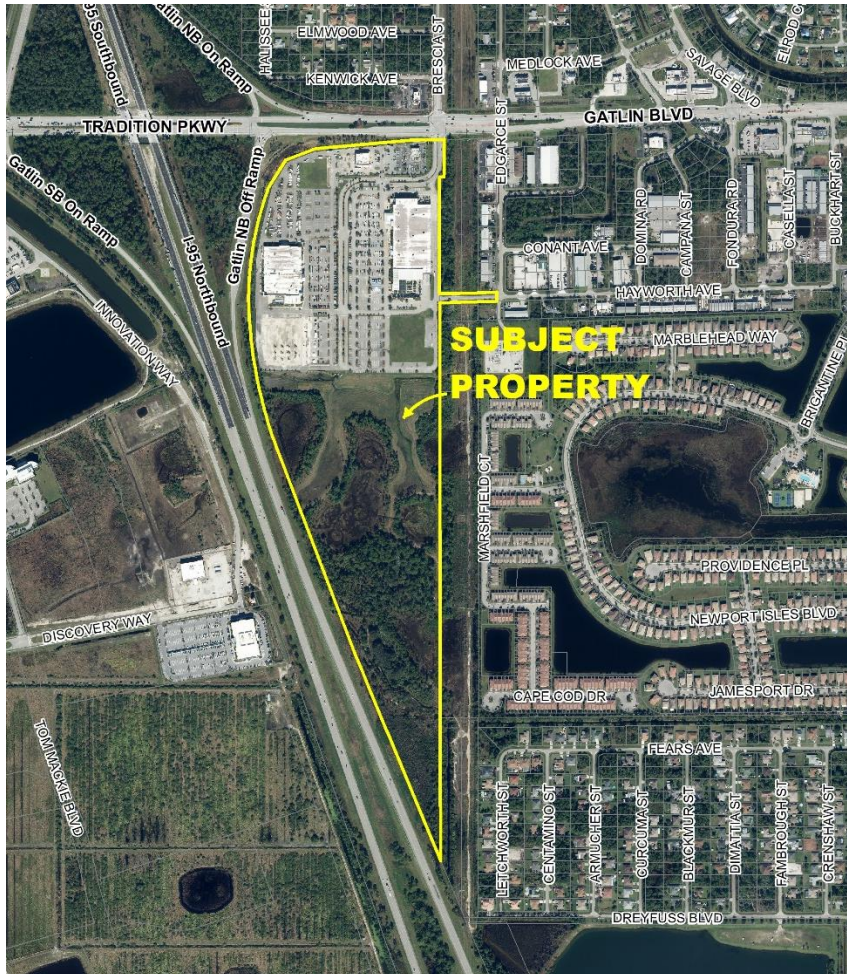




**Gatlin Plaza PUD – Golf Galaxy
Site Plan Major Amendment
P17-057**



Project Location Map

SUMMARY

<p>Applicant's Request:</p>	<p>Major amendment to the proposed building footprint and elevations associated with building pad D at the existing Gatlin plaza PUD. Final revised building footprint will become the proposed Golf Galaxy building (15,000 square feet) with the remaining 5,000 square feet approved for this pad to be subject to a future Minor amendment.</p>
<p>Applicant:</p>	<p>Culpepper and Terpening, Inc.</p>
<p>Property Owner:</p>	<p>BDG Port St. Lucie, LLC</p>

Location:	Southeast quadrant of I-95 and Gatlin Boulevard
Address:	2210 SW Gatlin Blvd Pad D To be assigned
Project Planner:	Stephen Mayer, Planner III

Project Description

Currently there is an approved site plan that consists of a 155,669 square foot existing one-story Home Depot, a 91,370 square foot existing Bass Pro Shop, a 3,408 square foot existing Wendy’s, a 69,981 square foot Floor and Decor building pad “B”, a 40,481 future retail building pad “C”, a 20,000 square foot future retail building pad “D”, and a 6,345 square foot Miller’s Ale House. The total building square footage of the site plan is 387,254.

This proposed major amendment to the site plan provides for the final building footprints associated with the proposed Golf Galaxy building to be erected on Building Pad D (the northwesternmost portion of the PUD). Golf Galaxy will occupy 15,000 sq feet of the authorized 20,000 sq feet assigned to this site. The remaining 5,000 square feet of this site will be subject to a future minor amendment. The major amendment is for a building over 10,000 square feet and include new elevations.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan amendment at their meeting of April 14, 2021.

The City Council approved the PUD for Gatlin Plaza by Ordinance 05-32 as amended by Ordinance 05-104 and Ordinance 07-137.

The City Council approved the most recent Major Amendment to the Site Plan for Gatlin Plaza (P17-057) on August 8, 2017 to include the Floor and Décor and Miller’s ale House site plan.

