

Gatlin Plaza PUD – Golf Galaxy Site Plan Amendment Application (P17-057)

City Council Meeting
Stephen Mayer
Planner III



Applicant and Owner

Dennis Murphy, Culpepper and Terpening, Inc., acting as the agent for
for BDG Port St. Lucie, LLC (Owner)



Proposed Project

- An application for site plan amendment to the proposed building footprint to 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.
- The proposed building is associated with building pad “D” at the northwesternmost portion of the existing Gatlin Plaza PUD.



Subject property



Future Land Use and Zoning

- Land Use: CS/CG/LI (Service Commercial/General Commercial, Light Industrial)
- Zoning: PUD (Gatlin 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	I-95, vacant land
E	U	U, I	FPL easement, commercial development
W	NCD	MPUD	I-95, vacant land, Keiser University



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Complies with the Gatlin Plaza PUD (Planned Unit Development)
DUMPSTER ENCLOSURE	Providing a compactor in lieu of a dumpster
ARCHITECTURAL DESIGN STANDARDS	Architectural elevations comply with City of Port St. Lucie Citywide Design Standards Manual.
STACKING REQUIREMENTS	A traffic analysis was provided and approved by the Public Works Department.
PARKING REQUIREMENTS	The site is required to have 1,640 parking spaces and 1,643 are being provided.
SETBACKS	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the PUD.
BUILDING HEIGHT	The maximum height of the proposed Golf Galaxy is 36' 10". The PUD has a maximum building height of 50'.
BUFFERING	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

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	City of Port St Lucie Utility Systems Department
TRANSPORTATION	A Traffic Impact Analysis Study was submitted and approved by the Public Works Department. The project will generate an average of 235 trips per day and 17 p.m. peak hour trips per day
PARKS AND OPEN SPACE	N/A
STORMWATER	Required to be provided to be in compliance with adopted Level of Service Standards
SOLID WASTE	Adequate capacity
PUBLIC SCHOOL CONCURRENCY	N/A



Traffic Impact Statement

The Traffic Impact Statement for this development was reviewed by City Staff.

Building use and square footages were previously reviewed and approved. No change is proposed.

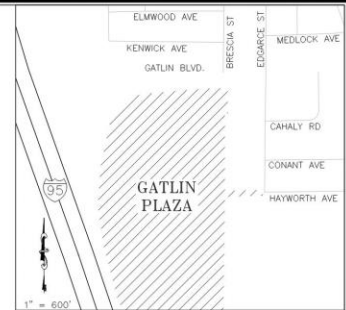
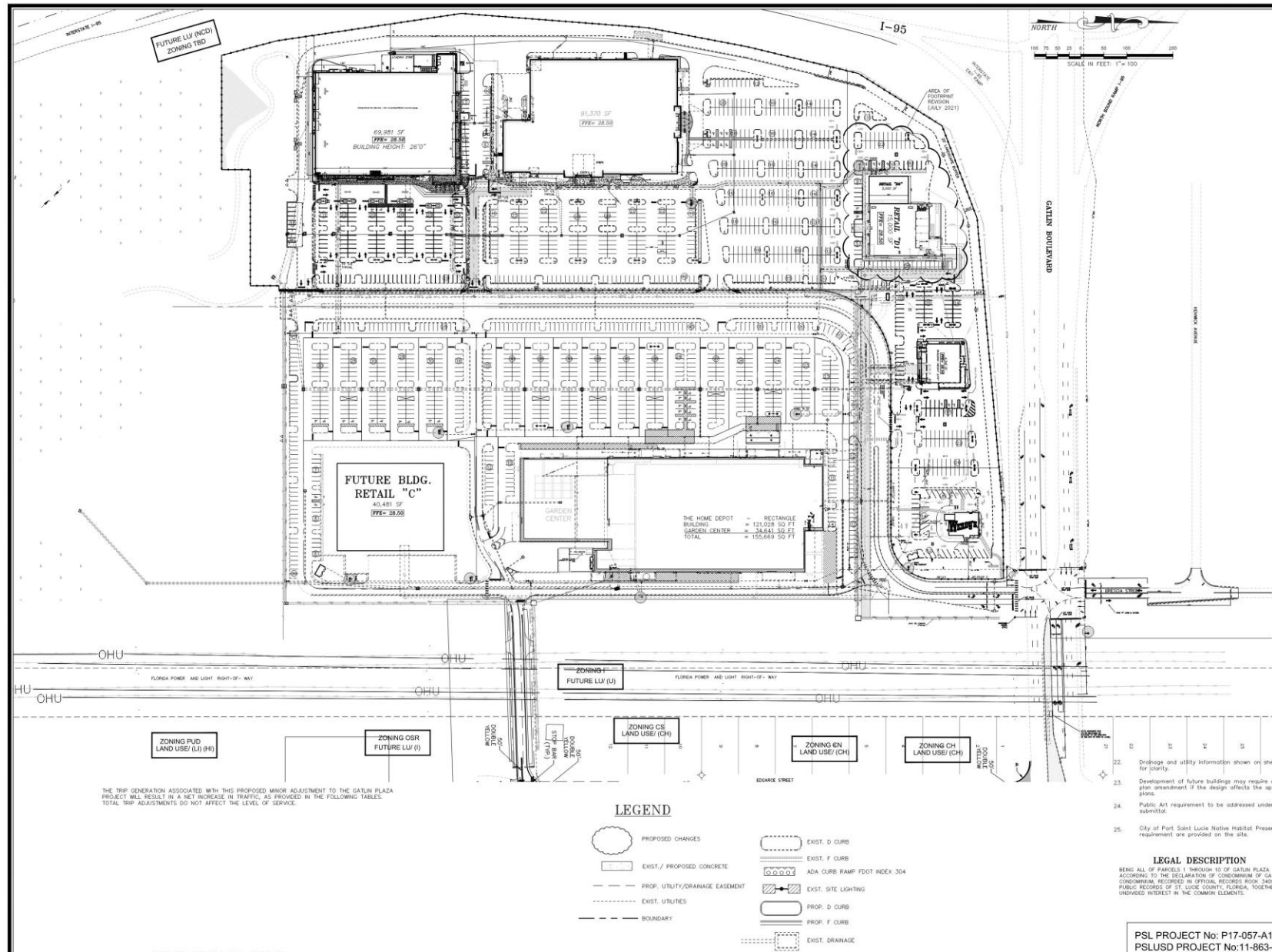
No significant traffic impact is expected based on the site plan amendment submitted.



