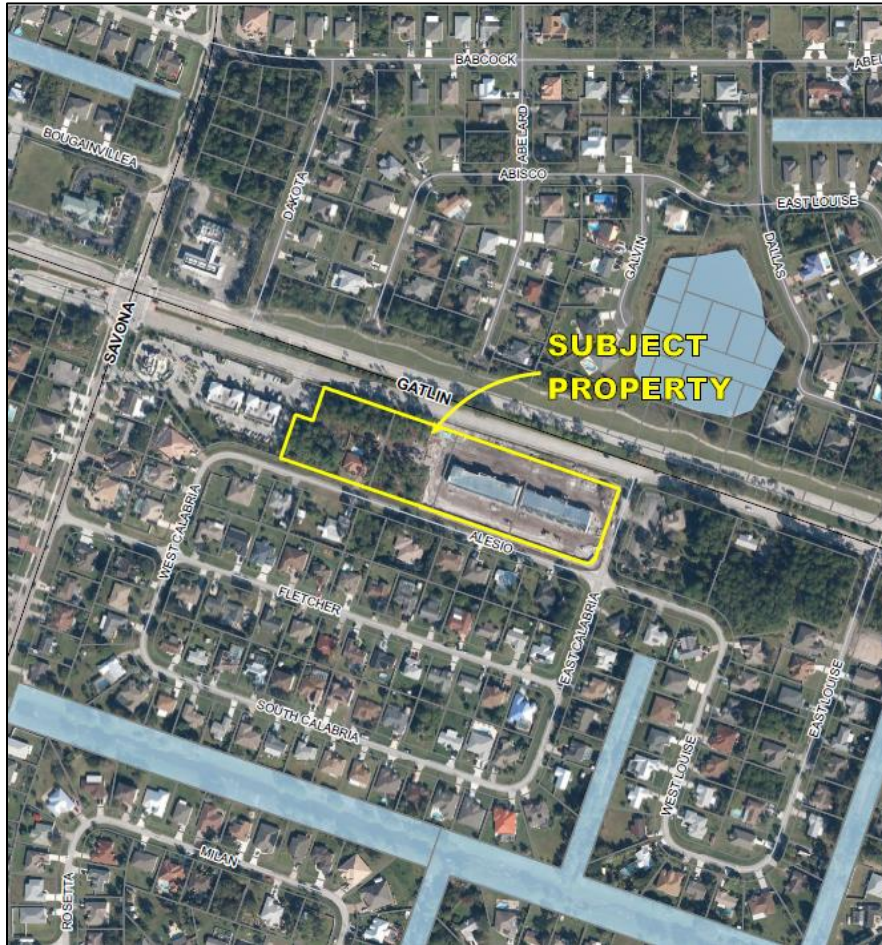




**Gatlin Pointe  
 Major Site Plan Amendment  
 P20-239-A4**



**Project Location Map**

**SUMMARY**

Applicant's Request:	An application for a Major Site Plan Amendment to construct Phase 2 of the development which includes the expansion of two (2) commercial buildings totaling 16,215 SF.
Applicant:	Jose Chaves, P.E., Storybook Development Services, LLC
Property Owner:	Gatlin Pointe 18, LLC
Location:	Southwest corner of the intersection of SW Gatlin Boulevard and East Calabria Circle
Address:	1208 SW Gatlin Boulevard
Project Planner:	Bethany Grubbs, Planner III

**Project Description**

StoryBook Development Services, LLC, acting as the agent for Gatlin Pointe 18, LLC, has submitted a Major Site Plan Amendment application. The Amendment consists of the expansion of the Gatlin Pointe development into Lots 3 and Lot 4 of the Gatlin Pointe Plat. Lots 1 and 2 are each developed with a 10,400 SF building. This expansion represents Phase 2, which is to allow the construction of two additional buildings consistent with the Conceptual Plan. The additional buildings will add a total of 16,215 square feet (Building 3 – 8,168 SF and Building 4 – 8,047 SF) to the Gatlin Pointe development. Upon completion, the development will consist of four commercial buildings totaling 37,015 SF. The property is generally located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the site plan amendment at their meeting of August 23, 2023.

