



**Gatlin Boulevard Center PUD Rezoning
 PUD Rezoning
 P20-109**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a PUD rezoning to amend and replace the existing Gatlin Boulevard Center PUD.
Applicant:	Hunter Chambliss
Property Owners:	Kiwi Land Holdings, LLC; Agree Stores, LLC
Legal Description and Location:	Parcels 1 and 2, Gatlin Boulevard Center as well as Lots 26-28, Block 1711 Port St. Lucie Section 31; West of SW Gatlin Blvd and SW Fondura Rd intersection, abutting SW Domina Road.
Address:	2650, 2658 SW Domina Rd 2060, 2080 SW Gatlin Blvd
Project Planner:	Laura H. Dodd, Planner II

Project Description

The purpose of this request is for a PUD Concept document and plan approval, and a Rezoning approval from City of Port St. Lucie PUD (Planned Unit Development) and CS (Service Commercial) Zoning designations to a City of Port St. Lucie PUD (Planned Unit Development) Zoning designation. The applicant is proposing a commercial development, consisting of a retail use (existing AutoZone) and proposed car wash. However, the applicant is requesting the approval of additional uses within the PUD to include all of the permitted uses and structures in the General Commercial (CG) zoning district, and all the accessory uses, and all the special exception uses listed in that district subject to approval of City Council in accordance with the City Code. The request for approval of the uses in the CG district is proposed in order to allow for flexibility in the future redevelopment of the parcels in the PUD consistent with the City Code.

The request includes:

- Rezone four (4) parcels to PUD zoning district. This provides for rezoning of multiple parcels with different existing zoning district designations.
- Add 3 lots lying south of the existing PUD - lots 26, 27, and 28, Block 1711 PSL Section 31, PB 14 PG 22.
- Change the approved uses and conceptual plan to permit all uses and special exception uses allowed within the CG zoning district.
- Changes to the PUD Land Development regulations.

Background

The northern 2.19 acres of the 2.81 acre project area obtained approval of a PUD Concept Document and Plan, and Rezoning to PUD by the City of Port St. Lucie in January 2007. The project was originally known as the "Sterling Bank PUD." The approved uses included financial institution, retail/office, and drive-thru as a special exception use.

A plat was recorded in September 2007 subdividing the property into two (2) parcels. The plat was recorded as "Gatlin Boulevard Center" (PB 58 PG 20-21). Subsequent to the PUD approval and plat, in January 2008 a site plan was approved for the "Gatlin Boulevard Center" and included a 3,300 SF bank with drive-thru on Parcel 1 and a 6,815 sf AutoZone retail store on Parcel 2. The bank on Parcel 1 was not built. The AutoZone retail building on Parcel 2 was constructed in 2008 and completed in early 2009 and remains in operation.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the application on July 8, 2020.

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board's agenda.

