

## **ORDINANCE 25-38**

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE 4<sup>TH</sup> AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT FOR THE GATLIN PLAZA PUD FOR PROPERTIES LOCATED SOUTH OF SW GATLIN BOULEVARD AND EAST OF FLORIDA INTERSTATE 95; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (P23-159)**

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**WHEREAS**, Gatlin Plaza Condominium Association, Inc, hereinafter referred to as the Applicant, seeks to amend the Gatlin Commons Planned Unit Development (PUD) located south of SW Gatlin Boulevard and east of Florida Interstate 95; and

**WHEREAS**, by Ordinance #05-032, the City of Port St. Lucie City Council approved a Planned Unit Development Document and Conceptual Development Plan for the Gatlin Plaza PUD (P04-431), a development located in a Planned Unit Development Zoning District; and

**WHEREAS**, the Gatlin Plaza PUD was subsequently revised and restated by Ordinances #05-105, #07-137 and #15-065; and

**WHEREAS**, the Applicant seeks to amend the Gatlin Plaza PUD to revise the PUD document to add approximately 353,000 square feet building area and to divide the existing Tract B of the PUD into six (6) tracts that will encompass four (4) new development tracts, a stormwater and a conservation tract; and

**WHEREAS**, the proposed amendment to the Gatlin Commons PUD is attached as Exhibit “A” and incorporated herein; and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board held a public hearing on June 3, 2025, to consider the application (P23-159), notice of said hearing to adjoining property owners for a radius of seven-hundred fifty (750) feet having been given and advertising of public hearing having been made; and

**WHEREAS**, the City Council held a public hearing on June 23, 2025, to consider the application (P25-159), advertising of the public hearing having been made; and

**WHEREAS**, after review of the recommendations of the City staff and the Planning and Zoning Board, comments made at the public hearing, and careful consideration of the issues and evidence, the City Council finds that the proposed amendments to the Planned Unit Development

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Document and Concept Plan are consistent with Article of X Chapter 158 of Title XV of the Port St. Lucie City Code;

**NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:**

**Section 1. Ratifications of Recitals.** The City Council of the City of Port St. Lucie, Florida, hereby adopts and ratifies those matters as set forth in this Ordinance.

**Section 2.** That the Gatlin Plaza Planned Unit Development Document is amended as described in the Gatlin Plaza PUD Amendment No. 4 document which is hereby formally adopted and attached as composite Exhibit “A”.

**Section 3.** The Gatlin Plaza PUD Amendment No. 4 document shall be the internal PUD design standard for the subject property.

**Section 4.** If any ordinances, or parts of ordinances, or if any sections or parts of sections of the ordinances of the City of Port St. Lucie, Florida, are in conflict herewith, this Ordinance shall control to the extent of conflicting provisions.

**Section 5. Severability.** The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

**Section 6. Effective Date.** This Ordinance shall become effective ten (10) days after its final adoption.

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**PASSED AND ADOPTED** by the City Council of the City of Port St. Lucie, Florida,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

By: \_\_\_\_\_  
Shannon M Martin, Mayor

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

APPROVED AS TO FORM:

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Richard Berrios, City Attorney