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 three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu. The applicant has agreed to pay a fee into the public art fund in lieu of providing works of art on site.



LOCATION MAP
GENERAL NOTES
REVISED THROUGH 02/15/2021

- PROJECT NAME: GATLIN PLAZA
- LOCATION: Gatlin Boulevard at Interstate 95, Port St. Lucie, FL
- OWNER: BCO, Port St. Lucie, LLC, 350 Highway 1, Sykeset, FL 34981, Phone: (772) 521-0800
- ENGINEER/SURVEYOR: Culpepper & Terpening, Inc., 2980 South 25th Street, Fort Pierce, FL 34981, Phone: (772) 464-3537, FL P.E. Reg. 38723, FL PSM # 5056
- ARCHITECT: Little, 5815 Westpark Dr., Charlotte, NC 28217, Phone: (704) 561-5123, Fax: (704) 561-8700
- TYPE OF PROJECT: Commercial Shopping Center Development
- GROSS PROJECT SIZE: 3,966,885 S.F. (91.07 AC)
- BUILDING SIZE: 69,981 s.f. (1.6 Acres)
- EXISTING LAND USE: CS, CH & LU
- EXISTING ZONING: PUD
- BUILDING HEIGHT: 50' Max.
- BUILDING SETBACK: FRONT= 25', SIDE= 10', REAR= 15', BUILDING SEPARATION = 15' MIN.
- FLOOD ZONE: "X" Per F.I.R.M. Panel 121110025F
- SITE COVERAGE:

Building	Acres	SF	Percentage
Building	8.95 AC	389,709 SF	9.83%
Parking, Misc.	22.69 AC	988,721 SF	24.91%
Total Impervious	31.64 AC	1,378,430 SF	34.74%

* NOTE: Totals for acreages, square footages, and percentages may not equal due to rounding.

