

CONCEPTUAL SITE PLAN

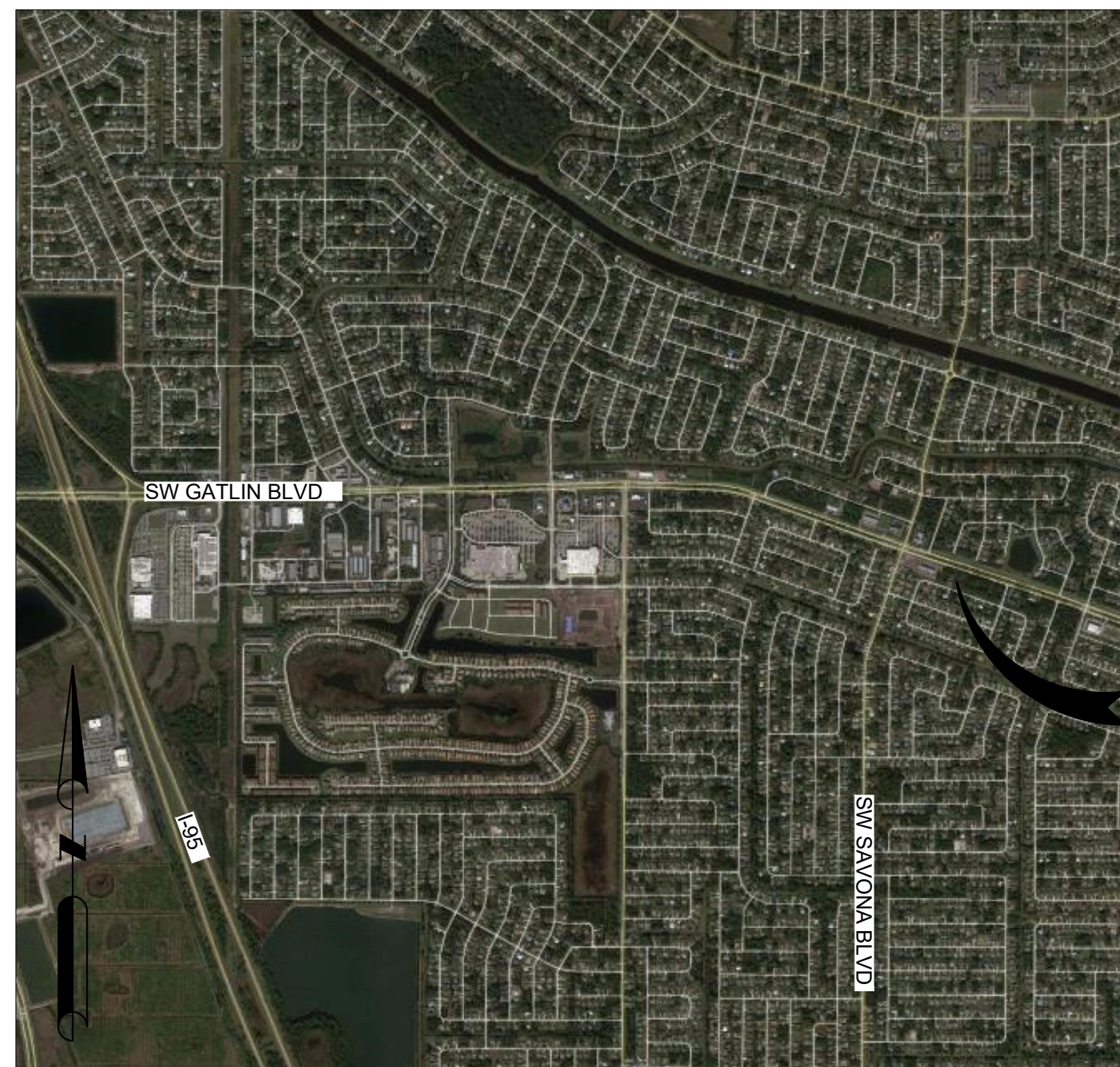
FOR GATLIN POINTE PHASE II

1256 SW GATLIN BLVD

PREPARED FOR:
B&B CAPITAL GROUP 26, LLC

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

