

Gatlin Pointe

Preliminary and Final Subdivision Plat

Project No. P22-012

City Council

February 13, 2023

Bethany Grubbs, Planner III



Request Summary

Agent: Jose Chaves, Storybook Holdings

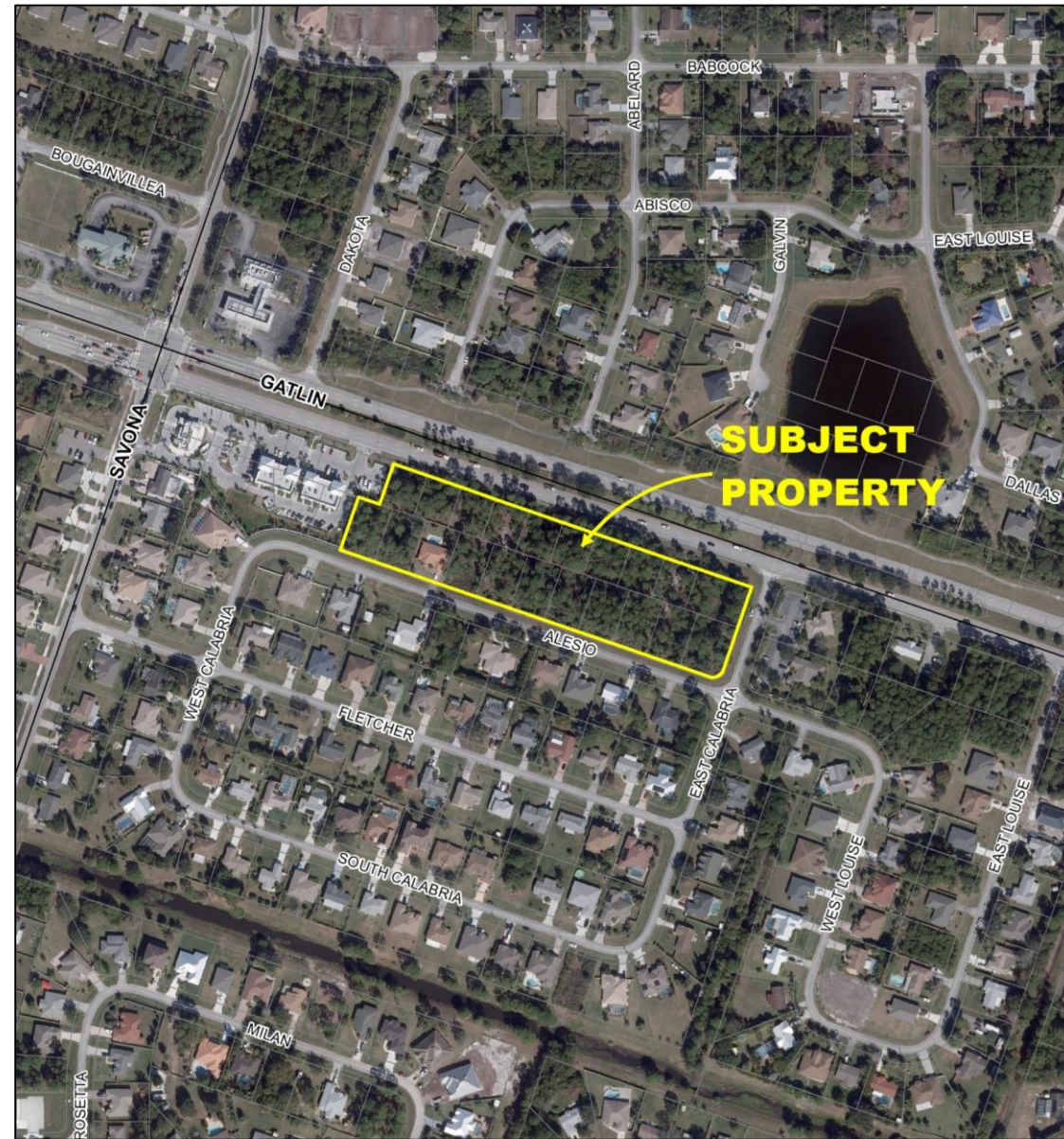
Applicant / Property Owner: Gatlin Pointe 18, LLC

