

ORDINANCE 25-14

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE 9TH AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT FOR THE GATLIN COMMONS PUD FOR PROPERTIES LOCATED SOUTH OF SW GATLIN BOULEVARD AND WEST OF SW ROSSER BOULEVARD; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (P24-097)

WHEREAS, Gatlin Group Holdings II, LLC, hereinafter referred to as the Applicant, seeks to amend the Gatlin Commons Planned Unit Development (PUD) located at the southwest intersection of SW Gatlin Boulevard and SW Rosser Boulevard; and

WHEREAS, by Ordinance #04-088, the City of Port St. Lucie City Council approved a Planned Unit Development Document and Conceptual Development Plan for the Gatlin Commons PUD (P03-489), a development located in a Planned Unit Development Zoning District; and

WHEREAS, the Gatlin Commons PUD was subsequently revised and restated by Ordinances #05-68, #05-113, #06-79, #10-47, #16-50, #17-36, #17-76, and #19-89; and

WHEREAS, the Applicant seeks to amend the Gatlin Commons PUD to revise the PUD document to change parking requirements for medical office from 5 spaces per 1,000 gross square feet to 1 space per 200 square feet for buildings under 30,000 square feet and 1 space per 250 square feet for buildings 30,000 square feet or greater; 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 March 4, 2025, to consider the application (P24-097), notice of said hearing to adjoining property owners for a radius of seven-hundred and fifty (750) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on March 24, 2025, to consider the application (P24-097), 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

ORDINANCE 25-14

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. The Gatlin Commons Planned Unit Development Document is amended as described in the Gatlin Commons PUD Amendment No. 9 document which is hereby formally adopted and attached as composite Exhibit “A”.

Section 3. The Gatlin Commons PUD Amendment No. 9 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.

ORDINANCE 25-14

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:

Richard Berrios, City Attorney