

City of Port St. Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984



Meeting Agenda

Monday, July 13, 2026

12:00 PM

Council Chambers, City Hall

Board of Zoning Appeals

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Anthony Bonna, Sr., Councilman, District III

Please visit www.cityofpsl.com/tv for new public comment options.

1. Call to Order**2. Roll Call****3. Public Hearings**

- 3.a** Partial Appeal of the Denial of the Haredo Realty Advisors, [2026-592](#)
Inc. and Ghanie, John and Joan Variance (P26-036) by the
Planning and Zoning Board

Location: The property is generally located on the northwest corner of
SW Bougainvillea Avenue and SW Gatlin Boulevard.

Legal Description: Port St. Lucie Section Twenty-Three, Block 1616, Lots
6-10 (Plat Book 13, Pages 29, 29A-29D).

A request to appeal the denial of a variance to the rear building setback
requirements.

4. Adjourn

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

Notice: Public and Press are invited to review all the backup for Council Meetings. Copies are available in the City Clerk's Office on Wednesday, Thursday, Friday, and Monday before Council Meetings. On Meeting nights, a copy of backup material is available in the reception area of City Hall for public review. Please leave the agenda and backup material in good order for others to review.

Notice: Anyone wishing to speak during Public to be Heard and/or on any Agenda Item is asked to fill out a white Participation Card and submit it to the City Clerk. Participation Cards are available on the side table in Council Chambers, at the reception desk in City Hall lobby, and in the City Clerk's Office.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

As a courtesy to the people recording the meeting, please turn all cell phones to silent or off. Thank you.



Agenda Summary

2026-592

Agenda Date: 7/13/2026

Agenda Item No.: 3.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Partial Appeal of the Denial of the Haredo Realty Advisors, Inc. and Ghanie, John and Joan Variance (P26-036) by the Planning and Zoning Board

Location: The property is generally located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard.

Legal Description: Port St. Lucie Section Twenty-Three, Block 1616, Lots 6-10 (Plat Book 13, Pages 29, 29A-29D).

A request to appeal the denial of a variance to the rear building setback requirements.

Submitted By: Sofia Trail, Planner I, Planning & Zoning Department

Executive Summary: The City of Port St. Lucie has received a request from the Applicant, Edward McDonald, Thomas Engineering Group, on behalf of the property owners, Haredo Realty Advisors, Inc., and the John Mohamed Ghanie and Joan Davis-Ghanie Living Trust to appeal the denial of the variance from the City's rear building setback requirements.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the appeal request.

Background: The Applicant submitted a request for the following variances from the City of Port St. Lucie Code of Ordinances:

1. A variance of 14.6 feet from the rear building setback requirements.
2. A variance to the requirement of landscaping along the outside of the architectural wall, which is proposed ten (10) feet from the rear property line, and a variance of two (2) trees and 154 shrubs of perimeter landscaping required along the northern boundary of the subject property.

The Planning and Zoning Board found that the Applicant's variance request was not consistent with the variance criteria and denied the application at its May 5, 2026 meeting. See attached order of the Planning and Zoning Board denying the variance ([Attachment 1](#)) and the Planning and Zoning Department's staff report ([Attachment 3](#)) for more detailed information.

Issues/Analysis: The Applicant has submitted a request to appeal the denial of the variance with respect to the rear setback portion of the request but has not challenged the portion of the request relating to the landscaping.

Special Consideration: The conceptual plans associated with the LMD rezoning and SEU are contingent upon the approval of the variance request. Additionally, the development encroaches 10 feet into the 20-foot drainage easement along the rear boundary line of lots 6 through 10.

Location of Project: The project is generally located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard.

Attachments:

1. Variance Denial Order
2. 5/5/26 Planning and Zoning Board Minutes
3. Staff Report
4. Preliminary Landscape Plan
5. Application and Agent Authorization Letter
6. Recorded Unity of Control
7. Warranty Deeds
8. Staff Presentation
9. Public Comment
10. Applicant Appeal Letter
11. Applicant Appeal Presentation

