



**Gatlin Professional Office/Retail Building  
Major Site Plan  
P21-011**



**Project Location Map**

**SUMMARY**

Applicant's Request:	Approval of a one-story building for the use of office and retail.
Applicant:	Stephen Cooper, Stephen Cooper, P.E. & Associates, Inc
Property Owner:	Dr. Hashem Khorassani, CDNK, LLC
Location:	Northeast corner of the intersection of SW Gatlin Boulevard and Bougainvillea Avenue
Address:	1485 SW Gatlin Blvd
Project Planner:	Isai Chavez, Planner I

**Project Description**

The proposed project consists of a one-story, 17,802 square foot building for the use of office and retail at the intersection of Gatlin Boulevard and Bougainvillea Avenue. Adjacent to Bougainvillea Avenue, it includes a 10-foot landscape buffer and six-foot temporary wooden fence, to buffer from the single residential property to the north.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the site plan at their meeting of March 24, 2021.

The City Council approved the rezoning of Single Family Residential (RS-2) to General Commercial (CG) on January 27, 2020 for this project under P19-196 CDNK, LLC Rezoning.

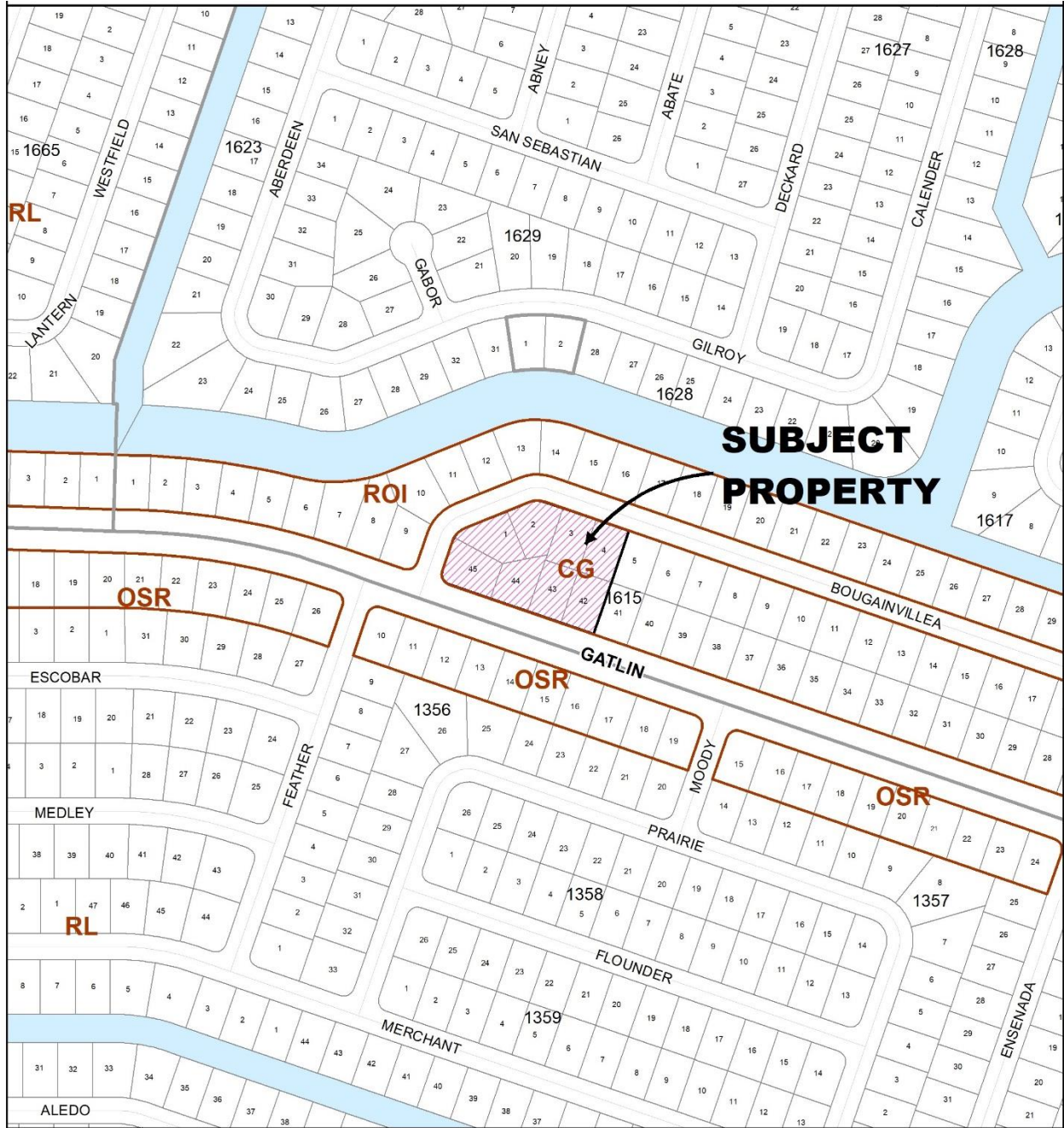
**Location and Site Information**

Parcel Number:	3420-610-0665-000-1; 33420-610-0666-000-8; 3420-610-0667-000-5; 3420-610-0668-000-2; 3420-610-0706-000-1; 3420-610-0707-000-8; 3420-610-0708-000-5; 3420-610-0709-000-2
Property Size:	1.92 acres/83,690 sq. ft.
Legal Description:	Lots 1, 2, 3, 4, 42, 43, 44, and 45 - Block 1615 of Port St. Lucie Section 23
Future Land Use:	General Commercial (CG)
Existing Zoning:	General Commercial (CG)
Existing Use:	Vacant land

