



Gatlin Plaza PUD 4th Amendment

P23-159

Planning and Zoning Board Meeting

June 3rd, 2025

Request Summary

Applicant's Request:	An application for the 4 th amendment to the Gatlin Plaza Planned Unit Development (PUD) to revise the PUD document to clarify the allowable uses as well as 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

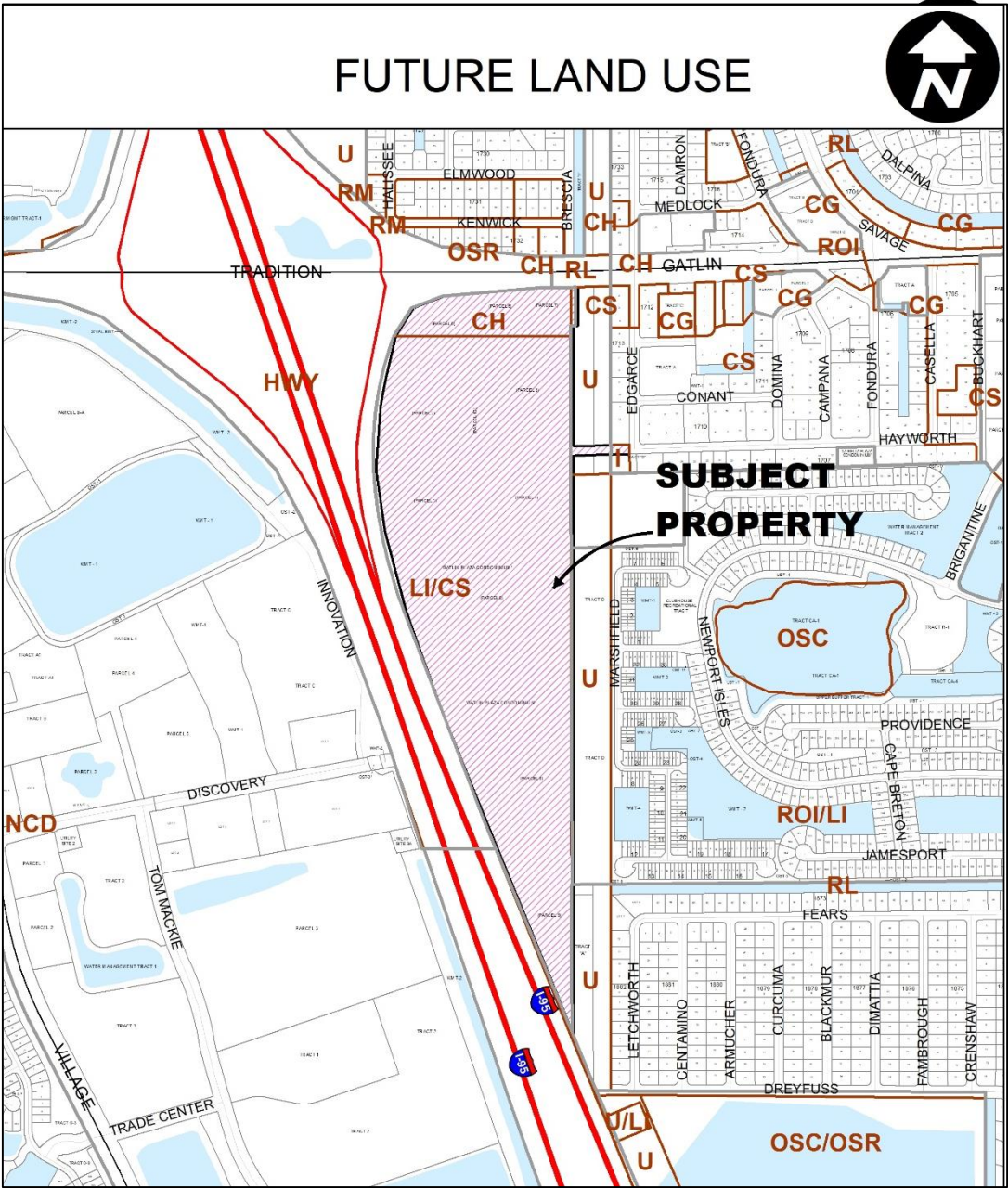
- The proposed amendment is to revise the document for the Gatlin Plaza Planned Unit Development for the following:
 - Amending the language to clarify the permitted and special exception uses within the Planned unit Development.
 - Amending the overall development map to add approximately 353,000 square 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 clarify the uses within the development as well as adjust the map to divide the existing Tract B in future development, stormwater and conservation tracts.

Transportation Consistency

The proposed addition of commercial and service commercial square foot within the development will cause an increase in trip generation through the development of the future Tracts, therefore the Public Works Department has recommended the following condition of approval:

1. Six (6) months after certificates of occupancy for a cumulative total of 400,000 square feet of uses in the PUD has been issued, the owner of the property, labeled as Tract B in the PUD, must provide a traffic analysis using a methodology and form acceptable to the City to provide evidence that the traffic impacts caused by the entitlements allocated to Tract B through the Fourth Amendment to the PUD will be and/or are being sufficiently mitigated. Any traffic issues identified in the traffic analysis and caused by the development or proposed development within Tract B must be addressed in a manner that is acceptable to the City by the owner of Tract B. The issues must be addressed to the satisfaction of the City within 90 days of being identified by the City and before development approvals or permits for development upon Tract B will be issued by the City. The City may also request subsequent traffic analyses be conducted, that may result in additional improvements being identified, as part of the owner's method of satisfying traffic issues identified by the initial traffic analysis.

Recommendation

The Site Plan Review Committee recommended approval of the proposed PUD document at the January 22, 2025, Site Plan Review Committee meeting.

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 condition as set forth by the Public Works Department in the Public Work's traffic memo.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council
- Motion to table