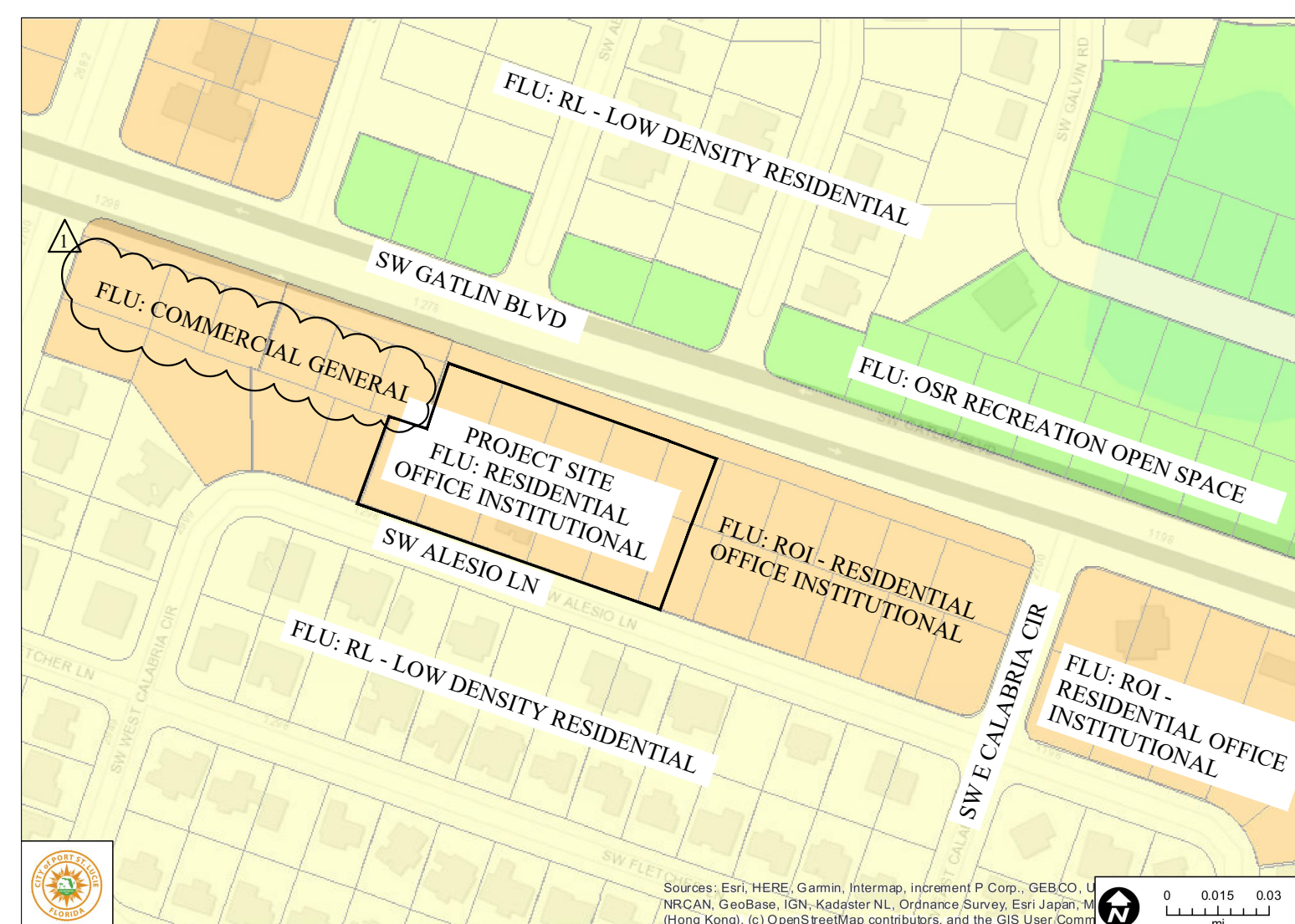
PARCEL ID No:
3420-565-1126-000-1 ; 3420-565-1127-000-8 ;
3420-565-1128-000-5 ; 3420-565-1129-000-2 ;
3420-565-1130-000-2 ; 3420-565-1110-000-6 ;
3420-565-1111-000-3 ; 3420-565-1112-000-0 ;



