

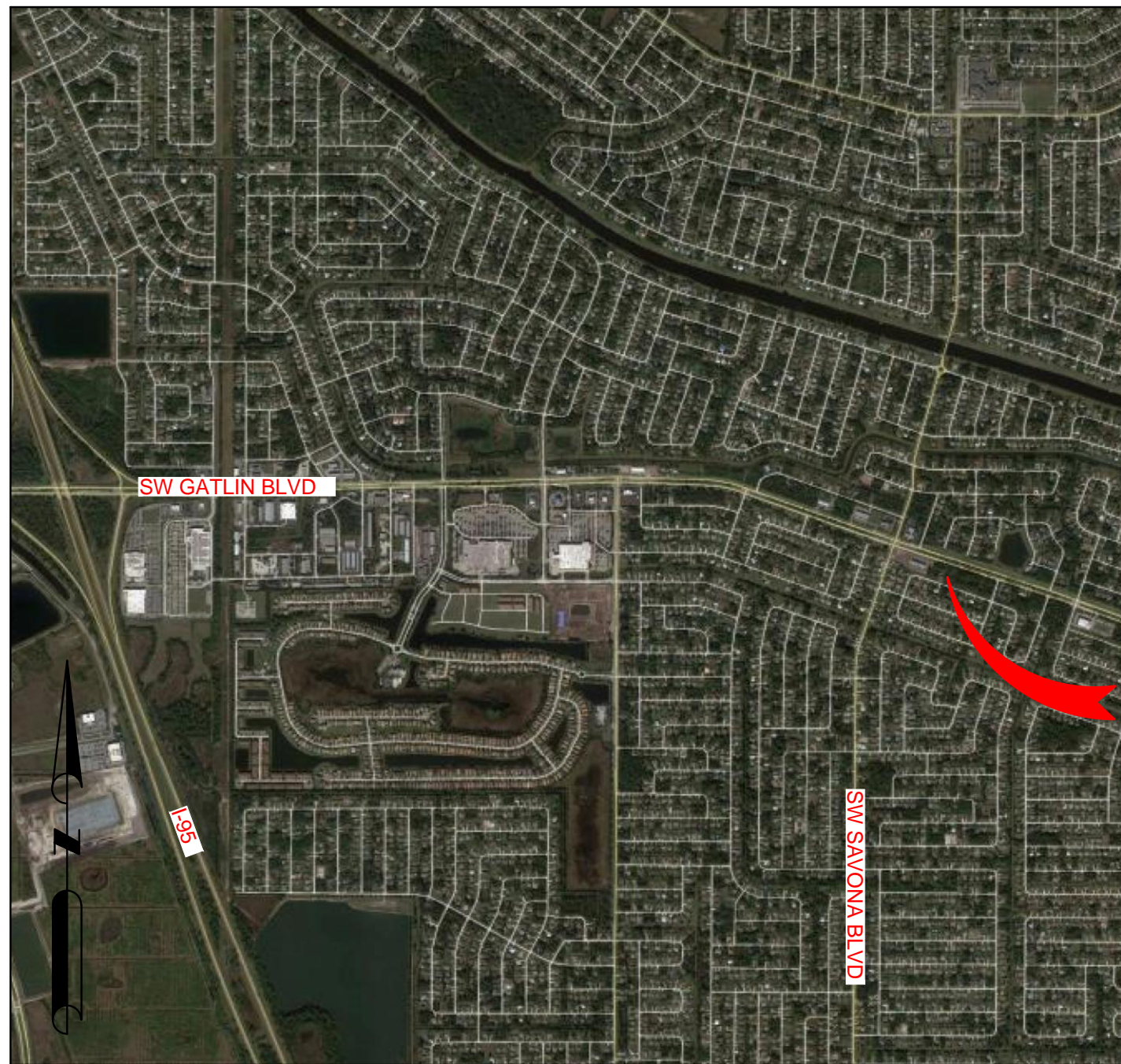
# CONCEPTUAL SITE PLAN

## FOR

## GATLIN POINTE PHASE II

### 1256 SW GATLIN BLVD

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



SITE LOCATION

1 IN = 2,000 FT

PREPARED FOR:  
B&B CAPITAL GROUP 26, LLC

PROPERTY ADDRESS:  
1256 GATLIN BLVD  
PORT ST. LUCIE, FL

Legal Description of Property being added to the Gatlin Pointe Site Plan  
(Written by Surveyor)

A PARCEL OF LAND BEING ALL OF LOTS 1, 2, 3 AND 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.

CONTAINING 4.41 ACRES MORE OR LESS.

PARCEL ID No:  
4313-500-0001-000-5 4313-500-0003-000-9  
4313-500-0002-000-2 4313-500-0004-000-6

#### DEVELOPER:

GATLIN POINTE 18, 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:

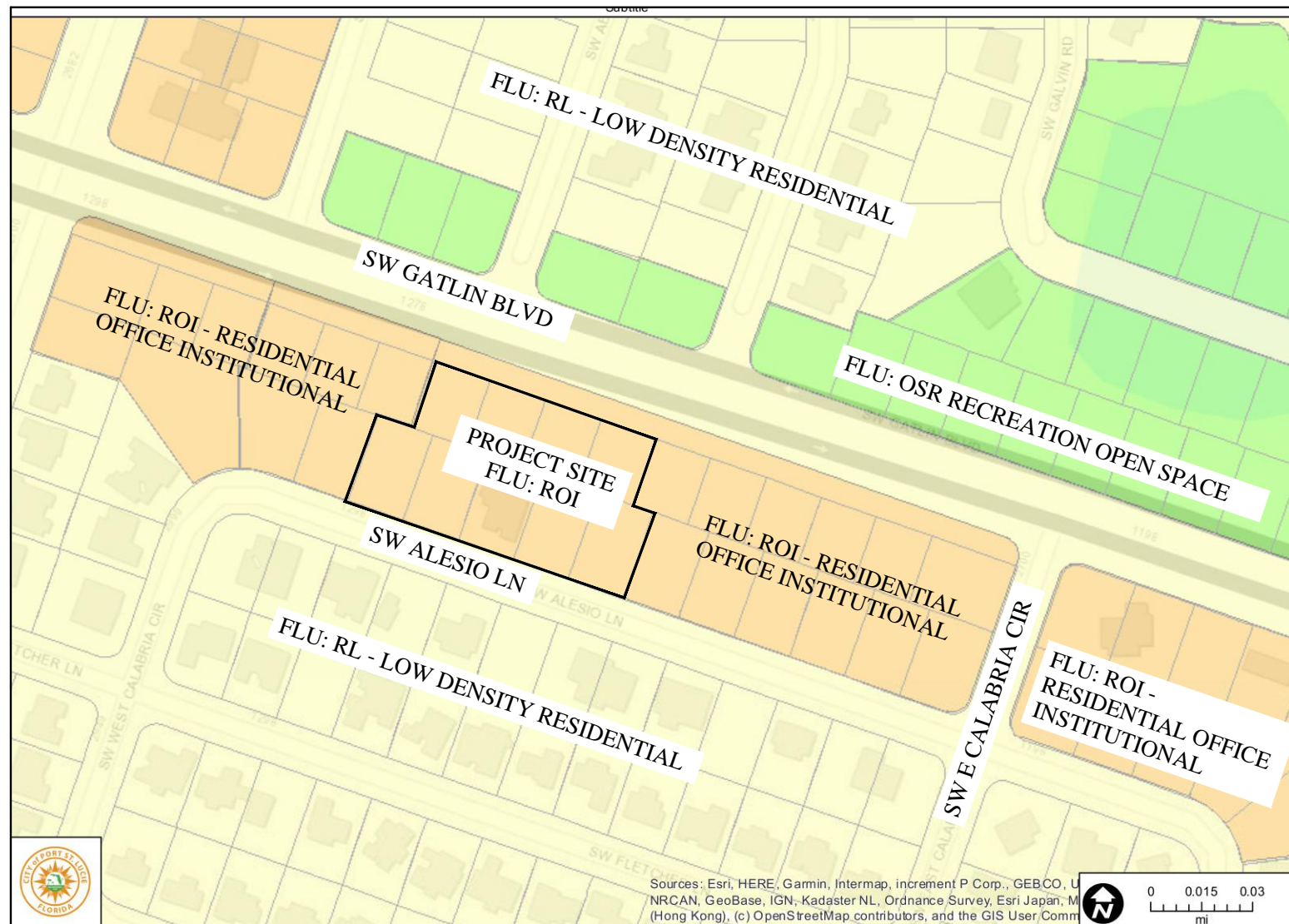
STORYBOOK DEVELOPMENT SERVICES, LLC  
5931 BRICK COURT, SUITE 168  
WINTER PARK, FL 32792  
JOSE A. CHAVES P.E.