**BEFORE THE PLANNING AND ZONING BOARD
OF THE CITY OF PORT ST. LUCIE, FLORIDA**

In Re: Haredo Realty Advisors, Inc. and Ghanie, John & Joan - Variance

P&Z Project No. P26-036

Property: Northwest corner of SW Bougainvillea Avenue and Gatlin Boulevard

Legal Description: Port St Lucie, Section 23, Block 1616, Lots 6-10

PLANNING AND ZONING BOARD ORDER NO. 26-6

**AN ORDER OF THE CITY OF PORT ST. LUCIE PLANNING AND ZONING BOARD
DENYING A VARIANCE TO THE REAR BUILDING SETBACK REQUIREMENTS
AND THE LANDSCAPING REQUIREMENTS FOR A PROPOSED RETAIL
DEVELOPMENT (P26-036).**

The owner of the properties are Haredo Realty Advisors, Inc. and John Mohamed Ghanie and Joan Davis-Ghanie Living Trust ("Property Owners"). The Applicant is Edward McDonald with Thomas Engineering Group, LLC. ("Applicant"). The Applicant is requesting a variance of 14.6 feet from the rear building setback requirements and a variance to the requirement of landscaping along the outside of the architectural wall, which is proposed ten (10) feet from the rear property line, and a variance of two (2) trees and one hundred and fifty (154) shrubs of perimeter landscaping required along the northern boundary of the subject property.

The applicable City of Port St. Lucie Code of Ordinances ("City Code of Ordinances") states the following: Section 158.155(J)(1) requires a 25 foot rear setback for buildings within the Limited Mixed Used (LMD) Zoning District for lots adjacent to a residential land use or right-of-way is 25 feet; Section 154.03(I)(5) allows landscaping to encroach a maximum of ten (10) feet into a 20-foot drainage easement; Section 154.03(C)(5)(b) requires an area outside of the architectural wall for landscaping and maintenance for landscape buffer strips located adjacent to a right-of-way; and Section 154.03(C)(5)(c) requires one (1) tree planted for each 30 linear feet of the landscape's buffer strip as well as continuous hedging with one (1) shrub planted for each linear two (2) feet.

The property is located on the northwest corner of SW Gatlin Boulevard and SW Bougainvillea Avenue. The property is legally described as Port St. Lucie, Section 23, Block 1616,

Lots 6 through 10. The Property Owner of lot 6 (the John Mohamed-Ghanie and Joan Davis-Ghanie Living Trust) and the Property Owner of lots 7 through 10 (Haredo Realty Advisors, Inc.) have entered into a recorded unified control agreement to rezone and develop lots 5 through 10 as one project which was recorded in the Official Records Book of St. Lucie County on April 13, 2026.

This matter came before the Planning and Zoning Board at a duly noticed public hearing on May 5, 2026, to consider the Applicant's variance application (P26-036), advertising of the public hearing having been made.

The Planning and Zoning Board considered the application and has determined, based on substantial and competent evidence, that the Applicant's request for a variance is not consistent with the variance criteria set forth in Section 158.295(B) of the Port St. Lucie City Code specifically citing to Sections 158.295(B)(4) and (5) and the impact that granting the variance would have on public welfare and the rights enjoyed by other properties in the same area.

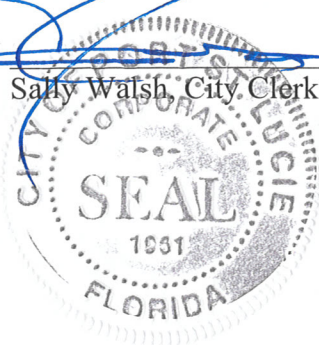
ORDERED AND ADJUDGED by the Planning and Zoning Board of the City of Port St. Lucie, Florida, that the variance request (P26-036) is **DENIED** pursuant to Chapter 158, Article XV of the City's Code.

The provisions of this ORDER are intended to be severable. If any part of this ORDER is determined to be void or is held to be invalid by a court of competent jurisdiction, then the remainder of this ORDER shall remain in full force and effect.

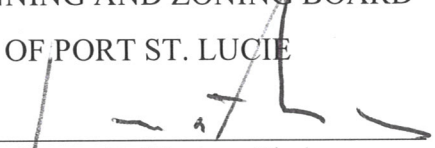
DONE and **ORDERED** by the Planning and Zoning Board of the City of Port St. Lucie, Florida this 5th day of May, 2026, and filed with the City Clerk on May 20, 2026.