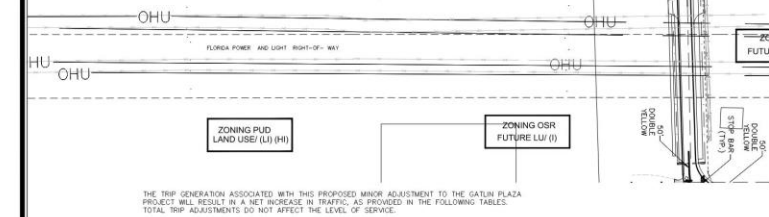
BUILDINGS	SF	FORMULA	REQUIRED
Home Depot	155,669	4 PER 1,000 SF	623
Best Pro Shops	91,370	4 PER 1,000 SF	365
Floor & Decor	69,981	4 PER 1,000 SF	280
Retail "C"	40,481	4 PER 1,000 SF	162
Retail "D"	20,000	4 PER 1,000 SF	80
Restaurant	6,300	1 PER 75 SF	84
Wendys	3,408	1 PER 75 SF	45
Total	389,709		1640

HANDICAPPED PARKING FORMULA: 20 PLUS 1 PER 100 OVER 1,000
1640 REQUIRED
1645 PROVIDED
46 PROVIDED

- DEVELOPMENT SCHEDULE (GALAXY GOLF): Construction to begin: Summer, 2021; Construction to be completed: Fall, 2021
- UTILITY SERVICE: Water Service: Port St. Lucie Utility Systems Department; Sewage Treatment: Port St. Lucie Utility Systems Department
- WELLFIELD PROTECTION STATEMENT: According to the City of Port St. Lucie (B) Station and well location map sheet 6, there are no public water supply wells within 1000' of the project.
- SITE DRAINAGE: Metals & Colloids will transport stormwater south to the interconnected dry retention ponds where it will receive a half inch of dry pretreatment prior to permitted discharge into wetland 7 which will provide the remaining water quality & attenuation. Discharge will be to the Newport Isles Stormwater management system per DPM Permit 24-00333-1-45 Application 02/02/10.
- HAZARDOUS WASTE: No hazardous waste to be stored or utilized on site.

LEGAL DESCRIPTION
BEING ALL OF PARCELS 1 THROUGH 10 OF GATLIN PLAZA CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM OF GATLIN PLAZA CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3403, PAGE 2488, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PSL PROJECT No: P17-057-A1
PSLUSD PROJECT No:11-863-06



THE TRIP GENERATION ASSOCIATED WITH THIS PROPOSED MINOR ADJUSTMENT TO THE GATLIN PLAZA PROJECT WILL RESULT IN A NET INCREASE IN TRAFFIC, AS PROVIDED IN THE FOLLOWING TABLES. TOTAL TRIP ADJUSTMENTS DO NOT AFFECT THE LEVEL OF SERVICE.