#### LANDSCAPE ARCHITECT:

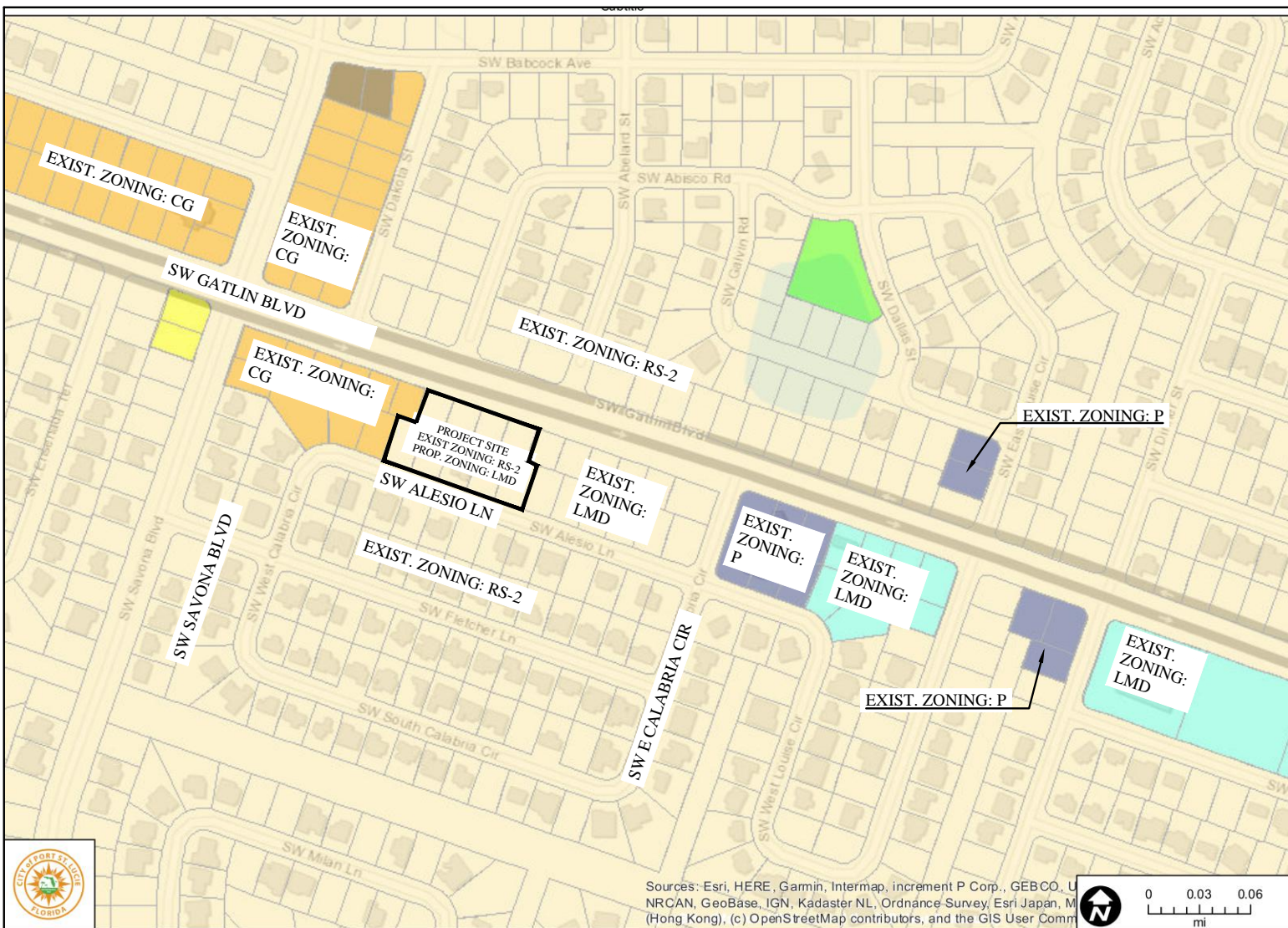
COTLEUR & HEARING  
1934 COMMERCE LANE, SUITE 1  
JUPITER, FL  
PH 407-758-9456  
DONALDSON E. HEARING, PLS, ASLA, LEED

#### SURVEYORS:

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



FLU MAP



ZONING MAP

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	BY	DESCRIPTION
05/05/2025	JAC	CHANGES DUE TO CITY COMMENTS			

GATLIN POINTE

COVER

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

PROJECT No.: P24-152  
PSLUSD PROJ. No.: 5381A

DATE: 05/05/2025

PROJECT NO.:

DRAWN BY: JAC

CHECKED BY: JAC

SCALE:

SHEET: C-1.0



# 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-A4)	ACRES	SF	%
SITE AREA:	4.41 AC	192,100 SF	100%
GROSS SITE AREA	3.00 AC	130,571 SF	68%
IMPERVIOUS AREA (MAX ALLOWED 80%):	0.85 AC	37,015 SF	19%
- BUILDING COVERAGE (TOTAL):	2.15 AC	93,556 SF	49%
- PAVEMENT & SIDEWALK COVERAGE	1.41 AC	61,529 SF	32%
PERVIOUS AREA	0.59 AC	25,549 SF	13%
DRY DETENTION POND			

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  
(16,215 SF/(200 SF)\*1 SPACES  
81 PARKING SPACES  
4 SPACES REQUIRED TO MEET ADA STANDARDS.