ATTEST:

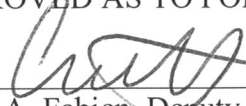

Sally Walsh, City Clerk



PLANNING AND ZONING BOARD
CITY OF PORT ST. LUCIE

By: 
James D. Norton, Chairman

APPROVED AS TO FORM:


Carly A. Fabien, Deputy City Attorney

applicant is Sundance PSL I, LLC. He reviewed the request and project background, location of the subject property, and proposed project. He indicated the application is to provide independent design standards and guidelines for the MPUD per the exceptions listed in the Citywide design standards. Planner Robinson stated the Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at their meeting of January 28, 2026. He indicated the Planning and Zoning 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 conditions.

George Missimer, Cotleur and Hearing, stated he was sworn in and provided a brief PowerPoint presentation. He indicated the amendment adopts a design and guideline standards document for the DRI and establishes the Architectural Review Committee within the Parcel A PUD. Mr. Missimer stated the Applicant appreciated Staff's presentation and recommendation for approval.

There being no further comments, Chair Norton closed the Public Hearing.

There being no further discussion, Chair Pro-Tem Reikenis moved to approve P25-178, Wilson Groves Parcel A - Master Planned Unit Development (MPUD) Amendment No. 2. Vice Chair Pettibon seconded the motion, which passed unanimously by voice vote.

8.c

P26-036 Haredo Realty Advisors, Inc. and Ghanie, John & Joan - Variance

2026-399

Location: The property is generally located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard.

Legal description: Port St. Lucie Section Twenty Three, Block 1616, Lots 6-10 (Plat Book 13, Pages 29, 29A-29D)

A request to grant a variance to the rear building setback requirements and the landscaping requirements for a proposed retail development

Chair Norton inquired if the Board had any ex parte communications to disclose, to which each member indicated they had none.

Sofia Trail, Planner, provided a PowerPoint presentation on this variance application. She stated that she was sworn in, and the official packet was submitted to the City Clerk at least five days before today's hearing. She asked the City Clerk to enter the packet into the record.

Planner Trail indicated the applicant and agent is Edward McDonald, Thomas Engineering Group, and the property owners are The John

Mohamed Ghanie and Joan Davis-Ghanie Living Trust (Lot 6) and Haredo Realty Advisors, Inc. (Lots 7-10). She stated the request is to grant a variance for the building rear setback requirements and landscaping requirements for a proposed retail development. Planner Trail discussed the location and surrounding areas of the subject property, variance requests, code requirements, project background, and preliminary conceptual plan.

Chair Norton inquired if Staff was asking for a motion with a condition. Mary Savage-Dunham, Director, Planning and Zoning, explained that Staff was recommending a condition should the Board approve the variance. She noted that a word is missing and the condition should state: The variances will expire one (1) year "from the" approval if 10 feet of the 20-foot drainage easement is not abandoned by the City Council.

Chair Norton asked if this was the only way to construct this project. Planner Trail indicated that the Applicant has a presentation, which includes a proposal for this site.

Chair Norton questioned what it would mean if the variance was not approved. Senior City Attorney Hertz explained the next applications are contingent upon this variance, because of the conceptual plans attached to them. She recommended tabling the applications should the Board not approve this variance, to allow the Applicant time to speak with Staff on how to proceed. Ms. Savage-Dunham added that the site plan would have to be redesigned if the variance is not approved.

Chair Norton stated the Applicant is looking for a variance for relief from the parameters of the City Code. Ms. Savage-Dunham indicated the Applicant is asking for relief and reiterated the Applicant has a presentation.

Edward McDonald, Thomas Engineering Group, stated he was representing the property owners on behalf of the Dollar Tree project. He provided a PowerPoint presentation and further clarified the variance request of 15 feet and to plant trees outside the buffer along the south side of the wall. Mr. McDonald presented aerials of the subject site and discussed rezoning, traffic flow, and unity of control. He showed the Site Plan with the proposed Dollar Tree store as well as spoke to the variance and landscape plan.

Board Member Spatara inquired about the drainage, to which Mr. McDonald explained the existing stormwater discharge pipe that runs to the right of the driveway will be modified and directed to the canal.

Board Member Spatara asked what would happen if the City Council decided to abandon the canal. Ms. Savage-Dunham explained if the project receives approval and moves forward, the City Council would be asked to abandon the drainage easement. She stated this is the reason the condition mandates getting the abandonment within one year, otherwise the variance would be extinguished. Mr. McDonald explained the canal is in its own separate right-of-way and the Applicant is only looking to vacate 10 feet of the 20-foot drainage easement.

