



Engineering & Planning, Inc.

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Memorandum

To: City of Port St. Lucie Planning & Zoning Department
From: Shaun G. Mackenzie, P.E.
Date: March 21, 2022
Revised May 28, 2022
Revised July 14, 2022
Revised December 3, 2024
Revised January 13, 2025
Re: Gatlin Pointe II

Introduction

MacKenzie Engineering and Planning, Inc. (MEP) was retained by B&B Capital Group to analyze the design queue length for drive-thru restaurants attached to strip commercial centers. In order to provide a conservative analysis, MEP analyzed two Dunkin Donuts and one Starbucks restaurant.

Data Collection

Field observations were performed at the existing an 864 SF Dunkin' Donuts at 1401 SE Village Green Dr, Port Saint Lucie, FL, 34952, a 2,112 SF Dunkin' Donuts at 1002 St Lucie W Blvd, Port Saint Lucie, FL, 34986 and a 2,852 Starbucks located at 1789 NW St Lucie W Blvd, Port Saint Lucie, FL, 34986. The Dunkin Donuts and Starbucks locations offer comparable adjacent street traffic volumes to the proposed location.

- Dunkin' Donuts Count, Wednesday February 4, 2015 – 7:30 AM to 10:30 PM
- Dunkin' Donuts Count, Friday March 11, 2022 – 7:00 AM to 12:00 PM
- Starbucks Count, Wednesday March 9, 2022 – 7:00 AM to 12:00 PM

Queuing data was collected and recorded in 1 minute intervals by MacKenzie Engineering and Planning, Inc. for the morning and evening hours during the weekday and weekend timeframes. Exhibit 1 presents the detailed queuing data collected in 1 minute intervals for each of the study timeframes. The vehicle queue length was measured from the pickup window to the last vehicle in the queue.

Confidence Interval

The analysis presented herein uses the count data provided, classifies the busiest 60 minutes of observations and develops the 95th percentile confidence interval back-of-queue based on the busiest 60 minutes.

Queue Analysis

The 95th percentile confidence interval back-of-queue was obtained from each time period and the maximum back-of-queue from the highest observed queue was chosen as the overall 95th percentile confidence interval back-of-queue in order to provide a conservative analysis.

Based on the data collected, the existing two Dunkin's Donuts and Starbucks average 95th percentile confidence interval back-of-queue queue length is conservatively 7 vehicles.

Table 1 – Summary of Queue Results

Site	Date	Count Timeframe	95th % Queue
Dunkin Donuts	2/4/2015 (Wednesday)	7:30 AM to 10:30 AM	7 vehicles
Dunkin Donuts	3/11/2022 (Friday)	7:00 AM to 12:00 PM	7 vehicles
Starbucks	3/9/2022 (Wednesday)	7:00 AM to 12:00 PM	7 vehicles

Table 2. Recommended Queue Storage

Scenario	Location	Project Size (SF)	95th % Queue
Existing	Dunkin' Donuts	864	7 vehicles
		2,112	7 vehicles
	Starbucks	2,852	7 vehicles
Average		1,943	7 vehicles

In order to provide a conservative analysis, no reduction in queue is recommended for the reduced building size. The applicant shall use the City code 8 vehicles/160 feet as a minimum guide to queuing, which results in a conservative design.

Restaurant 1 (959 SF)

Utilize = 8 vehicles (160 feet) from the pickup window

Restaurant 2 (999 SF)

Utilize = 8 vehicles (160 feet) from the pickup window

Conclusion

Based on the analysis provided, the proposed drive thru lane from the pickup window to back of queue should be designed at a minimum of 160 feet for restaurant 1 and restaurant 2.

Appendices

Appendix A – Summary of Queue Results

Appendix B – Property Card

Appendix C – Site Plan

Appendix D – Drive Through Queue Line Exhibit

Shaun G. MacKenzie, P.E.

P.E. Number 61751

APPENDIX A

Starbucks (1789 NW St Lucie W Blvd, Port Saint Lucie, FL, 34986) 3/9/2022

Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting		
Time	Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window
7:00 AM	1	3	8:00 AM	2	2	9:00 AM	0	2
7:01 AM	4	4	8:01 AM	0	2	9:01 AM	1	2
7:02 AM	4	4	8:02 AM	1	3	9:02 AM	1	4
7:03 AM	2	4	8:03 AM	2	2	9:03 AM	1	2
7:04 AM	1	4	8:04 AM	3	4	9:04 AM	0	3
7:05 AM	1	4	8:05 AM	5	4	9:05 AM	1	4
7:06 AM	1	4	8:06 AM	6	4	9:06 AM	2	4
7:07 AM	1	4	8:07 AM	7	4	9:07 AM	2	4
7:08 AM	0	4	8:08 AM	6	3	9:08 AM	3	4
7:09 AM	2	4	8:09 AM	7	4	9:09 AM	2	4
7:10 AM	0	3	8:10 AM	6	4	9:10 AM	3	4
7:11 AM	0	3	8:11 AM	5	4	9:11 AM	4	3
7:12 AM	1	3	8:12 AM	7	4	9:12 AM	4	3
7:13 AM	2	3	8:13 AM	5	4	9:13 AM	4	4
7:14 AM	3	3	8:14 AM	5	3	9:14 AM	2	3
7:15 AM	2	3	8:15 AM	4	4	9:15 AM	3	4
7:16 AM	2	3	8:16 AM	3	3	9:16 AM	3	4
7:17 AM	0	3	8:17 AM	3	4	9:17 AM	3	4
7:18 AM	0	4	8:18 AM	1	3	9:18 AM	4	4
7:19 AM	1	3	8:19 AM	0	2	9:19 AM	5	3
7:20 AM	0	3	8:20 AM	3	2	9:20 AM	4	4
7:21 AM	1	3	8:21 AM	3	2	9:21 AM	3	4
7:22 AM	2	3	8:22 AM	2	1	9:22 AM	5	4
7:23 AM	4	4	8:23 AM	1	3	9:23 AM	5	3
7:24 AM	2	3	8:24 AM	1	2	9:24 AM	4	3
7:25 AM	0	0	8:25 AM	2	2	9:25 AM	4	4
7:26 AM	4	4	8:26 AM	3	3	9:26 AM	3	3
7:27 AM	4	3	8:27 AM	3	3	9:27 AM	3	4
7:28 AM	3	4	8:28 AM	2	4	9:28 AM	5	4
7:29 AM	5	4	8:29 AM	1	3	9:29 AM	4	4
7:30 AM	4	3	8:30 AM	4	3	9:30 AM	5	4
7:31 AM	5	4	8:31 AM	2	3	9:31 AM	6	4
7:32 AM	6	3	8:32 AM	1	4	9:32 AM	5	4
7:33 AM	6	3	8:33 AM	1	3	9:33 AM	4	4
7:34 AM	3	6	8:34 AM	2	3	9:34 AM	4	4
7:35 AM	5	4	8:35 AM	2	5	9:35 AM	3	4
7:36 AM	4	3	8:36 AM	6	4	9:36 AM	3	3
7:37 AM	4	3	8:37 AM	4	2	9:37 AM	1	4
7:38 AM	3	5	8:38 AM	8	2	9:38 AM	3	4
7:39 AM	7	4	8:39 AM	9	2	9:39 AM	4	4
7:40 AM	6	4	8:40 AM	7	4	9:40 AM	4	4
7:41 AM	7	4	8:41 AM	8	3	9:41 AM	6	4
7:42 AM	5	4	8:42 AM	7	2	9:42 AM	4	3
7:43 AM	6	4	8:43 AM	6	2	9:43 AM	5	3
7:44 AM	8	3	8:44 AM	7	3	9:44 AM	4	3
7:45 AM	7	4	8:45 AM	5	3	9:45 AM	4	3
7:46 AM	7	3	8:46 AM	2	3	9:46 AM	3	2
7:47 AM	6	4	8:47 AM	3	3	9:47 AM	4	2
7:48 AM	6	4	8:48 AM	1	3	9:48 AM	3	3
7:49 AM	6	4	8:49 AM	1	2	9:49 AM	4	3
7:50 AM	6	4	8:50 AM	0	4	9:50 AM	5	4
7:51 AM	6	4	8:51 AM	2	4	9:51 AM	4	4
7:52 AM	8	3	8:52 AM	2	3	9:52 AM	3	4
7:53 AM	7	4	8:53 AM	0	2	9:53 AM	3	4
7:54 AM	4	4	8:54 AM	1	4	9:54 AM	3	4
7:55 AM	4	4	8:55 AM	1	2	9:55 AM	3	4
7:56 AM	4	4	8:56 AM	1	1	9:56 AM	3	3
7:57 AM	3	4	8:57 AM	0	1	9:57 AM	3	4
7:58 AM	1	4	8:58 AM	1	1	9:58 AM	4	4
7:59 AM	0	3	8:59 AM	2	1	9:59 AM	4	3

	Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window
10:00 AM	5	3	11:00 AM	2	4
10:01 AM	5	3	11:01 AM	5	3
10:02 AM	6	3	11:02 AM	5	2
10:03 AM	5	4	11:03 AM	3	3
10:04 AM	4	3	11:04 AM	4	3
10:05 AM	4	4	11:05 AM	4	4
10:06 AM	4	4	11:06 AM	6	3
10:07 AM	5	4	11:07 AM	4	4
10:08 AM	4	4	11:08 AM	4	3
10:09 AM	4	4	11:09 AM	3	4
10:10 AM	5	4	11:10 AM	4	4
10:11 AM	0	4	11:11 AM	3	4
10:12 AM	2	4	11:12 AM	4	4
10:13 AM	1	3	11:13 AM	5	4
10:14 AM	0	3	11:14 AM	6	4
10:15 AM	1	3	11:15 AM	5	4
10:16 AM	2	2	11:16 AM	5	3
10:17 AM	1	3	11:17 AM	6	4
10:18 AM	0	2	11:18 AM	5	2
10:19 AM	0	3	11:19 AM	5	3
10:20 AM	2	3	11:20 AM	5	4
10:21 AM	3	3	11:21 AM	3	3
10:22 AM	3	3	11:22 AM	3	4
10:23 AM	3	3	11:23 AM	3	4
10:24 AM	0	4	11:24 AM	4	3
10:25 AM	1	4	11:25 AM	4	3
10:26 AM	3	3	11:26 AM	6	2
10:27 AM	3	2	11:27 AM	2	4
10:28 AM	2	3	11:28 AM	3	4
10:29 AM	3	2	11:29 AM	4	4
10:30 AM	4	3	11:30 AM	3	3
10:31 AM	4	4	11:31 AM	2	3
10:32 AM	4	3	11:32 AM	3	4
10:33 AM	2	4	11:33 AM	3	4
10:34 AM	1	4	11:34 AM	1	4
10:35 AM	3	4	11:35 AM	2	4
10:36 AM	3	4	11:36 AM	1	3
10:37 AM	2	4	11:37 AM	2	4
10:38 AM	3	3	11:38 AM	3	4
10:39 AM	4	2	11:39 AM	3	3
10:40 AM	4	3	11:40 AM	3	4
10:41 AM	3	3	11:41 AM	3	4
10:42 AM	5	1	11:42 AM	2	4
10:43 AM	5	4	11:43 AM	3	3
10:44 AM	4	3	11:44 AM	2	2
10:45 AM	4	3	11:45 AM	3	2
10:46 AM	3	3	11:46 AM	2	3
10:47 AM	4	4	11:47 AM	1	4
10:48 AM	3	3	11:48 AM	2	4
10:49 AM	2	4	11:49 AM	1	4
10:50 AM	3	3	11:50 AM	2	4
10:51 AM	2	4	11:51 AM	1	4
10:52 AM	4	4	11:52 AM	3	4
10:53 AM	4	4	11:53 AM	2	4
10:54 AM	5	4	11:54 AM	3	4
10:55 AM	4	4	11:55 AM	4	4
10:56 AM	6	3	11:56 AM	3	3
10:57 AM	6	4	11:57 AM	3	4
10:58 AM	5	4	11:58 AM	4	2
10:59 AM	4	4	11:59 AM	3	2

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7:00 AM	4	1	8:00 AM	6	3	9:00 AM	2	4
7:01 AM	5	0	8:01 AM	7	5	9:01 AM	3	3
7:02 AM	6	0	8:02 AM	3	5	9:02 AM	1	4
7:03 AM	7	1	8:03 AM	4	5	9:03 AM	2	3
7:04 AM	6	1	8:04 AM	3	4	9:04 AM	0	0
7:05 AM	4	0	8:05 AM	4	3	9:05 AM	2	3
7:06 AM	3	1	8:06 AM	3	4	9:06 AM	1	3
7:07 AM	2	2	8:07 AM	4	4	9:07 AM	0	4
7:08 AM	3	2	8:08 AM	3	5	9:08 AM	1	3
7:09 AM	3	2	8:09 AM	2	4	9:09 AM	2	2
7:10 AM	2	3	8:10 AM	3	3	9:10 AM	4	2
7:11 AM	1	4	8:11 AM	2	4	9:11 AM	3	2
7:12 AM	2	3	8:12 AM	3	4	9:12 AM	3	3
7:13 AM	2	3	8:13 AM	2	4	9:13 AM	2	3
7:14 AM	0	3	8:14 AM	2	4	9:14 AM	2	2
7:15 AM	2	3	8:15 AM	1	4	9:15 AM	2	1
7:16 AM	3	3	8:16 AM	1	3	9:16 AM	4	2
7:17 AM	2	2	8:17 AM	0	3	9:17 AM	3	2
7:18 AM	3	2	8:18 AM	1	2	9:18 AM	3	3
7:19 AM	3	2	8:19 AM	2	3	9:19 AM	4	3
7:20 AM	3	1	8:20 AM	2	2	9:20 AM	6	2
7:21 AM	4	3	8:21 AM	4	4	9:21 AM	7	2
7:22 AM	4	4	8:22 AM	4	3	9:22 AM	6	3
7:23 AM	4	4	8:23 AM	4	4	9:23 AM	4	4
7:24 AM	5	3	8:24 AM	6	4	9:24 AM	3	5
7:25 AM	6	3	8:25 AM	7	4	9:25 AM	3	4
7:26 AM	7	3	8:26 AM	6	3	9:26 AM	4	3
7:27 AM	8	3	8:27 AM	7	3	9:27 AM	4	4
7:28 AM	3	4	8:28 AM	8	3	9:28 AM	4	3
7:29 AM	4	4	8:29 AM	9	2	9:29 AM	6	2
7:30 AM	5	4	8:30 AM	8	2	9:30 AM	3	2
7:31 AM	8	4	8:31 AM	6	1	9:31 AM	2	2
7:32 AM	5	4	8:32 AM	8	1	9:32 AM	1	3
7:33 AM	5	4	8:33 AM	8	1	9:33 AM	1	2
7:34 AM	6	4	8:34 AM	5	2	9:34 AM	0	3
7:35 AM	6	4	8:35 AM	4	3	9:35 AM	1	2
7:36 AM	5	4	8:36 AM	2	4	9:36 AM	2	2
7:37 AM	0	5	8:37 AM	1	4	9:37 AM	2	2
7:38 AM	0	5	8:38 AM	2	3	9:38 AM	1	2
7:39 AM	5	5	8:39 AM	1	3	9:39 AM	1	3
7:40 AM	7	5	8:40 AM	1	4	9:40 AM	1	4
7:41 AM	6	4	8:41 AM	3	4	9:41 AM	1	2
7:42 AM	6	5	8:42 AM	2	3	9:42 AM	1	2
7:43 AM	6	5	8:43 AM	4	4	9:43 AM	0	3
7:44 AM	7	4	8:44 AM	5	3	9:44 AM	0	3
7:45 AM	6	4	8:45 AM	4	3	9:45 AM	1	3
7:46 AM	6	2	8:46 AM	4	4	9:46 AM	1	3
7:47 AM	7	3	8:47 AM	6	2	9:47 AM	2	2
7:48 AM	8	5	8:48 AM	5	2	9:48 AM	2	3
7:49 AM	9	3	8:49 AM	3	3	9:49 AM	1	4
7:50 AM	7	2	8:50 AM	4	4	9:50 AM	4	3
7:51 AM	4	1	8:51 AM	5	2	9:51 AM	2	4
7:52 AM	5	2	8:52 AM	5	1	9:52 AM	1	4
7:53 AM	6	4	8:53 AM	3	2	9:53 AM	3	3
7:54 AM	7	5	8:54 AM	2	2	9:54 AM	3	2
7:55 AM	8	3	8:55 AM	3	1	9:55 AM	4	1
7:56 AM	4	4	8:56 AM	2	3	9:56 AM	3	1
7:57 AM	0	4	8:57 AM	0	4	9:57 AM	2	2
7:58 AM	5	4	8:58 AM	1	5	9:58 AM	1	3
7:59 AM	6	5	8:59 AM	3	3	9:59 AM	2	1

	Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window
10:00 AM	1	1	11:00 AM	2	1
10:01 AM	0	2	11:01 AM	2	2
10:02 AM	2	0	11:02 AM	3	1
10:03 AM	1	1	11:03 AM	2	1
10:04 AM	4	1	11:04 AM	0	1
10:05 AM	2	2	11:05 AM	1	0
10:06 AM	3	2	11:06 AM	1	1
10:07 AM	2	2	11:07 AM	2	1
10:08 AM	3	2	11:08 AM	1	2
10:09 AM	3	2	11:09 AM	1	1
10:10 AM	3	2	11:10 AM	0	1
10:11 AM	2	2	11:11 AM	0	1
10:12 AM	1	2	11:12 AM	0	0
10:13 AM	0	2	11:13 AM	1	1
10:14 AM	2	1	11:14 AM	0	0
10:15 AM	3	2	11:15 AM	0	0
10:16 AM	3	2	11:16 AM	0	0
10:17 AM	4	2	11:17 AM	1	1
10:18 AM	3	3	11:18 AM	0	0
10:19 AM	4	2	11:19 AM	1	0
10:20 AM	3	2	11:20 AM	1	1
10:21 AM	2	3	11:21 AM	0	2
10:22 AM	3	3	11:22 AM	0	0
10:23 AM	2	1	11:23 AM	0	0
10:24 AM	1	1	11:24 AM	0	0
10:25 AM	0	1	11:25 AM	1	1
10:26 AM	0	2	11:26 AM	0	1
10:27 AM	1	0	11:27 AM	1	0
10:28 AM	0	1	11:28 AM	0	0
10:29 AM	1	1	11:29 AM	2	0
10:30 AM	0	1	11:30 AM	0	1
10:31 AM	1	1	11:31 AM	0	2
10:32 AM	0	2	11:32 AM	0	0
10:33 AM	1	0	11:33 AM	0	0
10:34 AM	1	1	11:34 AM	0	0
10:35 AM	0	1	11:35 AM	1	1
10:36 AM	1	0	11:36 AM	0	2
10:37 AM	0	0	11:37 AM	1	0
10:38 AM	0	0	11:38 AM	1	3
10:39 AM	0	0	11:39 AM	0	2
10:40 AM	1	1	11:40 AM	0	1
10:41 AM	1	1	11:41 AM	0	0
10:42 AM	1	1	11:42 AM	0	0
10:43 AM	0	0	11:43 AM	0	0
10:44 AM	0	0	11:44 AM	0	0
10:45 AM	1	0	11:45 AM	0	0
10:46 AM	1	2	11:46 AM	2	1
10:47 AM	1	2	11:47 AM	1	0
10:48 AM	0	2	11:48 AM	1	1
10:49 AM	0	0	11:49 AM	1	1
10:50 AM	0	0	11:50 AM	1	0
10:51 AM	1	0	11:51 AM	0	1
10:52 AM	0	0	11:52 AM	1	1
10:53 AM	0	0	11:53 AM	1	2
10:54 AM	1	1	11:54 AM	0	2
10:55 AM	0	0	11:55 AM	1	2
10:56 AM	0	0	11:56 AM	2	1
10:57 AM	0	0	11:57 AM	1	1
10:58 AM	1	0	11:58 AM	0	0
10:59 AM	3	0	11:59 AM	0	0

Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting		
Time	Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window
7:30 AM	0	3	8:30 AM	7	3	9:30 AM	1	2
7:31 AM	0	1	8:31 AM	7	3	9:31 AM	1	2
7:32 AM	0	0	8:32 AM	6	2	9:32 AM	1	2
7:33 AM	0	1	8:33 AM	6	2	9:33 AM	1	2
7:34 AM	5	1	8:34 AM	5	3	9:34 AM	0	2
7:35 AM	4	3	8:35 AM	7	2	9:35 AM	0	1
7:36 AM	5	3	8:36 AM	6	2	9:36 AM	0	1
7:37 AM	3	3	8:37 AM	7	2	9:37 AM	4	0
7:38 AM	2	2	8:38 AM	8	2	9:38 AM	3	1
7:39 AM	2	3	8:39 AM	7	2	9:39 AM	2	2
7:40 AM	1	2	8:40 AM	6	2	9:40 AM	1	2
7:41 AM	1	2	8:41 AM	7	3	9:41 AM	4	2
7:42 AM	1	2	8:42 AM	7	3	9:42 AM	5	2
7:43 AM	2	2	8:43 AM	6	2	9:43 AM	4	2
7:44 AM	1	2	8:44 AM	5	3	9:44 AM	5	1
7:45 AM	2	2	8:45 AM	6	2	9:45 AM	5	2
7:46 AM	1	2	8:46 AM	6	2	9:46 AM	5	2
7:47 AM	0	1	8:47 AM	5	3	9:47 AM	5	2
7:48 AM	1	1	8:48 AM	5	2	9:48 AM	4	3
7:49 AM	0	1	8:49 AM	7	2	9:49 AM	5	3
7:50 AM	1	1	8:50 AM	6	3	9:50 AM	5	2
7:51 AM	0	2	8:51 AM	6	3	9:51 AM	5	2
7:52 AM	3	1	8:52 AM	5	3	9:52 AM	4	3
7:53 AM	1	2	8:53 AM	4	2	9:53 AM	4	2
7:54 AM	0	2	8:54 AM	5	2	9:54 AM	5	2
7:55 AM	3	1	8:55 AM	6	2	9:55 AM	5	2
7:56 AM	4	3	8:56 AM	6	2	9:56 AM	5	1
7:57 AM	5	2	8:57 AM	6	2	9:57 AM	4	2
7:58 AM	5	3	8:58 AM	7	2	9:58 AM	4	2
7:59 AM	5	2	8:59 AM	7	3	9:59 AM	3	2
8:00 AM	6	3	9:00 AM	6	2	10:00 AM	2	2
8:01 AM	6	2	9:01 AM	5	2	10:01 AM	2	2
8:02 AM	4	3	9:02 AM	6	2	10:02 AM	1	2
8:03 AM	5	2	9:03 AM	6	2	10:03 AM	1	1
8:04 AM	4	2	9:04 AM	5	3	10:04 AM	2	2
8:05 AM	4	2	9:05 AM	5	2	10:05 AM	1	2
8:06 AM	6	3	9:06 AM	4	3	10:06 AM	2	2
8:07 AM	5	3	9:07 AM	4	2	10:07 AM	2	2
8:08 AM	5	3	9:08 AM	5	2	10:08 AM	3	1
8:09 AM	5	2	9:09 AM	5	2	10:09 AM	4	1
8:10 AM	6	2	9:10 AM	5	2	10:10 AM	4	2
8:11 AM	5	3	9:11 AM	4	2	10:11 AM	5	2
8:12 AM	6	1	9:12 AM	7	2	10:12 AM	5	1
8:13 AM	6	3	9:13 AM	7	2	10:13 AM	4	2
8:14 AM	6	3	9:14 AM	5	3	10:14 AM	5	2
8:15 AM	6	2	9:15 AM	6	3	10:15 AM	4	2
8:16 AM	5	3	9:16 AM	5	3	10:16 AM	4	2
8:17 AM	5	2	9:17 AM	5	2	10:17 AM	5	1
8:18 AM	5	3	9:18 AM	6	2	10:18 AM	4	2
8:19 AM	5	3	9:19 AM	6	2	10:19 AM	3	2
8:20 AM	6	3	9:20 AM	5	3	10:20 AM	3	1
8:21 AM	7	2	9:21 AM	3	3	10:21 AM	1	1
8:22 AM	6	2	9:22 AM	3	2	10:22 AM	2	2
8:23 AM	7	3	9:23 AM	2	2	10:23 AM	1	1
8:24 AM	6	3	9:24 AM	1	3	10:24 AM	0	2
8:25 AM	8	3	9:25 AM	1	2	10:25 AM	0	1
8:26 AM	7	3	9:26 AM	1	2	10:26 AM	1	0
8:27 AM	6	3	9:27 AM	0	2	10:27 AM	0	1
8:28 AM	5	3	9:28 AM	0	1	10:28 AM	0	0
8:29 AM	8	3	9:29 AM	0	1	10:29 AM	0	1

GATLIN POINTE PHASE II QUEUE LENGTH COUNTS FROM THE MENU (ORDERING BOARD)

3/9/2022 Starbucks

3/11/2022 Dunkin Donuts (1401)

2/4/2015 Dunkin Donuts (1002)