PROVIDED FOR PHASE II: 84 STANDARD SPACES  
3 ADA COMPATIBLE SPACES  
87 TOTAL PARKING SPACES

GATLIN POINTE OVERALL (PHASE I - P20-239 & PHASE II - P20-239-A4)  
REQUIRED FOR GATLIN POINTE: (TOTAL SQUARE FOOTAGE: 37,015 SF)  
1 SPACES PER 200 SF  
(30,000 SF/(200 SF)\*1 SPACES  
150 PARKING SPACES  
(7,015 SF/(250 SF)\*1 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	PROVIDED
- NORTH	25 FT	83 FT
- EAST	25 FT*	45 FT*
- SOUTH	25 FT	74 FT
- WEST	10 FT	45 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	PROVIDED
- NORTH	12.5 FT	12.5 FT
- EAST	10 FT	10 FT*
- SOUTH*	10 FT	15 FT**
- WEST	10 FT	10 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:	35 FT
MAXIMUM	
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.

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 41.008(G).

18. TRAFFIC STATEMENT

	Gatlin Poins Phase I Net External Trips*	Gatlin Poins Phase II Net External Trips**	Gatlin Poins 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	80,586 SF	(1.85 AC)
PROJECT AREA:		
EXISTING UPLAND HABITAT:	70,132 SF	(1.61 AC)
REQ. UPLAND PRESERVE: (70,132 SF * 0.25) =	17,424 SF	(0.40 AC)

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.

20. HAZARDOUS WASTE:  
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

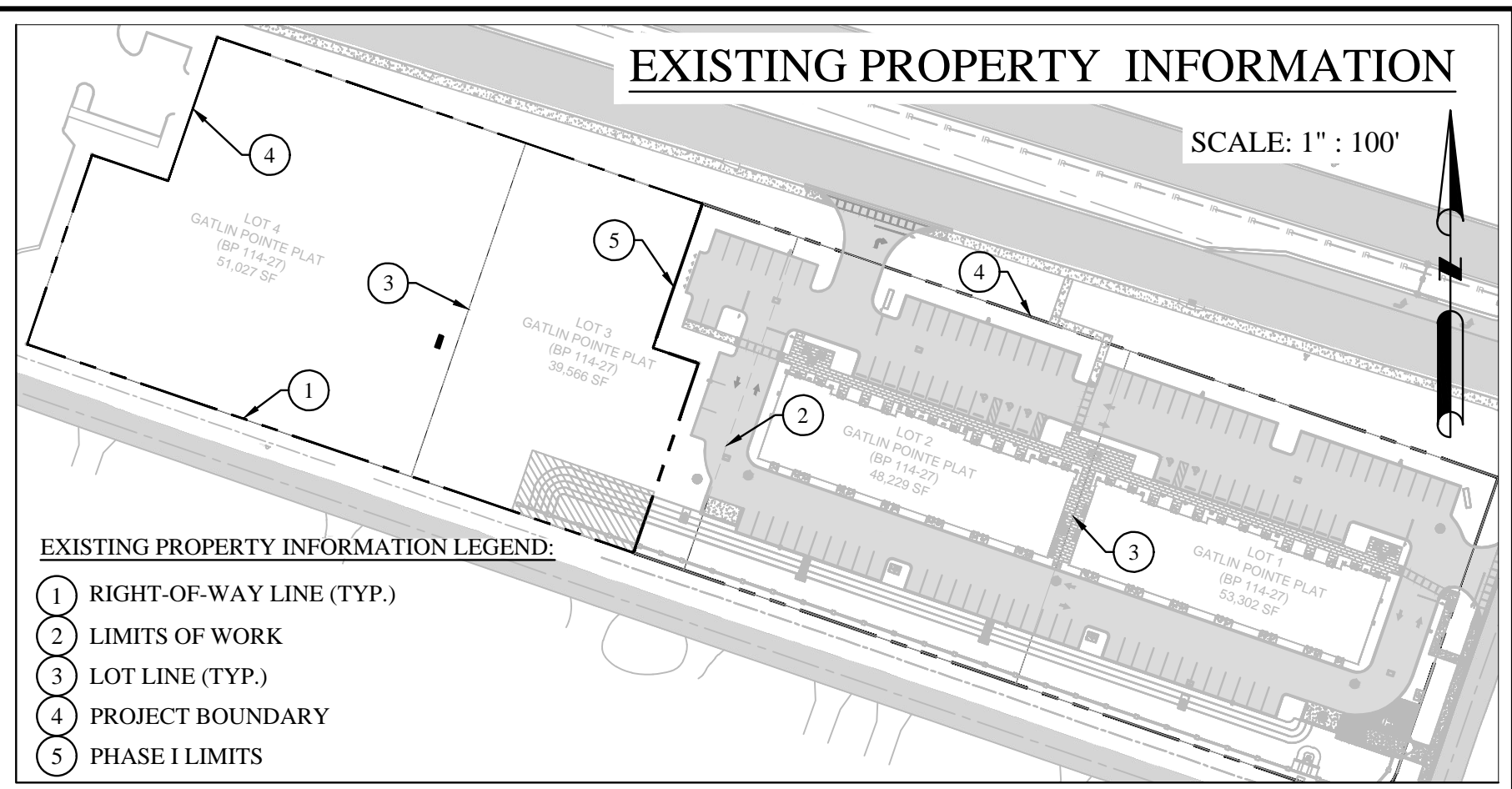
21. WELLFIELD PROTECTION ORDINANCE:  
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1,000 FT OF A PUBLIC SUPPLY WELL.

PROPOSED IMPROVEMENTS LEGEND:  
NOTE: PROPOSED IMPROVEMENTS WITHIN THE LIMITS OF PHASE I ARE "EXISTING" AND PROPOSED IMPROVEMENTS WITHIN THE LIMITS OF PHASE II ARE "PROPOSED".  
BENCHES AND TABLES SHOWN AS REFERENCE.  
SEE BUILDING PLANS FOR DETAILS.

- PROPOSED STREET LIGHT LOCATION (PHOTOMETRIC DESIGN BY ALERS ENGINEERING GROUP, LLC)
- PROPOSED RIGHT TURN LANE (SEE DETAIL)
- PROPOSED FIRE HYDRANT ASSEMBLY
- CONNECTION TO EXISTING 8" POTABLE WATER MAIN CONSTRUCTED WITH PHASE I AND CONNECTION FOR BLDG 3 (5.1) & 4 (5.2)
- BLDG. 1 POTABLE WATER SERVICE
- BLDG. 2 POTABLE WATER SERVICE
- PROPOSED VALLEY GUTTER CURB
- EXISTING TYPE-F CURB
- PROPOSED TYPE-F CURB
- TYPE D CURB (TYP.)
- TYPE D CURB - MOD
- TYPE D CURB - FLUSH W/ EOP
- PROPOSED DRIVE THRUROUGH AND PICK-UP WINDOW (110 FT STACKING LENGTH)
- FLEXIBLE DELINEATOR ROUND POST SPACED AT 5 FT O.C.\*
- BICYCLE RACK PARKING (SEE DETAIL)
- 6" COMMERCIAL TILE SIDEWALK
- 6" CONCRETE SIDEWALK
- 5" CONCRETE SIDEWALK
- 5" CROSSWALK\*
- PEDESTRIAN CROSSWALK STRIPING\*
- ADA DETECTABLE WARNING STRIP
- STOP SIGN AND STOP BAR (TYP. - 6 TOTAL)\*
- STOP SIGN WITH RIGHT TURN ONLY SIGN AND STOP BAR\*
- "DO NOT ENTER" SIGN
- "NO EXIT" SIGN
- PEDESTRIAN CROSSING SIGN PER MUTCD
- 6" WHITE STRIPE PER FDOT INDEX 711-001 (TYP)
- 6" WHITE DOTTED LINE (2' - 4')
- PROPOSED SANITARY SEWER POINT OF CONNECTION TO SEWER EXTENSION CONSTRUCTED WITH SITE PLAN PHASE I (8" PVC@0.4%)
- PROPOSED 6" SANITARY SEWER GRAVITY MAIN
- PROPOSED POTABLE WATER MAIN EXTENSION
- TRANSFORMER PAD
- MONUMENT SIGN
- PROPOSED PUBLIC ART AREA
- 10'x45' L.S. TRUCK ACCESS
- DUMPSTER ENCLOSURE (24.5'x12')
- ADA CURB RAMP
- FIBER OPTIC CABLE PROPOSED RELOCATION
- ROOF DRAIN DOWNSPOUT
- PROPOSED DRIVE THROUGH MENU BOARD LOCATION