Board Member Spatara questioned whether this would cause a stormwater problem, to which Mr. McDonald responded in the negative. He stated this has nothing to do with the flow and capacity of the stormwater system.

Senior City Attorney Hertz explained that if there is a stormwater problem, Public Works will not approve the abandonment to take place.

Diana Spriggs, Public Works, added that Public Works would have less access to the canals, but they can access them in other ways for maintenance purposes.

Ms. Savage-Dunham noted that there are several applications to go through before the abandonment is reviewed and acted on by the City Council. She stated the scope of this Board is to consider granting the relief as requested.

Board Member Previte inquired if Dollar Tree could alter the design of the building to comply with the setback. Mr. McDonald stated that would not work for Dollar Tree and they would walk away from this deal.

Board Member Previte reviewed the Staff Report and confirmed that there were no unique conditions or circumstances present and the variances will confer special privileges denied by other parcels within the LMD zoning district, to which Planner Trail responded in the affirmative.

Board Member Previte questioned the wording of “granting the variances will not be in harmony with the general intent and purpose of this chapter and will not be injurious to the area or detrimental to the public welfare.” Planner Trail explained and clarified the language, as the Applicant is asking for relief from the amount of canopy trees to be planted based on the parking design. She stated it is not in harmony with the intent of the conversion area, and it will not be injurious or detrimental to the public health, safety, and welfare.

The Board inquired if the canopy trees will be installed elsewhere on the parcel. Planner Trail stated she understood that the trees would not be placed elsewhere. Mr. McDonald indicated he was not certain, but if the Applicant could add the two trees elsewhere on the site. Planner Trail stated she would have to look at the landscape plan but indicated the Applicant would be deficient by two trees and 154 shrubs at the rear of the property boundary. She indicated that Mr. McDonald stated they are meeting the requirement and clarified the City Code. Planner Trail confirmed that the residents would be looking at a wall without hedges and trees.

Senior City Attorney Hertz reminded the Board to look at the facts of the application before them and not the other properties. Planner Trail noted that all lots within conversion area 2 are required to follow the Code regulations.

Mr. McDonald showed the other properties that do not have a lot of landscaping material. He stated for the Applicant to develop at this site; the first step is the approval of the variance for the setback and landscape variance.

Ms. Savage-Dunham suggested the Board focus on the application and request before them, as they do not know the circumstances of the other parcels.

Vice Chair Pettibon asked for the distance across the canal to the adjacent homes. Mr. McDonald estimated that it could be over 100 feet.

Chair Norton inquired if the Applicant was unwilling to modify the Site Plan. Mr. McDonald stated the Applicant has modified the Site Plan multiple times to try to make it work. He explained that Dollar Tree has standards on how their stores operate, so they cannot make modifications.

Chair Norton opened the Public Hearing.

1. Dwayne Richard Bushey, Developer for the project, stated he was sworn in. He commented on the building size and shape, noting that cutting off part of the building to fit compliance could compromise the structure.
2. Hal Dodt, Haredo Realty Advisors, stated he was sworn in. He spoke on behalf of the project and indicated they held a neighborhood meeting, but no residents attended and there has been no opposition to the project.

Ms. Savage-Dunham stated the City noticed those within 750 feet of the project and noted there was additional public comment in the Board's backup documentation.

There being no further comments, Chair Norton closed the Public Hearing.

At this time, Board Member Previte indicated he was not in favor of variances, so he will probably vote no.

There being no further discussion, Chair Pro-Tem Reikenis moved to approve P26-036 Haredo Realty Advisors, Inc. and Ghanie, John & Joan – Variance, with the condition stating that the variances will expire one year from approval if 10 feet of the 20-foot drainage easement is not abandoned by the City Council. Vice Chair Pettibon seconded the motion, which failed by roll call vote with Board Member Mocerino, Chair Pro-Tem Reikenis, and Vice Chair Pettibon in favor, and Board Member Rosen, Chair Norton, Board Member Previte, and Board Member Spatara opposed.

Chair Norton announced that the motion failed and inquired about the process for the next two items. Senior City Attorney Hertz recommended that the Board table the items to a date certain, unless the Applicant wants it tabled to a date uncertain to give them time to discuss next steps. Ms. Savage-Dunham indicated that Staff recommends tabling to a date certain of June 2, 2026, unless the Applicant has a preference. Mr. McDonald stated the Applicant preferred a date uncertain.