Starting at the Menu Board				Starting at the Menu Board				Starting at the Menu Board			
1	99.67%	8:39 AM	9	99.67%	7:49 AM	9	99.44%	8:25 AM	8		
2	99.33%	7:44 AM	8	99.33%	8:29 AM	9	98.89%	8:29 AM	8		
3	99.00%	7:52 AM	8	99.00%	7:27 AM	8	98.33%	8:38 AM	8		
4	98.67%	8:38 AM	8	98.67%	7:31 AM	8	97.78%	8:21 AM	7		
5	98.33%	8:41 AM	8	98.33%	7:48 AM	8	97.22%	8:23 AM	7		
6	98.00%	7:39 AM	7	98.00%	7:55 AM	8	96.67%	8:26 AM	7		
7	97.67%	7:41 AM	7	97.67%	8:28 AM	8	96.11%	8:30 AM	7		
8	97.33%	7:45 AM	7	97.33%	8:30 AM	8	95.56%	8:31 AM	7		
9	97.00%	7:46 AM	7	97.00%	8:32 AM	8	95.00%	8:35 AM	7		
10	96.67%	7:53 AM	7	96.67%	8:33 AM	8	94.44%	8:37 AM	7		
11	96.33%	8:07 AM	7	96.33%	7:03 AM	7	93.89%	8:39 AM	7		
12	96.00%	8:09 AM	7	96.00%	7:26 AM	7	93.33%	8:41 AM	7		
13	95.67%	8:12 AM	7	95.67%	7:40 AM	7	92.78%	8:42 AM	7		
14	95.33%	8:40 AM	7	95.33%	7:44 AM	7	92.22%	8:49 AM	7		
15	95.00%	8:42 AM	7	95.00%	7:47 AM	7	91.67%	8:58 AM	7		
16	94.67%	8:44 AM	7	94.67%	7:50 AM	7	91.11%	8:59 AM	7		
17	94.33%	7:32 AM	6	94.33%	7:54 AM	7	90.56%	9:12 AM	7		
18	94.00%	7:33 AM	6	94.00%	8:01 AM	7	90.00%	9:13 AM	7		
19		7:40 AM	6		8:25 AM	7		8:00 AM	6		
20		7:43 AM	6		8:27 AM	7		8:01 AM	6		
21		7:47 AM	6		9:21 AM	7		8:06 AM	6		
22		7:48 AM	6		7:02 AM	6		8:10 AM	6		
23		7:49 AM	6		7:04 AM	6		8:12 AM	6		
24		7:50 AM	6		7:25 AM	6		8:13 AM	6		
25		7:51 AM	6		7:34 AM	6		8:14 AM	6		
26		8:06 AM	6		7:35 AM	6		8:15 AM	6		
27		8:08 AM	6		7:41 AM	6		8:20 AM	6		
28		8:10 AM	6		7:42 AM	6		8:22 AM	6		
29		8:36 AM	6		7:43 AM	6		8:24 AM	6		
30		8:43 AM	6		7:45 AM	6		8:27 AM	6		
31		9:31 AM	6		7:46 AM	6		8:32 AM	6		
32		9:41 AM	6		7:53 AM	6		8:33 AM	6		
33		10:02 AM	6		7:59 AM	6		8:36 AM	6		
34		10:56 AM	6		8:00 AM	6		8:40 AM	6		
35		10:57 AM	6		8:24 AM	6		8:43 AM	6		
36		11:06 AM	6		8:26 AM	6		8:45 AM	6		
37		11:14 AM	6		8:31 AM	6		8:46 AM	6		
38		11:17 AM	6		8:47 AM	6		8:50 AM	6		
39		11:26 AM	6		9:20 AM	6		8:51 AM	6		
40		7:29 AM	5		9:22 AM	6		8:55 AM	6		
41		7:31 AM	5		9:29 AM	6		8:56 AM	6		
42		7:35 AM	5		7:01 AM	5		8:57 AM	6		
43		7:42 AM	5		7:24 AM	5		9:00 AM	6		
44		8:05 AM	5		7:30 AM	5		9:02 AM	6		
45		8:11 AM	5		7:32 AM	5		9:03 AM	6		
46		8:13 AM	5		7:33 AM	5		9:15 AM	6		
47		8:14 AM	5		7:36 AM	5		9:18 AM	6		
48		8:45 AM	5		7:39 AM	5		9:19 AM	6		
49		9:19 AM	5		7:52 AM	5		7:34 AM	5		
50		9:22 AM	5		7:58 AM	5		7:36 AM	5		
51		9:23 AM	5		8:34 AM	5		7:57 AM	5		
52		9:28 AM	5		8:44 AM	5		7:58 AM	5		
53		9:30 AM	5		8:48 AM	5		7:59 AM	5		
54		9:32 AM	5		8:51 AM	5		8:03 AM	5		
55		9:43 AM	5		8:52 AM	5		8:07 AM	5		
56		9:50 AM	5		7:00 AM	4		8:08 AM	5		
57		10:00 AM	5		7:05 AM	4		8:09 AM	5		
58		10:01 AM	5		7:21 AM	4		8:11 AM	5		
59		10:03 AM	5		7:22 AM	4		8:16 AM	5		
60		10:07 AM	5		7:23 AM	4		8:17 AM	5		
61		10:10 AM	5		7:29 AM	4		8:18 AM	5		
62		10:42 AM	5		7:51 AM	4		8:19 AM	5		
63		10:43 AM	5		7:56 AM	4		8:28 AM	5		
64		10:54 AM	5		8:03 AM	4		8:34 AM	5		
65		10:58 AM	5		8:05 AM	4		8:44 AM	5		
66		11:01 AM	5		8:07 AM	4		8:47 AM	5		
67		11:02 AM	5		8:21 AM	4		8:48 AM	5		
68		11:13 AM	5		8:22 AM	4		8:52 AM	5		
69		11:15 AM	5		8:23 AM	4		8:54 AM	5		
70		11:16 AM	5		8:35 AM	4		9:01 AM	5		
71		11:18 AM	5		8:43 AM	4		9:04 AM	5		
72		11:19 AM	5		8:45 AM	4		9:05 AM	5		
73		11:20 AM	5		8:46 AM	4		9:08 AM	5		
74		7:01 AM	4		8:50 AM	4		9:09 AM	5		
75		7:02 AM	4		9:10 AM	4		9:10 AM	5		
76		7:23 AM	4		9:16 AM	4		9:14 AM	5		
77		7:26 AM	4		9:19 AM	4		9:16 AM	5		

3/9/2022 Starbucks

		Starting at the Menu Board
78	7:27 AM	4
79	7:30 AM	4
80	7:36 AM	4
81	7:37 AM	4
82	7:54 AM	4
83	7:55 AM	4
84	7:56 AM	4
85	8:15 AM	4
86	8:30 AM	4
87	8:37 AM	4
88	9:11 AM	4
89	9:12 AM	4
90	9:13 AM	4
91	9:18 AM	4
92	9:20 AM	4
93	9:24 AM	4
94	9:25 AM	4
95	9:29 AM	4
96	9:33 AM	4
97	9:34 AM	4
98	9:39 AM	4
99	9:40 AM	4
100	9:42 AM	4
101	9:44 AM	4
102	9:45 AM	4
103	9:47 AM	4
104	9:49 AM	4
105	9:51 AM	4
106	9:58 AM	4
107	9:59 AM	4
108	10:04 AM	4
109	10:05 AM	4
110	10:06 AM	4
111	10:08 AM	4
112	10:09 AM	4
113	10:30 AM	4
114	10:31 AM	4
115	10:32 AM	4
116	10:39 AM	4
117	10:40 AM	4
118	10:44 AM	4
119	10:45 AM	4
120	10:47 AM	4
121	10:52 AM	4
122	10:53 AM	4
123	10:55 AM	4
124	10:59 AM	4
125	11:04 AM	4
126	11:05 AM	4
127	11:07 AM	4
128	11:08 AM	4
129	11:10 AM	4
130	11:12 AM	4
131	11:24 AM	4
132	11:25 AM	4
133	11:29 AM	4
134	11:55 AM	4
135	11:58 AM	4
136	7:14 AM	3
137	7:28 AM	3
138	7:34 AM	3
139	7:38 AM	3
140	7:57 AM	3
141	8:04 AM	3
142	8:16 AM	3
143	8:17 AM	3
144	8:20 AM	3
145	8:21 AM	3
146	8:26 AM	3
147	8:27 AM	3
148	8:47 AM	3
149	9:08 AM	3
150	9:10 AM	3
151	9:15 AM	3
152	9:16 AM	3
153	9:17 AM	3
154	9:21 AM	3
155	9:26 AM	3

3/11/2022 Dunkin Donuts (1401)

