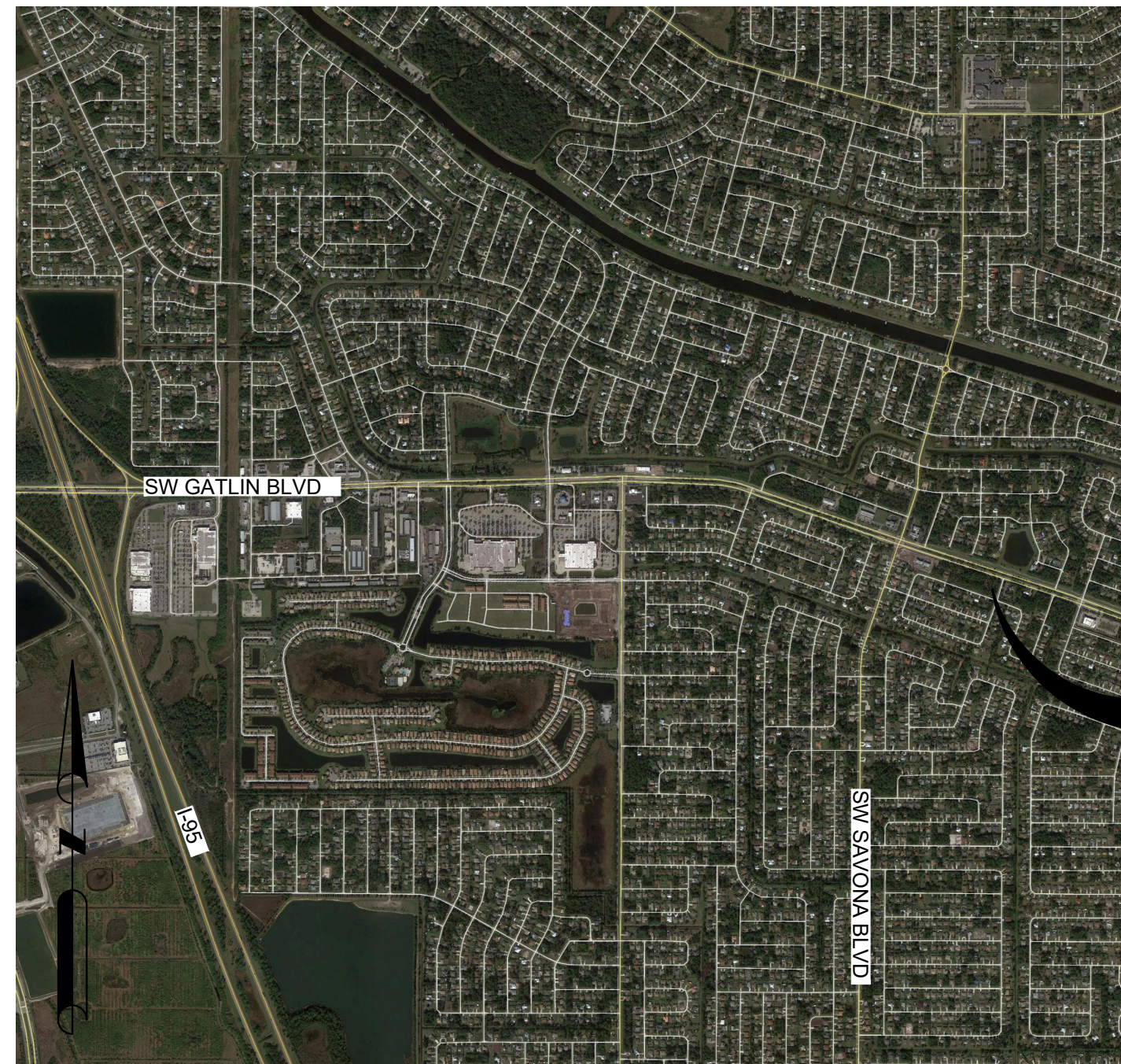


# CONCEPTUAL SITE PLAN

## FOR 1200 GATLIN BLVD

PREPARED FOR:  
B&B CAPITAL GROUP 26, LLC

PROPERTY ADDRESS:  
1208 GATLIN BLVD



**SITE LOCATION**

1 IN = 2,000 FT

**SITE**

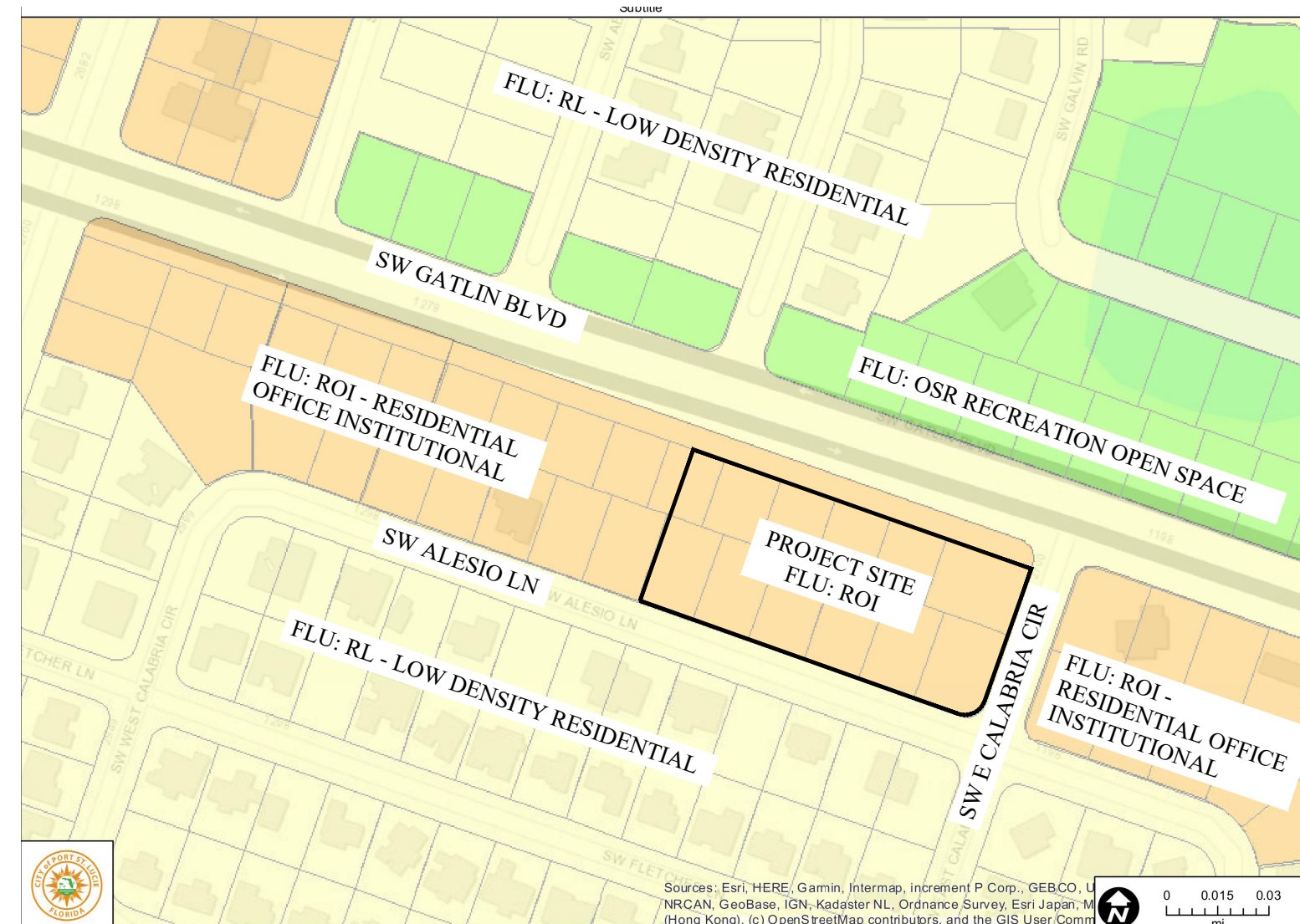
**Legal Description (Written by Surveyor)**