8.d P25-217 Dollar Tree - Gatlin and Bougainvillea - Limited

[2026-402](#)

Mixed Density (LMD) Rezoning

Location: The project is generally located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard.

Legal Description: Port St. Lucie Section Twenty Three, Block 1616, Lots 5-10 (Plat Book 13, Pages 29, 29A-29D)

This is a request to rezone lots 5 through 10 to the Limited Mixed Density (LMD) Zoning District.

Vice Chair Pettibon moved to table P25-217 Dollar Tree - Gatlin and Bougainvillea - Limited Mixed Density (LMD) Rezoning Location to a date uncertain. Board Member Previte seconded the motion, which passed unanimously by voice vote.

8.e P25-219 Dollar Tree - Gatlin and Bougainvillea - Special

[2026-407](#)

Exception Use

The property is generally located on the northwest corner of SW Gatlin Boulevard and SW Bougainvillea Avenue.

Legal Description: Lots 5-10, Block 1616, Port St. Lucie Section Twenty Three, according to the plat thereof, recorded in Plat Book 13, Pages

Haredo Realty Advisors, Inc. and Ghanie, John & Joan
Variance
P26-036



SUMMARY

Applicant's Request:	A request to grant a variance to the rear building setback requirements and the landscaping requirements for a proposed retail development as described in the project description.
Application Type:	Variance, Quasi-Judicial
Applicant/Agent:	Edward McDonald, Thomas Engineering Group, LLC
Property Owners:	Haredo Realty Advisors, Inc. (Lots 7-10) & John Mohamed Ghanie and Joan Davis-Ghanie Living Trust (Lot 6)
Location:	The property is generally located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard.
Project Planner:	Sofia Trail, Planner I

Project Description

The City of Port St. Lucie has received a request from the applicant, Edward McDonald, Thomas Engineering Group, on behalf of the property owners, Haredo Realty Advisors, Inc., and the John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, for the following variances from the City of Port St. Lucie Code of Ordinances:

1. A variance of 14.6 feet from the rear building setback requirements.
2. A variance to the requirement of landscaping along the outside of the architectural wall, which is proposed ten (10) feet from the rear property line, and a variance of two (2) trees and 154 shrubs of perimeter landscaping required along the northern boundary of the subject property.

The City of Port St. Lucie Code of Ordinances states the following:

- **Section 158.155(J)(1):** The rear setback requirement for buildings within the Limited Mixed Used (LMD) Zoning District for lots adjacent to a residential land use or right-of-way is 25 feet.
- **Section 154.03(I)(5):** Allows landscaping to encroach a maximum of ten (10) feet into a 20-foot drainage easement.
- **Section 154.03(C)(5)(b):** Landscape buffer strips located adjacent to a right-of-way require an area outside of the architectural wall for landscaping and maintenance.
- **Section 154.03(C)(5)(c):** One (1) tree shall be provided for each 30 linear feet of the landscape's buffer strip as well as continuous hedging with one (1) shrub planted for each linear two (2) feet.

The property is located on the northwest corner of SW Gatlin Boulevard and SW Bougainvillea Avenue. The property is legally described as Port St. Lucie, Section 23, Block 1616, Lots 6 through 10. The property owner of lot 6 (the John Mohamed-Ghanie and Joan Davis-Ghanie Living Trust) and the property owner of lots 7 through 10 (Haredo Realty Advisors) have entered into a recorded unified control agreement to rezone and develop lots 5 through 10 as one project which was recorded with St. Lucie County on April 13, 2026.

There is 20-foot-wide drainage easement along the rear of Block 1616. The property owners intend to apply for an abandonment of 10 feet of the easement at time of site plan application. Based on conceptual site plans, lot 5, which is included in the unified control agreement, will remain undeveloped. As a result, this variance application excludes lot 5. A six-foot-high masonry buffer wall will be placed ten feet from the property line. With this application, the additional buffering from the tree canopy will be absent.