	Starting at the Menu Board
9:23 AM	4
9:26 AM	4
9:27 AM	4
9:28 AM	4
9:50 AM	4
9:55 AM	4
10:04 AM	4
10:17 AM	4
10:19 AM	4
7:06 AM	3
7:08 AM	3
7:09 AM	3
7:16 AM	3
7:18 AM	3
7:19 AM	3
7:20 AM	3
7:28 AM	3
8:02 AM	3
8:04 AM	3
8:06 AM	3
8:08 AM	3
8:10 AM	3
8:12 AM	3
8:41 AM	3
8:49 AM	3
8:53 AM	3
8:55 AM	3
8:59 AM	3
9:01 AM	3
9:11 AM	3
9:12 AM	3
9:17 AM	3
9:18 AM	3
9:24 AM	3
9:25 AM	3
9:30 AM	3
9:53 AM	3
9:54 AM	3
9:56 AM	3
10:06 AM	3
10:08 AM	3
10:09 AM	3
10:10 AM	3
10:15 AM	3
10:16 AM	3
10:18 AM	3
10:20 AM	3
10:22 AM	3
10:59 AM	3
11:02 AM	3
7:07 AM	2
7:10 AM	2
7:12 AM	2
7:13 AM	2
7:15 AM	2
7:17 AM	2
8:09 AM	2
8:11 AM	2
8:13 AM	2
8:14 AM	2
8:19 AM	2
8:20 AM	2
8:36 AM	2
8:38 AM	2
8:42 AM	2
8:54 AM	2
8:56 AM	2
9:00 AM	2
9:03 AM	2
9:05 AM	2
9:09 AM	2
9:13 AM	2
9:14 AM	2
9:15 AM	2
9:31 AM	2
9:36 AM	2
9:37 AM	2
9:47 AM	2

2/4/2015 Dunkin Donuts (1002)

	Starting at the Menu Board
9:17 AM	5
9:20 AM	5
9:42 AM	5
9:44 AM	5
9:45 AM	5
9:46 AM	5
9:47 AM	5
9:49 AM	5
9:50 AM	5
9:51 AM	5
9:54 AM	5
9:55 AM	5
9:56 AM	5
10:11 AM	5
10:12 AM	5
10:14 AM	5
10:17 AM	5
7:35 AM	4
7:56 AM	4
8:02 AM	4
8:04 AM	4
8:05 AM	4
8:53 AM	4
9:06 AM	4
9:07 AM	4
9:11 AM	4
9:37 AM	4
9:41 AM	4
9:43 AM	4
9:48 AM	4
9:52 AM	4
9:53 AM	4
9:57 AM	4
9:58 AM	4
10:09 AM	4
10:10 AM	4
10:13 AM	4
10:15 AM	4
10:16 AM	4
10:18 AM	4
7:37 AM	3
7:52 AM	3
7:55 AM	3
9:21 AM	3
9:22 AM	3
9:38 AM	3
9:59 AM	3
10:08 AM	3
10:19 AM	3
10:20 AM	3
7:38 AM	2
7:39 AM	2
7:43 AM	2
7:45 AM	2
9:23 AM	2
9:39 AM	2
10:00 AM	2
10:01 AM	2
10:04 AM	2
10:06 AM	2
10:07 AM	2
10:22 AM	2
7:40 AM	1
7:41 AM	1
7:42 AM	1
7:44 AM	1
7:46 AM	1
7:48 AM	1
7:50 AM	1
7:53 AM	1
9:24 AM	1
9:25 AM	1
9:26 AM	1
9:30 AM	1
9:31 AM	1
9:32 AM	1
9:33 AM	1
9:40 AM	1

3/9/2022 Starbucks

		Starting at the Menu Board
156	9:27 AM	3
157	9:35 AM	3
158	9:36 AM	3
159	9:38 AM	3
160	9:46 AM	3
161	9:48 AM	3
162	9:52 AM	3
163	9:53 AM	3
164	9:54 AM	3
165	9:55 AM	3
166	9:56 AM	3
167	9:57 AM	3
168	10:21 AM	3
169	10:22 AM	3
170	10:23 AM	3
171	10:26 AM	3
172	10:27 AM	3
173	10:29 AM	3
174	10:35 AM	3
175	10:36 AM	3
176	10:38 AM	3
177	10:41 AM	3
178	10:46 AM	3
179	10:48 AM	3
180	10:50 AM	3
181	11:03 AM	3
182	11:09 AM	3
183	11:11 AM	3
184	11:21 AM	3
185	11:22 AM	3
186	11:23 AM	3
187	11:28 AM	3
188	11:30 AM	3
189	11:32 AM	3
190	11:33 AM	3
191	11:38 AM	3
192	11:39 AM	3
193	11:40 AM	3
194	11:41 AM	3
195	11:43 AM	3
196	11:45 AM	3
197	11:52 AM	3
198	11:54 AM	3
199	11:56 AM	3
200	11:57 AM	3
201	11:59 AM	3
202	7:03 AM	2
203	7:09 AM	2
204	7:13 AM	2
205	7:15 AM	2
206	7:16 AM	2
207	7:22 AM	2
208	7:24 AM	2
209	8:00 AM	2
210	8:03 AM	2
211	8:22 AM	2
212	8:25 AM	2
213	8:28 AM	2
214	8:31 AM	2
215	8:34 AM	2
216	8:35 AM	2
217	8:46 AM	2
218	8:51 AM	2
219	8:52 AM	2
220	8:59 AM	2
221	9:06 AM	2
222	9:07 AM	2
223	9:09 AM	2
224	9:14 AM	2
225	10:12 AM	2
226	10:16 AM	2
227	10:20 AM	2
228	10:28 AM	2
229	10:33 AM	2
230	10:37 AM	2
231	10:49 AM	2
232	10:51 AM	2
233	11:00 AM	2

3/11/2022 Dunkin Donuts (1401)

	Starting at the Menu Board
9:48 AM	2
9:51 AM	2
9:57 AM	2
9:59 AM	2
10:02 AM	2
10:05 AM	2
10:07 AM	2
10:11 AM	2
10:14 AM	2
10:21 AM	2
10:23 AM	2
11:00 AM	2
11:01 AM	2
11:03 AM	2
11:07 AM	2
11:29 AM	2
11:46 AM	2
11:56 AM	2
7:11 AM	1
8:15 AM	1
8:16 AM	1
8:18 AM	1
8:37 AM	1
8:39 AM	1
8:40 AM	1
8:58 AM	1
9:02 AM	1
9:06 AM	1
9:08 AM	1
9:32 AM	1
9:33 AM	1
9:35 AM	1
9:38 AM	1
9:39 AM	1
9:40 AM	1
9:41 AM	1
9:42 AM	1
9:45 AM	1
9:46 AM	1
9:49 AM	1
9:52 AM	1
9:58 AM	1
10:00 AM	1
10:03 AM	1
10:12 AM	1
10:24 AM	1
10:27 AM	1
10:29 AM	1
10:31 AM	1
10:33 AM	1
10:34 AM	1
10:36 AM	1
10:40 AM	1
10:41 AM	1
10:42 AM	1
10:45 AM	1
10:46 AM	1
10:47 AM	1
10:51 AM	1
10:54 AM	1
10:58 AM	1
11:05 AM	1
11:06 AM	1
11:08 AM	1
11:09 AM	1
11:13 AM	1
11:17 AM	1
11:19 AM	1
11:20 AM	1
11:25 AM	1
11:27 AM	1
11:35 AM	1
11:37 AM	1
11:38 AM	1
11:47 AM	1
11:48 AM	1
11:49 AM	1
11:50 AM	1

2/4/2015 Dunkin Donuts (1002)

	Starting at the Menu Board
10:02 AM	1
10:03 AM	1
10:05 AM	1
10:21 AM	1
10:23 AM	1
10:26 AM	1
7:30 AM	0
7:31 AM	0
7:32 AM	0
7:33 AM	0
7:47 AM	0
7:49 AM	0
7:51 AM	0
7:54 AM	0
9:27 AM	0
9:28 AM	0
9:29 AM	0
9:34 AM	0
9:35 AM	0
9:36 AM	0
10:24 AM	0
10:25 AM	0
10:27 AM	0
10:28 AM	0
10:29 AM	0

