

Gatlin Pointe

Preliminary and Final Subdivision Plat

Project No. P22-012

Planning and Zoning Board

January 3, 20

Bethany L. Grubbs, Planner III



Request Summary

Applicant: Jose Chaves, Storybook Holdings

Property Owner: Gatlin Pointe 18, LLC

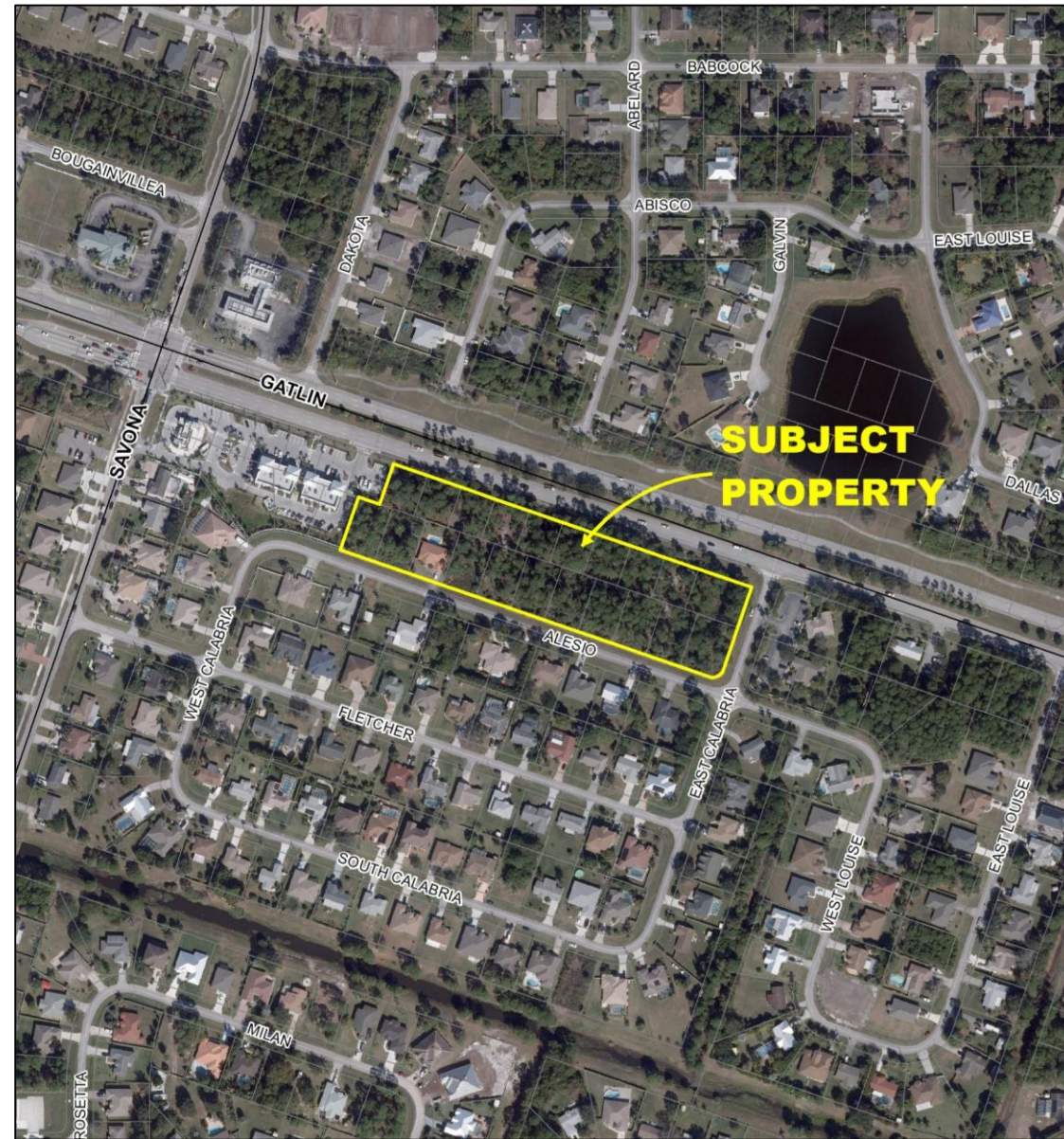
Request: To replat Lots 12 through 32 , Block 1388, Port St. Lucie Section Fourteen and establish cross-access easements.



