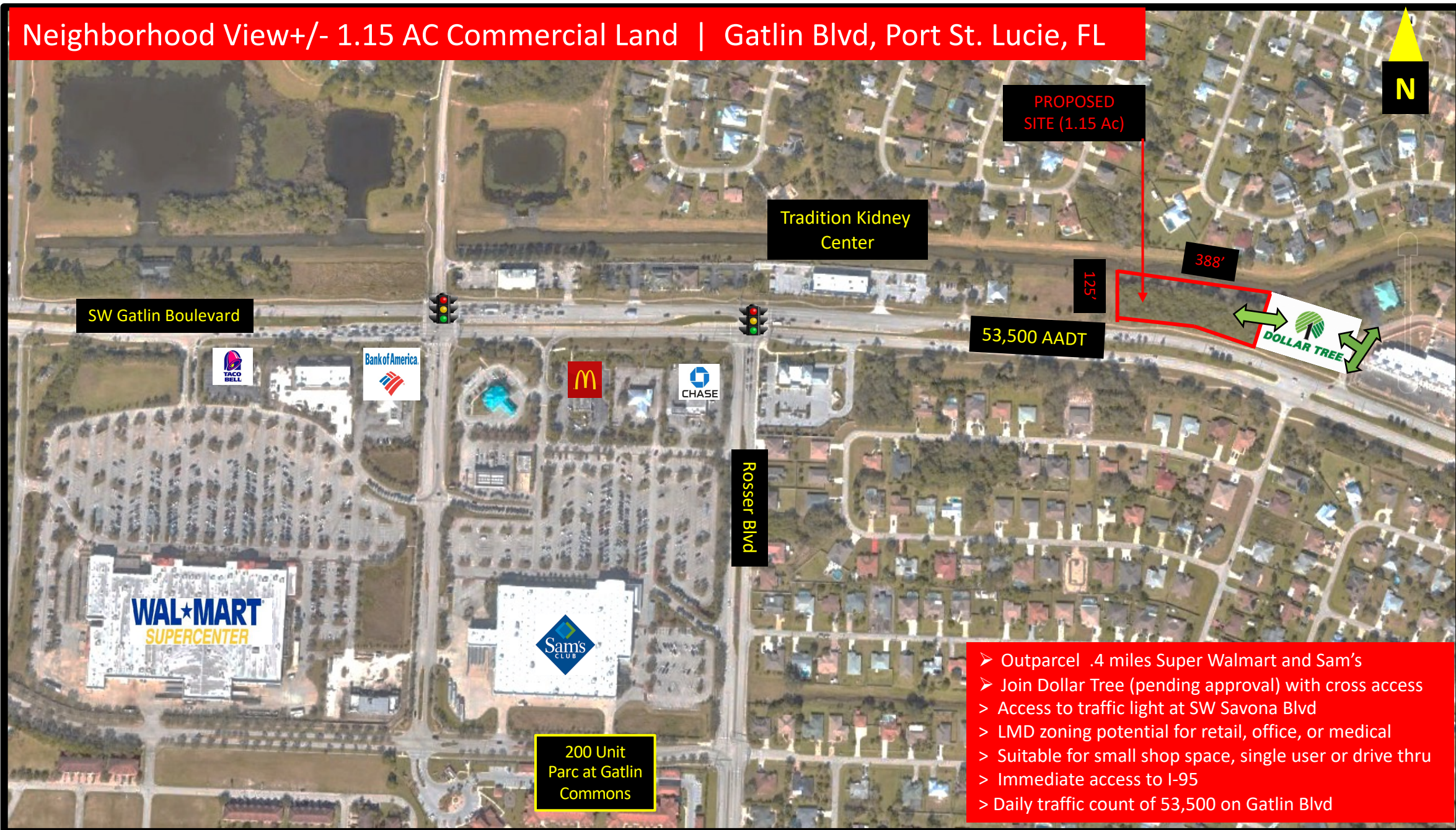


# Aerial View +/- 1.15 AC Commercial Land | Gatlin Blvd, Port St. Lucie, FL

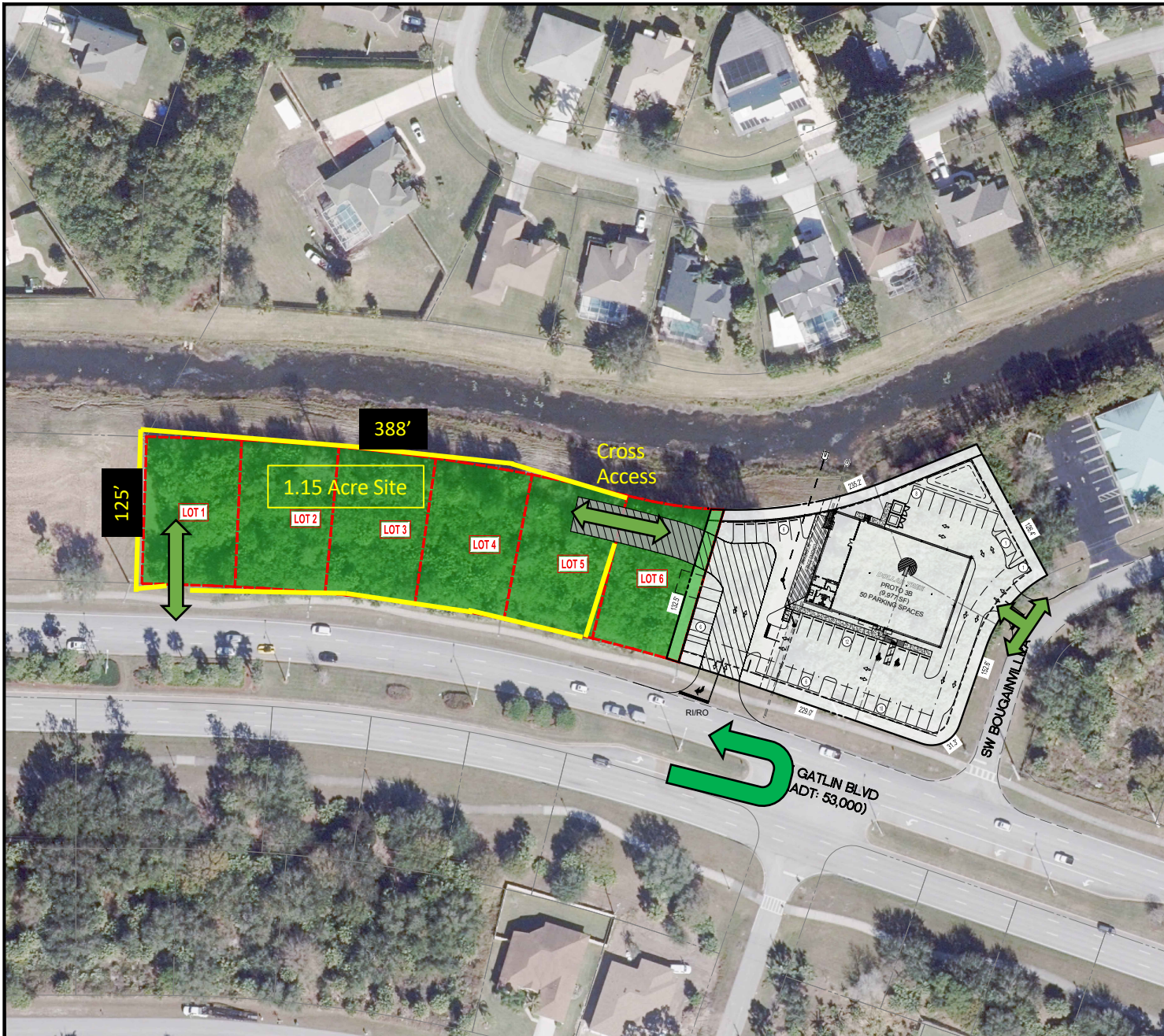


Contact Us  
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Renaissance Realty Associates Lic. Real Estate Broker  
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[haldodt@me.com](mailto:haldodt@me.com)