LOT 18 AND 19, LESS THE NORTH 30 FEET, RESPECTIVELY, BY STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 1487, PAGE 2697; SOUTH 95 FEET OF LOTS 16 AND 17; SOUTH 95 FEET OF LOTS 20 AND 21; LOTS 22, 23, 24, 25, 26 AND 27, ALL IN BLOCK 1388, PORT ST. LUCIE SECTION FOURTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 5, 5A THROUGH 5F, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

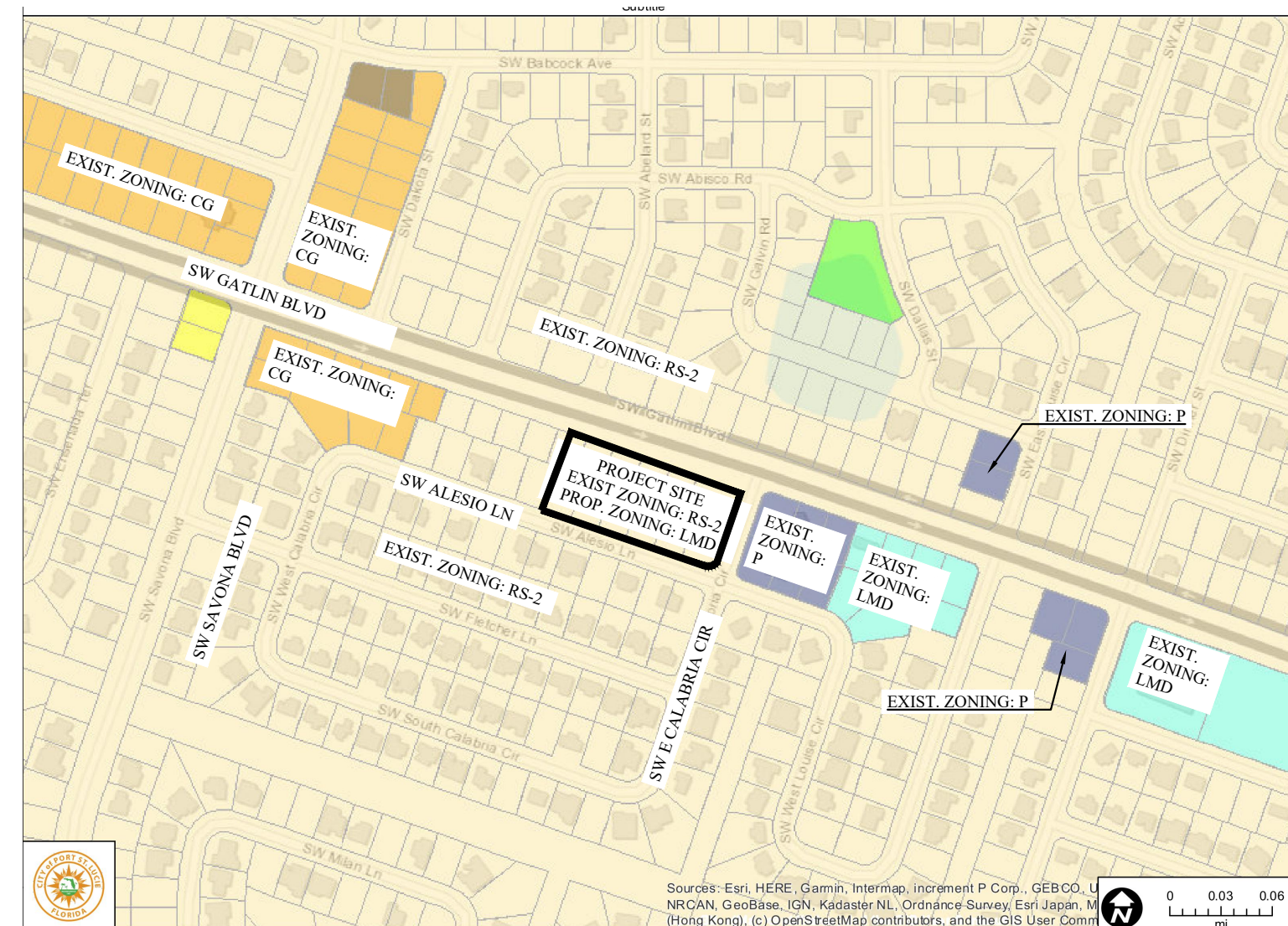
CONTAINING 2.56 ACRES MORE OR LESS.