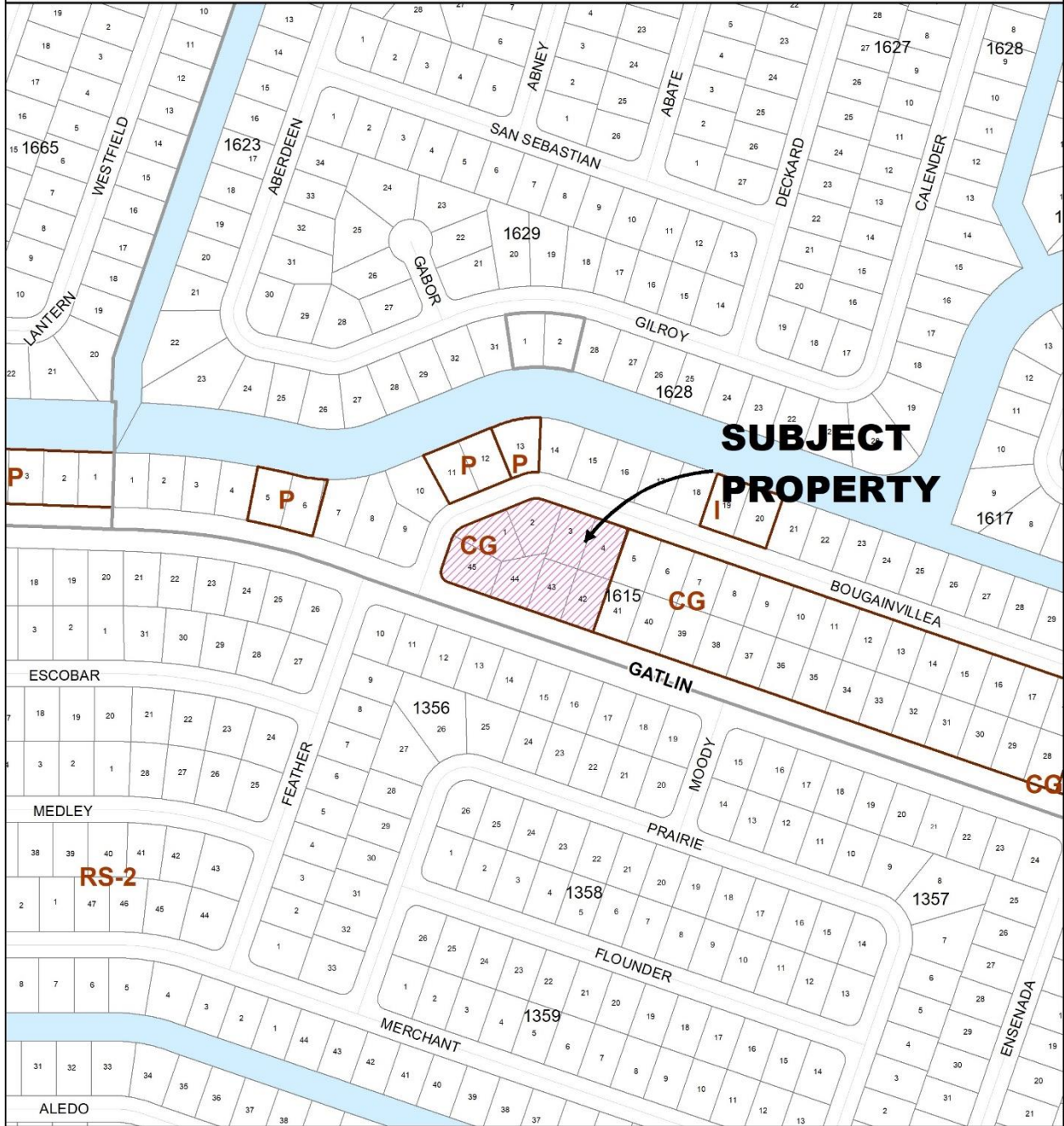
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	ROI	P; RS-2	Professional office/Single-Family Residential/ Vacant
South	OSR	OSR	Open Space/Trail
East	CG	CG	Vacant
West	ROI	RS-2	Vacant

**Abbreviations:** ROI - Medium Density Residential, Office, Institutional ROI; P – Professional; RS-2 – Single-Family Residential; OSR – Recreational Open Space; CG – General Commercial



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:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The proposed use of a retail/office building is compatible with the General Commercial (CG) zoning district.
<b>DUMPSTER ENCLOSURE</b>	Site plan depicts a 12'X24' foot dumpster enclosure for general refuse and recyclable refuse.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	Architectural elevations comply with City of Port St. Lucie Citywide Design Standards Manual.
<b>PARKING REQUIREMENTS</b>	Ninety parking spaces are required and 90 are proposed. Four handicap spaces are required and four are proposed.
<b>BUILDING HEIGHT</b>	Maximum building height allowed is 35 feet, height of proposed buildings is approximately 25 feet.
<b>SETBACKS</b>	Proposed buildings meet setback requirements under the General Commercial zoning district.
<b>BUFFER</b>	The site plan depicts the required ten-foot landscape buffer and six-foot temporary wooden fence, facing SW Bougainvillea Avenue.

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

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	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.
<b>TRANSPORTATION</b>	Traffic was reviewed and approved by the Public Works Department. See attached Public Works Traffic Memo.
<b>PARKS AND OPEN SPACE</b>	N/A
<b>STORMWATER</b>	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	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:** There is no native upland habitat or wetlands on this site, therefore, upland habitat mitigation is not required. However, tree preservation and/or mitigation will be required.

**OTHER**

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

**Public Art (Chapter 162):** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The applicant has selected to contribute an amount equal to eighty percent (80%) of one percent (1%) of the total construction costs for deposit to the art in public places funds.

**Related Projects**

P19-196 CDNK, LLC Rezoning

**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 March 24, 2021.