



Gatlin Commons PUD 9th Amendment
P24-097

City Council Meeting
March 24 and April 14, 2025

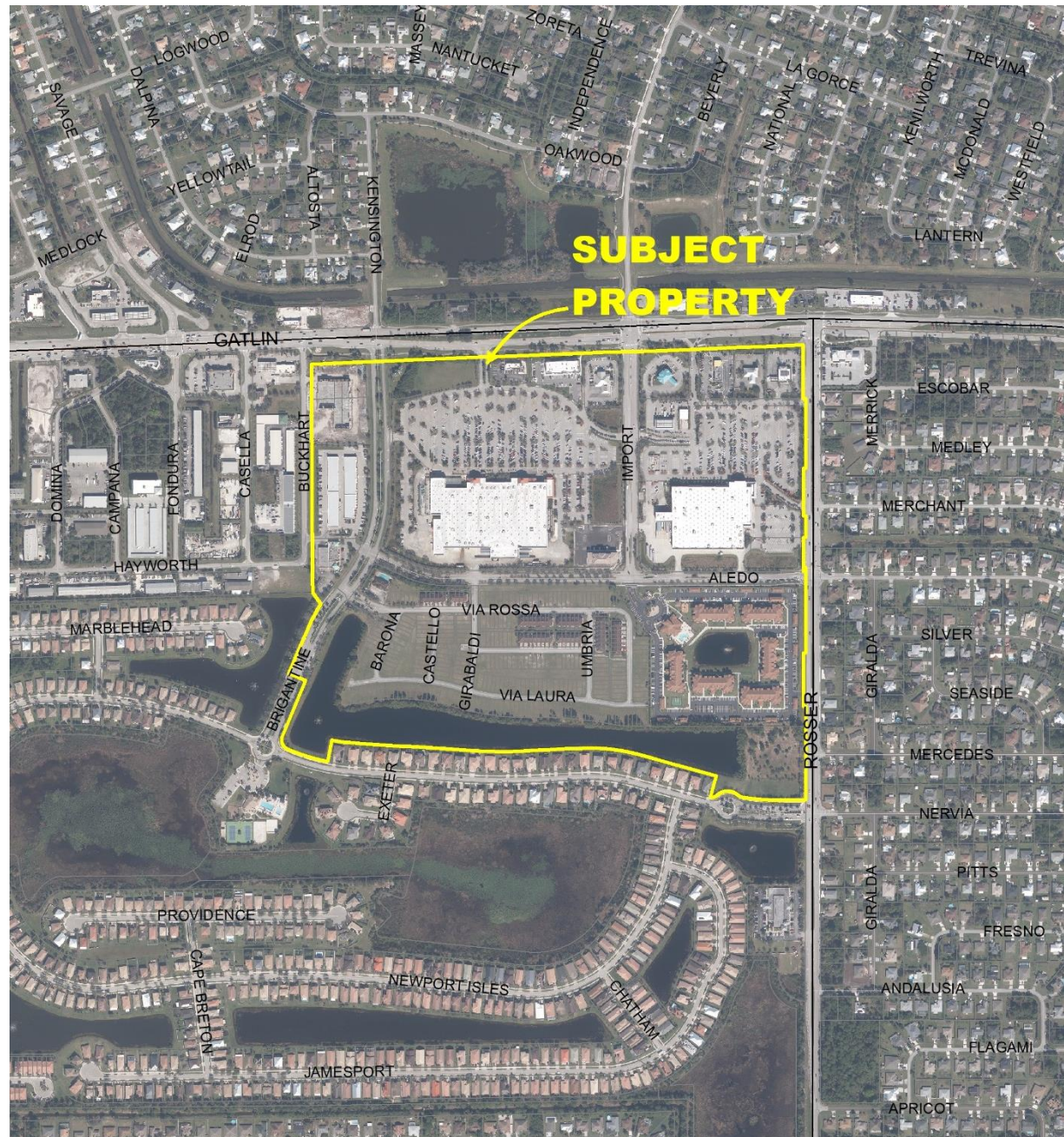
Request Summary

Applicant's Request:	An application for the 9th Amendment to the Gatlin Commons Planned Unit Development (PUD) to revise the PUD's parking ratio for medical offices.
Agent(s):	Redtail Design Group
Applicant:	Gatlin Group Holdings II, LLC
Location:	The Gatlin Commons PUD is generally located at the corner of the SW Gatlin Boulevard and SW Rosser Boulevard.