**PARCEL ID No:**

3420-565-1114-000-4 ; 3420-565-1115-000-1 ;  
3420-565-1116-000-8 ; 3420-565-1118-000-2 ;  
3420-565-1120-000-9 ; 3420-565-1121-000-6 ;  
3420-565-1122-000-3 ; 3420-565-1123-000-0 ;  
3420-565-1124-000-7 ; 3420-565-1125-000-4



**FLU MAP**



**ZONING MAP**

| Sheet List Table |             |
|------------------|-------------|
| Sheet Number     | Sheet Title |
| C-1.0            | COVER       |
| C-2.0            | SITE PLAN   |
| C-3.0            | DETAILS     |

**DEVELOPER/OWNER:**

B&B CAPITAL GROUP 26, LLC  
800 SE 4TH AVENUE  
SUITE 618  
HALLANDALE BEACH, FL 33009  
FREDDY BOULTON

**ARCHITECT:**

TI ARCHITECTURE, INC.  
3000 HIGH RIDGE ROAD, BAY #4  
BOYNTON BEACH, FL 33426  
HAROLD TUTTLE

**ENGINEER:**

STORYBOOK HOLDINGS, LLC  
5260 N. LAKE BURKETT LANE.  
WINTER PARK, FL 32792  
JOSE A. CHAVES P.E.

**LANDSCAPE ARCHITECT:**

COTLEUR & HEARING  
1934 COMMERCE LANE, SUITE 1  
JUPITER, FL  
PH 407-758-9456  
DONALDSON E. HEARING, PLS, ASLA, LEED

**SURVEYORS:**

EDC  
10250 VILLAGE PARKWAY, UNIT 201  
PORT ST. LUCIE, FL 34987  
MICHAEL T. OWEN

PROJECT NO. P20-138 & P20-139  
PSLUSD PROJ. NO. 5381

F:\LAND\2020\Port St. Lucie - Gatlin\CAD\1 COVER SHEET.dwg, 9/10/2020 12:14:40 PM

STORYBOOK HOLDINGS, LLC  
CERTIFICATE OF AUTHORIZATION NO. 33749  
JOSE A. CHAVES  
JOSE@STORYBOOKHOLDINGS.COM  
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,  
PROFESSIONAL ENGINEER, LICENSE NO. 78518  
  
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY  
JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN  
USING A DIGITAL SIGNATURE.  
  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED  
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON  
ANY ELECTRONIC COPY.

| REVISIONS |     |                                       |      |    |             |
|-----------|-----|---------------------------------------|------|----|-------------|
| DATE      | BY  | DESCRIPTION                           | DATE | BY | DESCRIPTION |
| 9/10/2020 | JAC | CHANGES BASED ON CITY REVIEW COMMENTS |      |    |             |
|           |     |                                       |      |    |             |
|           |     |                                       |      |    |             |

1200 GATLIN BLVD  
CONCEPTUAL SITE PLAN COVER

PORT ST. LUCIE, FLORIDA  
PREPARED BY: STORYBOOK HOLDINGS, LLC

|                 |
|-----------------|
| DATE: 8/03/2020 |
| PROJECT NO.:    |
| DRAWN BY: JAC   |
| CHECKED BY: JAC |
| SCALE:          |
| SHEET: C-1.0    |

**SITE DATA**

1. PROPOSED USE: RETAIL OR PERSONAL SERVICE USES CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING, INCLUDING THE RETAIL SALES OF BEER AND WINE FOR OFF AND INCIDENTAL ON PREMISES CONSUMPTION IN ACCORDANCE WITH CHAPTER 110, BUT NOT INCLUDING CONVENIENCE/GAS SALES. THESE USES SHALL EXCEED FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA AND EXCEED 5,000 SQUARE FEET.

2. EXISTING ZONING: RS-2  
 3. PROPOSED ZONING: LMD - SPECIAL EXCEPTION REQUESTED FOR 100% RETAIL/RESTAURANTS/PROFESSIONAL SERVICES

4. EXISTING FLU: RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROI)

| SITE AREA:                        | ACRES   | SF         | %    |
|-----------------------------------|---------|------------|------|
| GROSS SITE AREA                   | 2.56 AC | 111,680 SF | 100% |
| IMPERVIOUS AREA (MAX ALLOWED 80%) | 1.79 AC | 77,998 SF  | 70%  |
| BUILDING COVERAGE (TOTAL)         | 0.48 AC | 20,800 SF  | 19%  |
| PAVEMENT & SIDEWALK COVERAGE      | 1.31 AC | 57,198 SF  | 51%  |
| PERVIOUS AREA                     | 0.77 AC | 33,682 SF  | 30%  |

6. INTENSITY\*  
 MAX ALLOWED FAR: 40.0% - 44,672 SF  
 PROVIDED FAR: 18.6% - 20,800SF  
 \*(GROSS BLDG AREA / GROSS SF SITE AREA)

7. PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

8. PARKING:  
 REQUIRED: 1 SPACES PER 200 SF  
 (20,800SF/(200 SF))\*1 SPACES  
 104 PARKING SPACES  
 5 SPACES REQUIRED TO MEET ADA STANDARDS.

PROVIDED: 99 STANDARD SPACES  
 5 ADA COMPATIBLE SPACES  
 104 TOTAL PARKING SPACES

| 9. BUILDING SETBACKS | REQUIRED | PROVIDED |
|----------------------|----------|----------|
| -NORTH               | 25 FT    | 82 FT    |
| -EAST                | 25 FT    | 45 FT    |
| -SOUTH               | 25 FT    | 74 FT    |
| -WEST                | 10 FT    | 54 FT    |

| 10. LANDSCAPE | REQUIRED | PROVIDED |
|---------------|----------|----------|
| -NORTH        | 12.5 FT  | 12.5 FT  |
| -EAST         | 10 FT    | 10 FT    |
| -SOUTH*       | 10 FT    | 15 FT*   |
| -WEST         | 10 FT    | 10 FT    |

\*PROPERTY HAS A DEPTH LESS THAN 260 FEET (EXISTING - 220 FEET), REQUIRING A LANDSCAPE BUFFER THAT IS AT LEAST 10 FEET IN DEPTH (LDC 154.03 (C) 3 d 2). THE PROPOSED 15 FT SOUTHERN LANDSCAPE BUFFER IS PROSE AS 5 FT OUTSIDE OF THE WALL, AND 10 FT INSIDE OF THE WALL. THE 10 FEET IN SIDE OF THE WALL WILL BE WITHIN THE DRY DETENTION POND BOTTOM.

