

# Gatlin Pointe Phase II Special Exception Use Application P22-237

City Council Meeting  
December 5, 2022  
Bethany Grubbs  
Planner III



# Request:

The Applicant is requesting a Special Exception Use (SEU) to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Zoning Code.



# General Information:

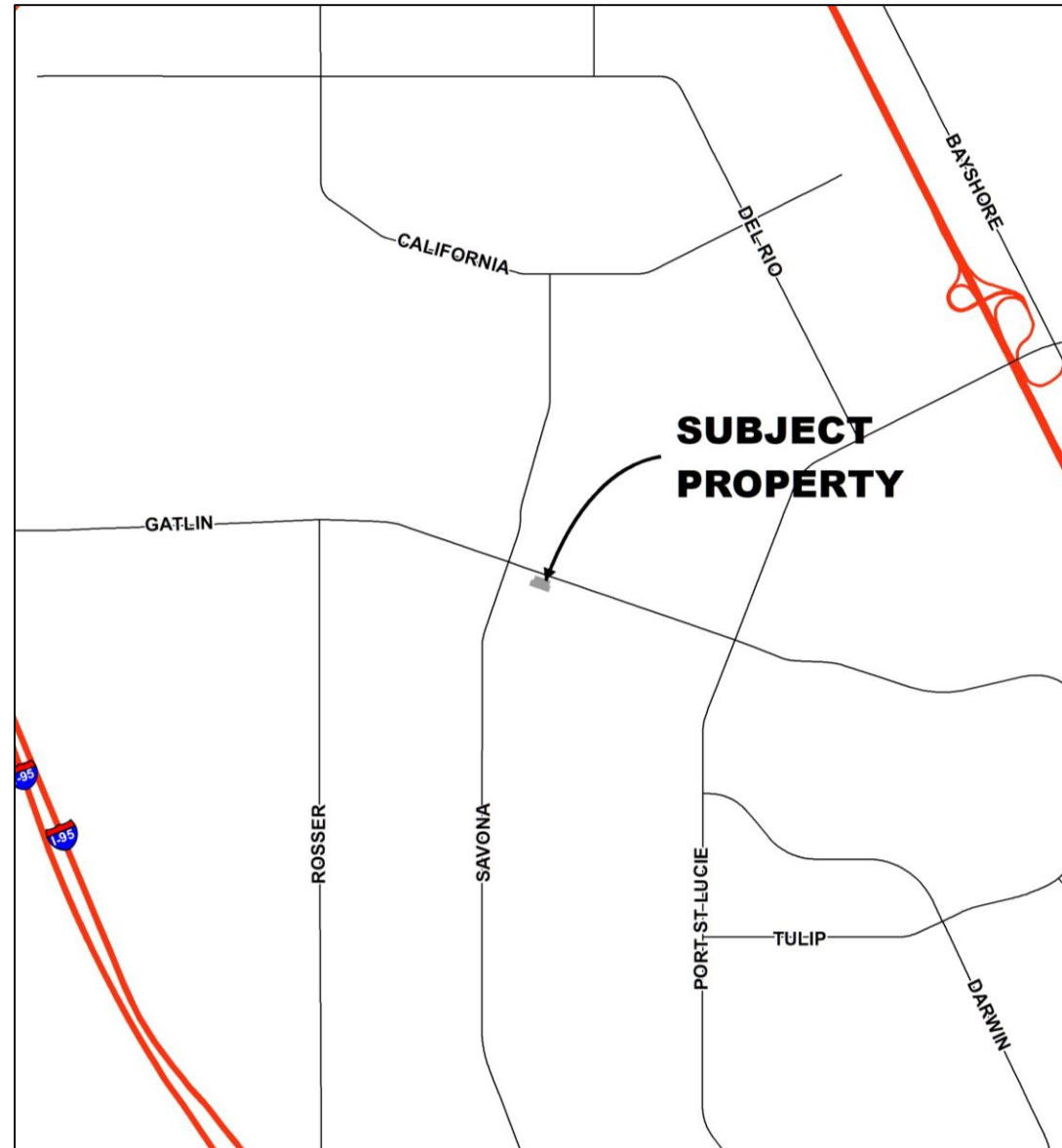
**Applicant/Owner** – Gatlin Pointe 18, LLC

