

Gatlin Plaza PUD - Amendment No. 4
Planned Unit Development Amendment
P23-159



Project Location Map

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/ Property Owner:	BDG Port St. Lucie, LLC
Location:	The Gatlin Plaza PUD is generally located south of SW Gatlin Boulevard and east of I-95.
Project Planner:	Francis Forman, Planner III

Project Description

The City has received an application from Culpepper & Terpening, Inc, acting as the agent for BDG Port St. Lucie, LLC, the property owner, for the 4th Amendment to the Gatlin Plaza PUD. The Gatlin Plaza PUD encompasses approximately 91.07 acres and is divided into 10 tracts per the legal description.

A portion of the site has been developed with Commercial uses and the remainder is vacant. This application will amend the PUD document to add approximately 353,000 square feet of building area for a total of 750,000 square feet and add up to 120 hotel rooms.

The PUD master plan is also proposed to be amended to divide the existing Tract B of the PUD into 6 tracts which will encompass 4 new development tracts for commercial and service commercial type uses, as well as stormwater and conservation tracts. The division of Tract B will consist of reallocating the existing acreage for the land and will not require any additional property to be incorporated into the PUD.

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 Plaza PUD was first approved in 2005 (P04-431), under Ordinance 05-032 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 and light industrial uses, as well as to include additional land area to further the development potential of the area. 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 January 22, 2025.

Public Notice Requirements

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

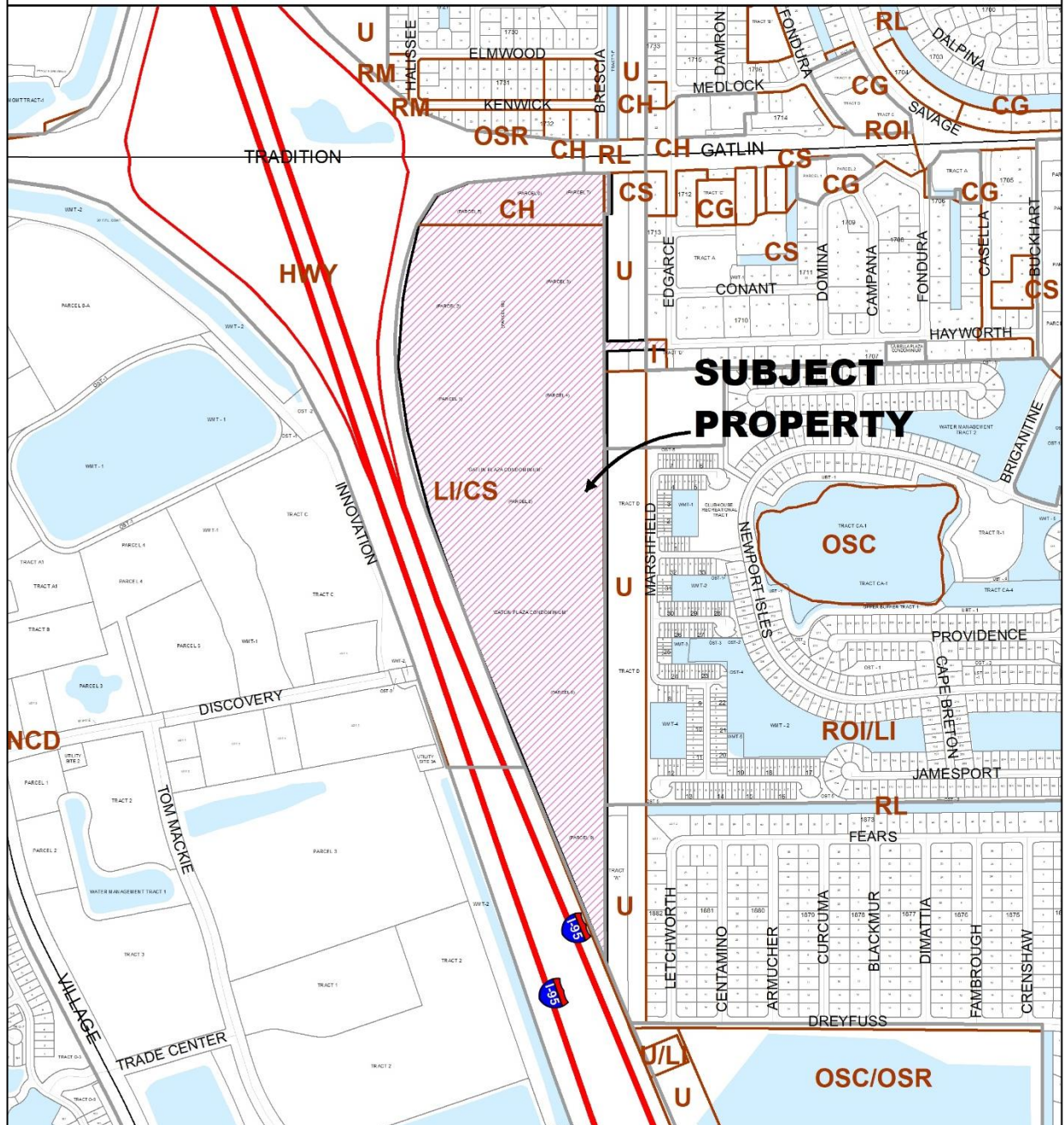
Location and Site Information

Parcel ID No.	A complete list of Parcel ID Numbers is attached in the PUD regulation book.
Property Size:	91.07 acres
Legal Description:	A complete legal description is attached in the PUD regulation book.
Future Land Use:	Service Commercial/Light Industrial (CS/LI), Highway Commercial (CH)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	General Commercial, and Light Industrial

