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Gatlin Plaza PUD 4<sup>th</sup> Amendment  
P23-159

City Council Meetings  
June 23, July 14 & July 28, 2025



# Request Summary

Applicant's Request:	An application for the 4 <sup>th</sup> amendment to the Gatlin Plaza Planned Unit Development (PUD) to revise the PUD document to add additional building square footage and create conservation, stormwater, and future development tracts.
Agent(s):	Culpepper & Terpening, Inc.
Applicant:	BDG Port St. Lucie, LLC
Location:	The Gatlin Plaza PUD is generally located south of SW Gatlin Boulevard and east of I-95.



# Proposed Amendment

- The proposed amendment is to revise the document for the Gatlin Plaza Planned Unit Development to amend the overall development map to add approximately 353,000 square feet of building area and to divide the existing Tract B into 6 tracts for future development as well as stormwater and conservation use.
- The proposed changes along with the additional square footage will allow for up to a total of 750,000 square feet of building area, including up to 120 hotel rooms.



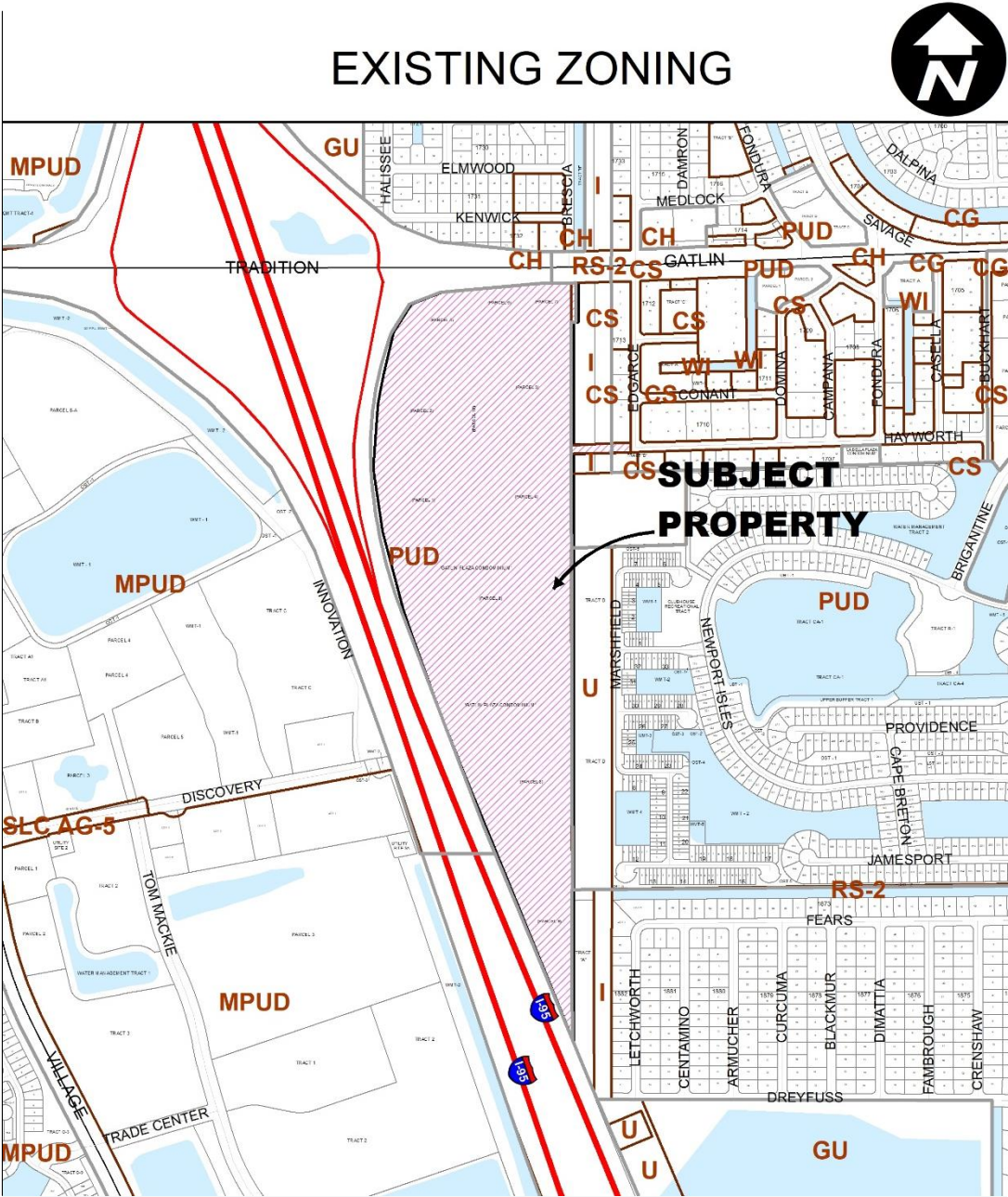
# Aerial





# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CH & OSR	CH & RS-2	Commercial Retail & Open Space
South	HWY	HWY	Florida Interstate 95
East	U	U & I	Public Works Park and Ride & Utility Easement
West	HWY	HWY	Florida Interstate 95