Background

The property is located in the conversion area along SW Gatlin Boulevard and SW Bougainvillea Avenue, which allows single-family lots to be rezoned to non-residential uses. A rezoning application (P25-217) and a special exception use (SEU) application (P25-219) were submitted concurrently with the variance. The applicant is requesting to rezone the properties to the Limited Mixed Density (LMD) Zoning District and is proposing a retail development that has an approximate gross floor area of 10,062 square feet, which requires SEU approval. The conceptual plans associated with the LMD rezoning and SEU are contingent upon the approval of the variance request. Additionally, the variance request is contingent upon the approval of the abandonment of 10 feet of the 20-foot drainage easement along the rear boundary line of lots 6 through 10 by the City Council

Review Criteria

An application of a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on April 23, 2026, and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information

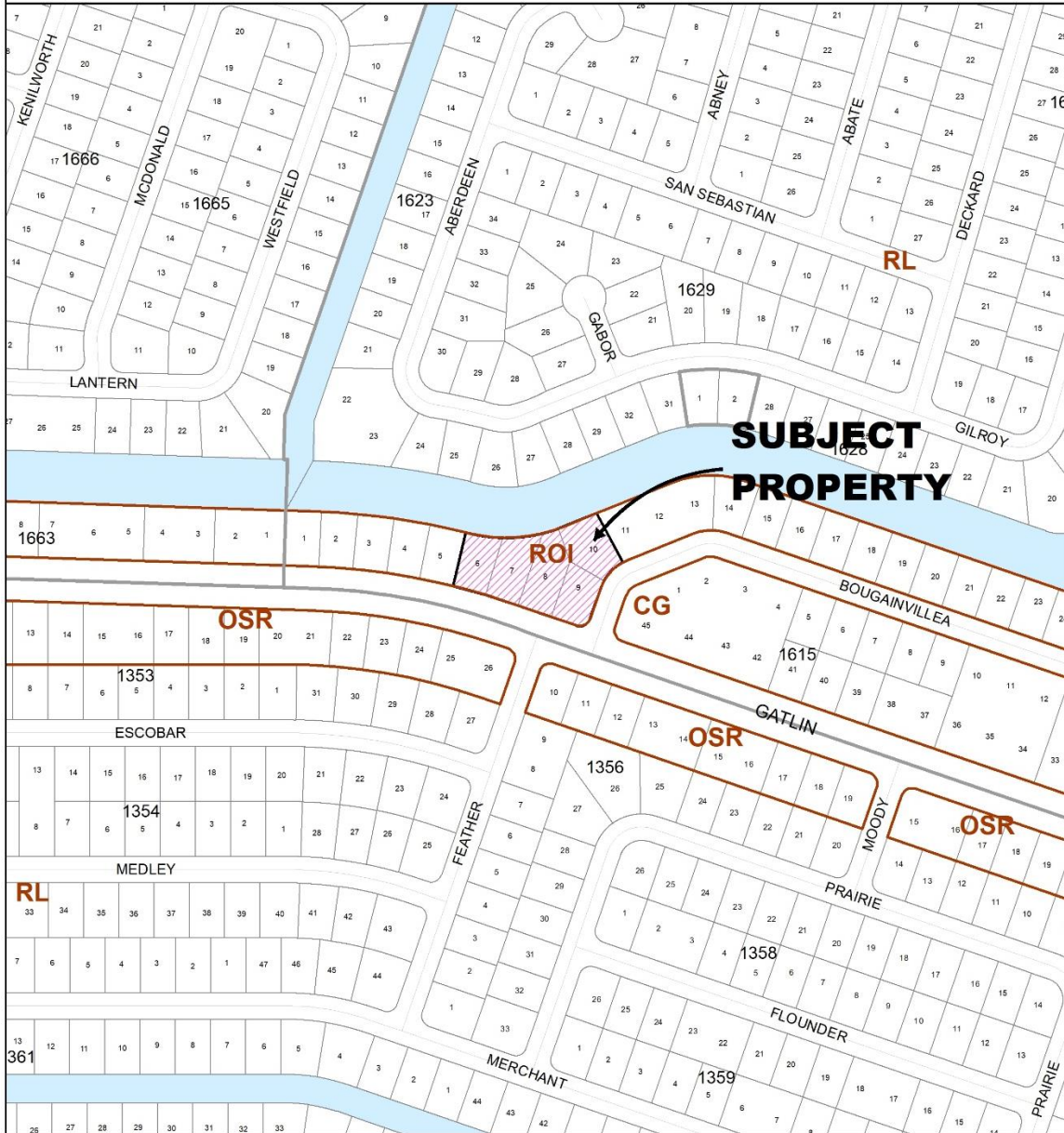
Parcel Numbers:	3420-610-0715-000-7 (Lot 6), 3420-610-0716-000-4 (Lot 7), 3420-610-0717-000-1 (Lot 8), 3420-610-0718-000-8 (Lot 9), and 3420-610-0719-000-5 (Lot 10)
Property Size:	1.36-acres
Legal Description:	Port St Lucie, Section 23, Block 1616, Lots 6-10
Future Land Use:	ROI (Residential/Office)
Existing Zoning:	Lot 6 (P – Professional) Lots 7-10 (RS-2 Single-Family Residential)
Existing Use:	Undeveloped