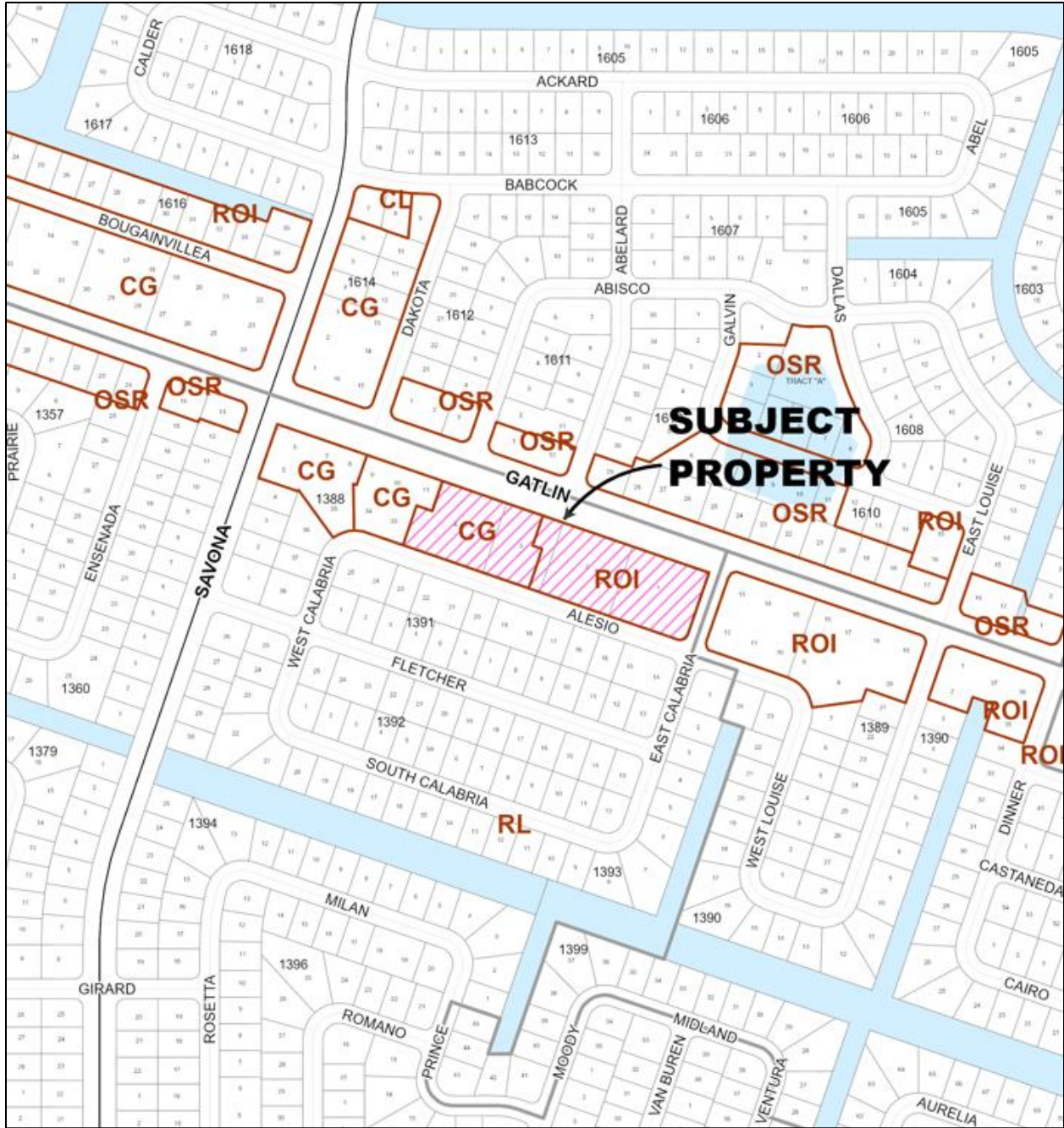
**Location and Site Information**

Parcel Number(s):	4313-500-0001-0005, 4313-500-0002-000-2, 4313-500-0003-000-9, 4313-500-0004-000-6
Property Size:	4.41 acres
Legal Description:	A parcel of land being all of Lots 1, 2, 3, 4, according to the plat of Gatlin Pointe, as recorded in Plat Book 114, Page 27 of the Public Records of St. Lucie County, Florida
Future Land Use:	ROI (Residential, Office, and Institutional), CG (General Commercial)
Existing Zoning:	LMD (Limited Mixed-Use), CG (General Commercial)
Existing Use:	Partially developed with two 10,400 SF commercial buildings and a single-family residence (to be demolished)

