plaza (~40k) - Peak Hour of Genera	AM 40%	PM/DAILY 40%	370	50	25	25	87	47	40	
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			554	75	38	37	131	71	60	
NET CHANGE IN DRIVEWAY VOLUMES			924	125	63	62	218	118	100	
Note: Trip generation was calculated using the following data:										
Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate		AM Peak Hour of Generator		PM Peak Hour of Generator		
				Rate	in/out	Rate	in/out	Equation		
Strip Retail Plaza (~40k) - Peak Hour of Generator	822	1000 SF	T = 42.20(X) + 229.68	40%	50/50	7.60	54/46	13.24		

USABLE OPEN SPACE



ARCHITECTURAL WALL



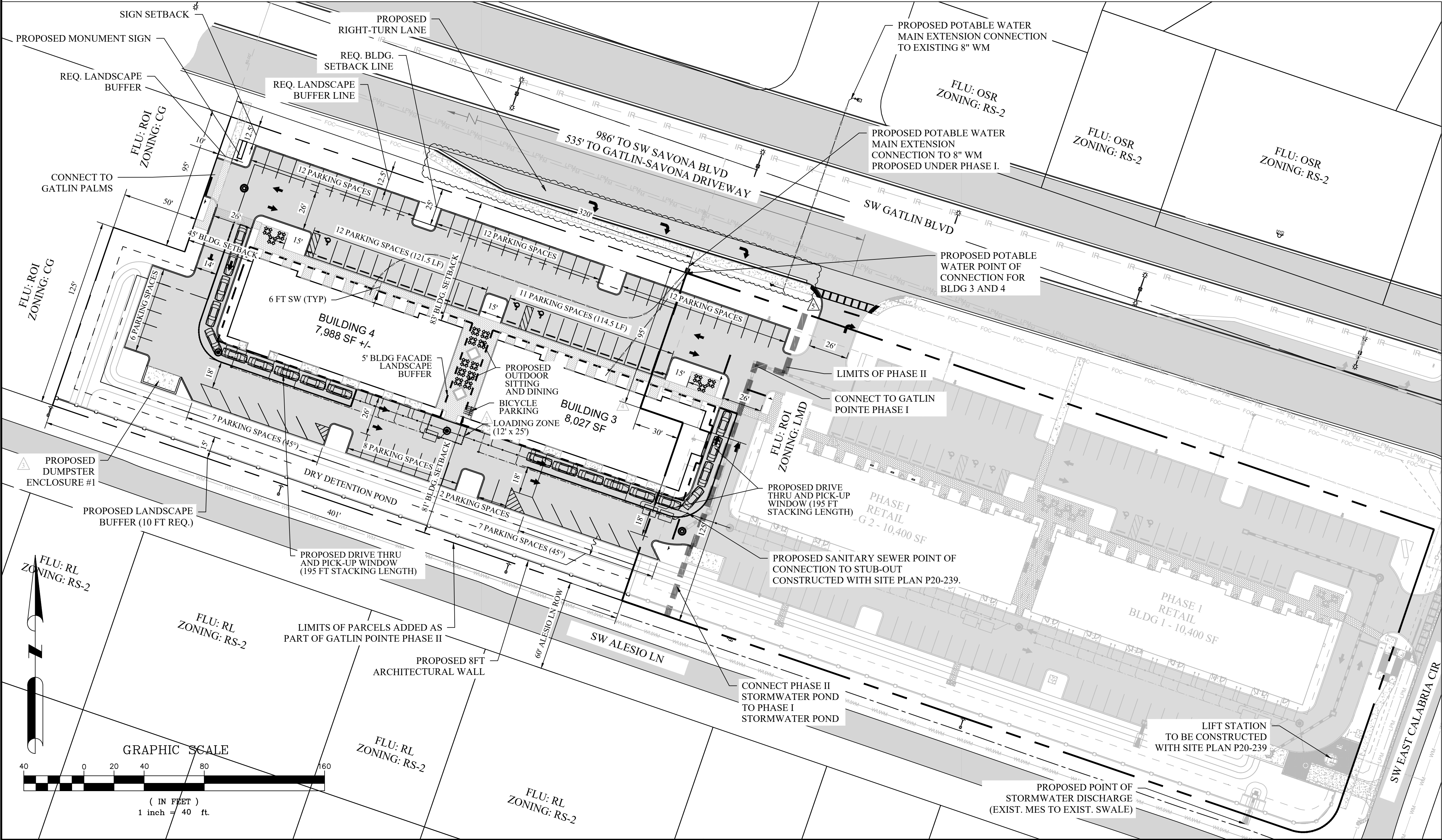
LMD REZONE PROJECT NO.: P21-236
SEU PROJECT NO.: P21-237
SITE PLAN PROJECT NO.: PSLUSD PROJECT NO.: 5381A