Location and Site Information

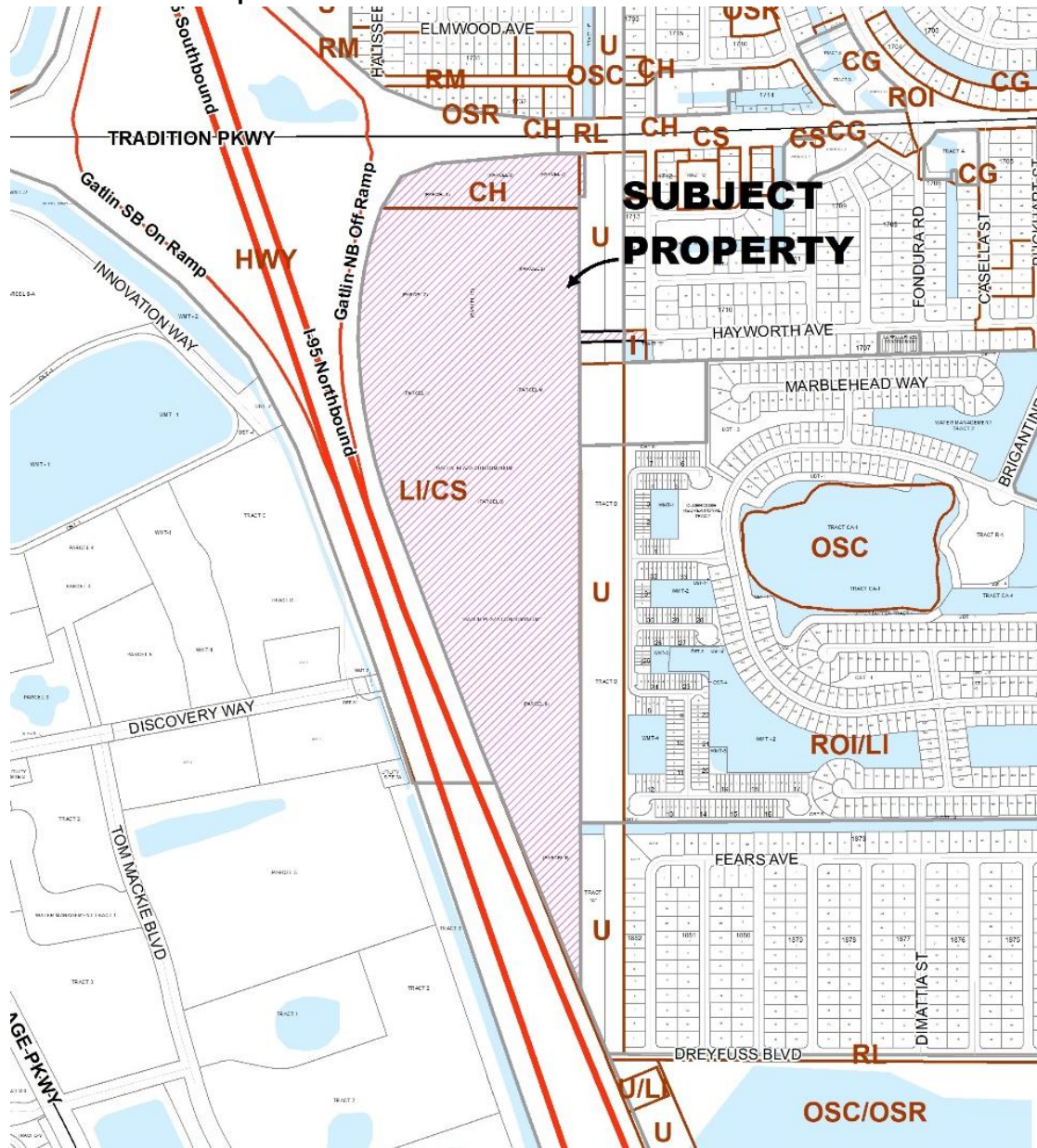
Parcel Number:	431550300010000
Property Size:	91.07 acres
Legal Description:	Parcels 1 through 10 of Gatlin Plaza Condominium, according to the Declaration of Condominium of Gatlin Plaza Condominium, Recorded in Official Records Book 3409, Page 2468, Public Records of St. Lucie County, Florida, Together with its undivided interest in the common elements.
Future Land Use:	CS/CG/LI (Service Commercial/General Commercial/Light Industrial)
Existing Zoning:	Gatlin Plaza PUD (Planned Unit Development)
Existing Use:	Home Depot, Bass Pro Shops, Wendy’s, parking lot and four vacant building pads