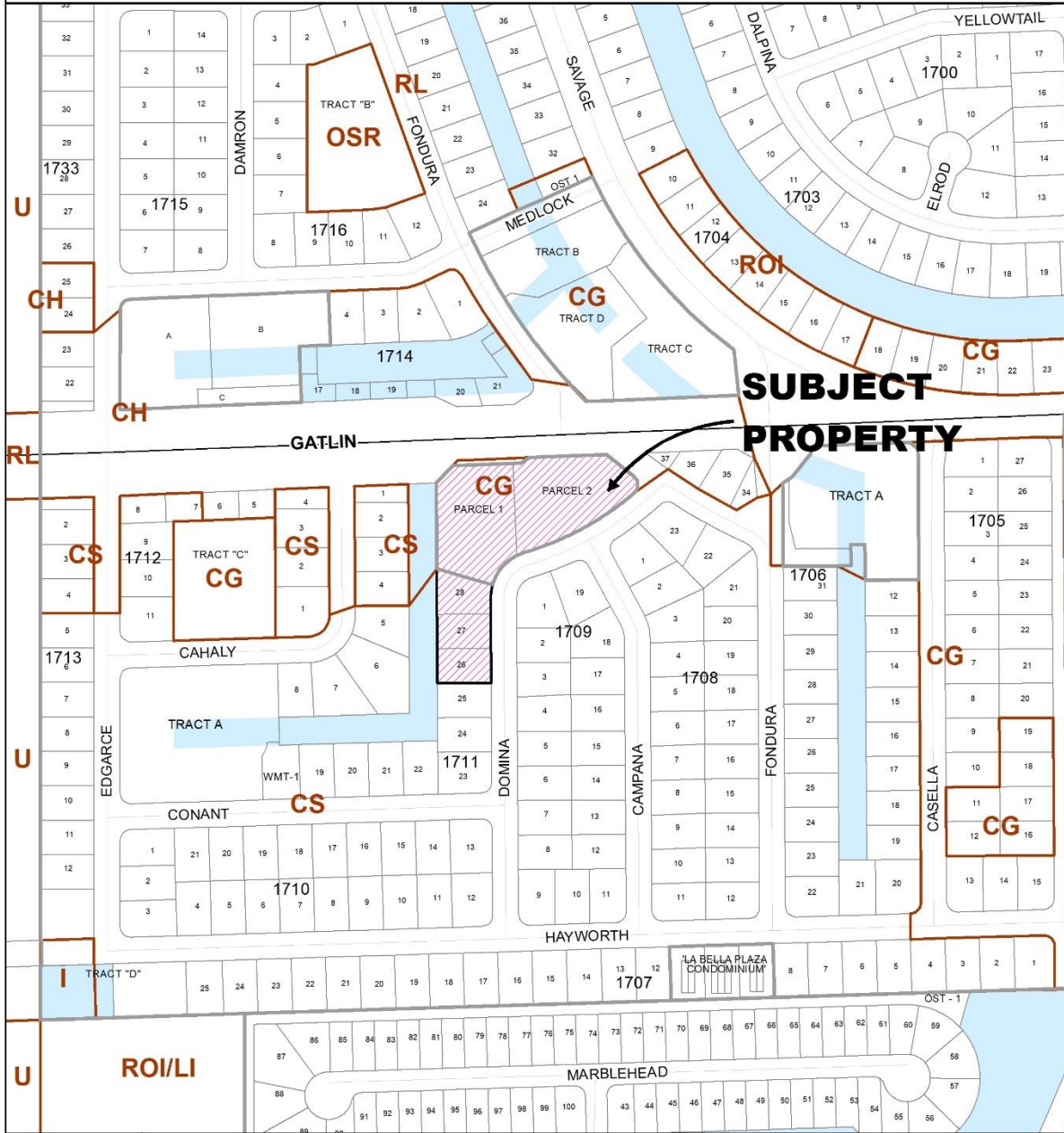
Location and Site Information

Parcel Numbers:	3420-650-1167-000-1; 3420-650-1168-000-8; 4314-602-0002-000-8; 4314-602-0003-000-5
Property Size:	2.81 acres
Legal Description:	Parcel 1 and 2, Gatlin Boulevard Center, according to plat thereof as recorded in Plat Book 58, Page 20, of the Public Records of St. Lucie County, Florida. Lot 26, 27, and 28, Block 1711, Port St. Lucie Section Thirty One, according to plat thereof as recorded in Plat Book 14, Page 22 of the Public Records of St. Lucie County, Florida
Future Land Use:	General Commercial and Service Commercial
Existing Zoning:	Commercial Service and PUD
Existing Use:	Vacant and AutoZone
Requested Zoning:	PUD
Proposed Use:	General Commercial uses and special exception uses.


Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Highway Commercial	Highway Commercial	ABC Liquors
South	Commercial Service	RS-2 Single Family	Vacant
East	Commercial Service	Commercial Service	Vacant
West	Commercial Service	Commercial Service	Self-Storage Facility