Surrounding Uses

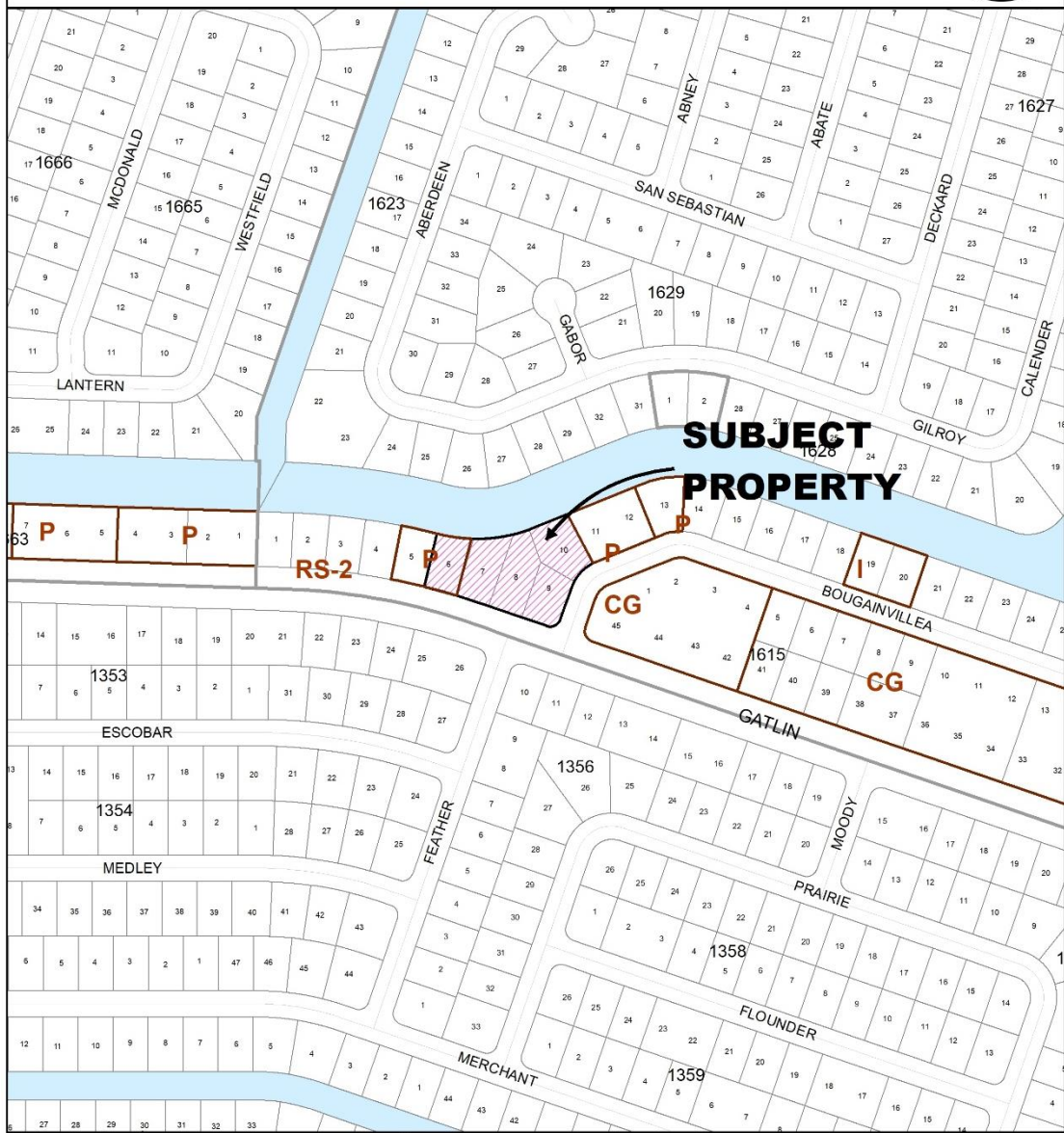
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Drainage right-of-way
South	OSR	RS-2	Pedestrian pathway
East	ROI	P/RS-2	Undeveloped
West	ROI	P	Offices

RL – Low-Density Residential, ROI – Residential/Office, RS-2 – Single Family Residential, OSR – Open Space Recreation, P – Professional

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize the variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of the structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7). The applicant's response to this criterion is attached to the application. Staff's review is provided below.