Surrounding Uses

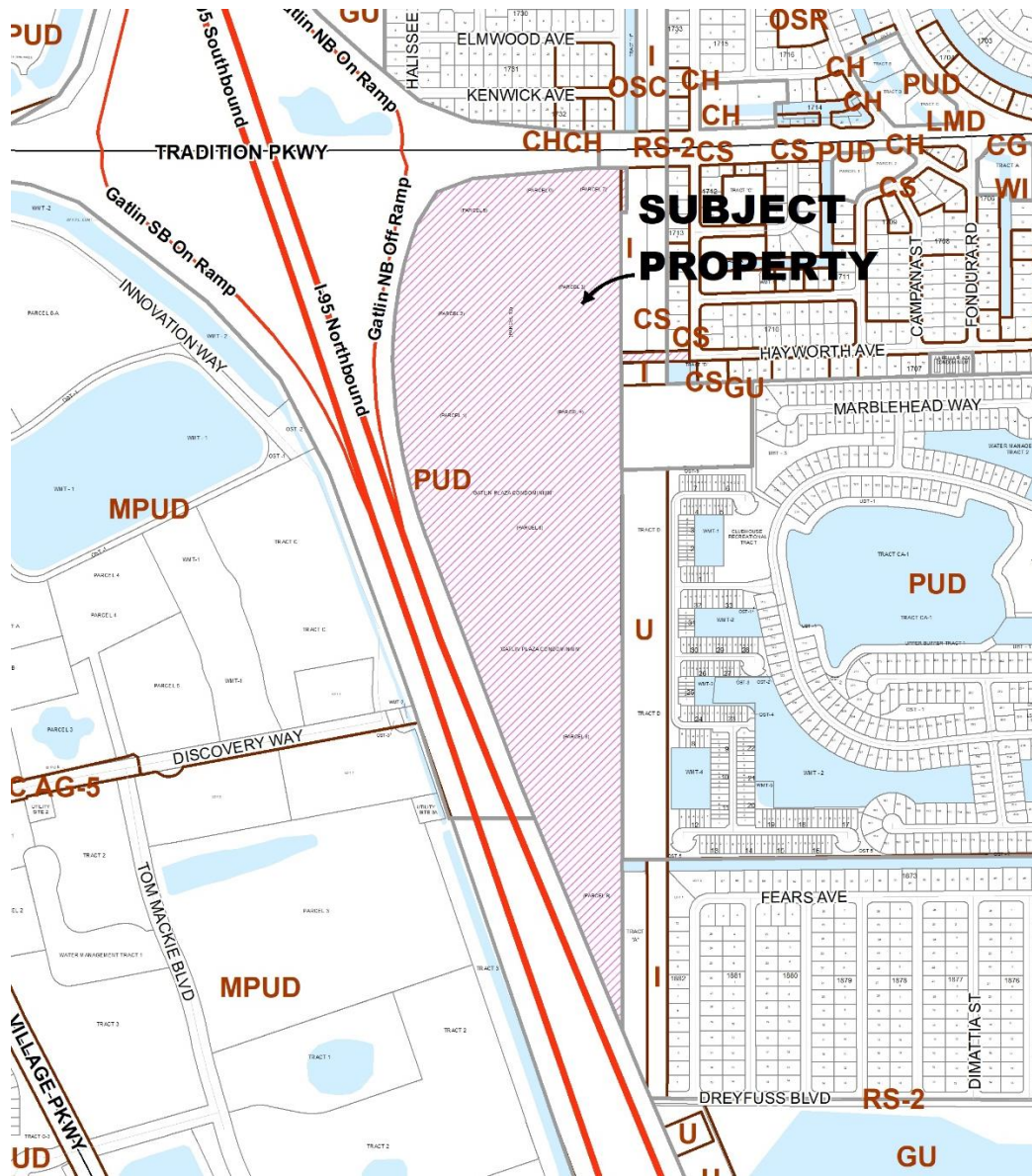
	Future Land Use	Zoning	Existing Use
N	OSR, CH	RS-2, CH	Gatlin Blvd, commercial development, vacant land
S	NCD	MPUD	I95, vacant land
E	U	U, I	FPL easement, commercial development
W	NCD	MPUD	I-95, vacant land, Keiser University

OSR – Open Space Recreational; RS-2 – Single Family Residential; CH – Highway Commercial; U – Utility, I – Institutional; MPUD – Mixed Use Planned Unit Development

Future Land Use Map



Zoning Map



IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

CRITERIA	FINDINGS
USE	The proposed uses of retail establishments and restaurants are permitted uses in the Gatlin Plaza PUD Zoning District.
DUMPSTER ENCLOSURE	Site plan depicts a compactor for general refuse and recyclable refuse at the loading zone in the rear of the building.

ARCHITECTURAL DESIGN STANDARDS	Architectural elevations comply with City of Port St. Lucie Citywide Design Standards Manual.
PARKING REQUIREMENTS	The site is required to have 1,640 parking spaces and 1,643 are being provided.
BUILDING HEIGHT	The maximum height of the proposed Golf Galaxy is 36' 10". The PUD has a maximum building height of 50'.
SETBACKS	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the PUD.
BUFFER	The site plan depicts 15.18% of the site coverage is for open space, while also dedicating 65.26% to pervious area, including conservation, open space tracts, dry detention and landscaping.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

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	A traffic impact analysis was submitted and approved by the Public Works Department for the PUD with the approved intensity of uses. The intensity of uses is not changing with this amendment.
PARKS AND OPEN SPACE	N/A
STORMWATER	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal.
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	N/A

NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection: The site has previously been cleared.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): The applicant has agreed to pay a fee into the public art fund in lieu of providing works of art on site.

Related Projects

P15-093 Gatlin Plaza PUD – Bass Pro site Plan Amendment

P14-024 Gatling Plaza – Bass pro site plan

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 major amendment at their meeting of April 14, 2021.