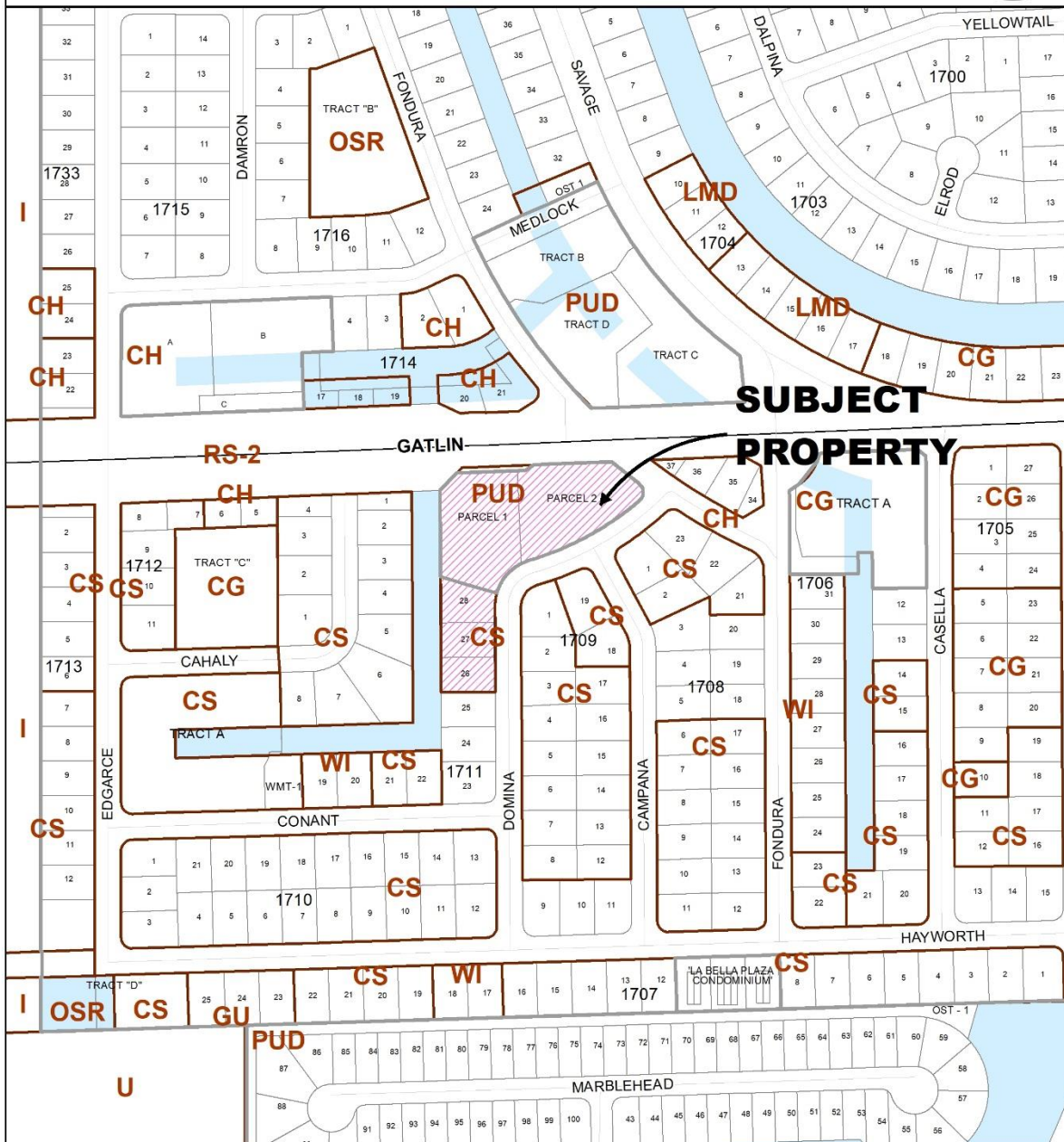
FUTURE LAND USE




**SUBJECT
PROPERTY**

	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	PUD REZONING		DATE: 11/24/2020
		GATLIN BOULEVARD CENTER PUD		APPLICATION NUMBER: P20-109
		SECTION 31, BLOCK 1711, LOT 26-28, PAR. 1 & 2		USER: patricias
				SCALE: 1 in = 306 ft

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	PUD REZONING GATLIN BOULEVARD CENTER PUD SECTION 31, BLOCK 1711, LOT 26-28, PAR. 1 & 2	DATE: 11/24/2020
			APPLICATION NUMBER: P20-109
			USER: patricias
			SCALE: 1 in = 306 ft

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (and Policy 1.1.4.10): According to the City of Port St. Lucie Comprehensive Plan Policy 1.1.4.10 the CG land use category allows a 40% maximum building coverage and maximum of 80% impervious area, and CS land use category allows a maximum building coverage of 40% and maximum 80% impervious area. The proposed Gatlin Boulevard Center PUD Land Development Regulations are consistent with the maximum intensities permitted by the City of Port St. Lucie Comprehensive Land Use Plan Policy 1.1.4.10 for Land Use designations General Commercial (CG) and Service Commercial (CS).

