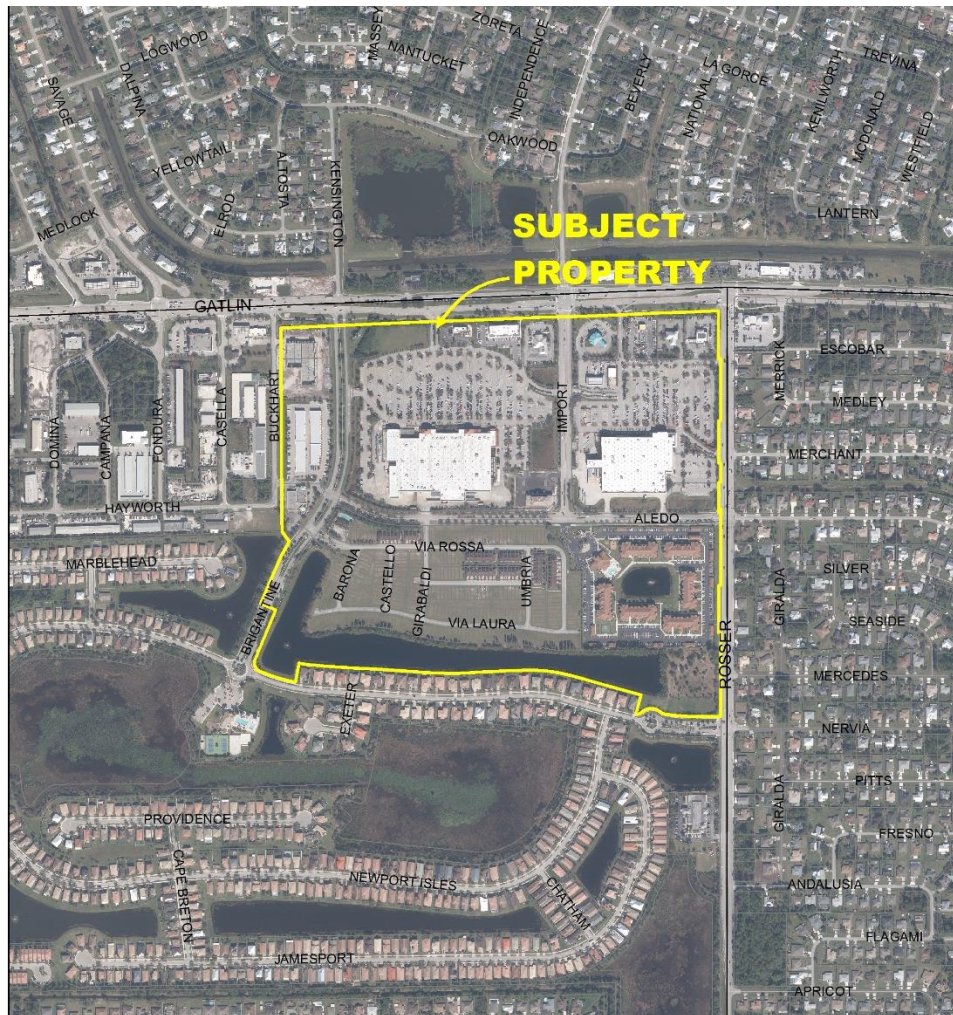


Gatlin Commons PUD - Amendment No. 9
Planned Unit Development Amendment
P24-097



Project Location Map

SUMMARY

Applicant's Request:	An application for the 9 th 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/ Property Owner:	Gatlin Group Holdings II, LLC
Location:	The Gatlin Commons PUD is generally located at the corner of SW Gatlin Boulevard and SW Rosser Boulevard.
Project Planner:	Francis Forman, Planner III

Project Description

The City has received an application from Redtail Design Group, acting as the agent for Gatlin Group Holdings II, LLC, the property owner, for the 9th Amendment to the Gatlin Commons PUD. The Gatlin Commons PUD encompasses approximately 124.59 acres and is divided into 21 parcels per the legal description.

The site has been developed with a mixture of General Commercial, Office, Light Industrial, and Multi-family uses. This application will amend the PUD document to adjust the parking ratio for all medical office spaces. The proposed change is to Exhibit 6 – Proposed Development Standards, Section E(5) 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.

The proposed change is included in the attached PUD document (Exhibit “A”) and the changes are shown as ~~strike through~~ and underlined.

Project Background

The Gatlin Commons PUD was first approved in 2004 (P03-489) at which time the parcels were created and rezoned under the master PUD from St. Lucie County’s Agricultural (AG-1) to PUD. The master PUD was amended throughout the years to further improve the development and allowances, including commercial, offices, light industrial and multifamily dwelling uses. The creation and amendments to the master PUD are in accordance 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.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed PUD amendment and conceptual plan on July 24, 2024.