11. BUILDING HEIGHTS:  
 MAXIMUM - 35 FT  
 PROVIDED - 29 FT (ONE STORY MAX)

12. BICYCLE PARKING: BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 25 FT OF THE BUILDING'S MAIN ENTRANCE.

13. SITE LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.

14. LIFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.

15. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE

16. STORMWATER MANAGEMENT - A COMBINATION OF DRY DETENTION, EXFILTRATION SYSTEM, AND SMART BOXES WILL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG SW GATLIN BLVD AND/OR SW ALESIO LANE.

17. SEE SHEET 2 OF 2 OF THE ALTA/NPS LAND TITLE SURVEY INCLUDED AS PART OF THIS CONCEPTUAL PLAN SET FOR EXISTING EASEMENTS. THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED/REPLACED

17.1. 10' DRAINAGE & UTILITY EASEMENT (P.B. 12, PG 5)  
 (TYP. ALONG REAR LOT LINES)

17.2. 6 DRAINAGE & UTILITY EASEMENT (P.B. 12, PG 5)  
 (TYP. ALONG REAR LOT LINES)

18. THE PROPERTY OWNER, CONTRACT, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.08(G)

**TRAFFIC STATEMENT**  
 TRAFFIC DATA PROVIDED BY MACKENZIE ENGINEERING AND PLANNING, INC.

Table 2. Peak Hour of Trip Generation

| Land Use  | Intensity        | Daily Trips | AM Peak Hour |     | PM Peak Hour |     |
|---|------------------|-------------|--------------|-----|--------------|-----|
|   |                  |             | In           | Out | In           | Out |
| Proposed Site Traffic                                 |                  |             |              |     |              |     |
| Gen. Commercial - Generator                           | 20,800 / 1000 SF | 2,067       | 135          | 73  | 62           | 182 |
| Pass-By Traffic                                       | AM 34% / PM 34%  | 703         | 46           | 25  | 21           | 62  |
| Gen. Commercial - Generator                           |                  |             |              |     |              | 31  |
| NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCE) |                  |             | 1,364        | 89  | 48           | 41  |
| NET CHANGE IN DRIVEWAY VOLUMES                        |                  |             | 2,867        | 135 | 73           | 62  |
|   |                  |             |              |     |              | 91  |

Note: Trip generation was calculated using the following data:

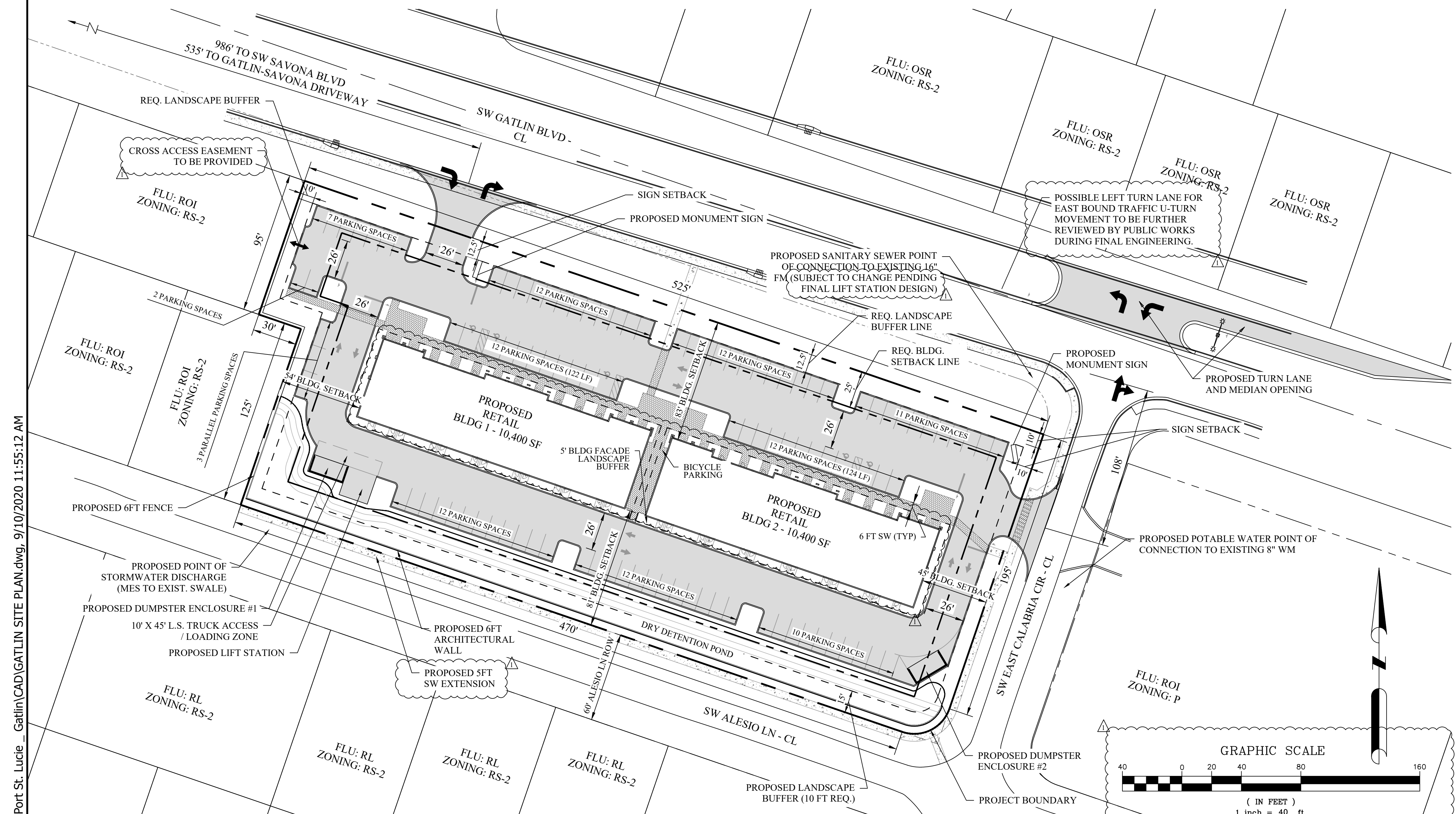
| Land Use                    | ITE Code | Unit    | Daily Rate                | AM Peak Hour of Generator |          | PM Peak Hour of Generator |                           |
|-----------------------------|----------|---------|---------------------------|---------------------------|----------|---------------------------|---------------------------|
|                             |          |         |                           | Rate                      | Equation | Rate                      | Equation                  |
| Gen. Commercial - Generator | 820      | 1000 SF | Lo(T) = 0.68 Lo(X) + 5.57 | 34%                       | 54/66    | T = 2.76 (X) + 77.28      | Lo(T) = 0.72 Lo(X) + 3.02 |

