

**St. Lucie Battery & Tire @ Gatlin Blvd.**

**2155 SW Gatlin Blvd.**

**Landscape Modification**

**Project: P23-094**

Planning and Zoning Board Meeting

Bianca Lee, Planner II

July 5, 2023, Meeting



# PROJECT SUMMARY

- The site is approximately 1.22 acres in size, a related project for a minor site plan revision (P07-366-A1) was approved for the addition of a 4,896 S.F. tire store building on February 23, 2022.
- The proposed development abuts residential property along the north side, on SW Medlock Ave.
- A wall is required in a landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code.



# APPLICANT AND OWNER

Darren Guettler of Velcon Engineering and Surveying LLC. is acting as agent for the property owner, SLBT Land Holdings LLC.



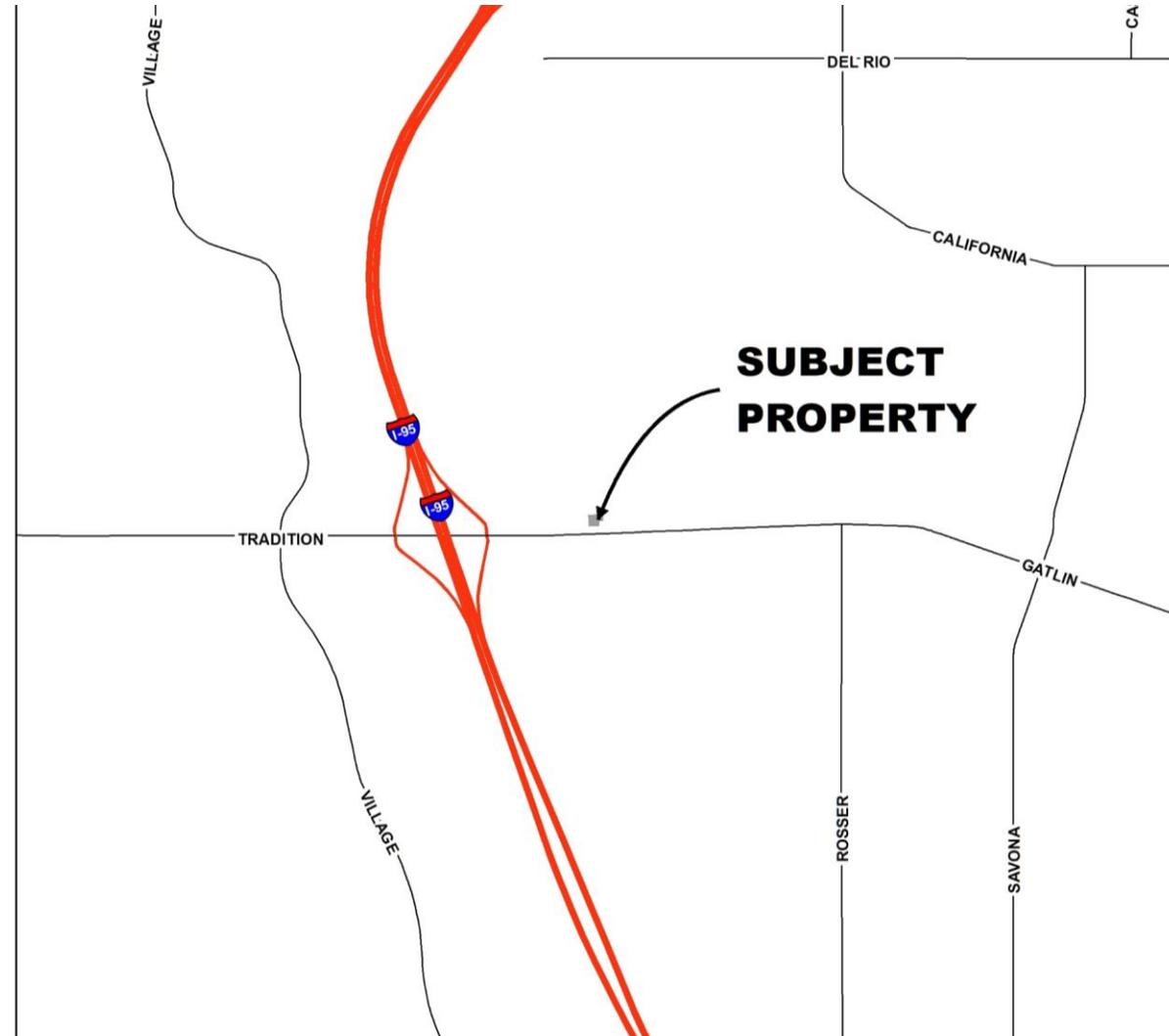
# MODIFICATION REQUEST

- A waiver to the architectural buffer wall requirement to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip per Section 154.12(F) of the Landscape and Land Clearing Code.
- The applicant is proposing a landscape modification to forego a 6-foot-high masonry wall within the 10-foot-wide landscape buffer required along the northwest corner of the site. The applicant proposes the use of landscaping in lieu of the architectural wall.