GATLIN POINTE PHASE II
CONCEPTUAL SITE PLAN

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

DATE: 08/24/2022
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 40'
SHEET: C-2.0

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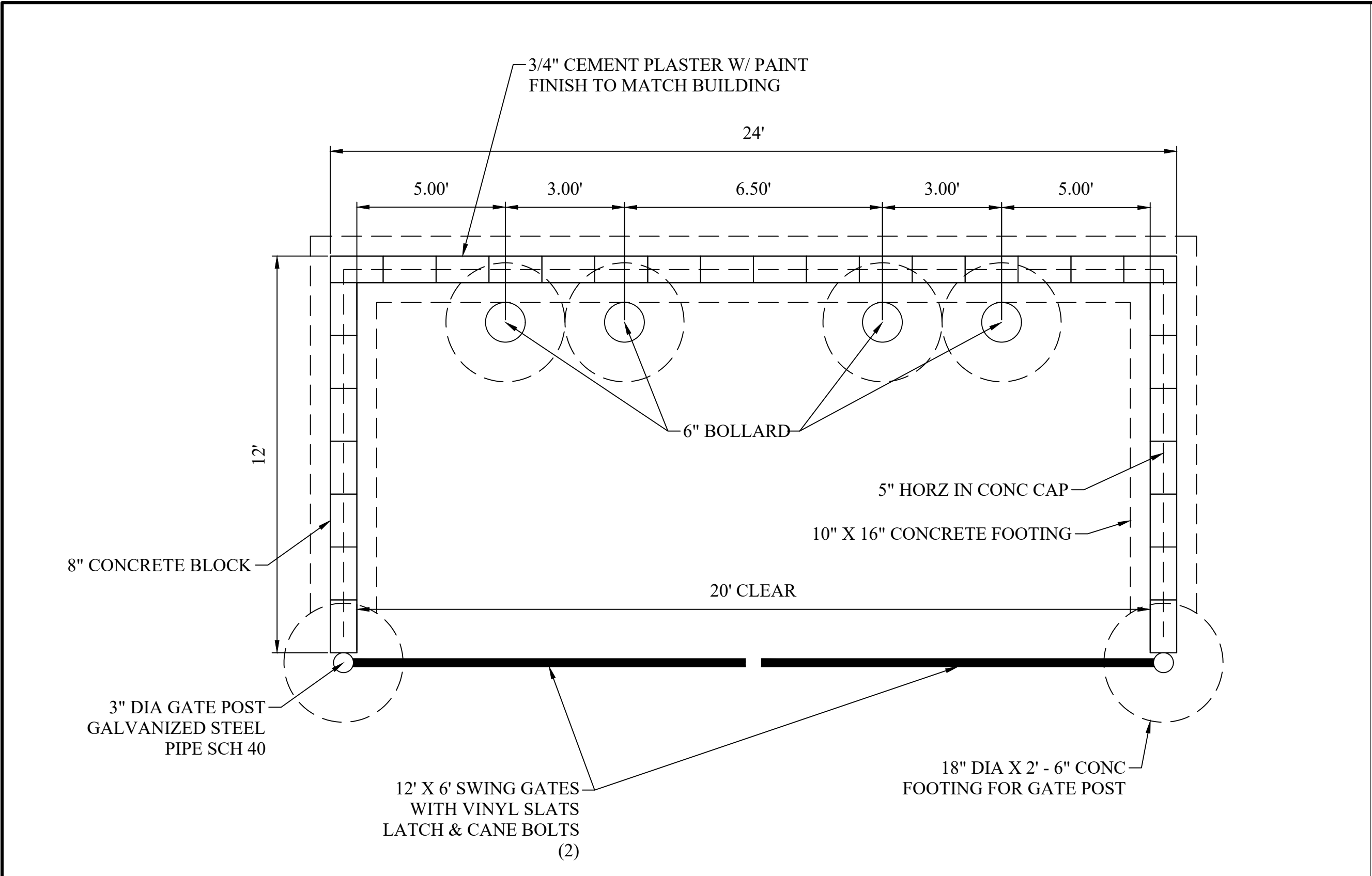
STORYBOOK HOLDINGS, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
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321-246-8811