**Agent** – Jose Chavez, P.E., Storybook Holdings, LLC

**Location** – The property is located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle

**Existing Use** – Vacant Land and one (1) single-family residence

# Location Map





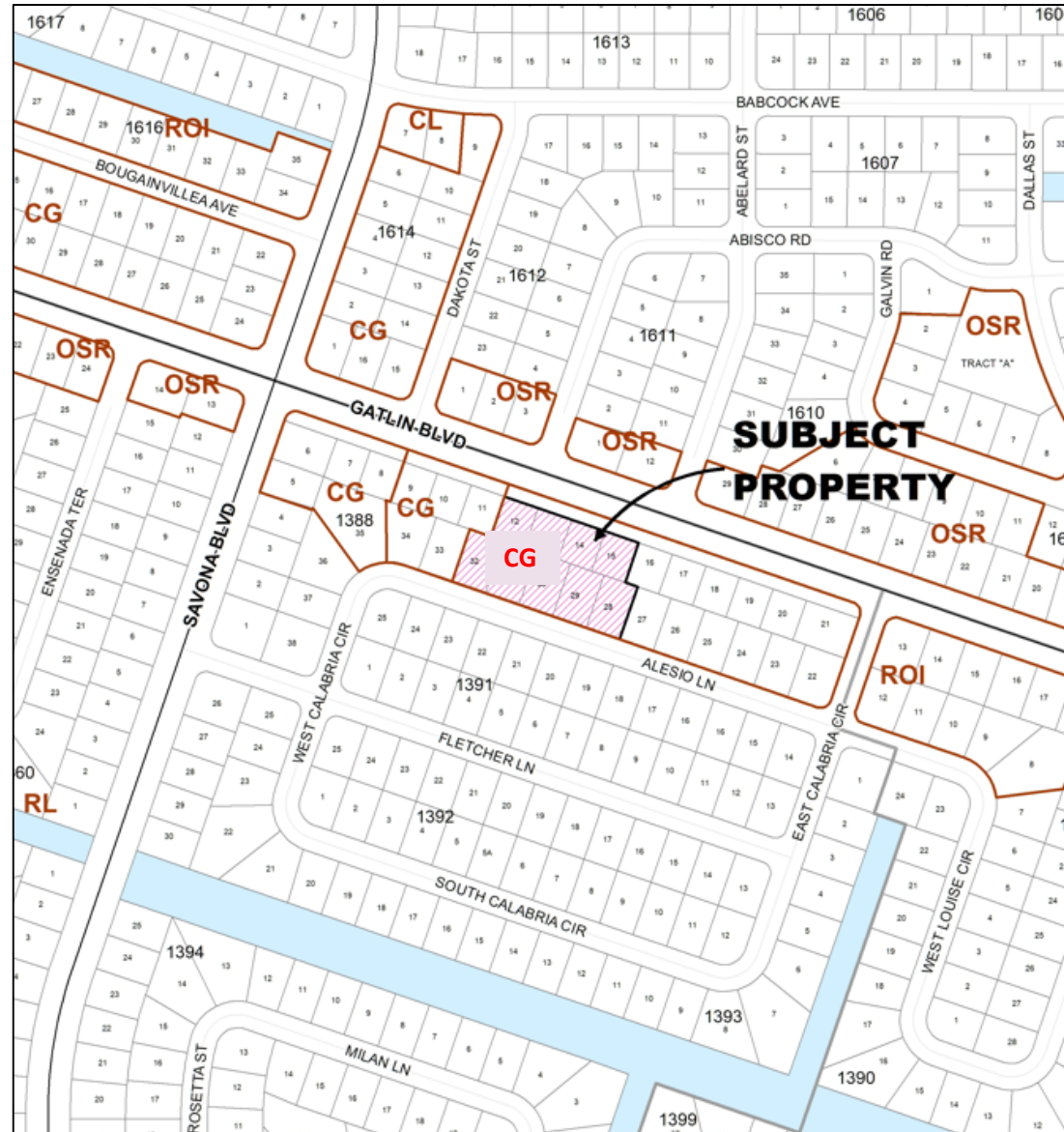
# Aerial

## 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	LMD	Vacant (approved commercial center)
West	CG	CG	Commercial Shopping Center