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

Aerial

Surrounding uses

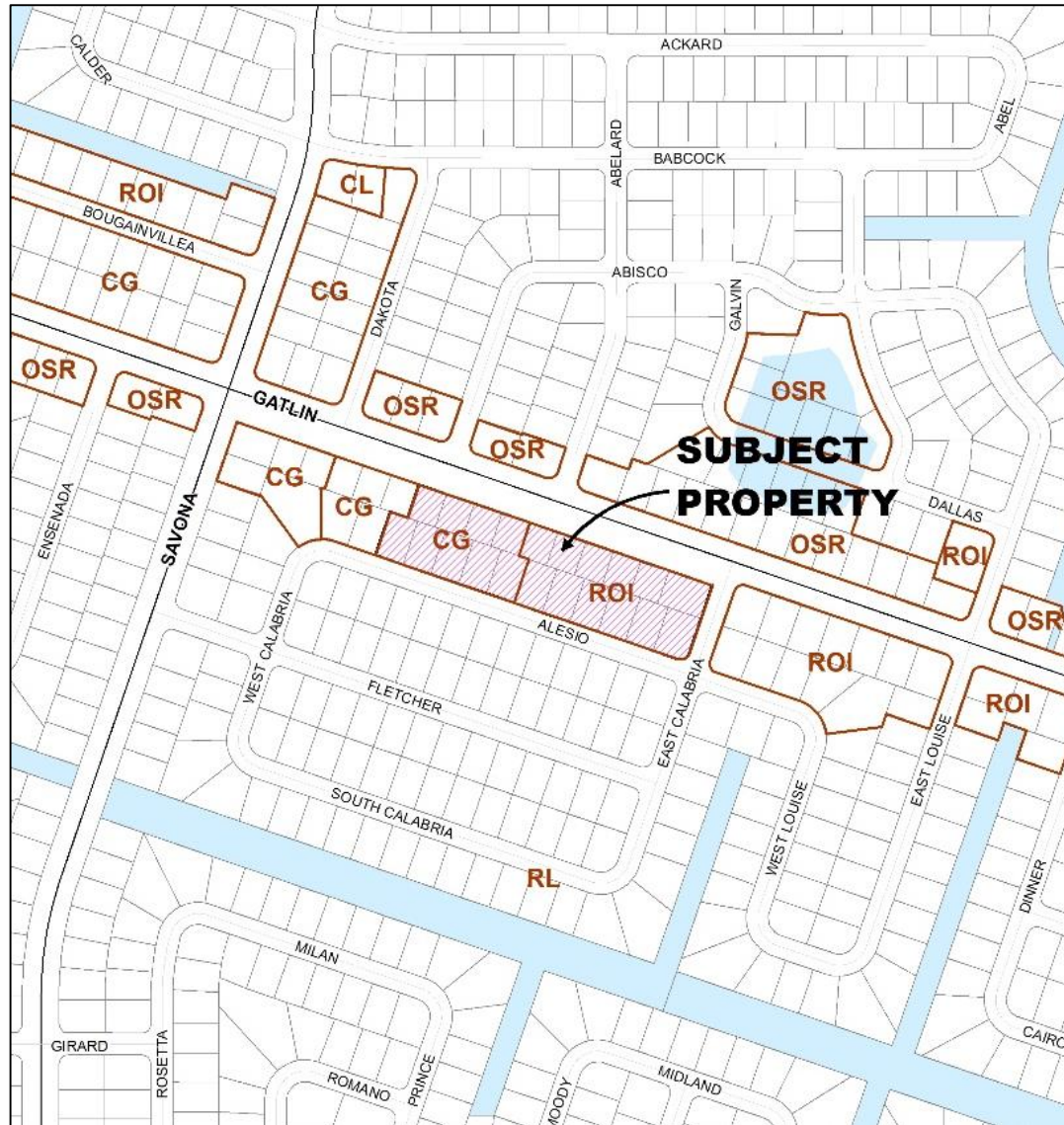
Direction	Future Land Use	Zoning	Existing Use
North	OSR	RS-2	Open Space, Single-Family Residences
South	RL	RS-2	Single-Family Residences
East	ROI	P	Office Building
West	CG	CG	Commercial Shopping Center



