



Gatlin Commons PUD 9th Amendment
P24-097
Planning and Zoning Board Meeting
March 4th, 2025

Request Summary

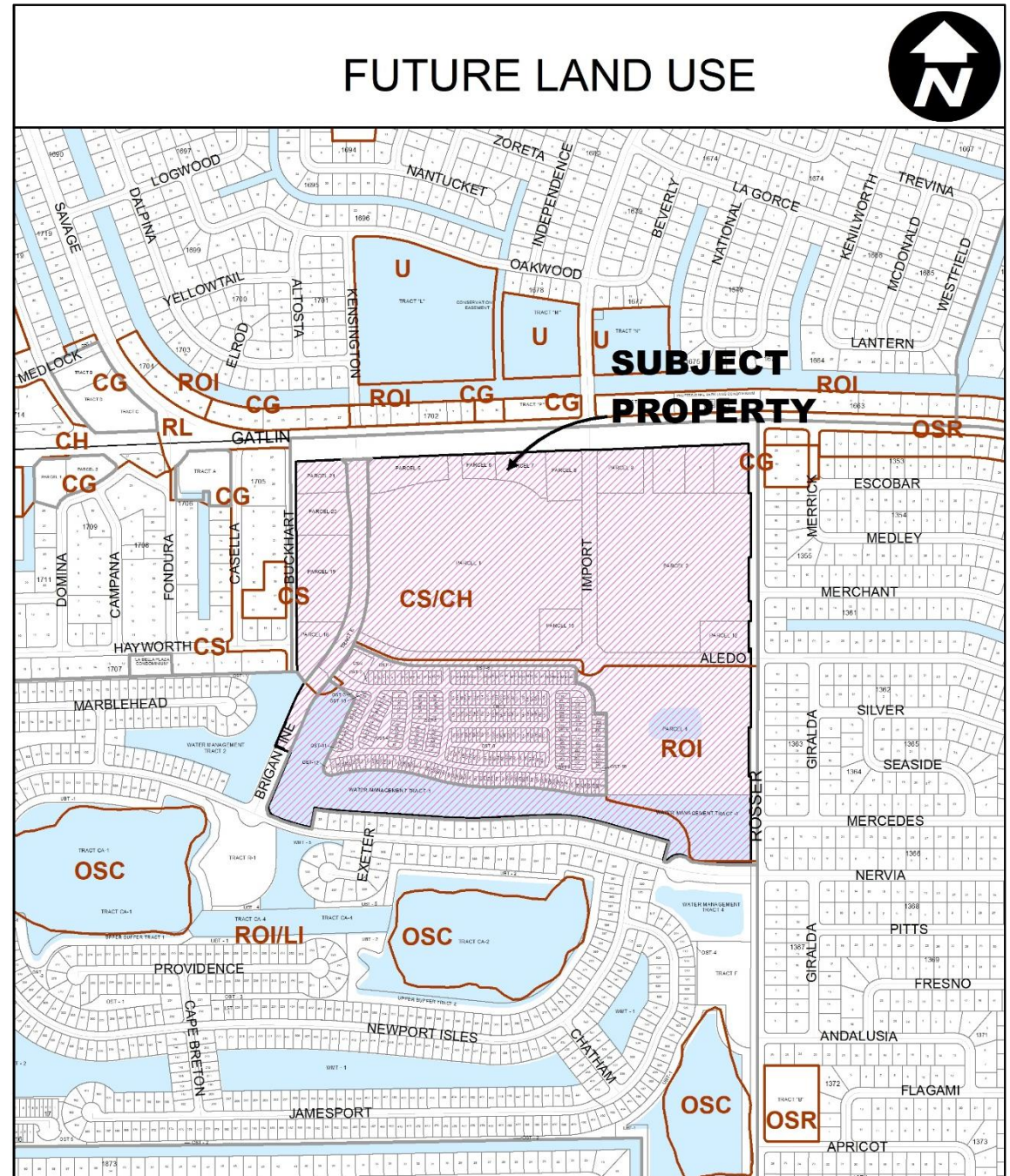
Applicant's Request:	An application for the 9th Amendment to the Gatlin Commons Planned Unit Development (PUD) to revise the PUD's parking ratio for medical offices.
Agent(s):	Redtail Design Group
Applicant:	Gatlin Group Holdings II, LLC
Location:	The Gatlin Commons PUD is generally located at the corner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

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 Site Plan Review Committee recommended approval of the proposed PUD document 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
- Motion to table