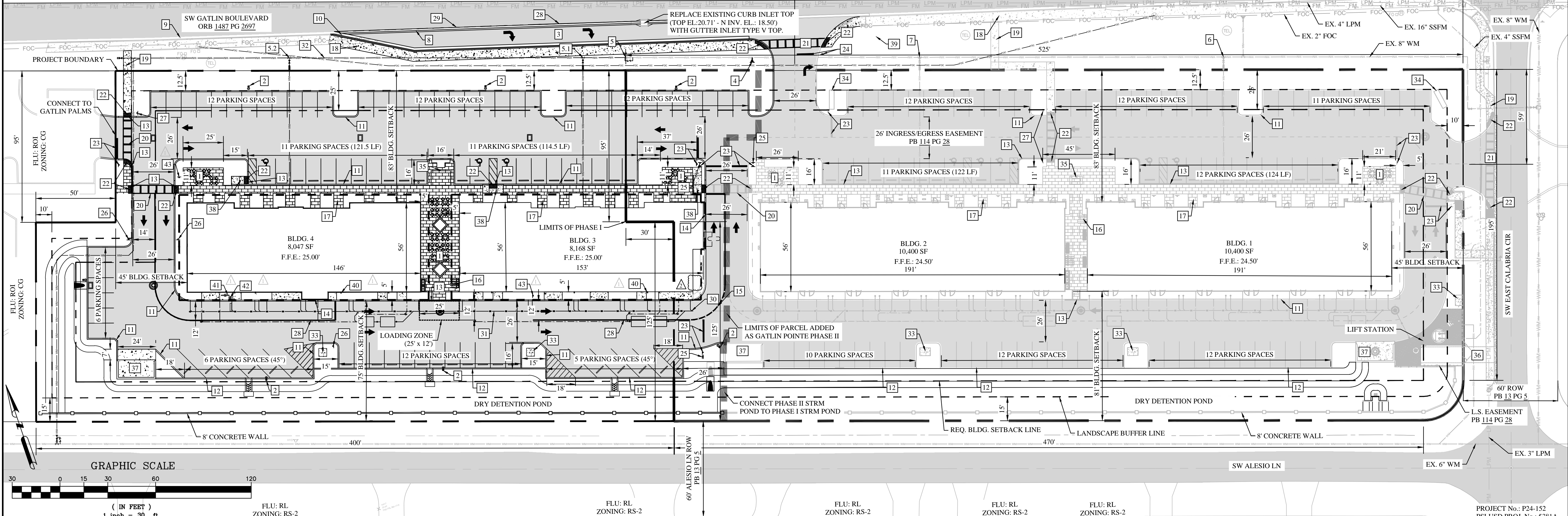
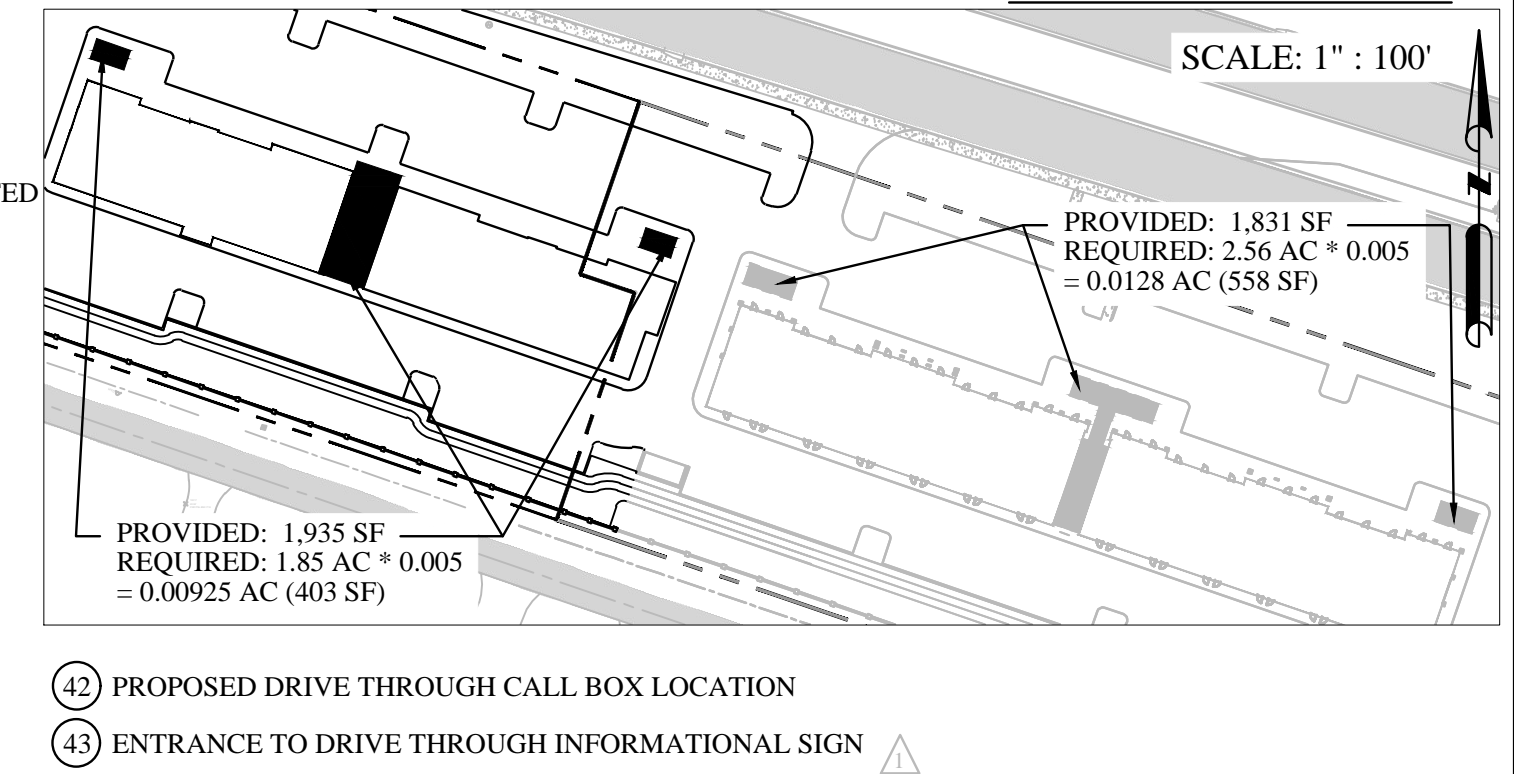
## EXISTING PROPERTY INFORMATION

SCALE: 1" = 100'



## USABLE OPEN SPACE

SCALE: 1" = 100'



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.