Land Use

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

Direction	Future Land Use	Zoning	Existing Use
North	OSR	RS-2	Open Space, Single-Family Residences
South	RL	RS-2	Single-Family Residences
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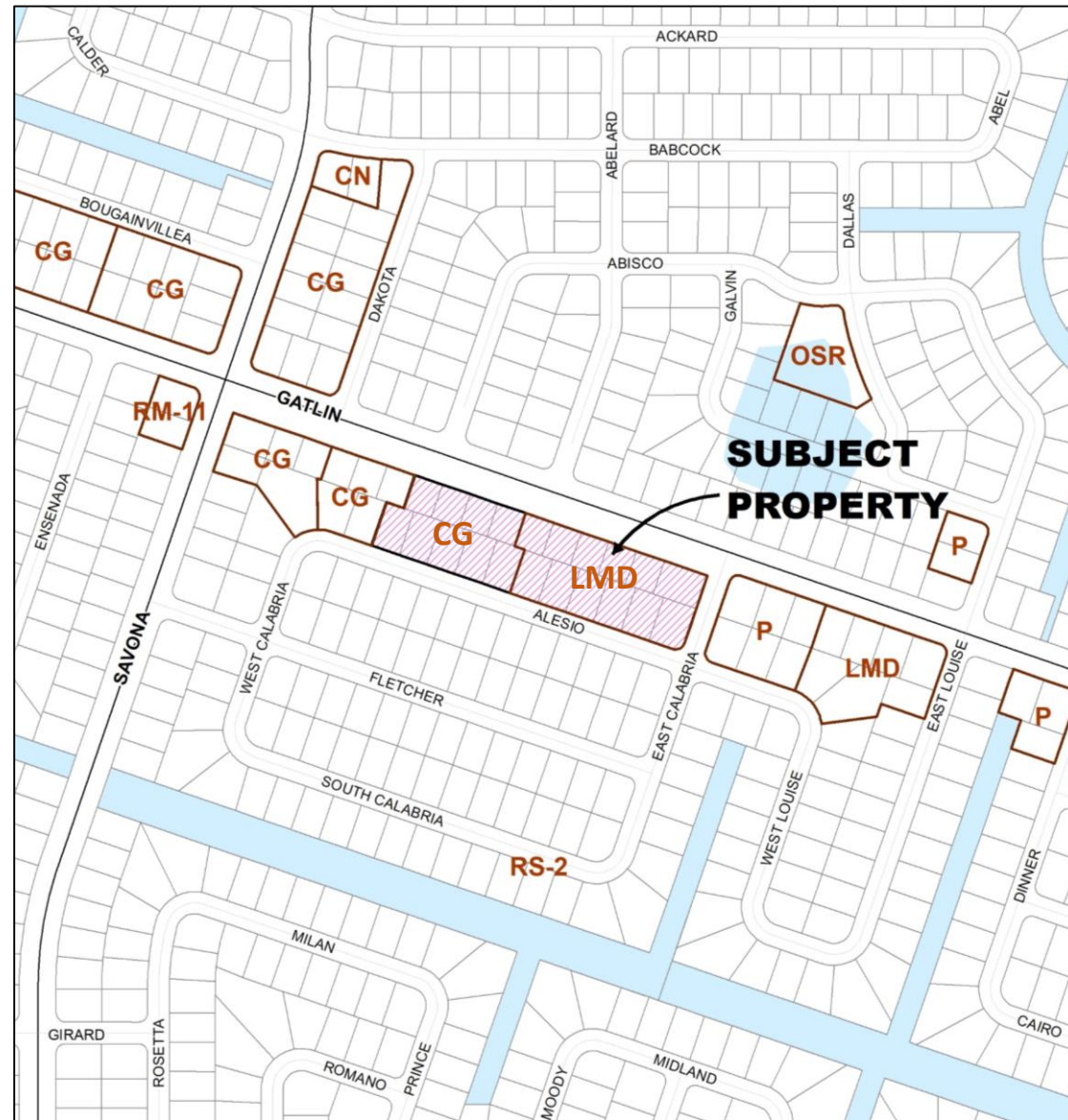


Zoning

LMD (Limited Mixed Use District)

CG (General Commercial)

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North	OSR	RS-2	Open Space, Single-Family Residences
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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

- The **Site Plan Review Committee** recommended approval for this preliminary and final subdivision plat on January 26, 2022.
- The **Planning and Zoning Board** voted to forward a recommendation of approval at their meeting held on January 3, 2023.