ZONING REVIEW (ARTICLE X)

Project Description: The site is proposed to be rezoned from the existing PUD (Planned Unit Development) and CS (Service Commercial) Zoning designations to a City of Port St. Lucie PUD (Planned Unit Development) Zoning designation (name zoning district) to a Planned Unit Development Zoning District (PUD). The PUD proposal incorporates the permitted and special exception uses identified in the CG (General Commercial) zoning designation. The Applicant has also applied for a special exception use, to provide for the development of a car wash upon Parcel 1; consistent with the CG special exception uses.

Standards for District Establishment

Area Requirement	The subject property for the PUD totals 2.81 acres. The minimum acres required for district establishment is 2 acres per Section 158.172 (PUD) Standards for District Establishment.
Relation to Major Transportation Facilities	The proposed development will contain one (1), right-in right-out vehicular access point, which will be provided from Gatlin Boulevard. Two (2) additional full-access driveways and one (1) egress only driveway will be provided at Domina Road.
Consistency with City's Comprehensive Plan	<p>Per Section 158.172 (E), to be eligible for consideration, a PUD rezoning proposal must be found to be consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole.</p> <p>The Applicant's proposal is consistent with Comprehensive Plan Policy 1.1.4.10 the CG land use category allows a 40% maximum building coverage and maximum of 80% impervious area, and CS land use category allows a maximum building coverage of 40% and maximum 80% impervious area.</p> <p>Further, the subject properties are currently zoned single-family residential and are located within Conversion Area #24. The intention of Conversion Area #24 is to provide for the aggregation and development of previously platted</p>

	single-family lots under the CS land use. The proposal is consistent with the provisions of Conversion District #24.
Relation to Utilities, Public Facilities, and Services	Adequate utilities are in place to service the development. Additional review will be provided at the site plan and detailed plan submittal.
Evidence of Unified Control of Area	Unified Control of Area has been provided.

PUD Conceptual Master Plan and Regulation Book Requirements

PUD Concept Plan and Regulation Book	A PUD concept plan and regulation book has been provided and is attached under separate heading.
Residential Density and non-residential intensity	The non-residential intensity shall be consistent with the comprehensive plan provisions identified in policy 1.1.4.10 and denoted above (Comprehensive Plan Review)
Provision for Pedestrian Circulation	Pedestrian circulation shall be provided in the form of sidewalks and internal crosswalks to right of way.
Off Street Parking and Loading Requirements	Off-street parking and, if approved, stacking for a requested car wash, shall be provided in accordance with Section 158.221 Off-Street Parking.
Underground Utilities	All utility lines will be installed underground.
Protection of Natural Features	The original Gatlin Boulevard Center PUD (FKA Sterling Bank PUD) application and approval which includes all of Parcel 1 (undeveloped) and Parcel 2 (AutoZone), included an environmental assessment. The approval of that PUD included required upland preservation areas. This new PUD concept document and plan maintains the same preservation areas. This PUD document and plan adds Block 1711, Lots 26-28, Port St. Lucie Section 31 (approximately 0.73 acres) to Parcel 1 of the PUD development area. Any proposed development for Parcel 1 will require review of a site plan in accordance with Article XII - Site Plan Review Requirements/Procedures and must comply with applicable requirements in Article II – Natural Resources and Native Vegetation. Exotic vegetation removal is required concurrent with development.
Stormwater	Dry detention/ stormwater management areas are depicted as part of the special exception use, car wash application. To provide flexibility in design, no stormwater tracts are delineated upon the PUD concept.
Landscaping and Buffering Requirements	All landscaping shall conform to the City of Port St. Lucie Land Development Regulations. The buffering shall include a 10-foot buffer abutting Domina Road and the drainage canal and a 20-foot buffer along Gatlin Boulevard.

RELATED PROJECTS

P20-206 Kiwi Land Holdings – Variance request to eliminate southern cross-access requirement.

P20-198 Gatlin Boulevard Center Parcel 1 – Special Exception Use request to permit a car wash within Gatlin Boulevard PUD.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.