# Project Background

- The Gatlin Plaza PUD was first approved in 2005 (P04-431) at which time the parcels were created rezoned under the master PUD from St. Lucie County's Agricultural (AG-1) to PUD.
- The master PUD includes a mixture of commercial and service commercial uses. The previous amendments to the master PUD further improved the development area with allowances for commercial and light industrial uses, as well as including additional land area to further development potential.



# Land Use & Zoning Code Consistency

The PUD amendment is consistent with Policy 1.1.4.10 and 1.1.4.13 of the Future Land Use Element, which establishes the zoning districts compatible with the City's Future Land Use classifications, along with the commercial and light industrial intensity of allowable uses.

The proposed amendment seeks to adjust language to adjust the map allowing for additional developable square footage and to divide the existing Tract B in future development, stormwater and conservation tracts.



# Transportation Consistency

A traffic impact analysis was provided for the PUD amendment and reviewed by the Public Works Department and the City's traffic consultant.

New traffic requirements have been added to the PUD and outlined in the attached public works traffic memo.

The new requirements state the applicant enter into a development agreement or equivalent order for improvements to the Gatlin Boulevard and Brescia Street intersection, improvements to the Fondura Street and Gatlin Boulevard intersection, and improvements to Hayworth Ave. prior to the issuance of any building or site development permits for 400,000 sq ft and/or 600,000 sq ft of commercial development.



# Planning & Zoning Board Recommendation

At the June 3, 2025, Planning & Zoning Board meeting the board recommended approval subject to city staff and the applicant continue discussions and finalize the condition language addressing traffic monitoring.

The Public Works Department has proposed a new condition.



# Previous Traffic Condition

- Six (6) months after Certificates of Occupancy, or equivalent use authorizations, have been issued for a cumulative total of 580,000 square feet of commercial uses in the Gatlin Plaza PUD, the owner of the property, labeled as Tract B in the PUD, shall provide a traffic monitoring review of the driveway accesses for the Gatlin Plaza PUD.
- This monitoring report shall at a minimum assess the level of service and operational conditions of the intersections of Brescia Street & Gatlin Boulevard and Fondura Street & Gatlin Boulevard.
- Should any operational deficiency be observed or shown in the report or a level of service deficiency be shown, that is attributable to the impacts generated by the development within Tract B of the Gatlin Plaza PUD, the owner of Tract B shall develop and present to the City an acceptable mitigation to off-set any operational or level of service deficiency.
- Should any Level of Service or Operational deficiency be observed through this review, no building permits authorizing more than 580,000 square feet of development activity within the PUD shall be allowed until the appropriate mitigation to off-set any deficiency is under construction.
- The intent is to further safeguard and make sure the new traffic conditions that are proposed in the PUD are sufficient to address traffic impacts. If not, this provides the City with the ability to require additional mitigation.



# First Reading Recommendation

At the July 14, 2025, City Council Board meeting, the board recommended approval subject to city staff and the applicant finalizing the condition language addressing traffic monitoring.

The Public Works Department continued discussions with the applicant to finalize the traffic monitoring condition. During the continued discussions, the Florida Department of Transportation (FDOT) brought forth a few concerns and conditions which have been answered by the proposed condition.



# New Traffic Condition

- Six (6) months after Certificates of Occupancy, or equivalent use authorizations, have been issued for a cumulative total of 580,000 square feet of commercial uses in the Gatlin Plaza PUD, the owner of the property, labeled as Tract B in the PUD, shall provide a traffic monitoring review of the two primary accesses into the Gatlin Plaza PUD.
- This monitoring review shall, at a minimum, assess the level of service and operational conditions of the intersections of Brescia Street & Gatlin Boulevard and Fondura Street & Gatlin Boulevard.
- Should any operational or level of service deficiency be shown, that is attributable to the impacts generated by the development within Tract B of the Gatlin Plaza PUD, the owner of Tract B shall develop and present to the City a mitigation proposal to off-set any operational or level of service deficiency.
- Should any Level of Service or Operational deficiency be observed through this review, that is attributable to the impact generated or caused by the development in Tract B in the Gatlin Plaza PUD, no building permits authorizing more than 580,000 square feet of development activity within the PUD shall be allowed until the appropriate mitigation is under construction or otherwise contractually committed for construction.



# Recommendation

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval with the new condition recommended by PW as shown under Exhibit 6, Section 4. D. of the Gatlin Plaza PUD amendment.