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		REVISIONS			
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/10/2020	JAC	CHANGES DUE TO CITY COMMENTS	08/24/2022	JAC	UPDATE TO TRAFFIC GENERATION AND ADDITION OF TURN LANE
01/30/2022	JAC	CHANGES DUE TO CITY COMMENTS			
05/10/2022	JAC	CHANGES TO INCREASE STACKING CAPACITY			
07/14/2022	JAC	REMOVAL OF MENU BOARDS AND UPDATE TRAFFIC			

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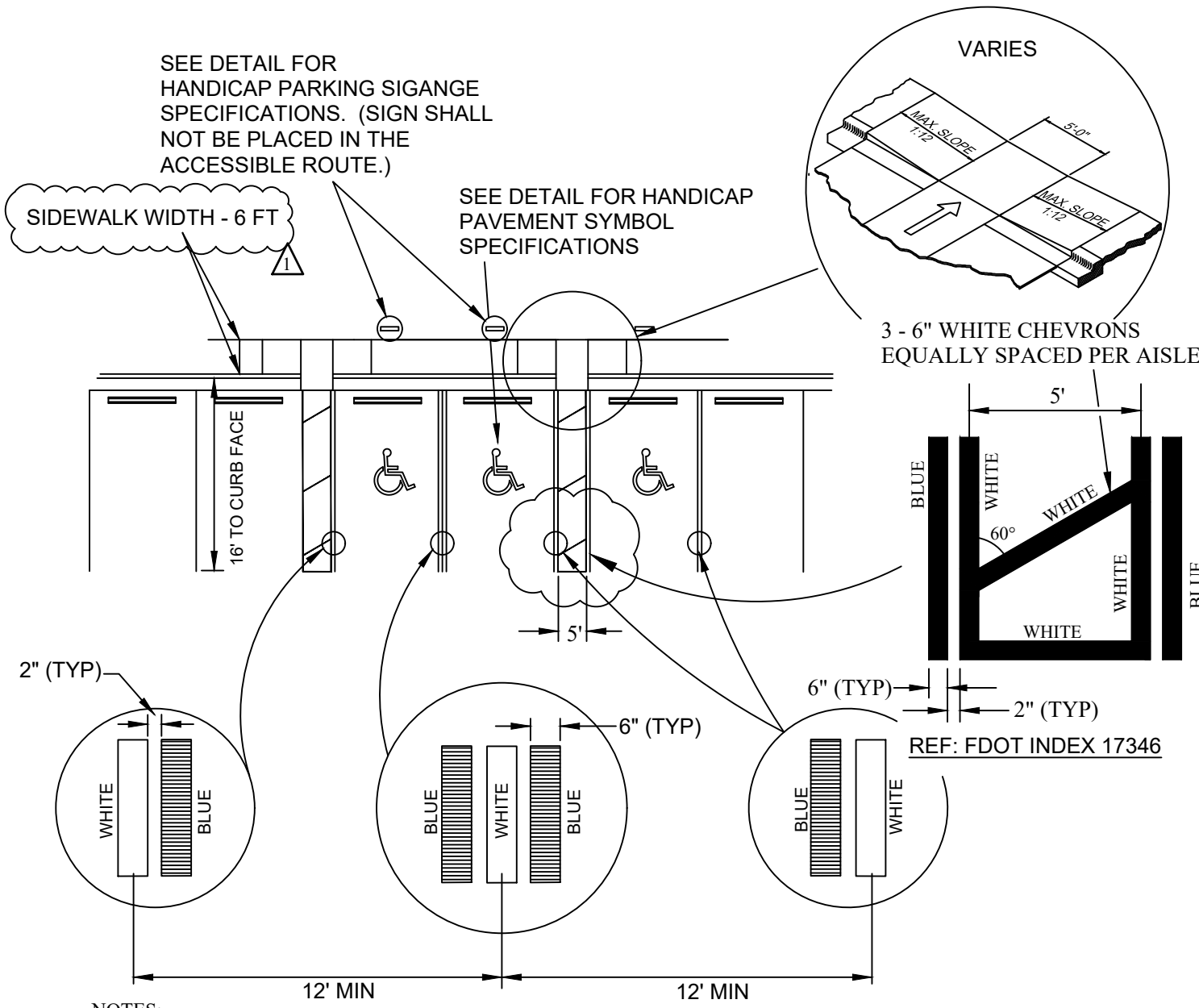