* BASED UPON 126% OF PM PEAK HOUR RATE

- REVISIONS CONT. -

BY	DATE	COMPUTER FILE	FIELD BK./PG.
TMM	12-28-13		
TMM	4-1-13	13-DIB SITE PLAN.rvt	
TMM	1-27-14		
DM	10/25/21		

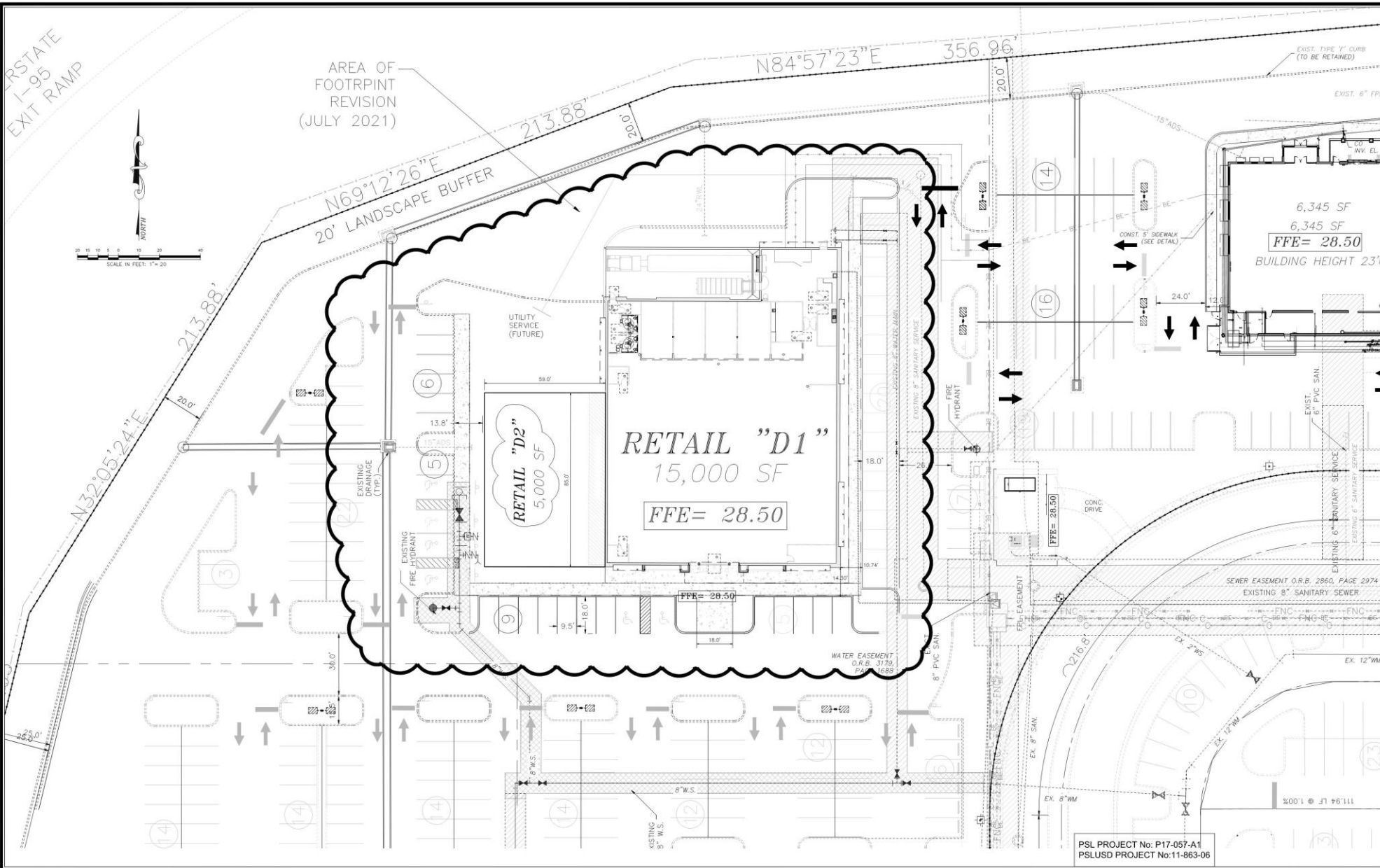
CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE: 772-464-3537 • FAX: 772-464-7497 • www.ctieng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS NO. 426

- REVISIONS -

BY	DATE	DESIGNED	SKM	DATE
DRP	09/14/07			03/28/05
SN	09/20/07	CHALK		
SN	06/15/10	DRAWN	TMM	4/1/13
SN	07/14/10	DETAILED		
MSB	11/8/11	CHECKED		
MSB	3/5/12	APPROVED		

GATLIN PLAZA
SITE PLAN MODIFICATION FOR
GALAXY GOLF (BLDG D)

DATE: 4/4/17
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No: 20-233
SHEET 1 of 2



COMPUTER FILE #/P.	FIELD BK./P.G.
13-888 SITE PLAN	

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STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS NO. 6186

- REVISIONS -		BY	DATE	BY	DATE
✓	REVISED PER COMMENTS FROM THE CITY OF PSL	DPP	09/14/07	DESIGNED	SKM
✓	ADDED MENUS	MGB	11/9/11	CALCS	03/28/05
✓	REVISED FOR BASKETBALL SHOPS	TMM	4/7/13	DRWING	BN
✓	ADDED FLOOR DECOR UPDATES	EBR	3/31/17	DETAILED	7/30/03
✓	ADD GALAXY GOLF (BUILDING D)	DMM	02/15/21	CHECKED	
				APPROVED	

PSL PROJECT No: P17-057-A1
 PSLUSD PROJECT No: 11-863-06

GATLIN PLAZA
 SITE PLAN MODIFICATION FOR
 GALAXY GOLF (BLDG D)