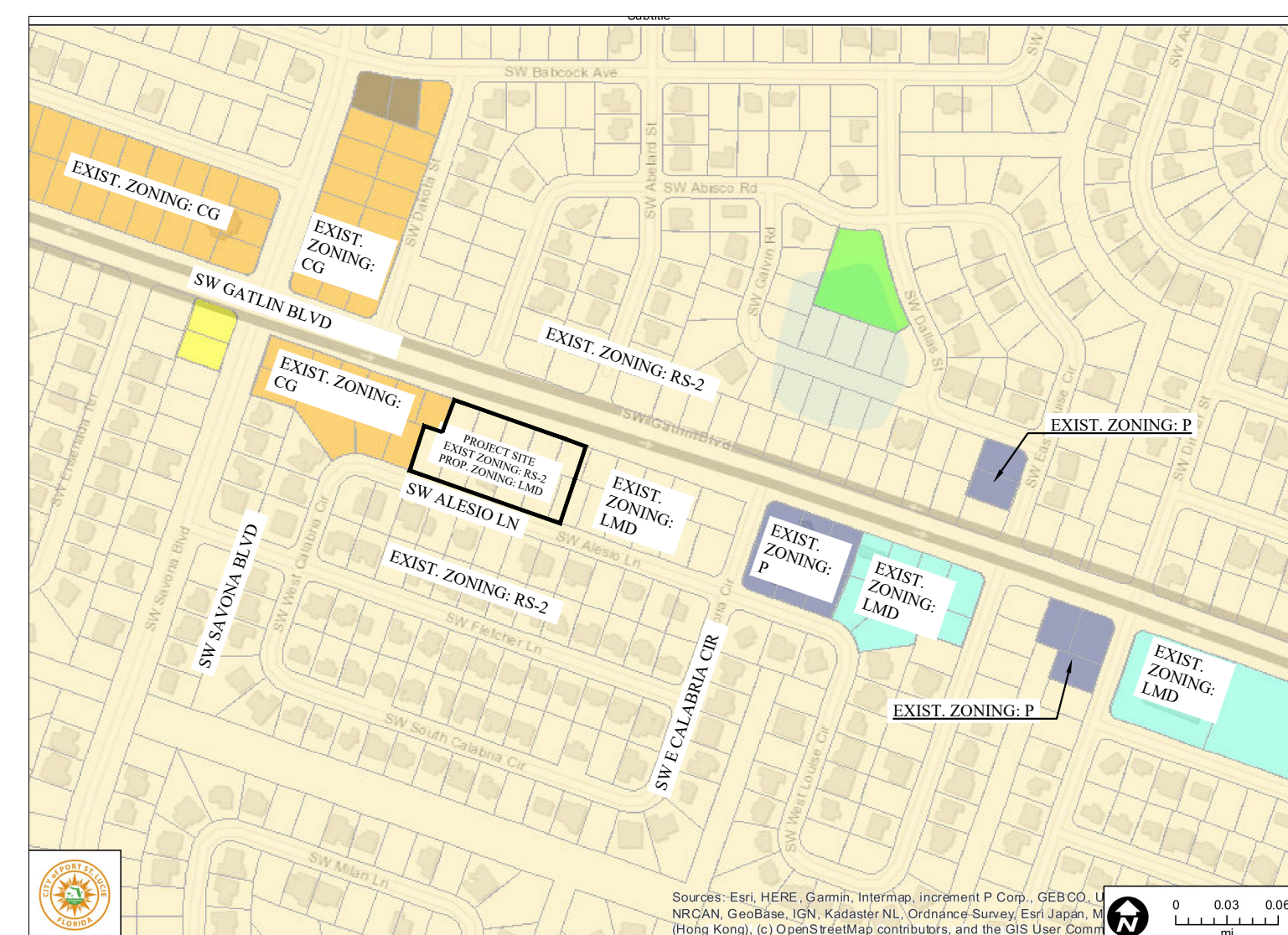
SITE LOCATION

1 IN = 2,000 FT

SITE



FLU MAP



ZONING MAP

Legal Description (Written by Surveyor)

