



**Gatlin Plaza – BJ’s Wholesale Club
Major Site Plan Amendment
P17-057-A5**



Project Location Map

SUMMARY

Applicant's Request:	An application for a major site plan amendment for Gatlin Plaza.
Applicant:	Sarah Anderson, Kimley-Horn & Associates, Inc.
Property Owner:	BDG PSL-DB LLC
Location:	South on SW Gatlin Boulevard and east of Florida Interstate 95.
Address:	2250 SW Gatlin Boulevard
Project Planner:	Francis Forman, Planner III

Project Description

The applicant, Kimley-Horn & Associates, Inc, has submitted a Major Site Plan Amendment for Gatlin Plaza. The Major Site Plan Amendment includes the addition of a 106,200 square foot building with 16 fuel pumping stations within the southern tract B2(2) of the Gatlin Plaza PUD. Tract B2(2) consists of 13.40 acres on the southern portion of the overall Gatlin Plaza PUD, and the tract was created as part of the Gatlin Plaza PUD Amendment, at the July 28, 2025, City Council meeting.

The proposed amendment will bring the total existing and proposed buildings to a total of 495,909 square feet. According to the requirements in the most recently approved Gatlin Plaza PUD amendment, the following transportation improvements will be required prior to any building or site development permits via a development order, due to passing the 400,000 square foot threshold:

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.
2. Intersection of Fondura Street and Gatlin Boulevard:
 - i. 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.

The property is zoned Planned Unit Development (PUD), which is compatible with the current future land use classification of Light Industrial/Service Commercial (I) of the site.

Location and Site Information

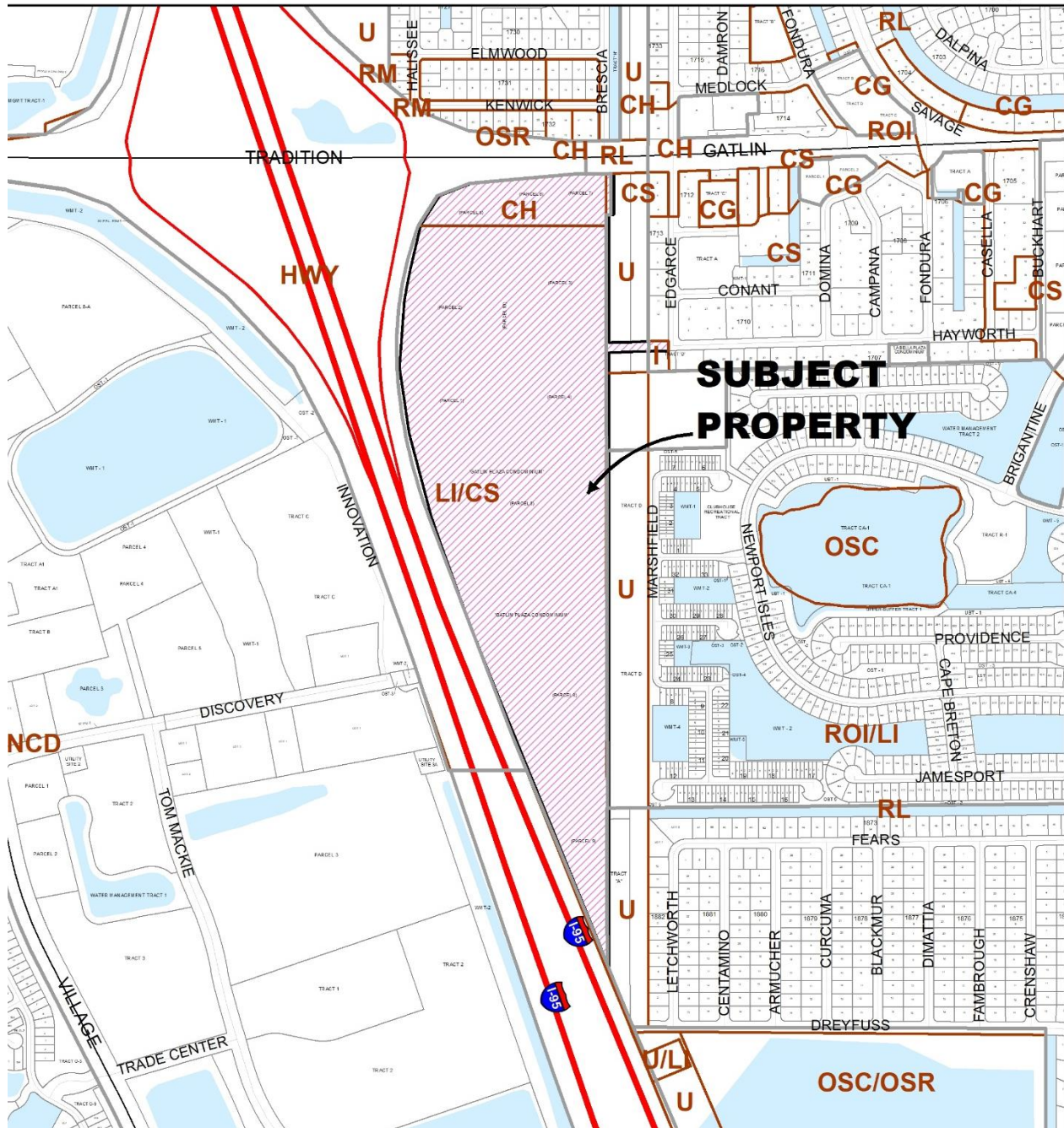
Parcel Number:	4315-503-0002-000-7
Property Size:	+/- 103.86-acres
Legal Description:	A Portion of Tract "A" of Gatlin Plaza, Plat Book 54, Page 18
Future Land Use:	LI/CS – Light Industrial/Service Commercial
Existing Zoning:	PUD – Planned Unit Development
Existing Use:	Service Commercial Uses

Surrounding Uses

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

CH – Highway Commercial, CS – Service Commercial, OSR – Open Space Recreational, HWY – Highway,
I – Institutional, U – Utilities

FUTURE LAND USE



Future Land Use



IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	An application for site plan amendment approval to construct a 106,200 square foot, one-story retail warehouse use building in addition to a 16-fuel pump gas station use.
DUMPSTER ENCLOSURE	The site plan provides a trash compactor enclosure for both general and recyclable refuse for the commercial site.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.
PARKING REQUIREMENTS	The proposed use requires a total of 425 parking spaces, while 476 spaces including 10 handicap spaces are proposed.
BUILDING HEIGHT	Maximum building height permitted by the Planned Unit Development is 50' while the building is proposed to be 26'.
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	The Traffic Report prepared by MacKenzie Engineering and Planning, Inc., dated February 12, 2025, was reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. The proposed 106,200 SF retail warehouse with fuel pumps is anticipated to generate 218 AM and 774 PM peak hour trips. The project is in compliance with the adopted levels of service;

	however, the proposed square footage will trip the approved traffic monitoring condition for the Gatlin Plaza PUD (P23-159), and additional off-site traffic mitigation will be required.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable to non-residential development.

NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection: The Gatlin Plaza PUD is subject to the native upland preservation/mitigation requirements of the City Code. No upland habitat preservation is proposed on site, due to the existing protected habitats and wetlands not being affected by the proposed work south of the proposed location within the overall PUD. The trees to be removed will require mitigation and need to be paid in accordance with the City standards. The applicant has stated that a payment into the tree removal fund will be made prior to the issuance of the first building permit.

Wildlife Protection: The site is currently undeveloped and a gopher tortoise survey will be required prior to the issuance of a site work permit.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan. The Site Plan Review Committee recommended approval at their March 12, 2025, meeting.