

Gatlin Plaza – BJ's Wholesale Club

Major Site Plan Amendment Project No. P17-057-A5

City Council Meeting Francis Forman, Planner III August 25, 2025

Request Summary

- Owner: BDG PSL-DB, LLC
- Applicant: Kimley-Horn & Associates, Inc.
- Location: 2250 SW Gatlin Boulevard.
- Request: The applicant is requesting approval of a major site plan amendment to the Gatlin Plaza PUD to add a retail warehouse with fuel pumping stations.



Surrounding Areas (Aerial)

Direction	Existing Use	Future Land Use	Zoning
North	Commercial & Open Space Uses	CH & OSR	СН
South	Florida Interstate 95	HWY	HWY
East	Public Works Drainage Easements & FDOT Park-&-Ride	U	I, U & CS
West	Florida Interstate 95	HWY	HWY

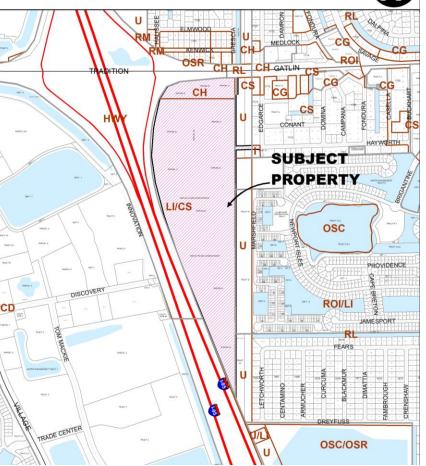




FUTURE LAND USE

Surrounding Areas (Future Land Use)

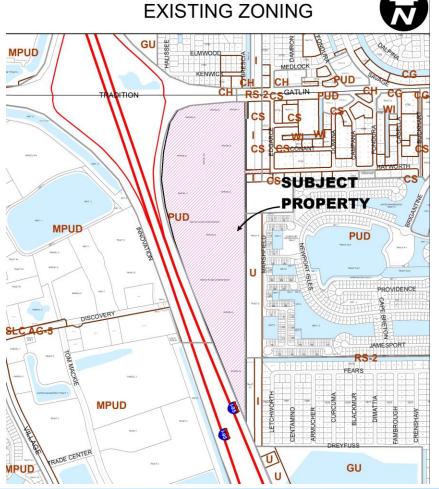
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South	Florida Interstate 95	HWY	HWY
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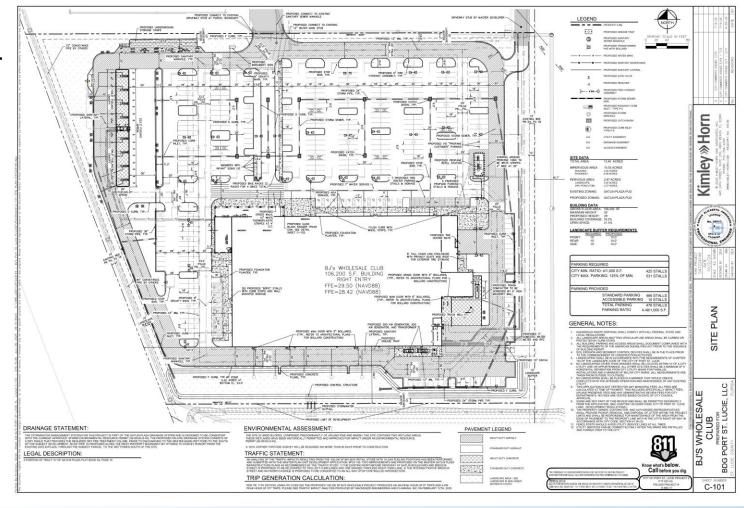
Surrounding Areas (Zoning)

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Site Plan



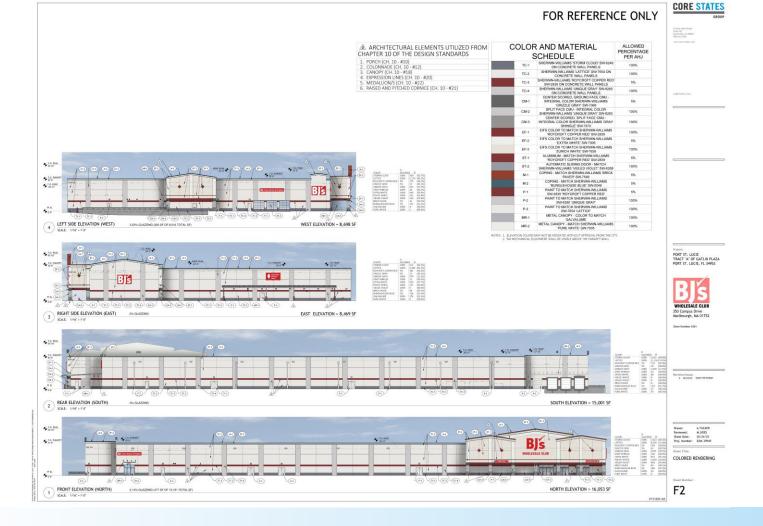


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A CONTRIBUOUS EVERGREEN HEDGE THAT IS AT LEAST 49" IN HEIGHT
PROVIDED PSLUSO PROJECT # 11-863-11 Know what's below.

Call before you dig. PSL PLANNING AND ZONING PROJECT # P17-057-A5



Building Elevations





Transportation Summary

- The proposed site plan amendment will add 106,200 square feet of building to the existing Gatlin Plaza site, bringing the total existing and proposed building square footage to 495,909.
- According to the requirements in the most recently approved Gatlin Plaza PUD amendment, the additional square footage will trigger transportation improvements since the total square footage will exceed 400,000 square feet.



Transportation Summary

Prior to issuance of any building or site development permits, the developer shall provide or cause to provide through the execution of an approved development agreement, the following improvements:

- 1. Intersection of Gatlin Boulevard & Brescia Street:
 - i. Convert the northbound approach to this intersection (Brescia Street) to 2 left-turn lanes and 1 shared through/right-turn lane.
 - ii. Extend shared through/right-turn lane approximately 160 feet from current position to approximate access drive at Home Depot site.
 - iii. Provide for necessary Signal Head and Signal Adjustments to support this restriping improvement and lane adjustment.
- Intersection of Fondura Street and Gatlin Boulevard:
 - Add northbound right turn lane.
 - ii. Provide for necessary Signal Head and Signal Adjustments to support this lane addition.
- 3. East side Driveway 2 & Hayworth Avenue:
 - i. Convert the intersection of the Gatlin Plaza Internal Access Drive with Hayworth Avenue to an 'All-Way' stop controlled intersection.
 - ii. Improve sight-triangle visibility at intersection.
- 4. Intersection of Hayworth Avenue & Edgarce Street:
 - i. Restripe the Hayworth Avenue & Edgarce Street intersection to provide for enhanced traffic operation visibility.
 - ii. Remove stop signs for Hayworth Avenue, allowing for free flow movement along Hayworth Avenue.



Staff Recommendation

The Site Plan Review Committee recommended approval at their March 12, 2025, meeting.

Staff recommends approval