THE SOUTH 95 FEET OF LOTS 12, 13, 14, & 15; ALL OF LOTS 28, 29, 30, 31, & 32, 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 1.85 ACRES MORE OR LESS.

AND

A PARCEL OF LAND BEING THE WEST 63.19 FEET OF THE SOUTH 95.00 FEET OF LOT 16 AND THE WEST 33.17 FEET OF LOT 127, BLOCK 1388, ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION FOURTEEN, AS RECORDED IN PLAT BOOK 13, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 27, THENCE NORTH 18°58'33" EAST, ALONG THE WEST LINE OF SAID LOT 127, A DISTANCE OF 125.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 16; THENCE NORTH 71°01'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 30.02 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 16; THENCE NORTH 18°58'33" EAST, A DISTANCE OF 95.00 FEET TO THE NORTH LINE OF THE SOUTH 95.00 FEET OF SAID LOT 16, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF GATLIN BOULEVARD (A 160.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY; THENCE SOUTH 71°01'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 63.19 FEET; THENCE SOUTH 18°58'33" WEST, A DISTANCE OF 220.00 FEET A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 27, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF ALESIO LANE (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE NORTH 71°01'27" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 33.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRES MORE OR LESS.

CONTAINING A TOTAL OF 2.08 AC

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

GATLIN POINTE PHASE II
CONCEPTUAL SITE PLAN COVER

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

LMD REZONE PROJECT NO.: P21-236
SEU PROJECT NO.: P21-237
SITE PLAN PROJECT NO.:
PSLUSD PROJECT NO.: 5381A

DATE: 06/03/2022
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE:
SHEET: C-1.0

REVISIONS	
DATE	DESCRIPTION
01/30/2022	CHANGES DUE TO CITY COMMENTS

E:\LAND\2020_Port St. Lucie - Gatlin\CAD\Phase II\LMD REZONING AND SEU CONCEPT PLAN\BORDER.dwg, 6/3/2022 7:48:04 AM