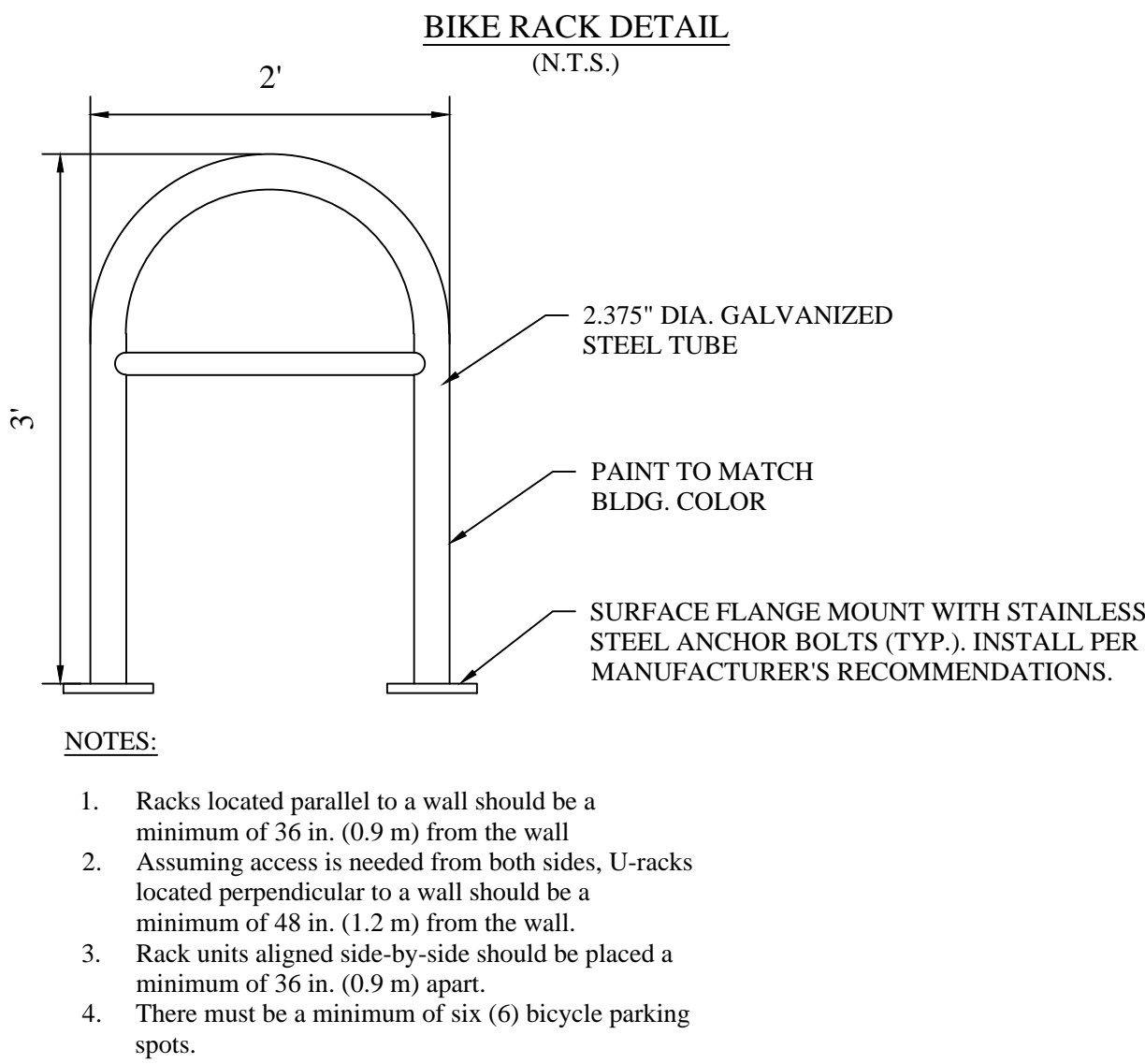
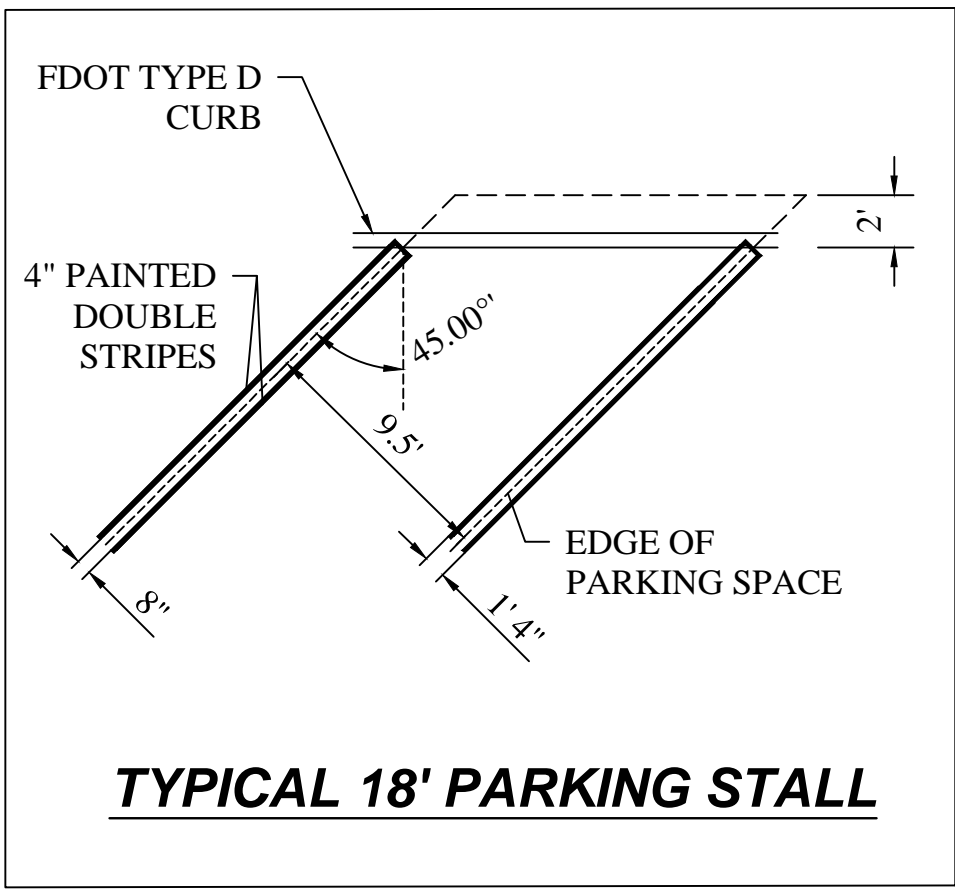
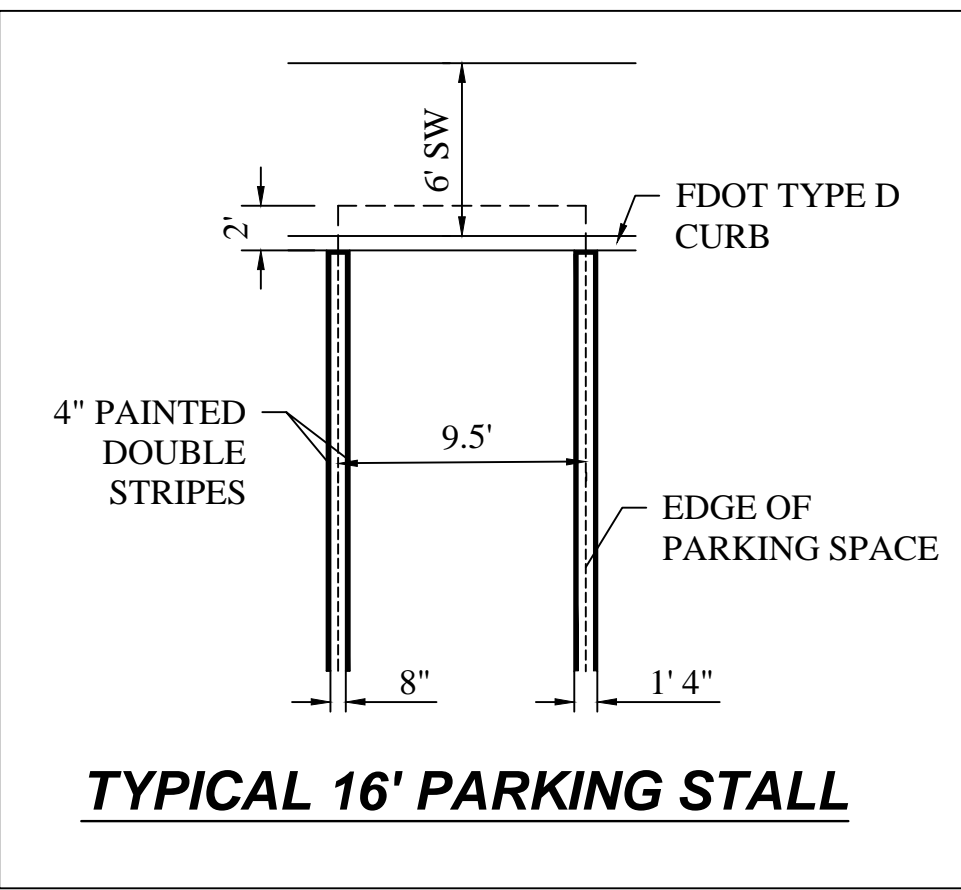
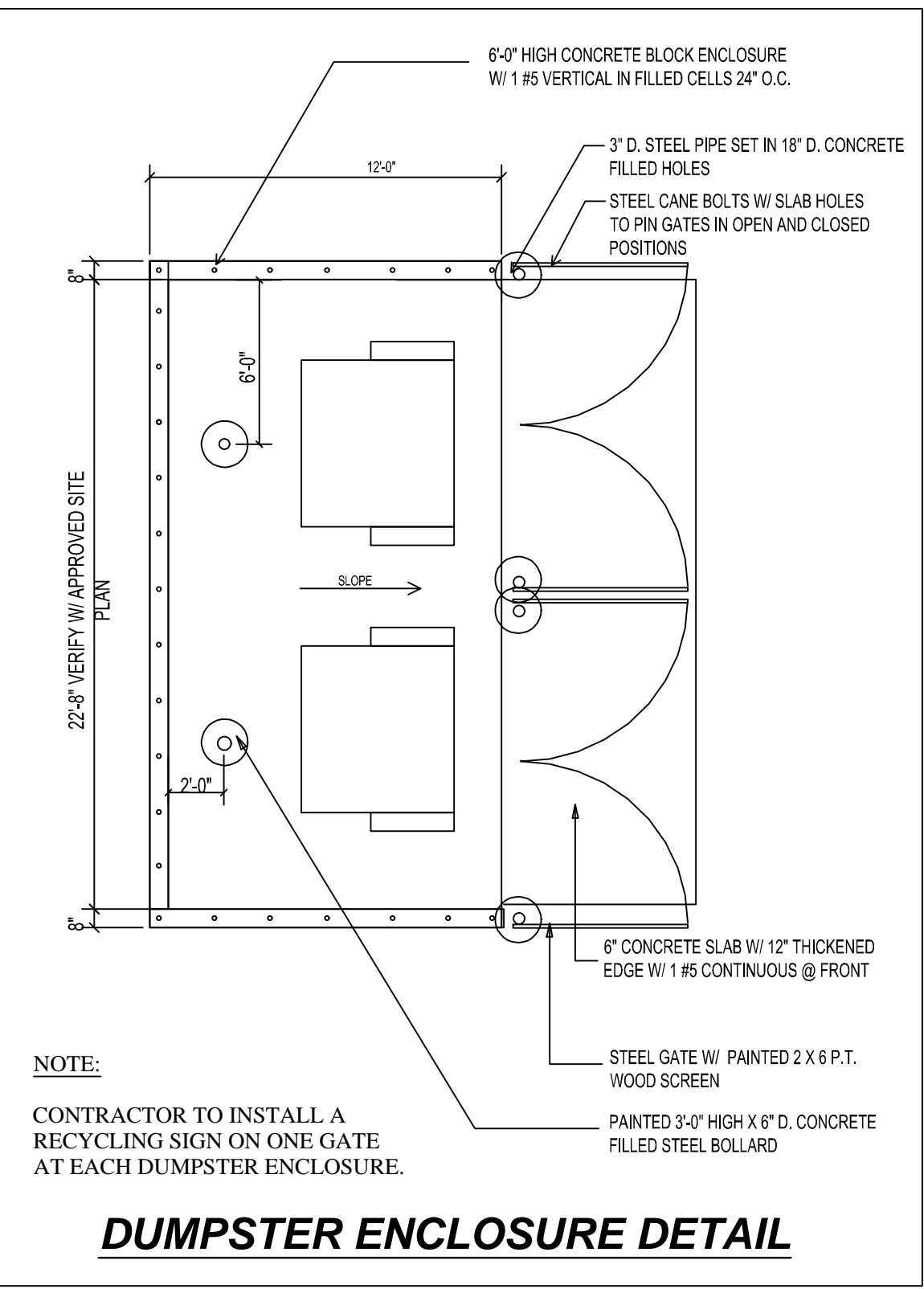