DATE: 4/4/17
HORIZ. SCALE: 1" = 20'
VERT. SCALE: N/A
JOB No: 20-233
SHEET 2b OF 2

EFIS BASE COLOR,
BAHAMA SHUTTERS, AND
MEDALLIONS

SW 6260
Unique Gray
Interior / Exterior
Location Number: 229-C1

EFIS ACCENTS

SW 7056
Reserved White
Interior / Exterior
Location Number: 259-C2

CORNICE, CONCRETE
FOOTER AND COLUMNS

SW 6276
Mystical Shade
Interior / Exterior
Location Number: 226-C3

COPING - METAL ERA

Silversmith

STANDING SEAM ROOF
- BERRIDGE

Lead-Cote™

SIGN STRUCTURE AND
DECORATIVE SHUTTERS

SW 6516
Loyal Blue
Interior / Exterior
Location Number: 175-C7

ST-350 ARRISCRAFT
FULL BEDDED STONE
IVORY WHITE - LAURIER



ST-351 ARRISCRAFT
FULL BEDDED STONE
WALNUT - LAURIER



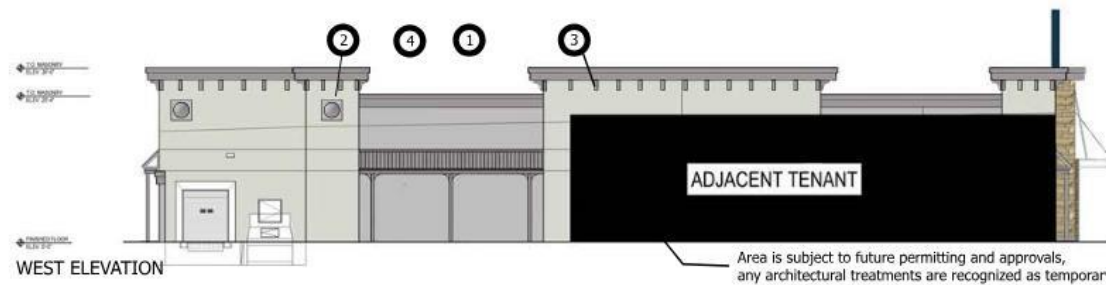
PORT ST. LUCIE PROPOSED ELEVATION



ARCHITECTURAL ELEMENTS:
South Elevation

1. Canopy
2. Standing Seam Metal Roof
3. Raised Cornice over doors and windows
4. Display Windows
5. Bahama shutters
6. Square Columns (6" x 6")
7. Stacked Stones
8. Pavers (shown on site plan)

SOUTH ELEVATION

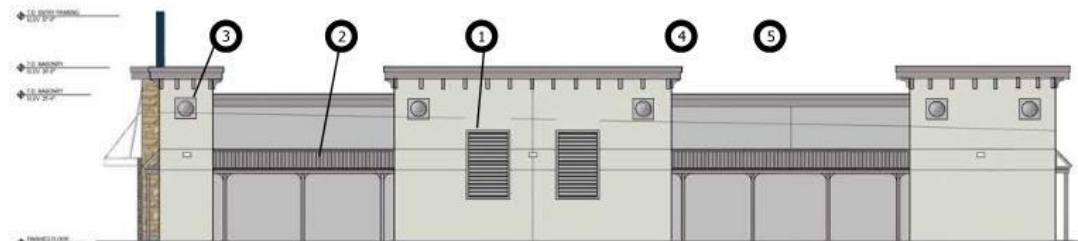


ARCHITECTURAL ELEMENTS:
West Elevation

1. Standing Seam Metal Roof
2. Medallion (Golf Ball)
3. Brackets under roof eaves
4. Square Columns (6" x 6")

WEST ELEVATION

Area is subject to future permitting and approvals,
any architectural treatments are recognized as temporary



ARCHITECTURAL ELEMENTS:
East Elevation

1. Bahama Shutters
2. Standing Seam Metal Roof
3. Medallion (Golf Ball)
4. Brackets under roof eaves
5. Square Columns (6" x 6")

EAST ELEVATION



ARCHITECTURAL ELEMENTS:
North Elevation

1. Bahama Shutters
2. Medallion (Golf ball)
3. Lightly stained/painted wood in a horizontal pattern
4. Standing Seam Metal Roof
5. Brackets under roof eaves
6. Square Columns (6" x 6")

NORTH ELEVATION

Screen wall at truck dock - scored and painted
EFIS with cornice

NOTES:

- Heights as marked on elevation AC units and mechanical equipment shall be no higher than the top of the parapet wall
- Measurements shown on following sheets
- No changes to the elevations and colors shall be made without City Approval

Recommendation

- The Site Plan Review Committee reviewed the site plan at their meeting on April 14, 2021, and recommended approval.