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

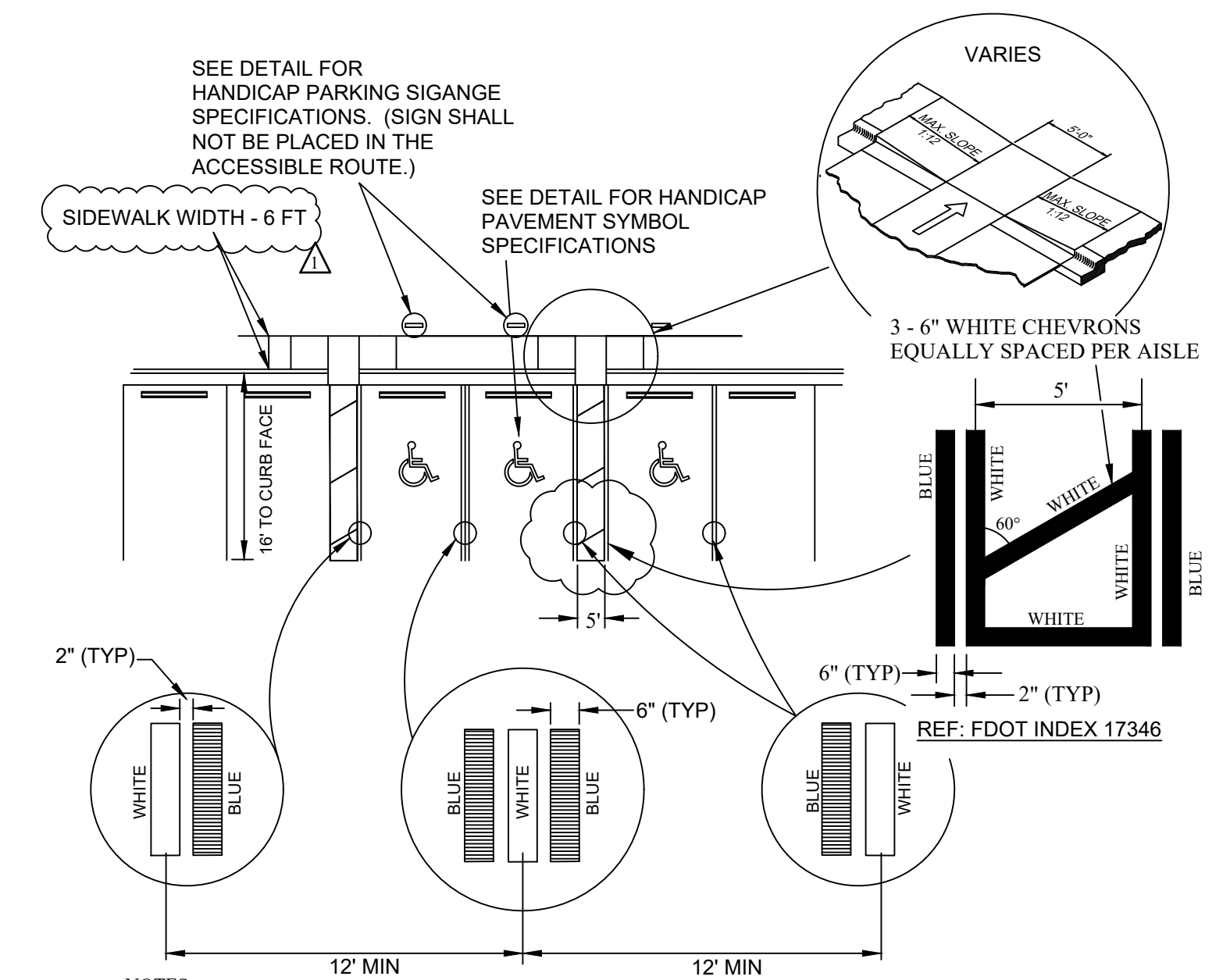
JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN
USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE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

E:\LAND\2020_Port St. Lucie _ Gatlin _ CAD\Phase II\LMD REZONING AND SEU CONCEPT PLAN\SITE DETAILS.dwg, 12/3/2021 1:33:14 PM

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:

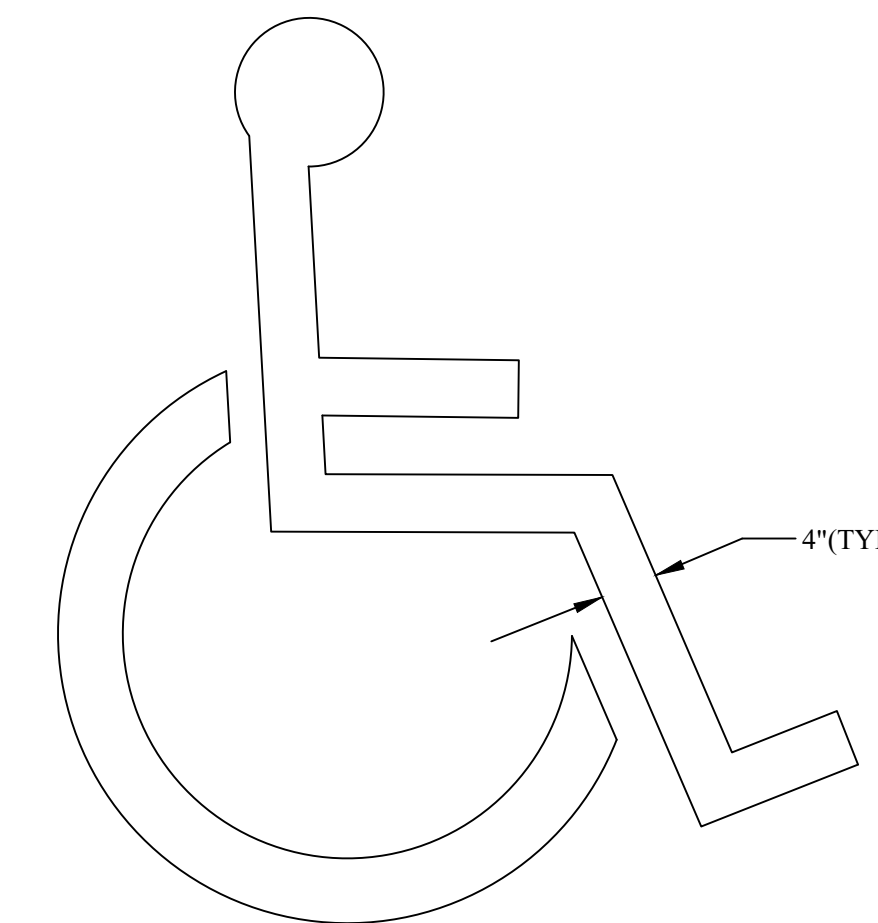
1. Any commercial real estate property owner offering parking for the general public shall provide specially designed and marked motor vehicle parking spaces for the exclusive use of physically disabled persons who have been issued parking permits pursuant to state law.
2. All spaces shall have an accessible 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.
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.

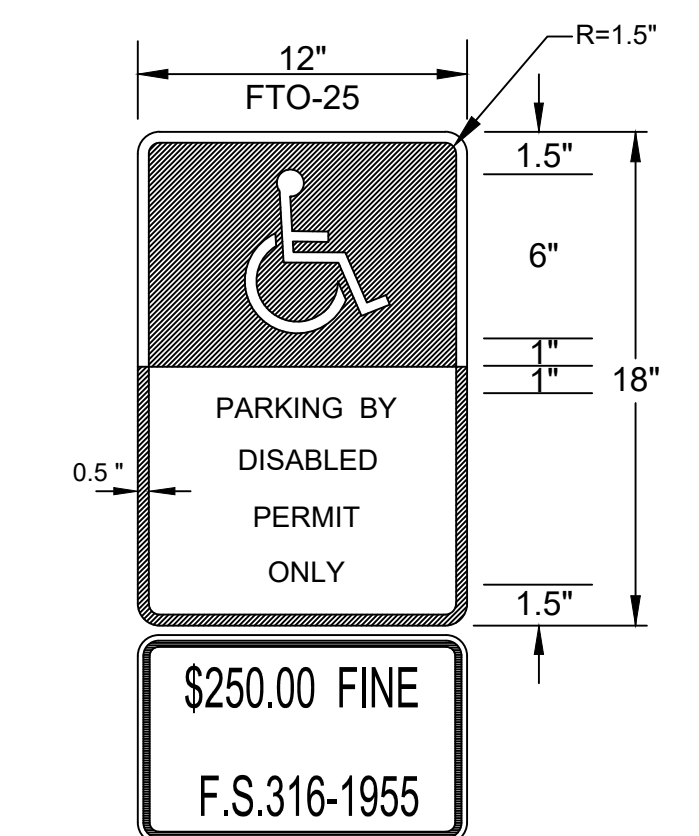
TYPICAL PAVEMENT SYMBOL FOR HANDICAP PARKING (N.T.S.)