3/9/2022 Starbucks

Starting at the
Menu Board

234	11:27 AM	2
235	11:31 AM	2
236	11:35 AM	2
237	11:37 AM	2
238	11:42 AM	2
239	11:44 AM	2
240	11:46 AM	2
241	11:48 AM	2
242	11:50 AM	2
243	11:53 AM	2
244	7:00 AM	1
245	7:04 AM	1
246	7:05 AM	1
247	7:06 AM	1
248	7:07 AM	1
249	7:12 AM	1
250	7:19 AM	1
251	7:21 AM	1
252	7:58 AM	1
253	8:02 AM	1
254	8:18 AM	1
255	8:23 AM	1
256	8:24 AM	1
257	8:29 AM	1
258	8:32 AM	1
259	8:33 AM	1
260	8:48 AM	1
261	8:49 AM	1
262	8:54 AM	1
263	8:55 AM	1
264	8:56 AM	1
265	8:58 AM	1
266	9:01 AM	1
267	9:02 AM	1
268	9:03 AM	1
269	9:05 AM	1
270	9:37 AM	1
271	10:13 AM	1
272	10:15 AM	1
273	10:17 AM	1
274	10:25 AM	1
275	10:34 AM	1
276	11:34 AM	1
277	11:36 AM	1
278	11:47 AM	1
279	11:49 AM	1
280	11:51 AM	1
281	7:08 AM	0
282	7:10 AM	0
283	7:11 AM	0
284	7:17 AM	0
285	7:18 AM	0
286	7:20 AM	0
287	7:25 AM	0
288	7:59 AM	0
289	8:01 AM	0
290	8:19 AM	0
291	8:50 AM	0
292	8:53 AM	0
293	8:57 AM	0
294	9:00 AM	0
295	9:04 AM	0
296	10:11 AM	0
297	10:14 AM	0
298	10:18 AM	0
299	10:19 AM	0
300	10:24 AM	0

3/11/2022 Dunkin Donuts (1401)

Starting at the
Menu Board

11:52 AM	1
11:53 AM	1
11:55 AM	1
11:57 AM	1
7:14 AM	0
7:37 AM	0
7:38 AM	0
7:57 AM	0
8:17 AM	0
8:57 AM	0
9:04 AM	0
9:07 AM	0
9:34 AM	0
9:43 AM	0
9:44 AM	0
10:01 AM	0
10:13 AM	0
10:25 AM	0
10:26 AM	0
10:28 AM	0
10:30 AM	0
10:32 AM	0
10:35 AM	0
10:37 AM	0
10:38 AM	0
10:39 AM	0
10:43 AM	0
10:44 AM	0
10:48 AM	0
10:49 AM	0
10:50 AM	0
10:52 AM	0
10:53 AM	0
10:55 AM	0
10:56 AM	0
10:57 AM	0
11:04 AM	0
11:10 AM	0
11:11 AM	0
11:12 AM	0
11:14 AM	0
11:15 AM	0
11:16 AM	0
11:18 AM	0
11:21 AM	0
11:22 AM	0
11:23 AM	0
11:24 AM	0
11:26 AM	0
11:28 AM	0
11:30 AM	0
11:31 AM	0
11:32 AM	0
11:33 AM	0
11:34 AM	0
11:36 AM	0
11:39 AM	0
11:40 AM	0
11:41 AM	0
11:42 AM	0
11:43 AM	0
11:44 AM	0
11:45 AM	0
11:51 AM	0
11:54 AM	0
11:58 AM	0
11:59 AM	0

2/4/2015 Dunkin Donuts (1002)

Starting at the
Menu Board



Saint Lucie County Property Appraiser
Michelle Franklin CFA

APPENDIX B

Report generated: Thursday, March 17, 2022
Parcel Report



Parcel

PARCELNO: 3323-827-0006-000-2
Property ID: 138962
Owner1: White Family Ltd Partnership
SiteAddress: 1002 SW ST LUCIE WEST BLVD

Owner

Owner1: White Family Ltd Partnership
Owner2:
Owner3:
MailingAddress: 1600 S Brentwood Blvd Suite 770 St Louis, MO 63144

Overview

PrimaryLandUse: 1600 - COM SHOP CNT
DistrictGroup: 0011 - Port Saint Lucie
Subdivision: St Lucie West Plat No 64 Commercial Sites Phase Five
Just/Market Value: \$2,264,800
FinishedArea: 8,974
Acres: 1.196
TotalArea: 52,097

Legal Description

LegalDescription: ST LUCIE WEST PLAT #64 COMMERCIAL SITES-
PHASE FIVE LOT 1B (1.196 AC) (OR 1042-206:
1328-637)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2021	\$2,264,800	\$1,619,900	\$625,200	\$19,700	\$1,581,824	\$0	\$1,581,824	\$682,976	\$0
2020	\$2,272,800	\$1,861,900	\$390,700	\$20,200	\$1,438,022	\$0	\$1,438,022	\$834,778	\$0
2019	\$2,287,000	\$1,875,800	\$390,700	\$20,500	\$1,307,293	\$0	\$1,307,293	\$979,707	\$0
2018	\$2,278,300	\$1,866,800	\$390,700	\$20,800	\$1,188,449	\$0	\$1,188,449	\$1,089,851	\$0

Tax Links

[SLC Tax Collector's Office taxes for this parcel](#)
[Download TRIM notice for this parcel](#)

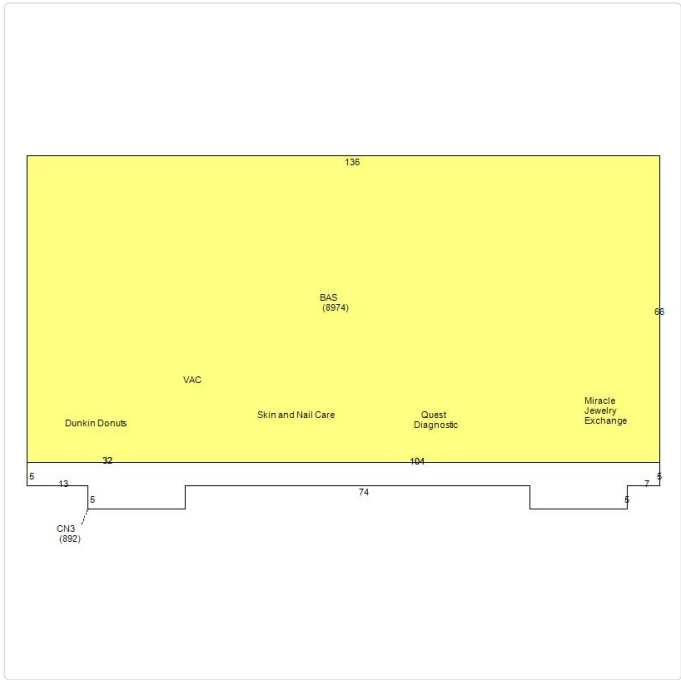
Special Assessments

Description	Start Year	Units	Amount
St Lucie West Benefit Assessment	2005	5.21	\$1,010.74
PSL Stormwater in SLW	2001	16.96	\$2,849.28
St. Lucie West Maintenance Assessment	1999	5.21	\$552.26

Improvements

Building Sequence: 1
Bedrooms: 0
Bathrooms: 0
Building Type: NSCT - NEIGHBORHOOD SHOPPING CENTER
Story Height: 1 Story
No of Living Units:
Total Finished Area: 8,974
Gross Sketched Area: 9,866
Year Built: 2000
Effective Year: 2000
Primary Roof Cover: Conc Tile
Primary Roof Structure: Hip
Primary Wall: CB Stucco
A/C %: 100

Building Sketches



Dunkin Donuts Size = 22*66=2,112 SF

Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	CN3	CANOPY	0	892
1	BAS	BASE AREA	8,974	8,974

SFYI

Description	Units	Year Built
CEMENT CURB	580	2000
CONCRETE LOW	1,248	2000
COMMERCIAL LIGHT- SINGLE	5	2000
Asphalt	18,900	2000

Land Lines

Line Number	Units	Unit Type
1	52,097	Sq2

Permits

Permit Number	Issue Date	Description
P18-23776	07/20/2018	Occupancy Change
P17-29398	02/21/2018	Interior Office Buildout
P17-30699	11/16/2017	Demolition
P16-31721	01/18/2017	
P16-15584	08/17/2016	Interior Office Buildout
P15-00232	01/20/2015	Fence
P13-00134	09/16/2013	Occupancy Change
P12-14421	12/18/2012	Electric
P12-14392	12/17/2012	Plumbing
P12-12852	12/06/2012	Interior Office Buildout
P12-03157	03/19/2012	Electric
P12-00568	02/05/2012	Occupancy Change
P11-08554	07/12/2011	Electric
P0720139	12/02/2007	Alterations/Remodeling
P0714353	08/30/2007	Demolition
P0635477	12/31/2006	Unknown
P0635477	10/05/2006	Unknown
P0633481	09/19/2006	Unknown
P0429167	07/29/2004	Unknown
00-07673	07/25/2001	Unknown
P00-09608	09/18/2000	Unknown
00-07672	07/25/2000	Unknown
P00-00211	01/06/2000	Unknown

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
09/14/2000	\$186,000	XX01	WD	White Jr Thomas J	1328-637	Clerk of Courts
10/01/1996	\$218,400	XX02	WD	ST LUCIE WEST DEVELOPMENT CORP	1042-206	Clerk of Courts