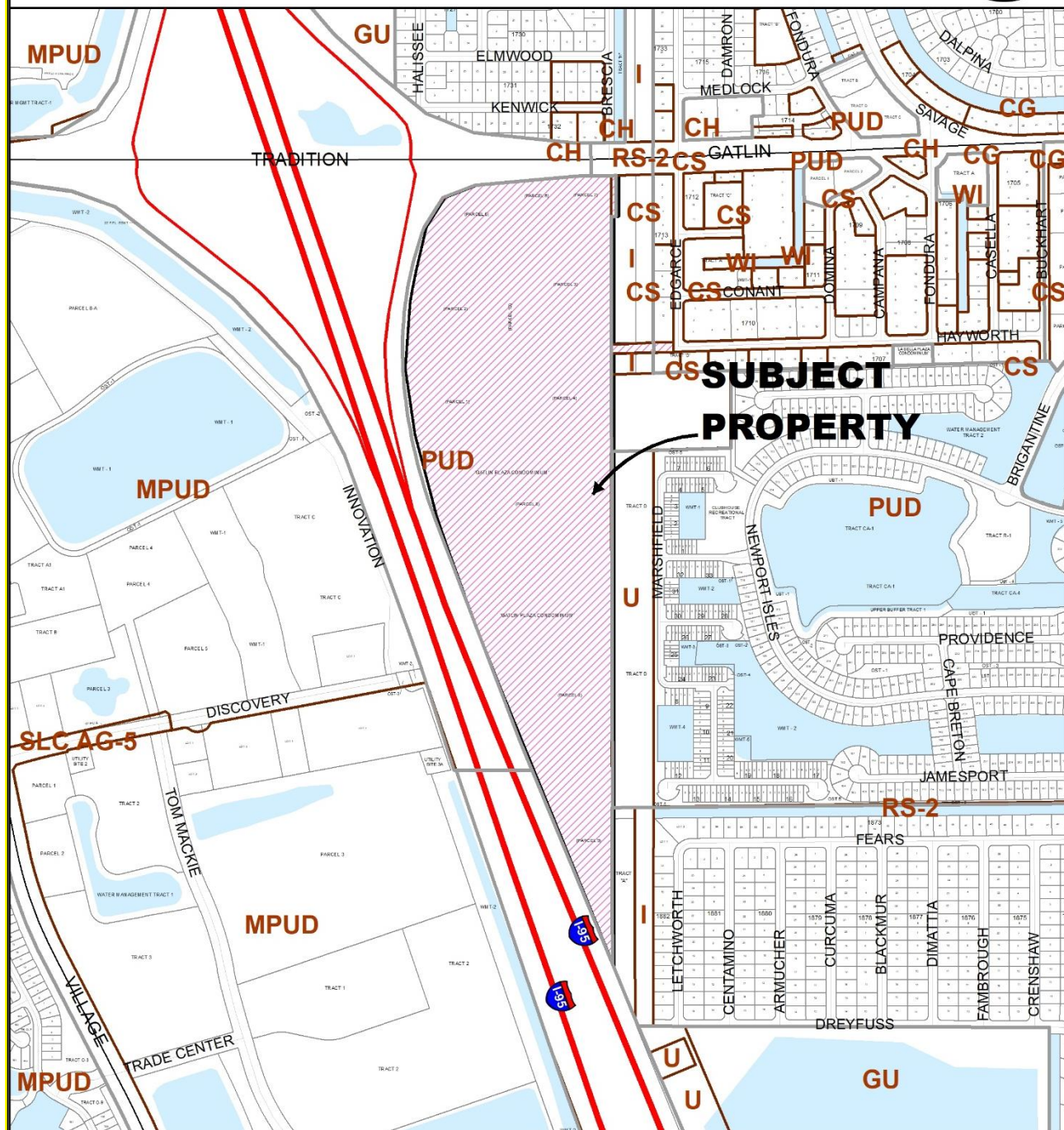
Surrounding Uses

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

CH- Highway Commercial, HWY- Highway, U – Utility, I – Institutional, OSR – Open Space Recreation,
RS-2 – Single-Family Residential



EXISTING ZONING



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

Land Use:

The proposed PUD amendment is consistent with Policies 1.1.4.10 and 1.1.4.13 of the comprehensive plan establishing the compatible land use classification and zoning districts, along with the commercial and service commercial intensity of the allowable uses within the Gatlin Plaza PUD. The purpose of the amendment is to add commercial and service commercial square footage within the development as well as adjust the PUD master plan to divide the existing Tract B in future development, stormwater and conservation tracts.

Transportation:

The proposed PUD amendment is consistent with Policies 2.1.2.2, 2.1.2.7 and 2.1.2.9 of the comprehensive plan establishing the required level of transportation service standards for the roadways around the Gatlin Plaza PUD. 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.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed PUD amendment 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 set forth by the Public Works Department in the Public Work's 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

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.