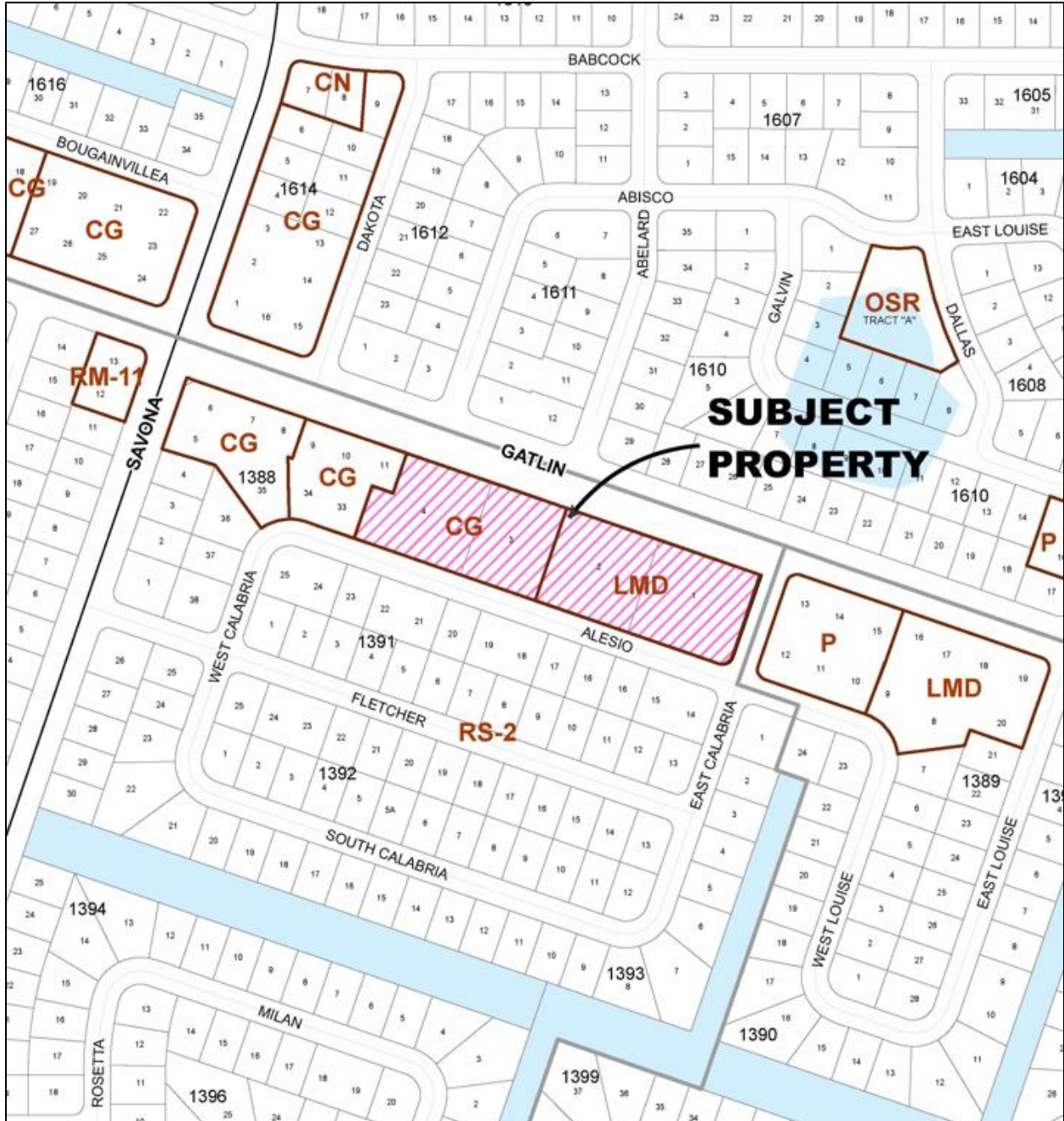
**Surrounding Uses**

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

OSR – Open Space Recreation, RS-2-Single-Family Residential, RL-Low Density Residential, ROI – Residential, Office, Institutional, P – Professional, CG – General Commercial