**ENVIRONMENTAL STATEMENT**  
 UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY EDC, INC.

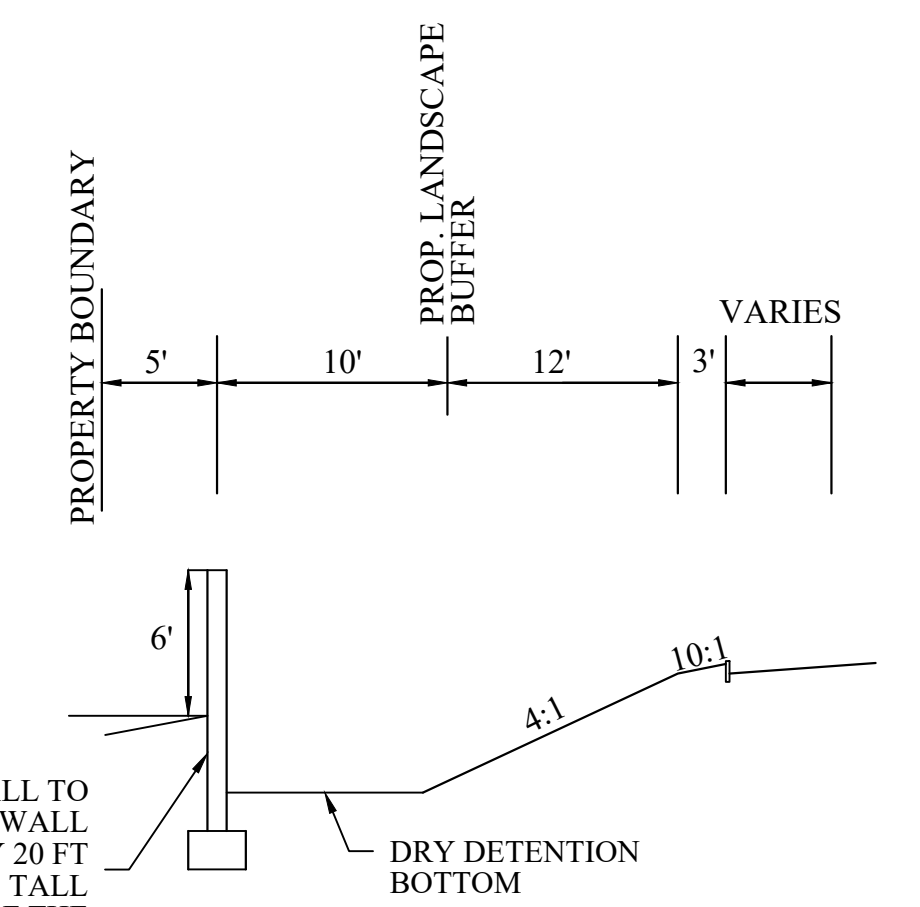
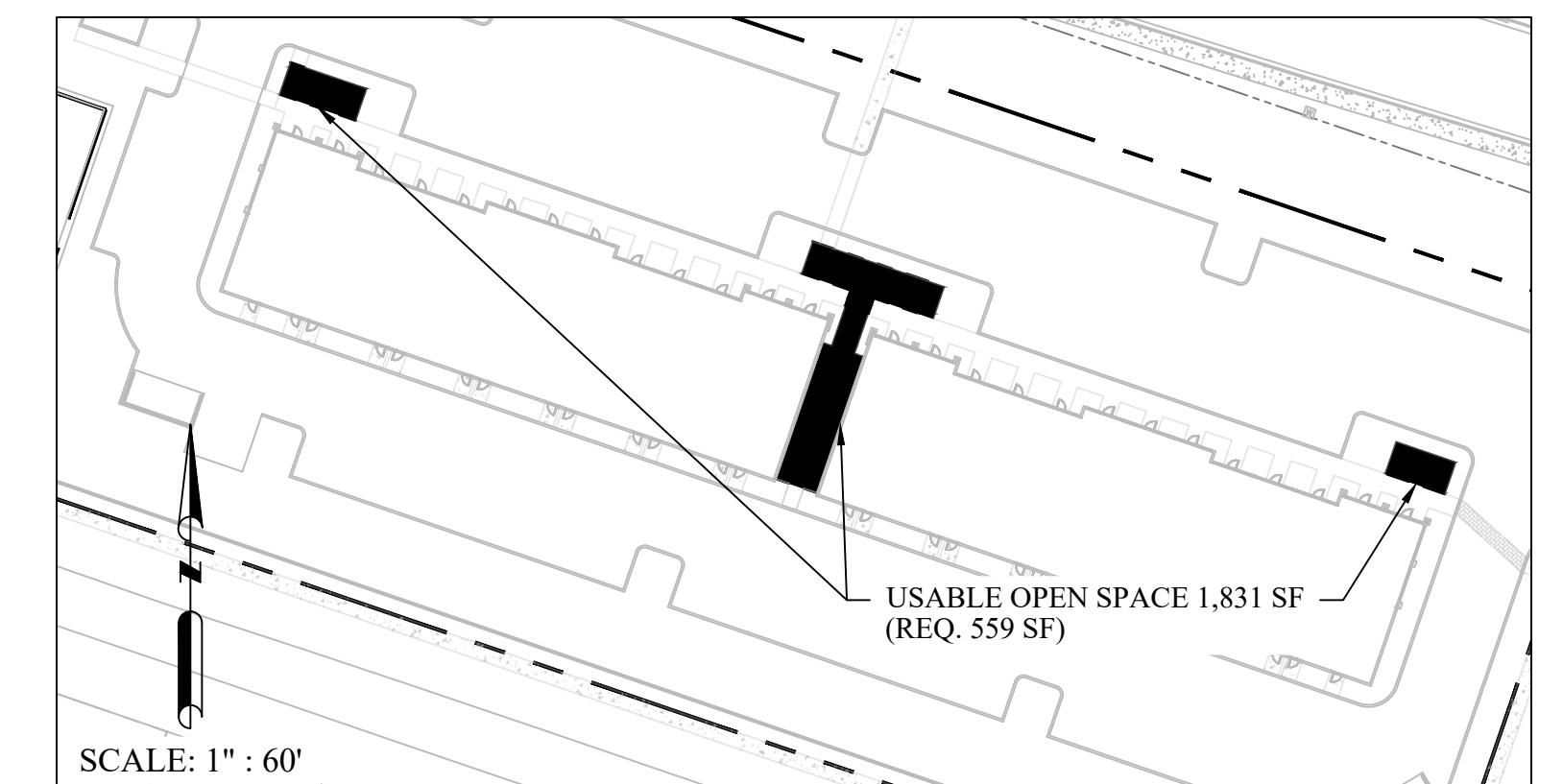
**UPLAND PRESERVE REQUIREMENTS**