Photos

Building Information

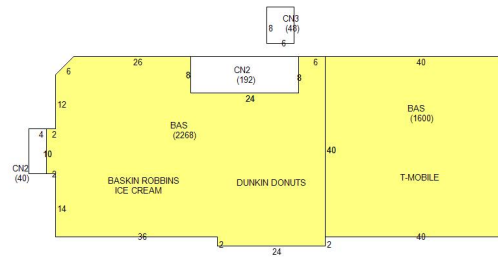
Finished Area: 3,868 SF
Gross Sketched Area: 4,148 SF

Exterior Data

Building Type:	FSFD
Grade:	Y_D
Year Built:	2006
Effective Year:	2006
No. Units:	2
Primary Wall:	CB Stucco
Secondary Wall:	
Roof Cover:	Tar & Gravel
Roof Structure:	BarJst/Rigid
View:	
Frame:	
Story Height:	1 Story

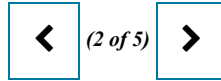
Interior Data

Bedrooms:	0
Full Baths:	0
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Tile-Ceramic
Avg Hgt/Floor:	0
Heat Type:	FredHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	100%



Dunkin Donuts Size = $(32+2)*24+6*8=864$ SF

Building Information



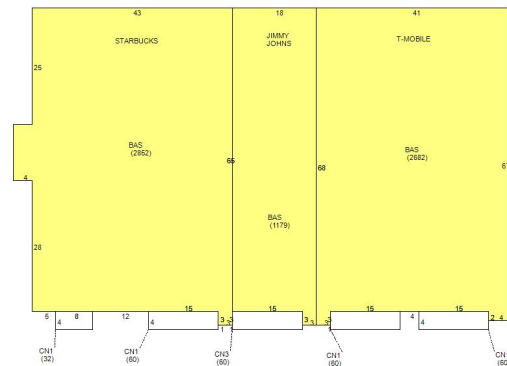
Finished Area: 6,713 SF
Gross Sketched Area: 6,985 SF

Exterior Data

Building Type:	NSCT
Grade:	Y_B+
Year Built:	2007
Effective Year:	2007
No. Units:	4
Primary Wall:	CB Stucco
Secondary Wall:	
Roof Cover:	Rolled Memb
Roof Structure:	BarJst/Rigid
View:	
Frame:	Masonry
Story Height:	1 Story

Interior Data

Bedrooms:	0
Full Baths:	0
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Tile-Ceramic
Avg Hgt/Floor:	0
Heat Type:	FredHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	100%



Starbucks Size = $65 \times 43 + 4 \times (65 - 25 - 28) + 3 \times 3 = 2,852$ SF

SITE DATA

1. PROPOSED USE: RESTAURANT, RETAIL, PROFESSIONAL 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. FLU: LOT 1 - ROI (P20-239-A1 / PHASE I)
LOT 2 - ROI (P20-239-A1 / PHASE I)
LOT 3 - CG (P20-239-A4 / PHASE II)
LOT 4 - CG (P20-239-A4 / PHASE II)

3. ZONING: LOT 1 - LMD (ORD. 20-66 / SEU. 20-R115)* - (P20-239-A1 / PHASE I)
 LOT 2 - LMD (ORD. 20-66 / SEU. 20-R115)* - (P20-239-A1 / PHASE I)
 LOT 3 - GC (ORD. 22-24 / SEU. 22-R123)* - (P20-239-A4 / PHASE II)
 LOT 4 - GC (ORD. 22-24 / SEU. 22-R123)* - (P20-239-A4 / PHASE II)

* PERMITTING RETAIL OF PERSONAL SERVICES USES EXCEEDING FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA.

- | 4. SITE AREA BEING ADDED AS PART OF THIS MAJOR AMENDMENT (PHASE II) | ACRES | SF | % |
|---|---------|-----------|------|
| GROSS SITE AREA | 1.85 AC | 80,444 SF | 100% |
| IMPERVIOUS AREA (MAX ALLOWED 80%): | 1.40 AC | 61,124 SF | 76% |
| - BUILDING COVERAGE (TOTAL): | 0.37 AC | 16,215 SF | 20% |
| - PAVEMENT & SIDEWALK COVERAGE | 1.03 AC | 44,909 SF | 56% |
| PERVIOUS AREA | 0.45 AC | 19,320 SF | 24% |
| DRY DETENTION POND (PHASE II) | 0.29 AC | 12,725 SF | 16% |

GATLIN POINTE OVERALL (PHASE I - P20-239 & PHASE II P20-239-A) II			
SITE AREA:	ACRES	SF	%
GROSS SITE AREA	4.41 AC	192,100 SF	100%
IMPERVIOUS AREA (MAX ALLOWED 80%):	3.00 AC	130,571 SF	68%
- BUILDING COVERAGE (TOTAL):	0.85 AC	37,015 SF	19%
- PAVEMENT & SIDEWALK COVERAGE	2.15 AC	93,556 SF	49%
PERVIOUS AREA	1.41 AC	61,529 SF	32%
DRY DETENTION POND	0.59 AC	25,549 SF	13%

5. INTENSITY* FOR GATLIN POINTE OVERALL (PHASE I & II):
- | | |
|-------------------|-------------------|
| MAX ALLOWED FAR : | 40.0% - 76,850 SF |
| PROVIDED FAR : | 19.2% - 37,015 SF |
- BLDG. 1 (EXISTING - 10,400 SF)
 - BLDG. 2 (EXISTING - 10,400 SF)
 - BLDG. 3 (PROPOSED - 8,168 SF)
 - BLDG. 4 (PROPOSED - 8,047 SF)
- *(GROSS BLDG AREA / GROSS SITE AREA)

6. PHASING: PROJECT WILL BE DEVELOPED IN TWO (2) PHASES. THIS PROJECT REPRESENTS AN EXPANSION OF SITE PLAN APPROVED UNDER P20-239. AS REFERENCE THIS PROJECT WILL REPRESENT PHASE II, AND SITE PLAN APPROVED UNDER P20-239 WILL REPRESENT PHASE I.

7. PARKING: FIVE (5) PARKING SPACES APPROVED UNDER P20-239 ARE PROPOSED TO BE REMOVED AS PART OF GATLIN POINTE PHASE II. A SUMMARY OF THE RESULTING PARKING IS INCLUDED HEREIN:

REQUIRED FOR PHASE II: 1 SPACES PER 200 SF

$$\frac{(16,215 \text{ SF})}{(200 \text{ SF})} = 81 \text{ SPACES}$$
 81 PARKING SPACES
 4 SPACES REQUIRED TO MEET ADA STANDARDS

PROVIDED FOR PHASE II:	84 STANDARD SPACES
	<u>3 ADA COMPATIBLE SPACES</u>
	87 TOTAL PARKING SPACES

GATLIN POINT OVERALL (PHASE I - P20-239 & PHASE II - P20-239-A4)
REQUIRED FOR GATLIN POINT: (TOTAL SQUARE FOOTAGE: 37,015 SF)

1 SPACES PER 200 SF	1 SPACES PER 250 SF
<u>(30,000 SF)/(200 SF)*1 SPACES</u>	<u>(7,015 SF)/(250 SF)*1 SPACES</u>
150 PARKING SPACES	28 PARKING SPACES

178 TOTAL PARKING SPACES
6 SPACES REQUIRED TO MEET ADA STANDARDS.

PROVIDED FOR PHASE I & II: 172 STANDARD SPACES
 8 ADA COMPATIBLE SPACES
180 TOTAL PARKING SPACES

- | 8. BUILDING SETBACKS | REQUIRED | PROVIDE |
|----------------------|----------|---------|
| -NORTH | 25 FT | 83 FT |
| -EAST | 25 FT* | 45 FT* |
| -SOUTH | 25 FT | 74 FT |

*SETBACK APPLIED AT EAST BOUNDARY OF THE OVERALL GATLIN POINTE
PROJECT (PHASE I UNDER P20-239) ALONG SW E CALABRIA CIR.

- | 9. LANDSCAPE | REQUIRED | PROVIDE |
|--------------|----------|---------|
| -NORTH | 12.5 FT | 12.5 FT |
| -EAST | 10 FT | 10 FT* |
| -SOUTH* | 10 FT | 15 FT** |

*BUFFER APPLIED AT EAST BOUNDARY OF THE OVERALL GATLIN POINTE PROJECT
(PHASE I UNDER P20-239) ALONG SW E CALABRIA CIR.

*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 INSIDE OF THE WALL WILL BE WITHIN THE DRY DETENTION POND BOTTOM.

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

11. 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.

- RE A 12. SITE LIGHTING
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.

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

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

15. STORMWATER MANAGEMENT - A DRY DETENTION SYSTEM SHALL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG SW ALESIO LANE.