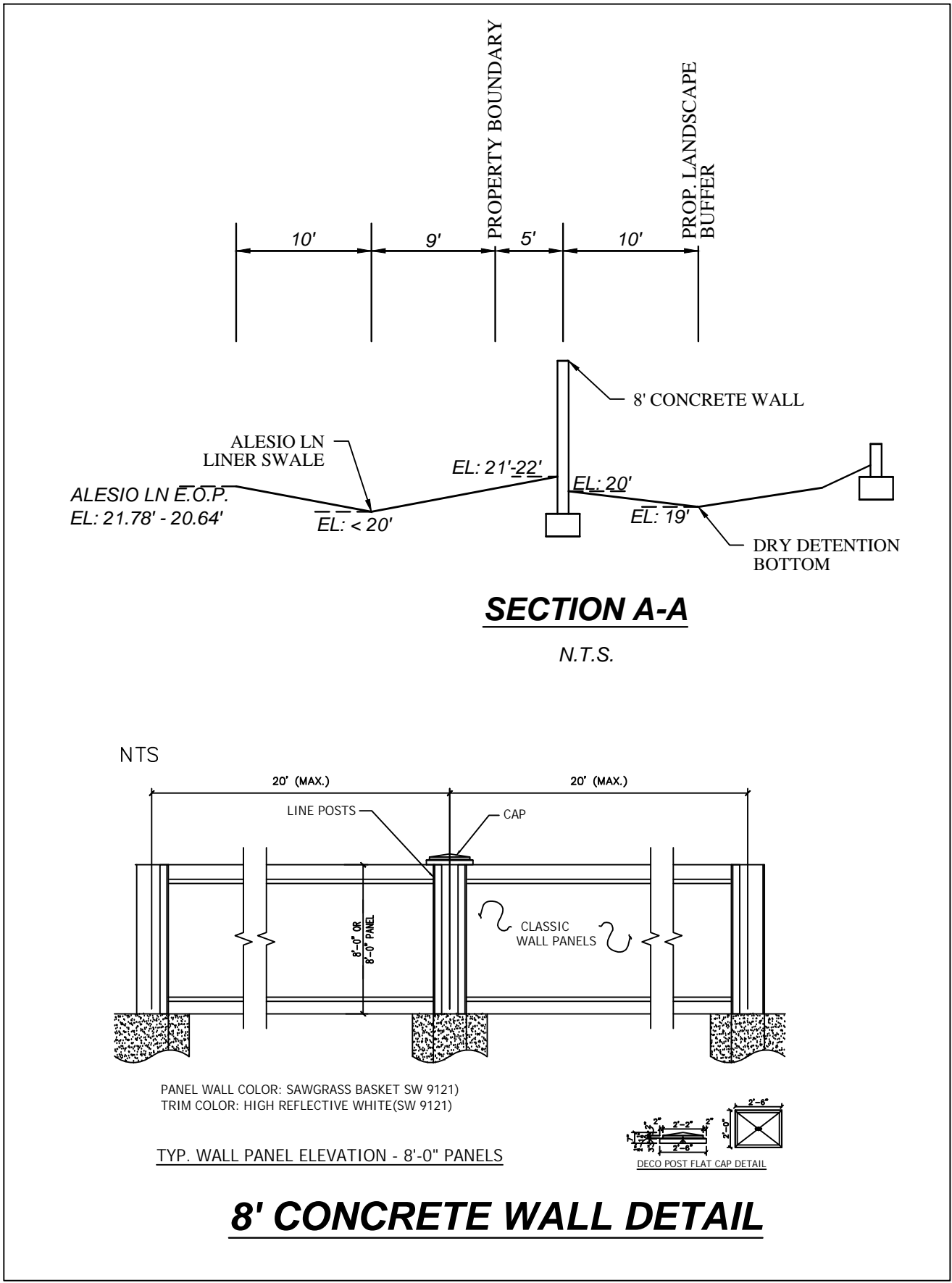
REVISIONS		DATE		DESCRIPTION	
DATE	BY	DATE	BY	DESCRIPTION	
12/11/2024	JAC			CHANGES DUE TO OWNERS REQUEST	
05/05/2025	JAC			CHANGES DUE TO CITY COMMENTS	