Aerial

Surrounding uses

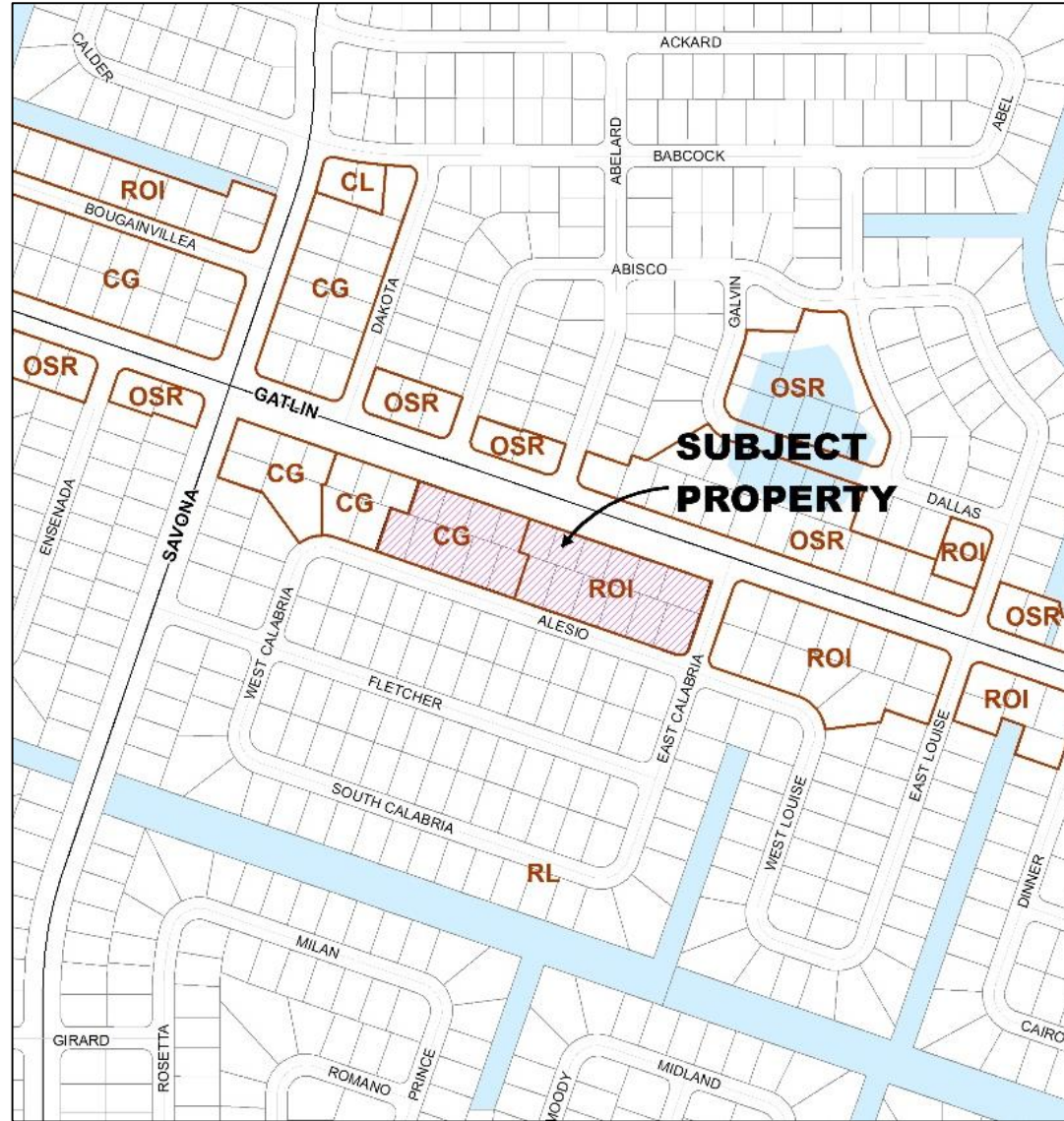
Direction	Future Land Use	Zoning	Existing Use
North	OSR	RS-2	Open Space, Single-Family Residences
South	RL	RS-2	Single-Family Residences
East	ROI	P	Office Building
West	CG	CG	Commercial Shopping Center



Land Use

ROI (Residential, Office, Institutional)
CG (General Commercial)