PROJECT AREA: 111,688 SF (2.56 AC)  
 EXISTING UPLANDS: 101,059 SF (2.32 AC)  
 REQUIRED UPLAND PRESERVE: (101,059 SF \* 0.25) = 25,265 SF (0.58 AC)

MITIGATION REQUIRED: UPLAND PRESERVE AREA WILL BE MITIGATED BY EITHER PAYMENT INTO THE CITY'S CONSERVATION TRUST FUND OR OFFSITE MITIGATION PURSUANT TO SECTION 157.06(E)(3) PORT ST. LUCIE CODE OF ORDINANCE.



**USABLE OPEN SPACE**



**ARCHITECTURAL WALL**  
 N.T.S.

PROJECT NO. P20-138 & P20-139  
 PSLUSD PROJ. NO. 5381

F:\LAND\2020\Port St. Lucie - Gatlin\CAD\GATLIN SITE PLAN.dwg, 9/10/2020 11:55:12 AM

STORYBOOK HOLDINGS, LLC  
 CERTIFICATE OF AUTHORIZATION NO. 33749  
 JOSE A. CHAVES  
 JOSE@STORYBOOKHOLDINGS.COM  
 321-246-8811

JOSE A. CHAVES STATE OF FLORIDA  
 PROFESSIONAL ENGINEER, LICENSE NO. 78518  
 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

| REVISIONS |     |                                       |      |    |             |
|-----------|-----|---------------------------------------|------|----|-------------|
| DATE      | BY  | DESCRIPTION                           | DATE | BY | DESCRIPTION |
| 9/10/2020 | JAC | CHANGES BASED ON CITY REVIEW COMMENTS |      |    |             |

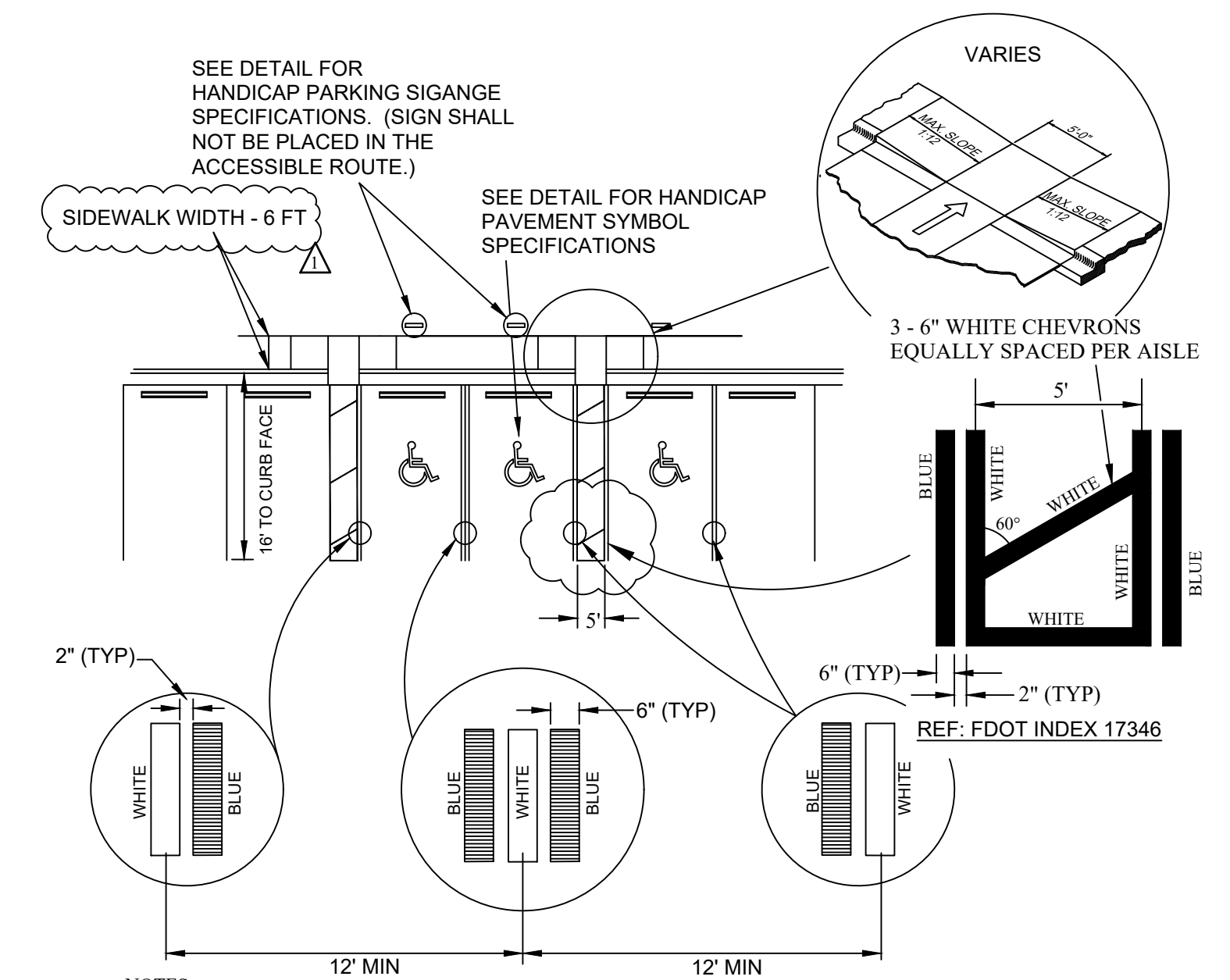
1200 GATLIN BLVD  
 CONCEPTUAL SITE PLAN  
 PORT ST. LUCIE, FLORIDA  
 PREPARED BY: STORYBOOK HOLDINGS, LLC