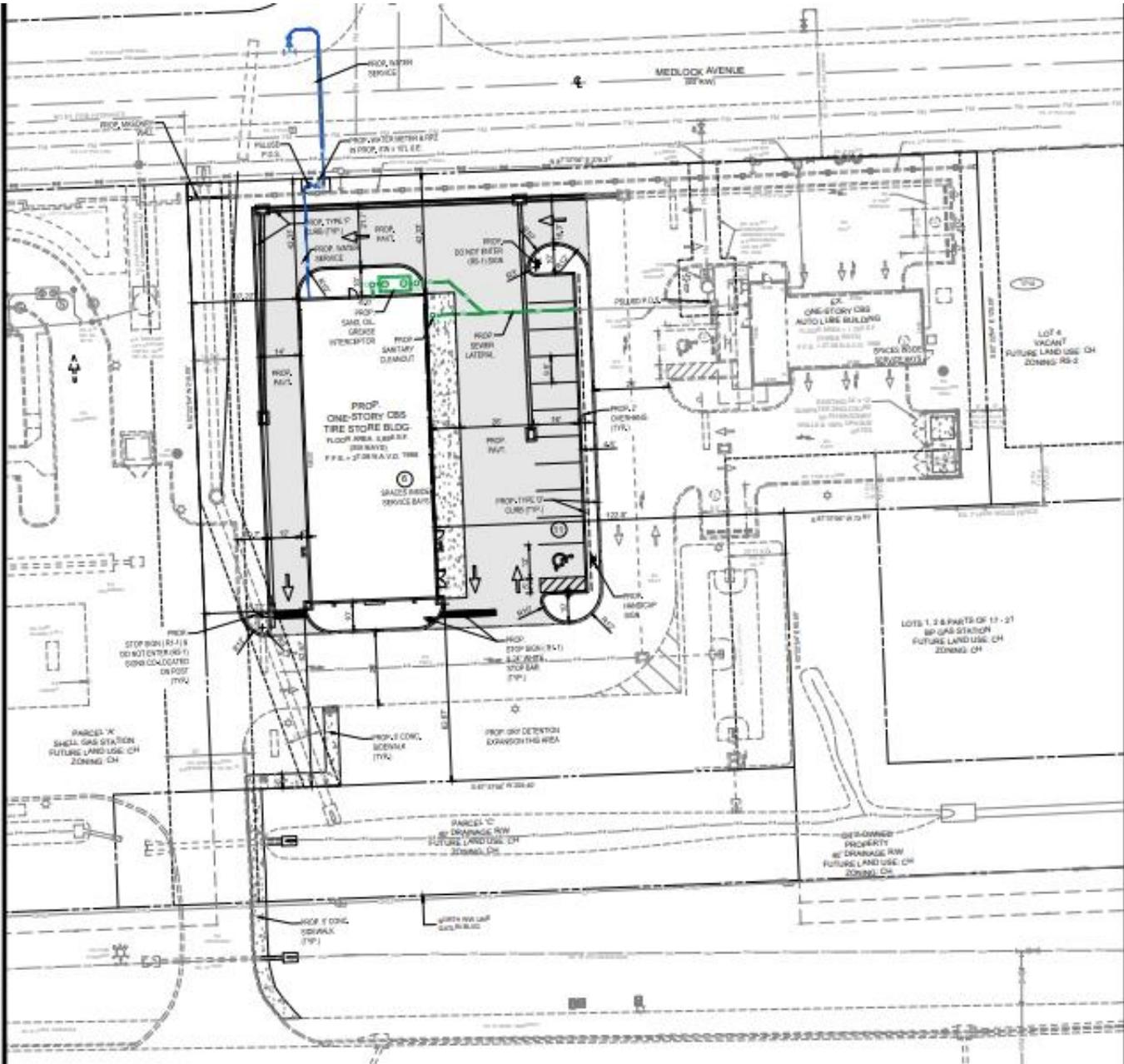
# LOCATION

- The property is located north of SW Gatlin Blvd. & east of SW Edgarce St.

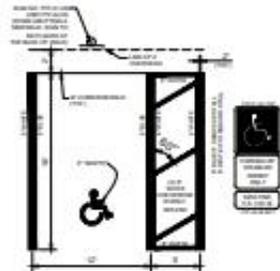


# AERIAL MAP



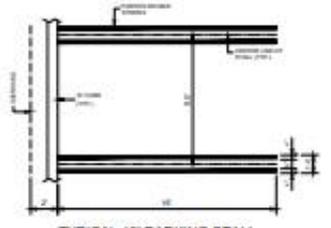


	NUMBER OF PROPOSED SPACES
	EXISTING GAS MAIN
	EXISTING BURIED ELECTRIC
	EXISTING METER MAIN
	EXISTING FORCE MAIN
	EXISTING SIDE LATCH
	EXISTING EDGE OF PAVEMENT
	EXISTING FIBER OPTIC CABLE
	EXISTING PROJECTION MARK
	PROPOSED ASPHALT PAVED AREA
	PROPOSED CLEANOUT
	PROPOSED LIGHTING WALL MARK



- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

HANDICAP SPACE DETAIL



TYPICAL 18' PARKING STALL

APPROVED BY CITY OF PORT ST. LUCIE  
 SITE PLAN REVIEW COMMITTEE  
 CONDITIONS: YES  NO   
 DATE: 4/26/22

# Site Plan



# AERIAL SITE VIEW



# STREET VIEW



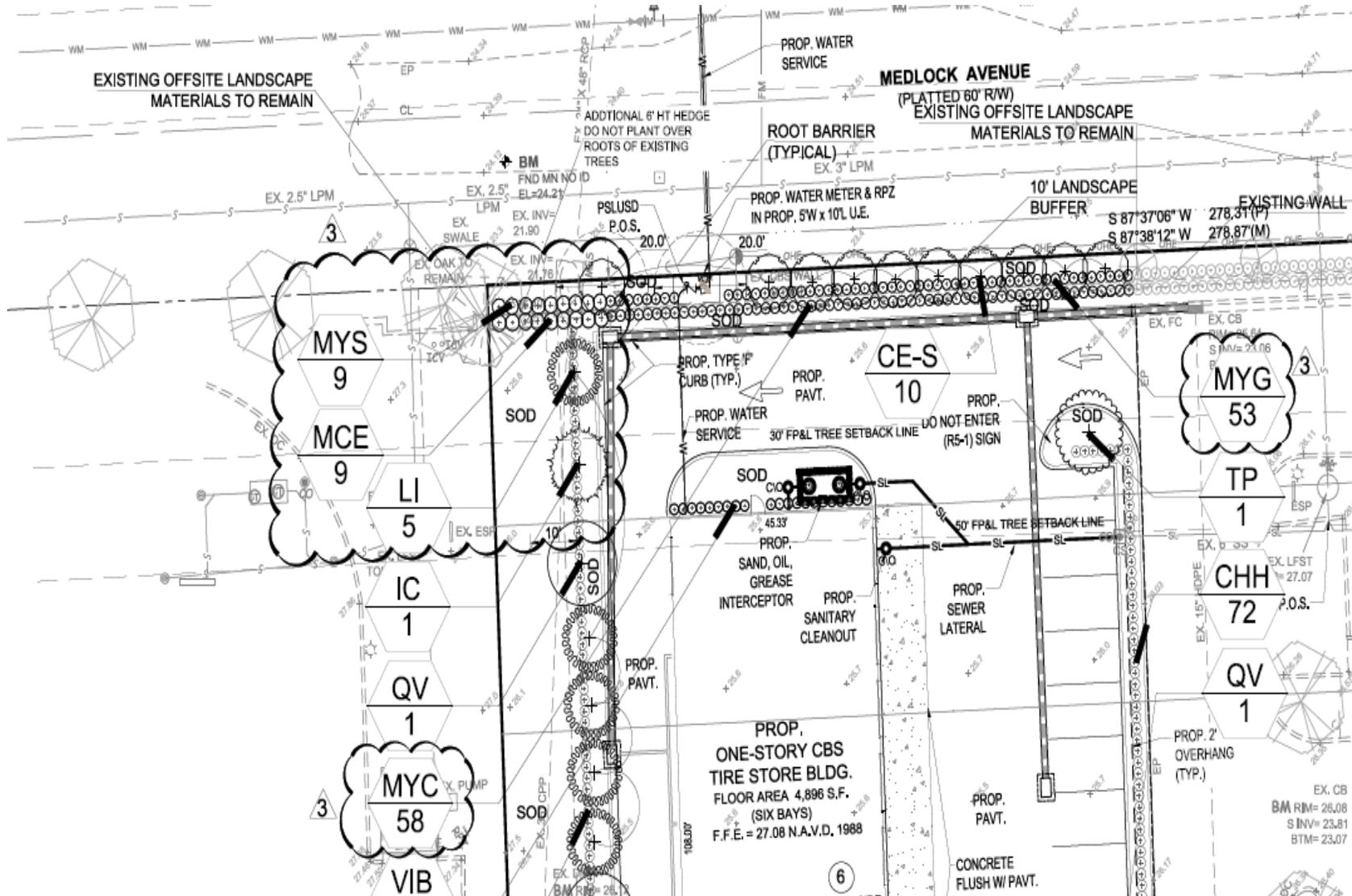
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# LANDSCAPE BUFFER



The applicant is proposing a double row of hedges planted at 3 ft. high.

The city requests that the hedges are planted at 3 ft. in height and are maintained at 6 ft. high and irrigated, to provide an appropriate buffer area to screen the project from neighboring uses.

# SITE MODIFICATION LOCATION



# QUESTIONS OR COMMENTS?

## PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with the condition that the hedges are planted at three (3) feet high and shall be maintained at a height of six (6) feet and irrigated.
- Make a motion to deny
- Make a motion to table