Public Notice Requirements

Notice of the PUD amendment was mailed to property owners within a maximum of 750 feet of the subject property.

Location and Site Information

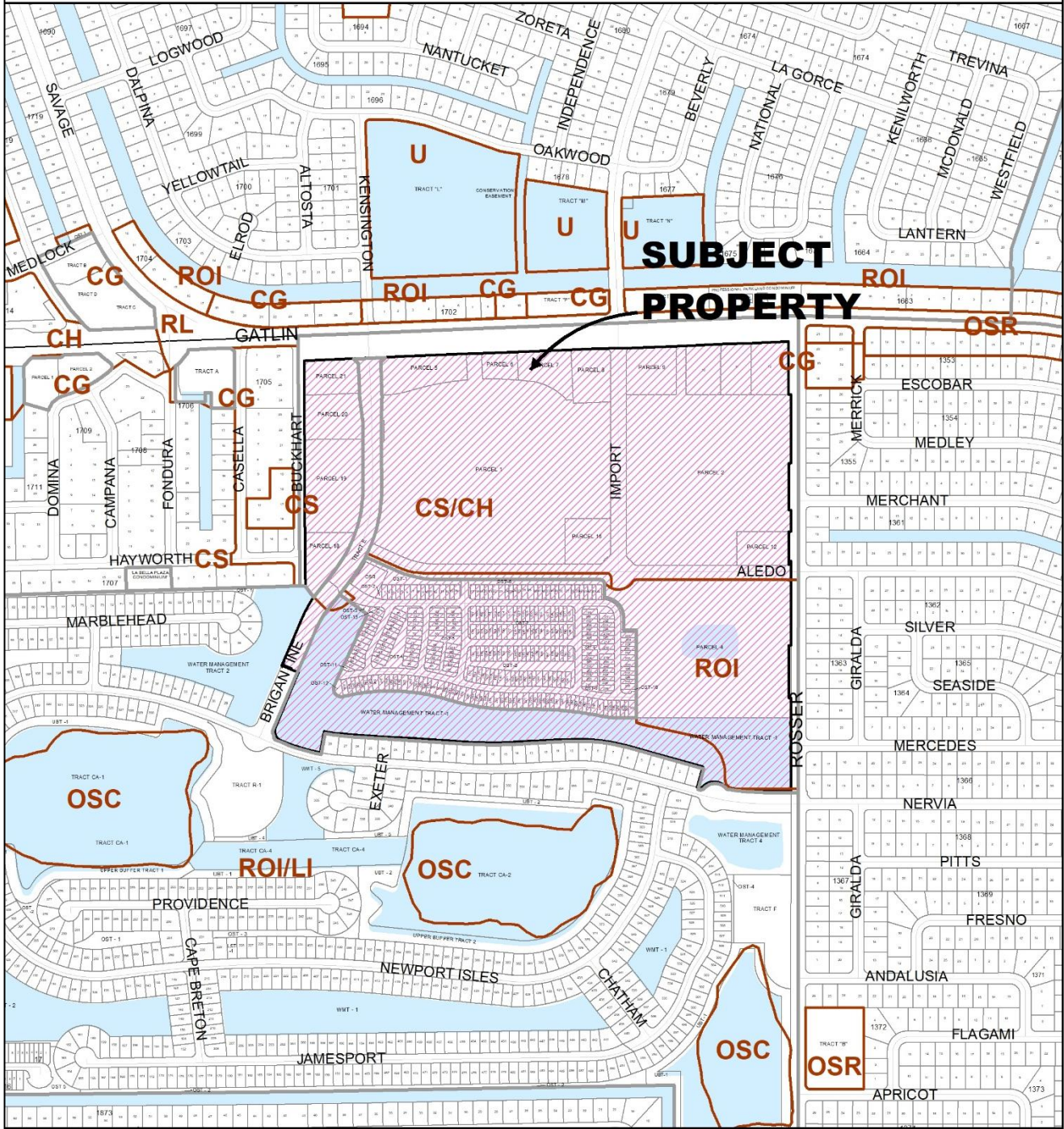
Parcel ID No.	4314-100-0001-000-0
Property Size:	124.59 acres
Legal Description:	A complete legal description is attached in the PUD regulation book.
Future Land Use:	Service Commercial/Highway Commercial/Light Industrial/Residential, Office, Institutional (CS/CH/LI/ROI)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	General Commercial, Office, Light Industrial, and Multi-family uses.