Direction	Future Land Use	Zoning	Existing Use
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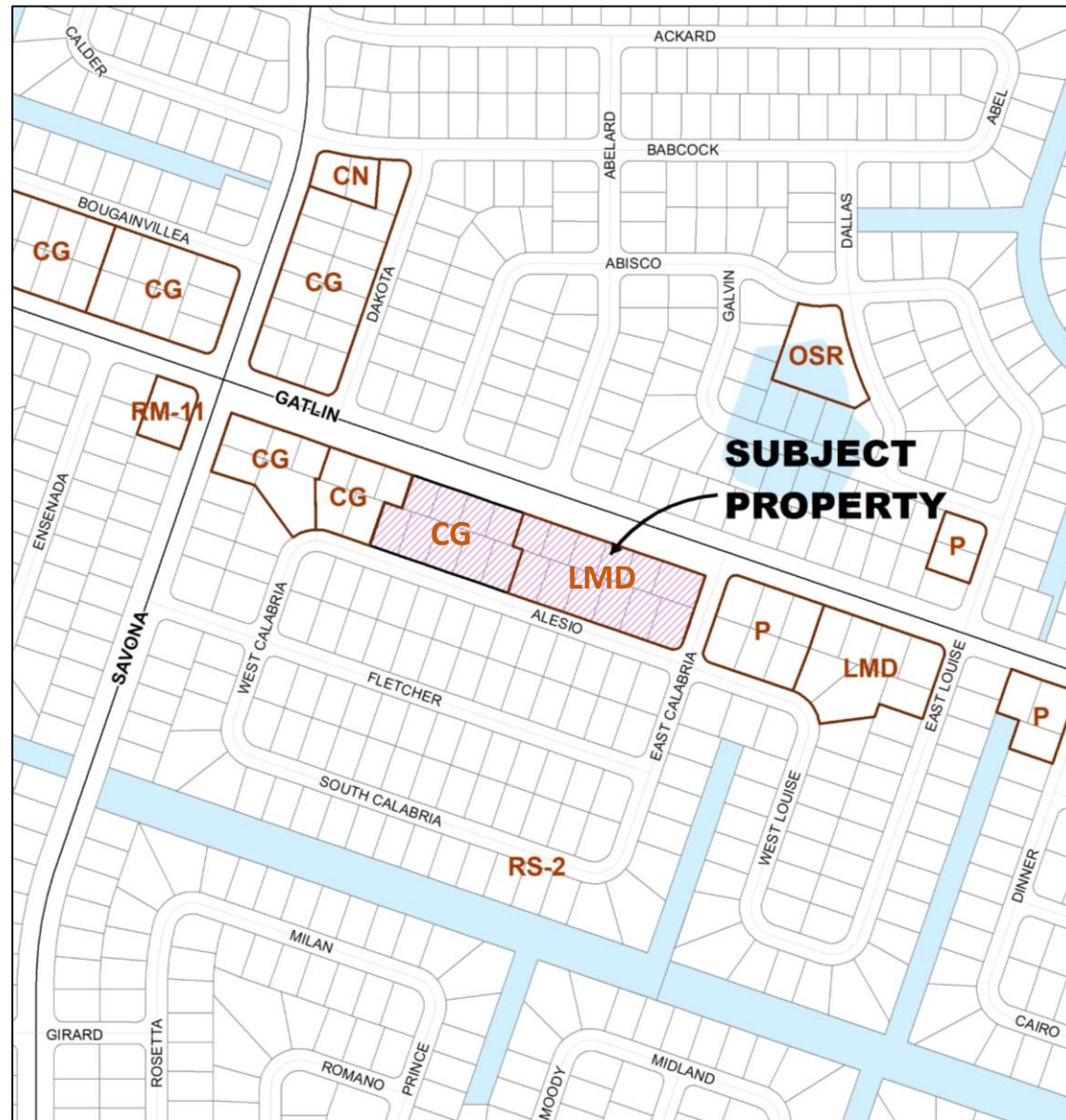


Zoning

LMD (Limited Mixed Use District)

CG (General Commercial) *pending rezoning*

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Concurrency Review

Sanitary Sewer and Potable Water Facilities	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
Traffic Circulation	Public Works staff has reviewed and recommended approval of the project internal and external conditions for transportation concurrency and level of service.
Parks and Recreation Facilities	Not applicable.
Stormwater Management Facilities	The development of the lots will meet all applicable stormwater management regulations at the issuance of permits for development.
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 Analysis	Not applicable.

Recommendation

Site Plan Review Committee recommended approval at their meeting on January 26, 2022.