DUMPSTER ENCLOSURE DETAIL
(N.T.S.)

Accessible Parking Spaces

Accessible parking spaces shall be provided in accordance with the current Florida Accessibility Code, Americans with Disabilities Act and any applicable Fair Housing Act requirements, including the following notes:

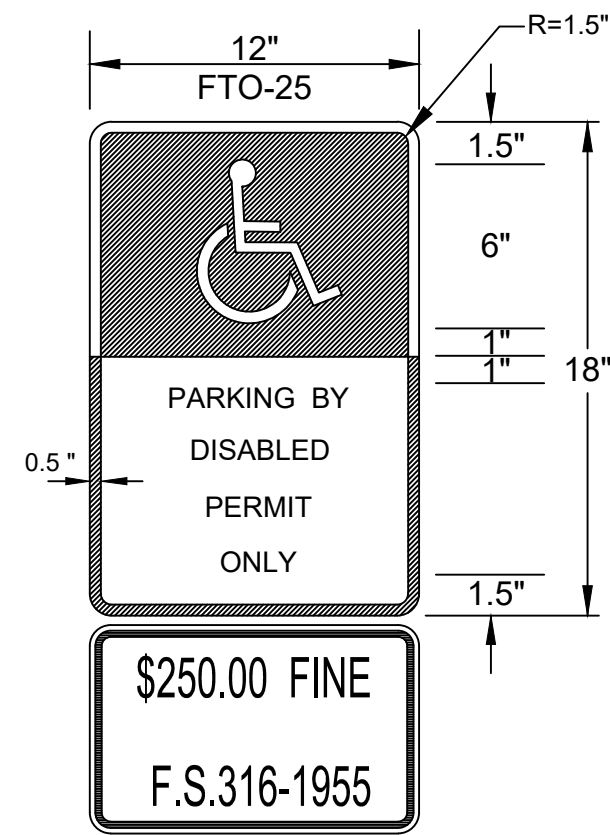
- Any commercial real estate property owner offering parking for the general public shall provide specially designed and marked motor vehicle parking spaces for the exclusive use of physically disabled persons who have been issued parking permits pursuant to state law.
- All spaces shall have an accessible curb-ramp or curb-cut to allow access to the building served. It shall be located so that users will not be compelled to wheel behind parked vehicles.



- NOTES:
- EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
 - PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE.
 - WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
 - CURB RAMPS CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

TYPICAL PAVEMENT SYMBOL
FOR HANDICAP PARKING
(N.T.S.)

TYPICAL HANDICAP PARKING SIGNAGE



- NOTES:
- 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.

LMD REZONE PROJECT NO.: P21-236
SEU PROJECT NO.: P21-237
SITE PLAN PROJECT NO.:
PSLUSD PROJECT NO.: 5381A

GATLIN POINTE PHASE II CONCEPTUAL SITE PLAN DETAILS

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

DATE: 12/03/2021
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: NA
SHEET: C-3.0

STORYBOOK HOLDINGS, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
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