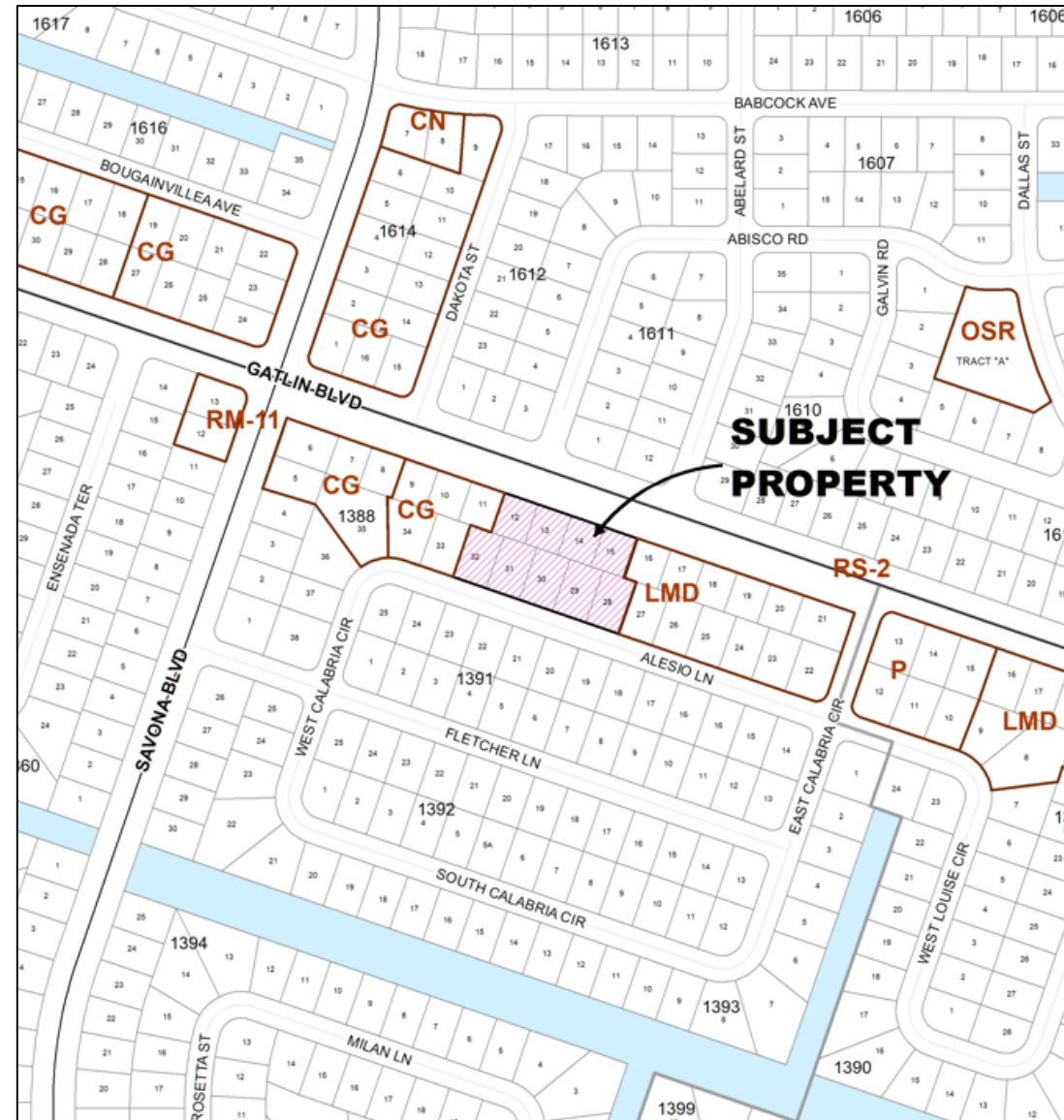


# Future Land Use

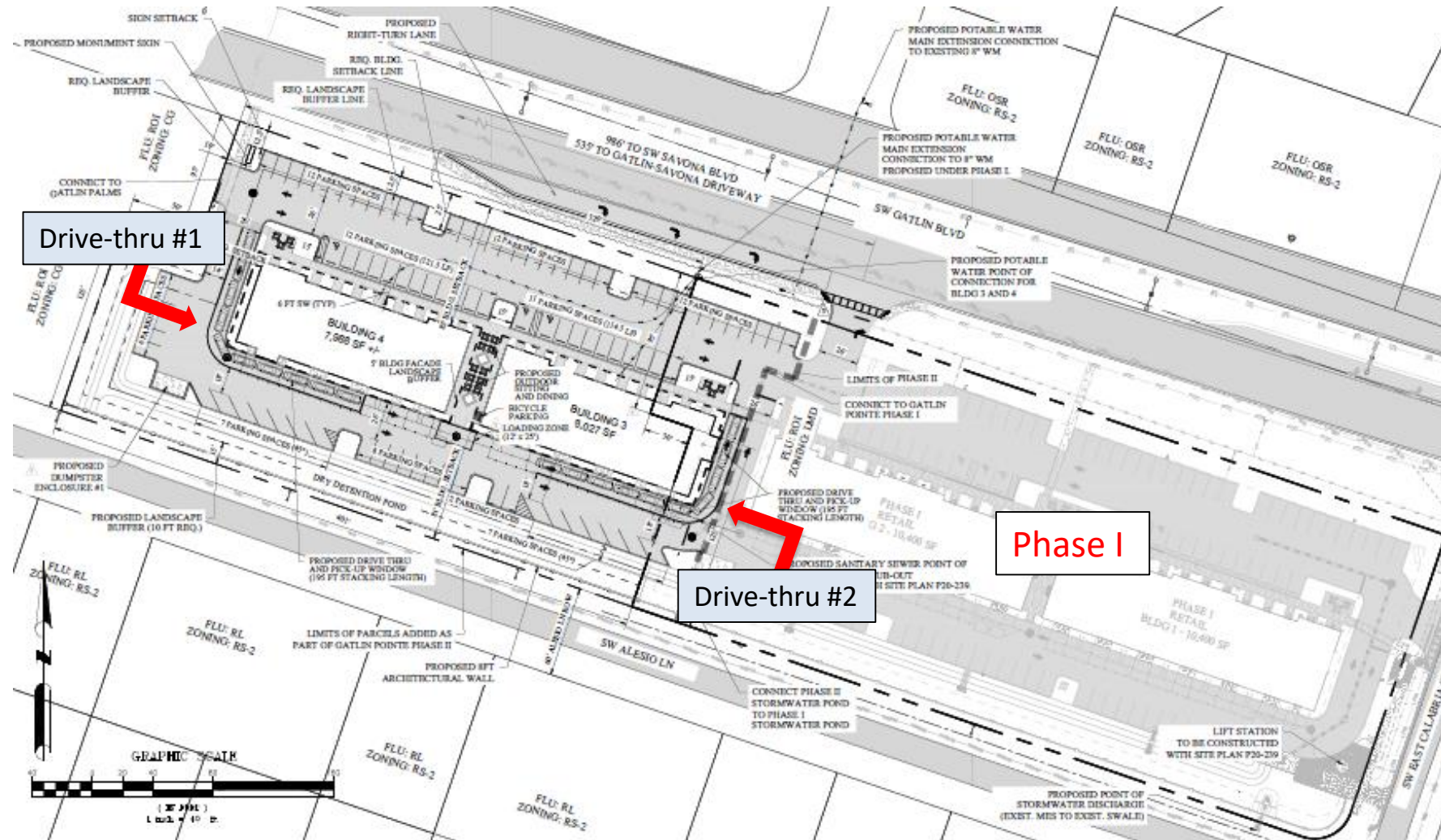




# Zoning

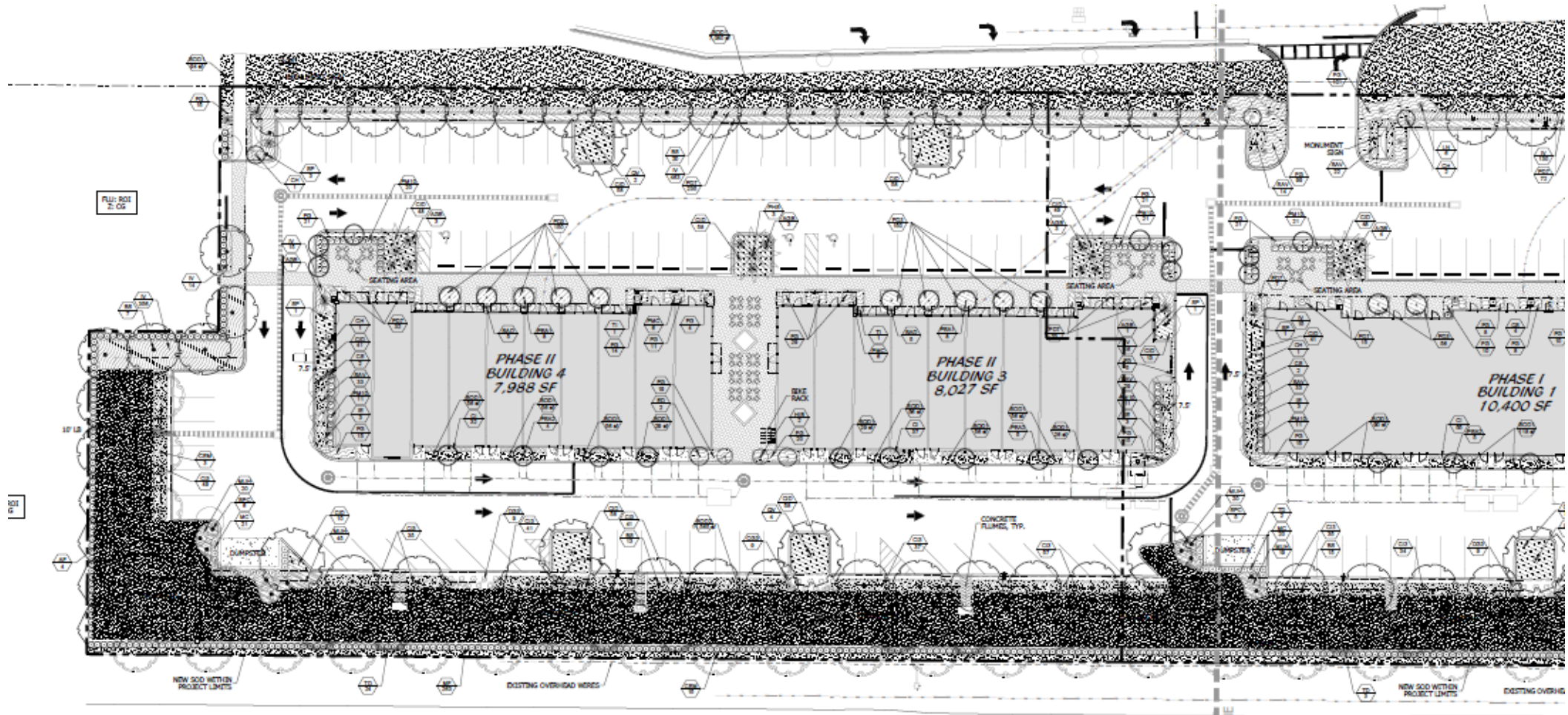


# Conceptual Site Plan





# Conceptual Landscape Plan



# Conceptual Elevations





# Color Rendering





# Traffic Impact Statement

- This development with the updated Traffic Analysis for the entire Gatlin Pointe development was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11<sup>th</sup> Edition, this project site Phase II predicts a generation of 218 PM Peak Hour driveway trips split over 2 driveways.
- Based on the proposed driveway trips, a right turn lane is proposed at the existing driveway on Gatlin Boulevard.

## Condition of Approval:

- Construction of the right turn lane on Gatlin Boulevard is required as part of the site/construction plan submittal.

# Drive Thru Queuing Analysis

- Updated Queueing Analysis received July 2022
- Reviewed by City Staff