GATLIN POINTE  
CONCEPTUAL SITE PLAN

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

PROJECT No.: P24-152  
PSLUSD PROJ. No.: 5381A  
DATE: 05/05/2025  
PROJECT NO.:  
DRAWN BY: JAC  
CHECKED BY: JAC  
SCALE: VARIOUS  
SHEET: C-2.0

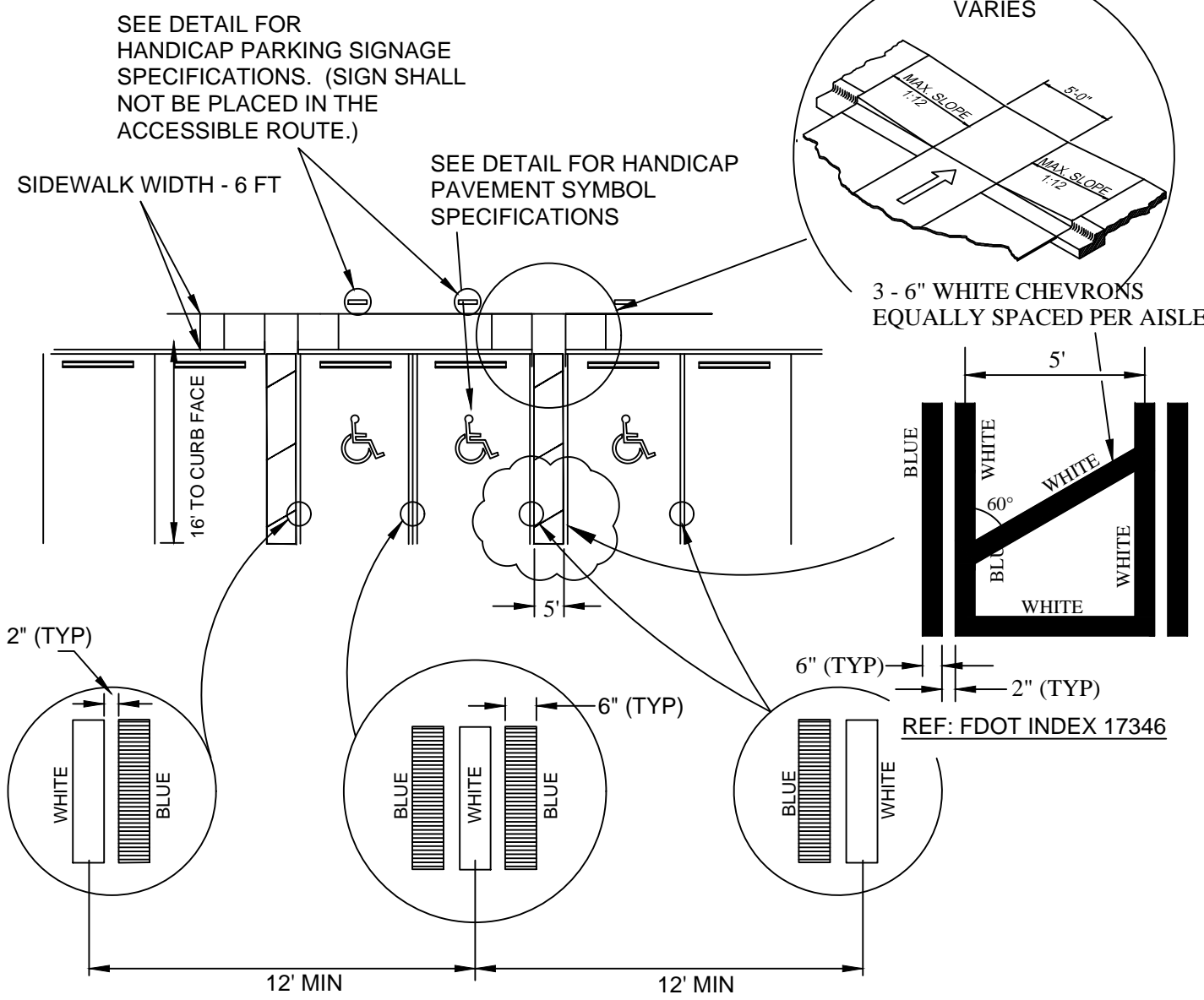




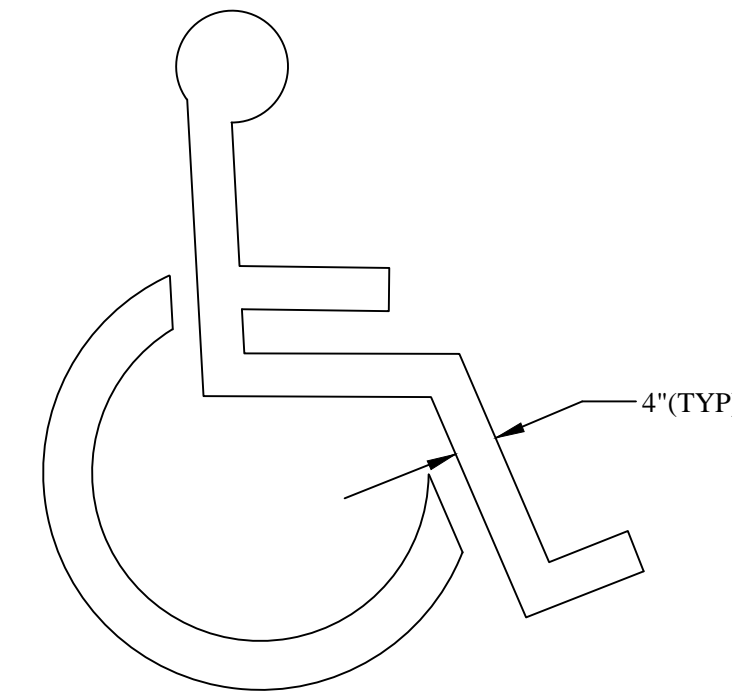
## TYPICAL ACCESSIBLE PARKING SPACES

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:

- 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.
- 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.



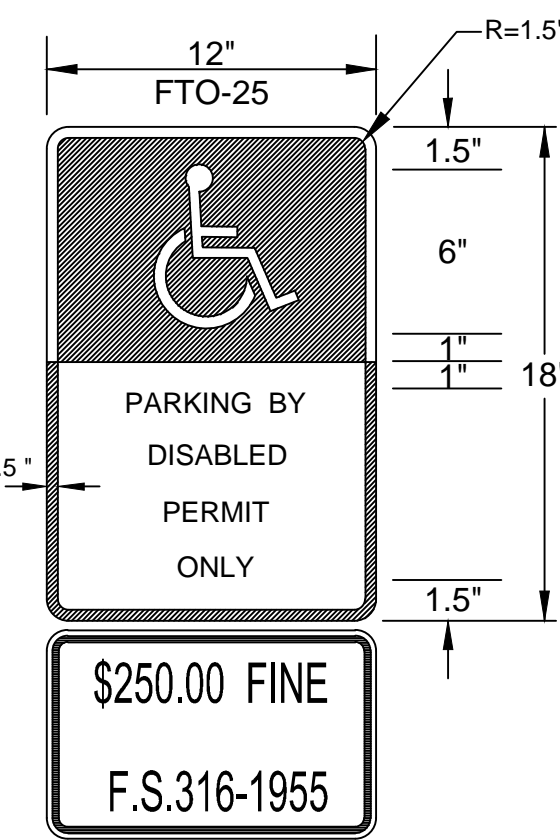
TYPICAL PAVEMENT SYMBOL FOR HANDICAP PARKING  
(N.T.S.)



### NOTES:

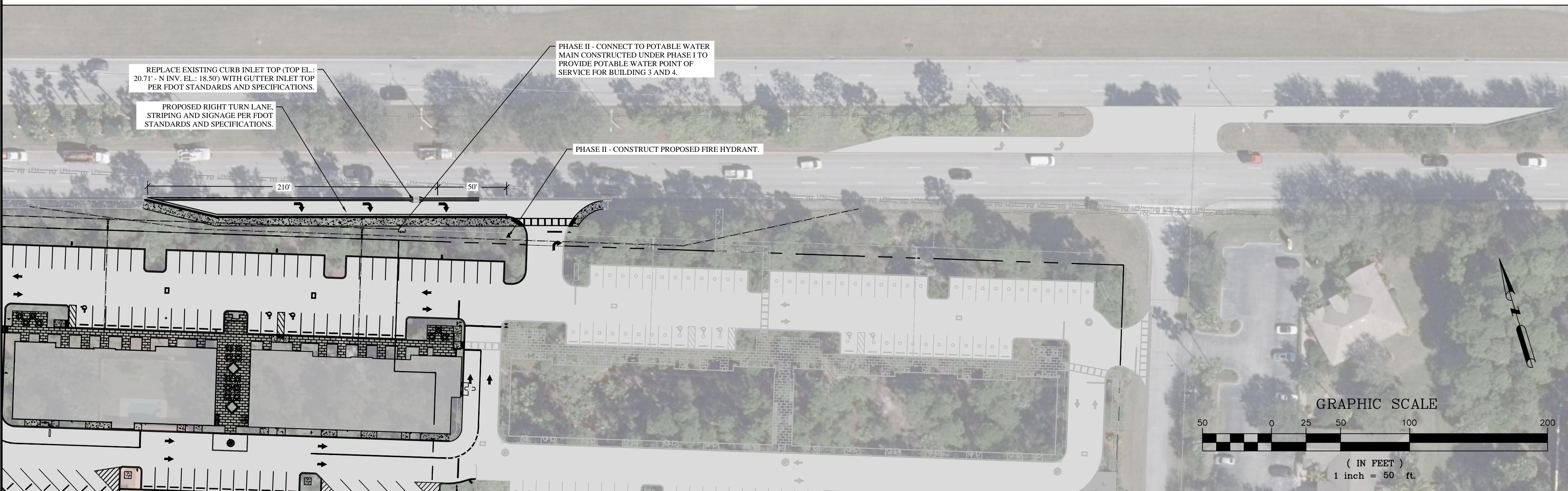
- SYMBOL SHALL BE 42"x42" OR 48"x48".
- THIS SYMBOL TO BE WHITE FDOT TRAFFIC RATED PAINT.

TYPICAL HANDICAP PARKING SIGNAGE



### NOTES:

- ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT AND SPACED 1" APART. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
- TOP PORTION OF SIGN SHALL BE BLUE BACKGROUND WITH WHITE LEGEND AND BORDER.
- BOTTOM PORTION OF SIGN SHALL BE WHITE BACKGROUND WITH BLACK BORDER.
- ONE SIGN REQUIRED FOR EACH PARKING SPACE.
- 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.
- SIGNS SHALL BE HIGH INTENSITY RETROREFLECTIVE.



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	BY	DESCRIPTION

## GATLIN POINTE SITE DETAILS

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

PROJECT No.: P24-152  
PSLUSD PROJ. No.: 5381A

DATE: 05/05/2025

PROJECT NO.:

DRAWN BY: JAC

CHECKED BY: JAC

SCALE: VARIES

SHEET: C-3.0