DATE: 8/03/2020  
 PROJECT NO.:  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 SCALE: 1" = 40'  
 SHEET: C-2.0

**Accessible Parking Spaces**

Accessible parking spaces shall be provided in accordance with the current Florida Accessibility Code, Americans with Disabilities Act and any applicable Fair Housing Act requirements, including the following notes:

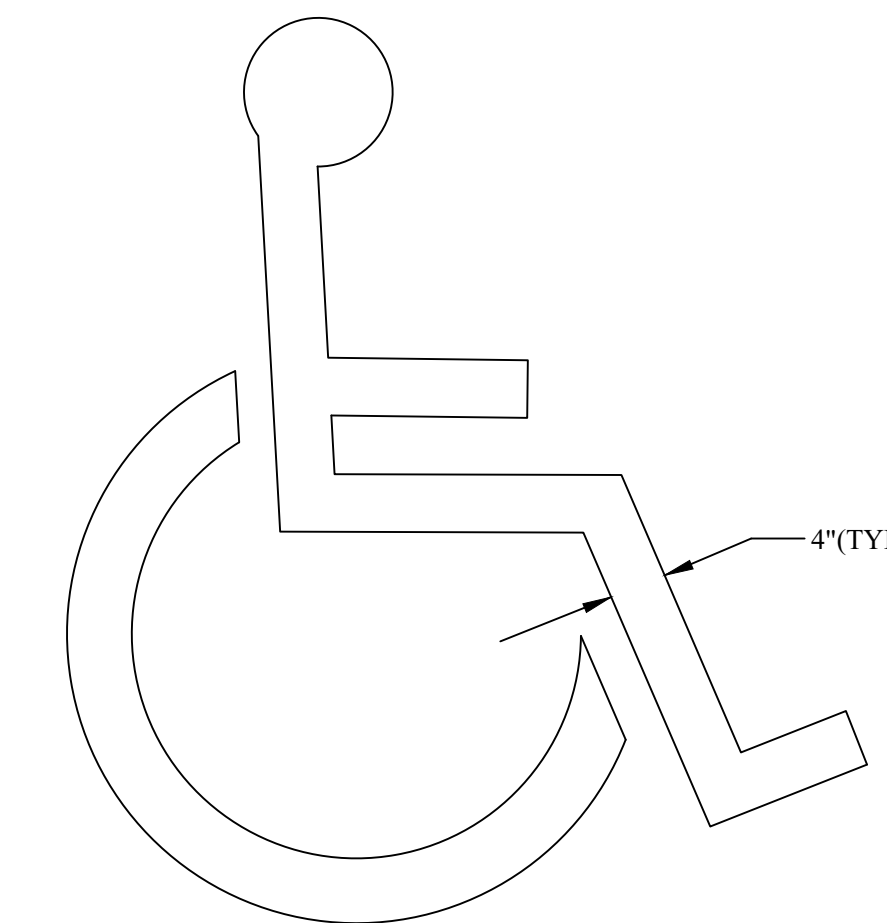
1. Any commercial real estate property owner offering parking for the general public shall provide specially designed and marked motor vehicle parking spaces for the exclusive use of physically disabled persons who have been issued parking permits pursuant to state law.
2. All spaces shall have an accessible curb-ramp or curb-cut to allow access to the building served. It shall be located so that users will not be compelled to wheel behind parked vehicles.



**NOTES:**

1. EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
2. PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE TO CENTER OF WHITE STRIPE.
3. WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
4. CURB RAMP CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