Surrounding Uses

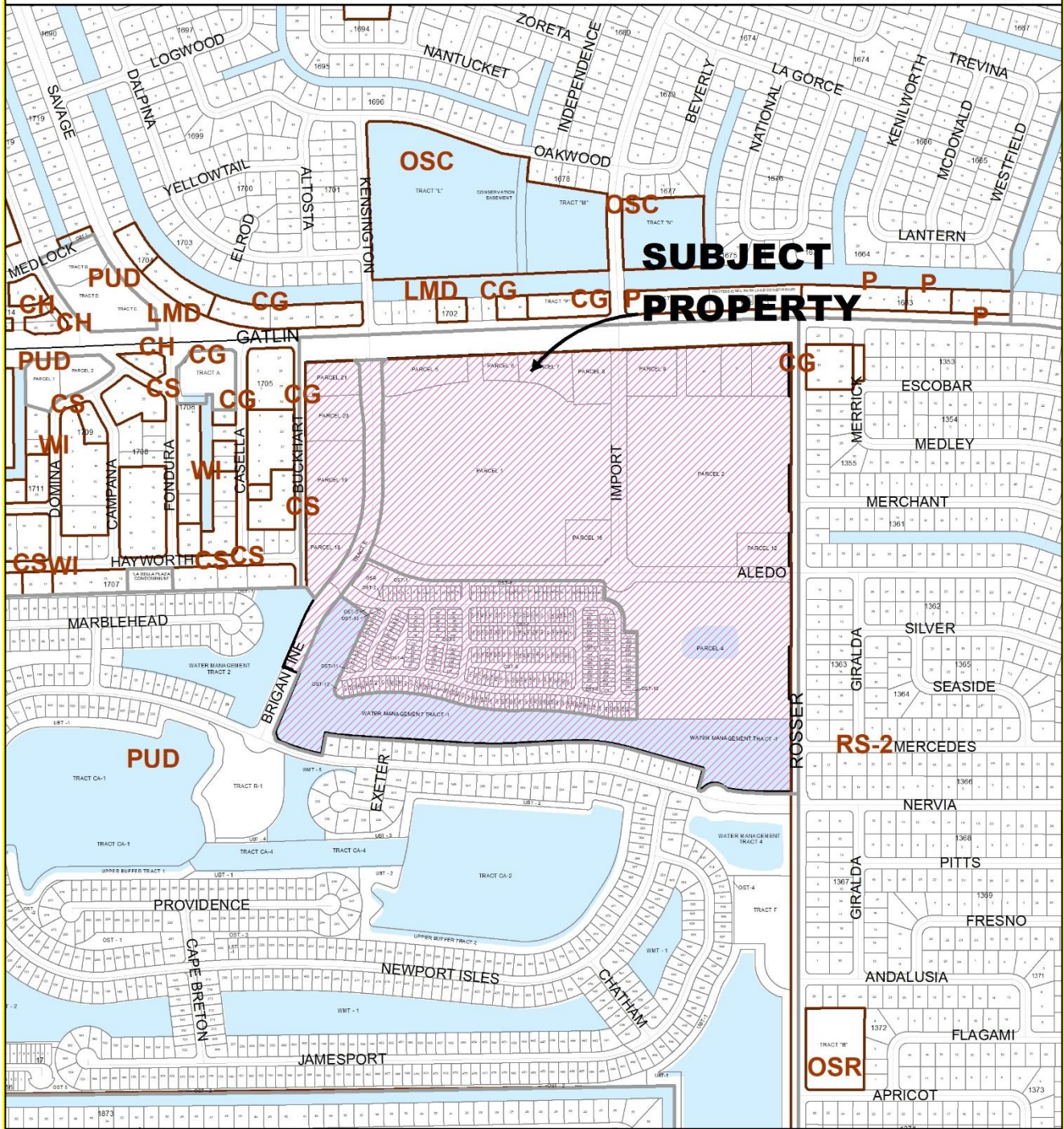
Direction	Future Land Use	Zoning	Existing Use
North	CG & ROI	CG, LMD & P	Commercial retail and offices
South	ROI/LI	PUD	Single-Family Residences
East	RL & CG	RS-2 & CG	Single-Family Residences and Bank
West	CG & CS	CG & CS	Gas Station and Self- Service Storage

RL- Low Density Residential, RS-2- Residential, Single-Family, CG – General Commercial, LMD – Limited Mixed Use District, P – Professional, PUD – Planned Unit Development, ROI – Residential Office Institutional, LI – Light Industrial

FUTURE LAND USE



EXISTING ZONING



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

The proposed PUD amendment is consistent with Policies 1.1.4.13, 1.1.4.16 and 1.1.4.17 of the comprehensive plan establishing the compatible land use classification and zoning districts, along with the allowable uses within the Gatlin Commons Regional Activity Center. The purpose of the amendment is to adjust the overall parking calculation for any medical professional offices within the overall master PUD to match Section 158.221(C)(14) of the City Zoning Code.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed PUD amendment at the July 24, 2024, 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.

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

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.