Proposed Amendment

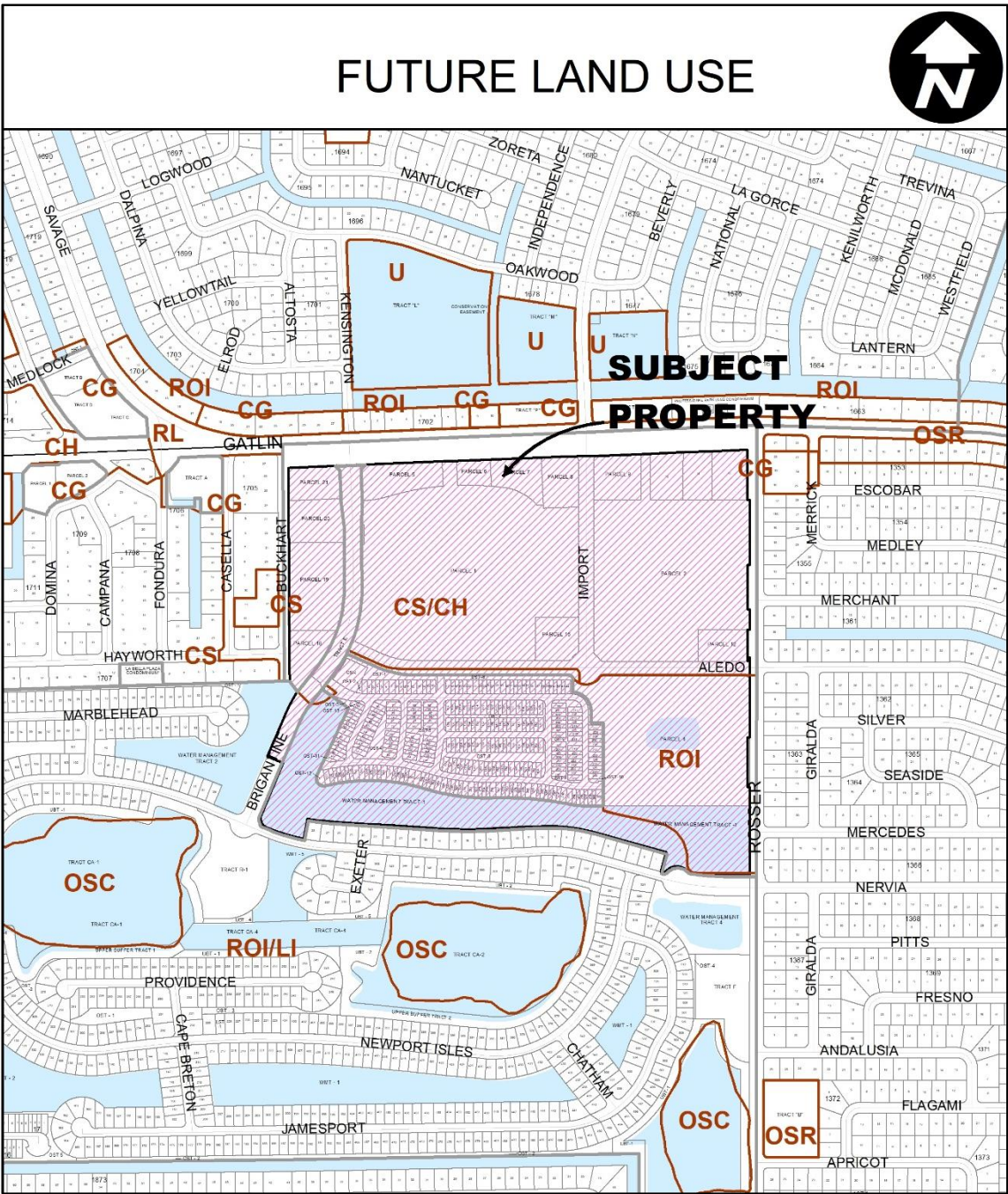
- The proposed amendment is to revise the language to Exhibit 6 – Proposed Development Standards, Section E(5) of the PUD document to match Section 158.221(C)(14) of the City Zoning Code as follows:
 - All Medical Office space will ~~provide 5 spaces per 1,000 square feet~~ 1 space per 200 gross square feet for buildings under 30,000 square feet, 1 space per 250 square feet for buildings 30,000 square feet or greater.

Aerial



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG & ROI	CG, LMD & P	Commercial Retail & Office
South	ROI/LI	PUD	Single-Family Residential
East	RL & CG	RS-2 & CG	Single-Family Residences & Commercial Bank
West	CG & CS	CG & CS	Gas Station & Self-Storage



Project Background

- The Gatlin Commons PUD was first approved in 2004 (P03-489) 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, light industrial and multifamily residences.

Land Use & Zoning Code Consistency

The PUD amendment is consistent with Policy 1.1.4.13 of the Future Land Use Element, which establishes the zoning districts compatible with the City's Future Land Use classifications.

The proposed amendment seeks to revise language with regards to the parking ratio for medical office to match Section 158.221(C) of the Zoning Code and is therefore consistent with the City Code.

Recommendation

The Planning and Zoning Board recommended approval of the proposed PUD amendment at the March 4, 2025, meeting.