Future Land Use Map



Zoning Map

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>										
<b>USE</b>	The proposed uses of retail/personal services/restaurant (with drive-thrus)/professional services are compatible with the LMD and CG zoning districts. An SEU was approved allowing retail and/or personal service uses exceeding 50 percent of the building's gross floor area in the LMD zoning district. An SEU was approved to allow drive-thrus in the CG zoning district.										
<b>DUMPSTER ENCLOSURE</b>	The site plan provides for three (3) 24.5' x 12' dumpster enclosures to accommodate refuse and recycling collection.										
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.										
<b>STACKING REQUIREMENTS</b>	The applicant has provided a stacking analysis which demonstrates that there will be no overflow into Gatlin Boulevard.										
<b>PARKING REQUIREMENTS</b>	The overall development is required to have 178 parking spaces. The development provides for 180 parking spaces of which 175 are standard spaces and 8 are ADA-compliant spaces; therefore, meeting the minimum parking requirement.										
<b>BUILDING HEIGHT</b>	The proposed building height is 29 feet. The maximum building height allowed for the development is 35 feet.										
<b>SETBACKS</b>	<p>The proposed buildings meet setback requirements under the LMD and CG zoning districts.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="width: 50%; text-align: center; padding: 2px;">Required</th> <th style="width: 50%; text-align: center; padding: 2px;">Provided</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Front: 25'</td> <td style="padding: 2px;">Front: 83'</td> </tr> <tr> <td style="padding: 2px;">Rear: 25'</td> <td style="padding: 2px;">Rear: 74'</td> </tr> <tr> <td style="padding: 2px;">Side (East): 25'</td> <td style="padding: 2px;">Side (East): 45'</td> </tr> <tr> <td style="padding: 2px;">Side (West): 10'</td> <td style="padding: 2px;">Side (West): 45'</td> </tr> </tbody> </table>	Required	Provided	Front: 25'	Front: 83'	Rear: 25'	Rear: 74'	Side (East): 25'	Side (East): 45'	Side (West): 10'	Side (West): 45'
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<b>BUFFER</b>	The depth of the property is 220'. The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer and architectural wall that is 6 feet in height above the finished floor elevation, facing SW Alesio Lane.										

**CONCURRENCY REVIEW:** The project has been reviewed for compliance with Chapter 160, City Code, regarding the provision of adequate public facilities and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	Port St. Lucie will be the provider of utilities for the proposed project. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted

	level of service, is required prior to the issuance of building permits.
<b>TRANSPORTATION</b>	A traffic impact analysis was submitted and approved by the Public Works Department. See attached Public Works Traffic Memo.
<b>PARKS AND OPEN SPACE</b>	Not applicable to non-residential development.
<b>STORMWATER</b>	Paving and drainage plans have been submitted in compliance with the adopted level of service standards.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	Not applicable to non-residential development.

**NATURAL RESOURCE PROTECTION (Chapter 157)**

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

**Native Habitat/Tree Protection:** An environmental assessment report was provided that identified the entire site as native upland habitat. There are no wetlands on site. The site is best classified as pine flatwoods. The applicant has selected mitigation by remitting payment into the City’s Conservation Trust Fund in lieu of on-site preservation. The site consists of approximately 1.61 acres of native upland habitat and 25% of the total native upland habitat equals 0.40 acres. In addition, the offsite mitigation area must be 1.5 times the protected area impacted. This results in the total offsite mitigation equivalent of approximately 0.60 acres.

**Wildlife Protection:** Per Section 157.06(B), a site survey for gopher tortoises shall be conducted on all upland properties prior to any land clearing activities. A pedestrian gopher tortoise survey of the project area resulted finding no gopher tortoise activity observed on site, nor any other State or Federally listed species were observed on the property; however, a gopher tortoise survey and documentation of coordination with all applicable regulatory agencies will be required prior to the issuance of a clearing permit.

**OTHER**

**Fire District:** The access location (external and internal) has been reviewed by the Fire District for safety purposes.

**Public Art (Chapter 162):** On September 12, 2022, City Council approved an on-site sculpture for the site plan associated with the Phase 1 site plan (P20-239). The applicant will be required to satisfy the remaining public art requirements upon approval of this site plan amendment for Phase 2. 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 applicant has selected to contribute an amount equal to eighty percent (80%) of one percent (1%) of the total construction costs for deposit to the art in public places funds.

**RELATED PROJECTS**

P22-037 Comprehensive Plan Amendment request to amend the Future Land Use from ROI (Residential,Office,Institutional) to CG (General Commercial).

- P21-258 Special Exception Use request to allow drive-thru services in the CG (General Commercial) zoning district.
- P21-236 A Rezoning from RS-2 and LMD to CG for Portions of Lots 12, 13, 14,15, 16, 17 and 27 and all of Lots 28, 29, 30, 31 and 32.
- P20-239 Major Site Plan application for two 10,400 square-foot commercial/office buildings.
- P20-139 Special Exception Use request to allow retail and/or personal service uses to exceed 50% of the building’s gross floor area and any one use to exceed 5,000 SF for Lots 1 and 2.
- P20-138 A Rezoning from RS-2 to LMD for Lots 1 and 2.

**STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan. The Site Plan Review Committee recommended approval of the site plan at their meeting of August 23, 2023.