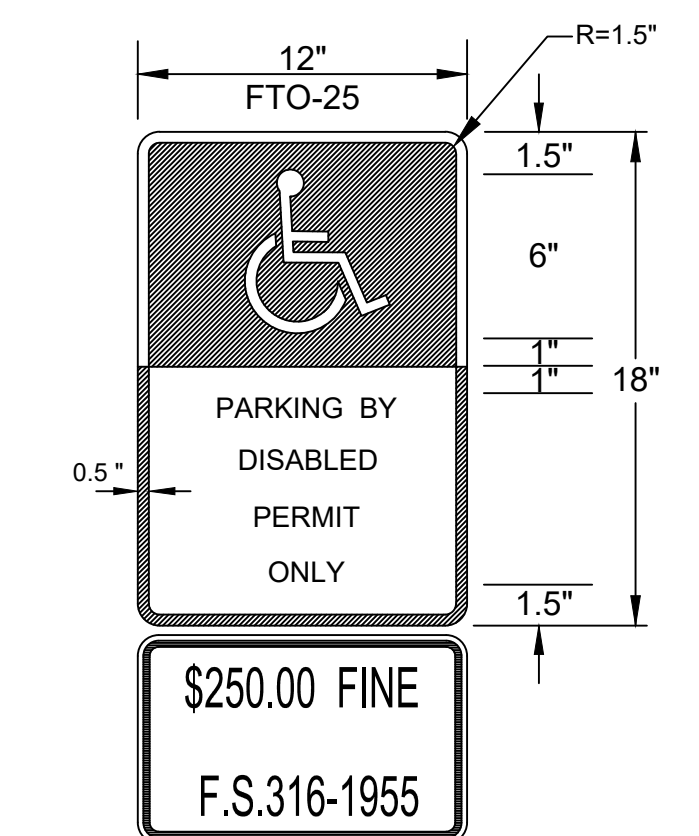
**TYPICAL PAVEMENT SYMBOL FOR HANDICAP PARKING (N.T.S.)**



**NOTES:**

1. SYMBOL SHALL BE 42"x42" OR 48"x48".
2. THIS SYMBOL TO BE WHITE FDOT TRAFFIC RATED PAINT.

**TYPICAL HANDICAP PARKING SIGNAGE (N.T.S.)**



**NOTES:**

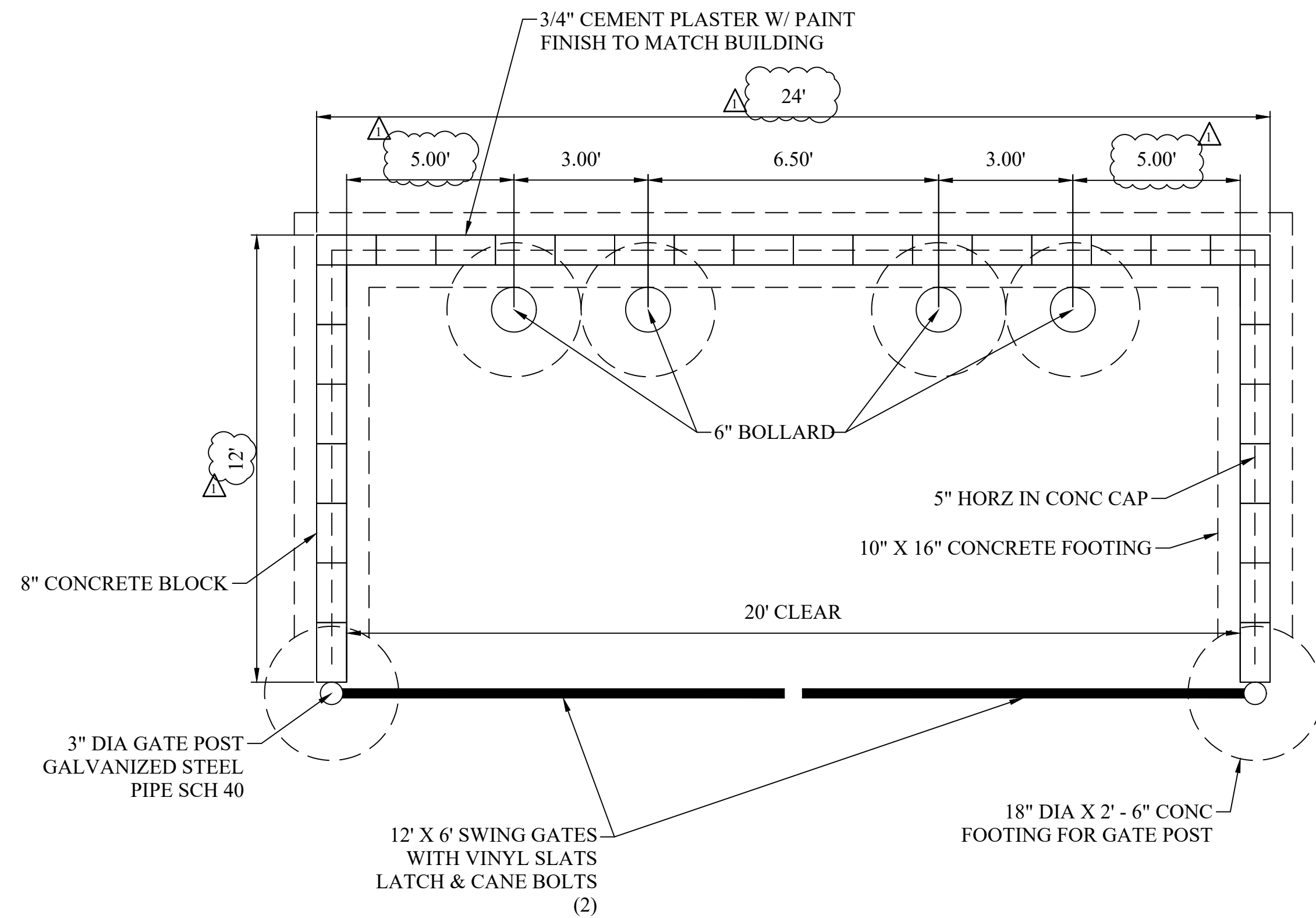
1. ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT AND SPACED 1" APART. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL BE BLUE BACKGROUND WITH WHITE LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL BE WHITE BACKGROUND WITH BLACK BORDER.
4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
5. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE ACCESSIBLE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY SHALL BE 7 FEET.
6. SIGNS SHALL BE HIGH INTENSITY RETROREFLECTIVE.

**PROJECT NO. P20-138 & P20-139  
PSLUSD PROJ. NO. 5381**

**1200 GATLIN BLVD  
CONCEPTUAL SITE PLAN DETAILS**

PORT ST. LUCIE, FLORIDA  
PREPARED BY: STORYBOOK HOLDINGS, LLC

|                 |
|-----------------|
| DATE: 8/03/2020 |
| PROJECT NO.:    |
| DRAWN BY: JAC   |
| CHECKED BY: JAC |
| SCALE: NA       |
| SHEET: C-3.0    |



**DUMPSTER ENCLOSURE DETAIL (N.T.S.)**

F:\LAND\2020\Port St. Lucie - Gatlin\CAD\SITE DETAILS.dwg, 9/10/2020 12:56:00 PM

STORYBOOK HOLDINGS, LLC  
CERTIFICATE OF AUTHORIZATION NO. 33749  
JOSE A. CHAVES  
JOSE@STORYBOOKHOLDINGS.COM  
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,  
PROFESSIONAL ENGINEER, LICENSE NO. 78518  
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY  
JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN  
USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED  
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON  
ANY ELECTRONIC COPY.

| REVISIONS  |     |                                |      |    |             |
|------------|-----|--------------------------------|------|----|-------------|
| DATE       | BY  | DESCRIPTION                    | DATE | BY | DESCRIPTION |
| 09/10/2020 | JAC | CHANGES DUE TO COUNTY COMMENTS |      |    |             |
|            |     |                                |      |    |             |
|            |     |                                |      |    |             |
|            |     |                                |      |    |             |