- Engineering Standards require a minimum of 7 spaces to be provided from the pickup window.
- Analysis shows the need for a minimum of 7 spaces from the menu board, however, no menu boards are contained within this site. Drive-thru used for pick up of preordered items only
- Discussions resulted in providing 10 vehicle spaces within the queue to be sufficient for peak-hour pick-up times. All queuing spaces are contained within the site without causing concerns on surrounding City Roads.



<b><u>Evaluation of SEU CRITERIA</u></b> <b><u>(Section 158.260)</u></b>	<b><u>FINDINGS</u></b>
<b>ADEQUATE INGRESS AND EGRESS</b> <b>(§ 158.260 (A))</b>	Ingress and Egress will be provided at two locations for this development. The first access point will be along the east, connecting to the drive isles proposed under Gatlin Pointe Phase I. The second access point will be along the west, connecting to the existing drive aisle built under the Gatlin Palms Project. The development allows for adequate internal circulation and traffic flow.
<b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS</b> <b>(§ 158.260 (B))</b>	The parking required for the overall Gatlin Pointe project requires 177 parking spaces. The conceptual site plan provides 181 parking spaces of which 7 are ADA compliant. One off-street loading space is provided, for each phase adequately addressing the requirements of this section.
<b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b> <b>(§ 158.260 (C))</b>	The Port St. Lucie Utility Systems Department (PSLUSD) will provide utility services to the site. Adequate utilities are available to service the proposed development.
<b>ADEQUATE SCREENING OR BUFFERING</b> <b>(§§ 158.260 (D) (F))</b>	The landscape plan includes perimeter landscaping and an eight-foot in height architectural wall which shall provide adequate screening and buffering. The proposed development shall be sufficiently buffered per the landscape standards specified in Section 154.03 of the Landscaping Code.
<b>SIGNAGE AND EXTERIOR LIGHTING</b> <b>(§158.260 (E))</b>	All signage shall be required to conform to the City’s Sign Code and all outdoor lighting shall be shielded from adjacent properties and roadways.
<b>COMPATIBILITY WITH SURROUNDING USES</b> <b>(§§ 158.260 (H) (I) (J))</b>	The proposed drive-through service is in an area designated for commercial development. The site is adjacent to commercial properties on the east and west sides and residential uses to the south. An 8-foot-high architectural wall and landscaping are proposed along the south (rear) of the site to screen the view from residential uses.



# Recommendation

- On November 1, 2022, the Planning and Zoning Board recommended approval of the special exception use application with staff's condition of approval.

## **Condition of Approval:**

1. Construction of the right turn lane on Gatlin Boulevard is required as part of the site/construction plan submittal.