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

- 16.1. 10' DRAINAGE & UTILITY EASEMENT (P.B. 12, PG 5)
(TYP. ALONG REAR LOT LINES)

- 16.2. 6 DRAINAGE & UTILITY EASEMENT (P.B. 12, PG 5)
(TYP. ALONG REAR LOT LINES)

17. THE PROPERTY OWNER, CONTRACTOR, 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).

- ## 18. TRAFFIC STATEMENT

	Gatlin Pointe Phase I Net External Trips*	Gatlin Pointe Phase II Net External Trips**	Gatlin Pointe Total
Daily	1107	924	2031
AM Peak Hour	158	125	283
PM Peak Hour	275	218	493

*BASED ON TRAFFIC IMPACT STATEMENT PREPARED BY MACKENZIE ENGINEERING AND PLANNING, INC. DATED SEPTEMBER 2, 2020.

**BASED ON TRAFFIC IMPACT STATEMENT PREPARED BY MACKENZIE ENGINEERING AND PLANNING, INC. DATED AUGUST 23, 2022.

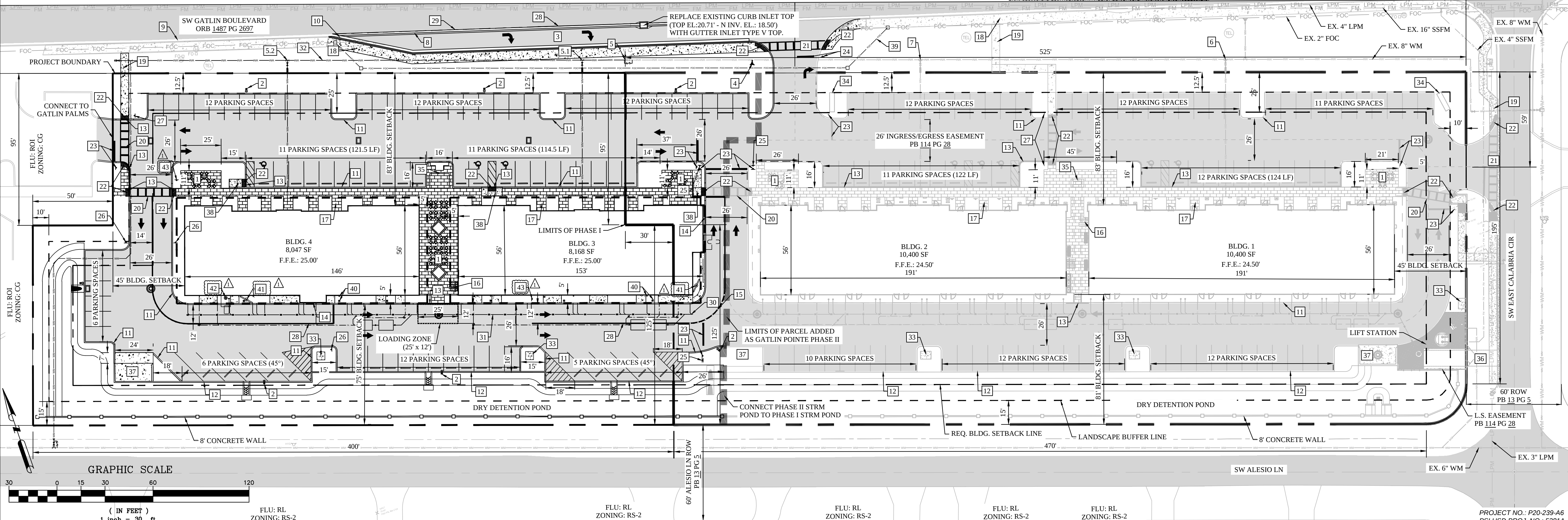
19. ENVIRONMENTAL STATEMENT
 UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY
 EDC, INC.

UPLAND PRESERVE REQUIREMENTS

PROJECT AREA:	80,586 SF	(1.85 A)
EXISTING UPLAND HABITAT:	70,132 SF	(1.61 A)
REQ. UPLAND PRESERVE: (70,132 SF * 0.25) = 17,424 SF		(0.40 A)

MITIGATION REQUIRED

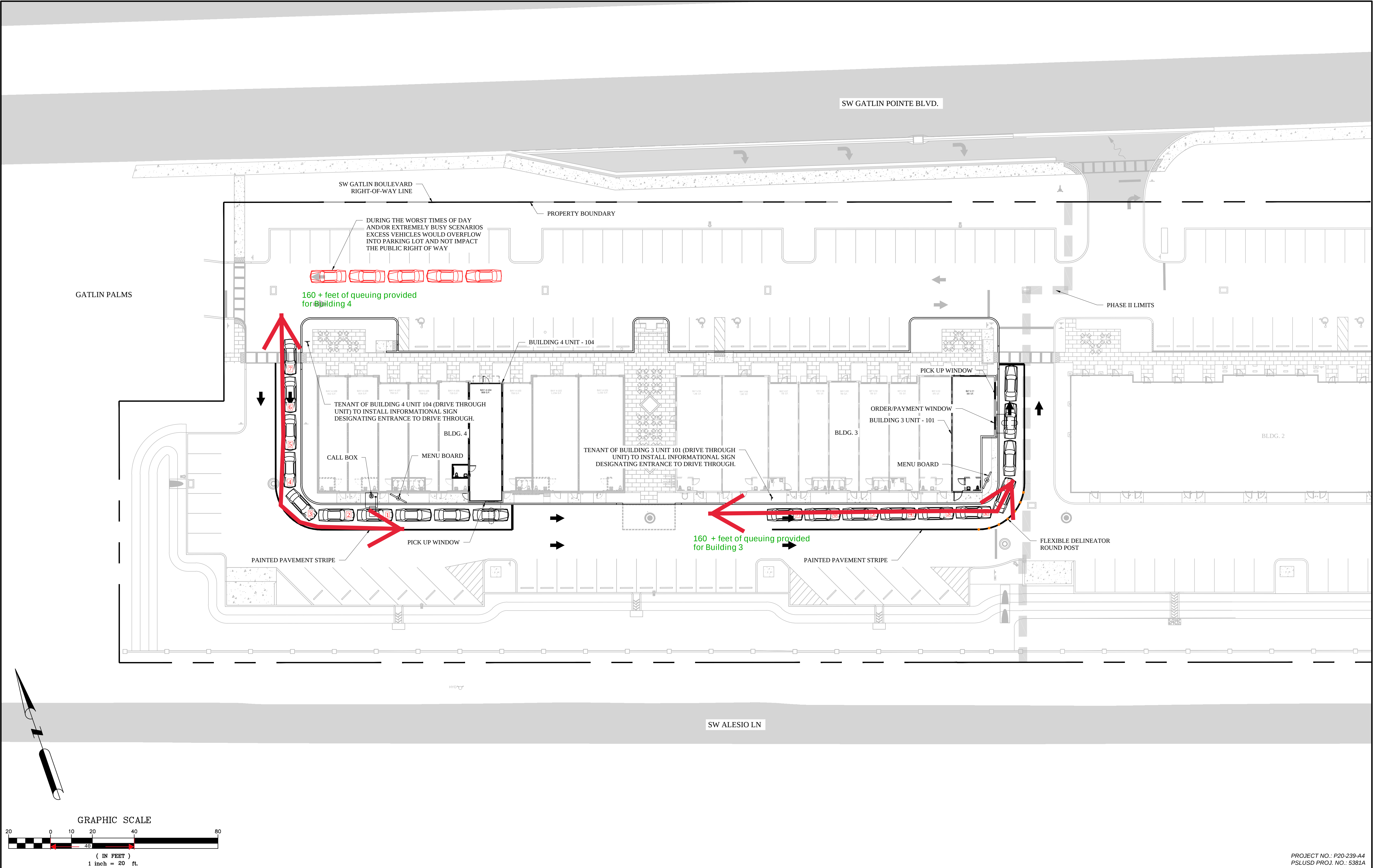
UPLAND PRESERVE AREA WILL BE MITIGATED BY PAYMENT INTO THE
CITY'S CONSERVATION TRUST FUND PURSUANT TO SECTION
157.06(E)(3) PORT ST. LUCIE CODE OF ORDINANCE.



GATLIN POINTE SITE PLAN

CITY OF PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 10/07/2024
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: VARIES
SHEET: C-2.0



STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.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

GATLIN POINTE
DRIVE THROUGH QUEUING LINE EXHIBIT

CITY OF PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

PROJECT NO.: P20-239-A4 PSLUSD PROJ. NO.: 5381A
DATE: 09/13/2024
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 20'
SHEET: EX. 1