NOTES:

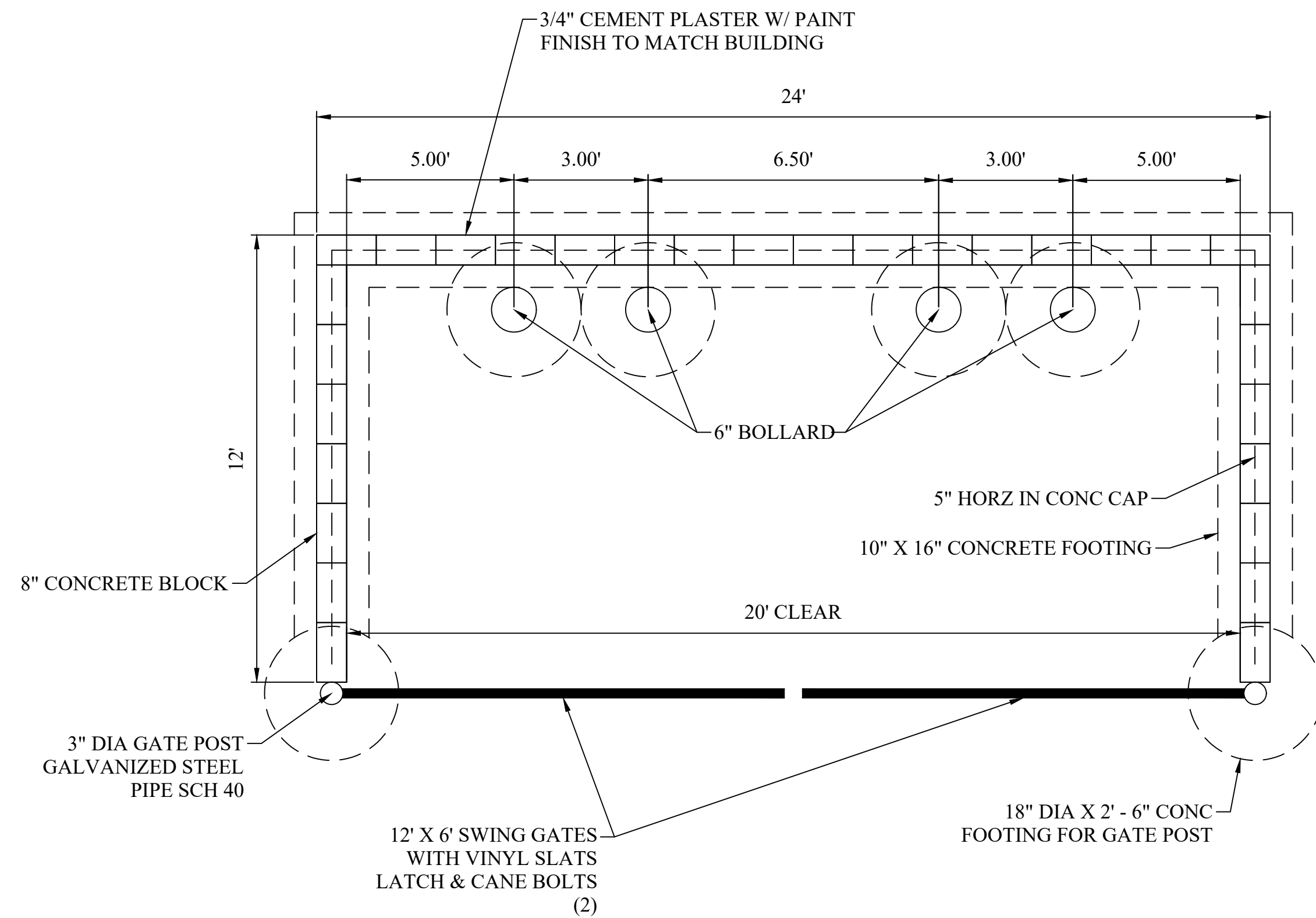
1. SYMBOL SHALL BE 42"x42" OR 48"x48".
2. THIS SYMBOL TO BE WHITE FDOT TRAFFIC RATED PAINT.

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.



DUMPSTER ENCLOSURE DETAIL (N.T.S.)

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
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**GATLIN POINTE PHASE II
 CONCEPTUAL SITE PLAN DETAILS**

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

LMD REZONE PROJECT NO.: P21-236
 SEU PROJECT NO.: P21-237
 SITE PLAN PROJECT NO.:
 PSLUSD PROJECT NO.: 5381A

DATE: 12/03/2021
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: NA
SHEET: C-3.0