# Neighborhood View+/- 1.15 AC Commercial Land | Gatlin Blvd, Port St. Lucie, FL

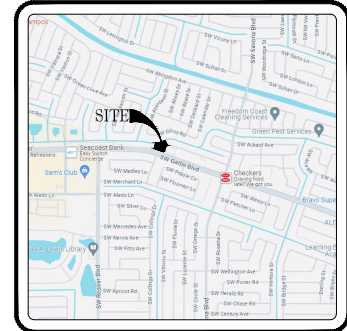


- Outparcel .4 miles Super Walmart and Sam's
- Join Dollar Tree (pending approval) with cross access
- > Access to traffic light at SW Savona Blvd
- > LMD zoning potential for retail, office, or medical
- > Suitable for small shop space, single user or drive thru
- > Immediate access to I-95
- > Daily traffic count of 53,500 on Gatlin Blvd



**LEGEND:**

 CROSS ACCESS / SHARED DRIVE  
CONSTRUCTED BY DOLLAR TREE



| DEVELOPMENT REGULATIONS |                                                          |
|-------------------------|----------------------------------------------------------|
| TOTAL PARCEL SIZE:      | ±1.17 AC (GROSS) ±50,814 SF                              |
| SITE ADDRESS:           | 1491 SW BOUGAINVILLE AVE<br>CITY OF PORT LUCIE, FL 34963 |
| JURISDICTION:           | CITY OF PORT LUCIE                                       |
| ZONING DISTRICT:        | RS-2 SINGLE FAMILY RESIDENTIAL                           |
| FUTURE LAND USE:        | ROI RESIDENTIAL/OFFICE/INSTITUTIONAL                     |
| LANDSCAPE BUFFERS:      |                                                          |
| FRONT (S)               | 10 FEET                                                  |
| SIDE (W)                | 10 FEET                                                  |
| SIDE STREET (E)         | 10 FEET                                                  |
| REAR (N)                | 10 FEET                                                  |
| REQUIRED SETBACKS:      |                                                          |
| FRONT (S)               | 25 FEET                                                  |
| SIDE (W)                | 10 FEET                                                  |
| SIDE STREET (E)         | 25 FEET                                                  |
| REAR (N)                | 10 FEET                                                  |
| PARKING RATIO:          | REQUIRED 50 SPACES PROVIDED 50 SPACES                    |



CIVIL ENGINEERS - PROJECT MANAGERS - LANDSCAPE ARCHITECTS  
1502 W. FLETCHER AVE., SUITE 101  
TAMPA, FL 33612  
PHONE: (813) 379-4100  
FAX: (813) 379-4100  
WWW.THOMASENGINEERINGGROUP.COM

| REVISIONS |      |         |    |
|-----------|------|---------|----|
| REV       | DATE | COMMENT | BY |
|           |      |         |    |
|           |      |         |    |
|           |      |         |    |
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|           |      |         |    |



KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
www.call811.com

CONCEPTUAL PURPOSES ONLY

PROJECT NO: FT240046  
DRAWN BY: HRMUL  
CHECKED BY: BMM  
DATE: 11/05/2024  
SCALE: AS NOTED  
CADD ID: CONCEPT

PROJECT:  
**SW GATLIN AVE AND  
BOUGAINVILLE AVE  
PORT ST LUCIE, FL**  
FOR  
  
CITY OF PORT ST LUCIE  
ST. LUCIE COUNTY

  
1502 W. FLETCHER AVE, SUITE 101  
TAMPA, FLORIDA 33612  
Phone: (813) 379-4100  
www.ThomasEngineeringGroup.com

SHEET TITLE:  
**CONCEPT PLAN**

SHEET NUMBER:  
**I**  
OF