See the applicant's responses that are included in the Variance application.

Compatibility with variance criteria Section 158.295 (B).

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - Applicant's Response: *The unique shape of the property relative to the width of the property from Gatlin Boulevard does for majority of typical commercial users. This property has just enough depth if granted to allow for commercial development to occur in line with the LMD Conversion manual and the City Comprehensive Plan.*
 - Staff Findings: There are no unique conditions or circumstances present. Parcels in this conversion area typically have a depth of 125 feet. Those that have been rezoned from single-family to non-residential uses generally position buildings near the front property line, with access driveways at the rear and parking on the sides. These parcels support an approximate maximum building depth of 50 feet without needing variances for setbacks or landscaping. The proposed building has a building depth of 80 feet.

The subject property's depth ranges from 123 to 226 feet, making it larger than most parcels in the area, and has an approximate width of 440 feet. The proposed building is 10,062 square feet and is surrounded by two-way drive aisles in the front and rear. This building's size and its parking requirement of 50 stalls, do not fit the subject property.
2. That the special conditions and circumstances do not result from any action of the applicant.
 - Applicant's Response: *No.*
 - Staff Findings: No special conditions or circumstances exist. See response 1.
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
 - Applicant's Response: *The request for this variance is in line with the LMD Zoning District and Conversion Area that looks to promote assembly of single-family residential lots along strategically located segments of major thoroughfares. Granting of this variance allows for future parcels to develop west of the subject parcel and provides for utility infrastructure and cross-access between parcels.*
 - Staff Findings: Granting the variances requested by the applicant will confer special privileges that are denied by other parcels within the LMD Zoning District. All site

plans are required to meet the minimum building setbacks and minimum landscaping requirements as outlined in the City's code. Any proposals that do not meet those requirements would be required to request a variance, regardless of being identified as conversion areas.

4. That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
 - Applicant's Response: *The unique nature of the LMD Conversion Area requires flexibility and support from the City in order to keep with the City's Comprehensive Plan.*
 - Staff Findings: The literal interpretation of the provisions of the chapter will not deprive the applicant of rights commonly enjoyed by other properties in the LMD Zoning District. In order to meet the intent of the Land Use Conversion Manual, the plan shall designate adequate buffers surrounding the site and remaining properties. With a smaller building, the applicant could provide the required landscape buffering and meet the minimum building setbacks.
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - Applicant's Response: *The site plan uses the bare minimum building square footage that this end user has and the site plan provides all other code required foundation planting, landscape buffer, parking and access for a successful development. The site plan is the bare minimum possible and is the result of over a year of working with staff to fine tune.*
 - Staff Findings: The applicant is stating that the building on the conceptual plan for Dollar Tree is the smallest footprint they have. This is the minimum variance that would make this particular project possible as currently designed.
6. That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - Applicant's Response: *The site has the benefit of the canal as acting as a buffer between the residential properties and the subject properties and surrounding properties that are in the LMD Conversion Area. Approving the request promotes the commercial development along the major thoroughfares and allows for the rezoning of the property.*
 - Staff Findings: Granting the variances will not be in harmony with the general intent and purpose of this chapter and will not be injurious to the area or detrimental to the public welfare. The intent is to have a 6-foot-high masonry wall with canopy trees for the buffering of non-residential uses. The applicant is proposing 8 of the 10 required canopy trees to be planted inside of the buffer wall. Additionally, the distances between the trees range from 8' to 150', not providing a continuous tree canopy buffer as required by code.
7. Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be started or completed, or both.

- Applicant's Response: Yes.
- Staff Findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance(s). If the Board finds that the variance application(s) are consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve the variance(s)
- Motion to approve the variances with the following condition:
 - The variances to the City of Port St. Lucie Code of Ordinances will expire after one (1) year of approval if 10 feet of the 20-foot drainage easement is not abandoned by the City Council.

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

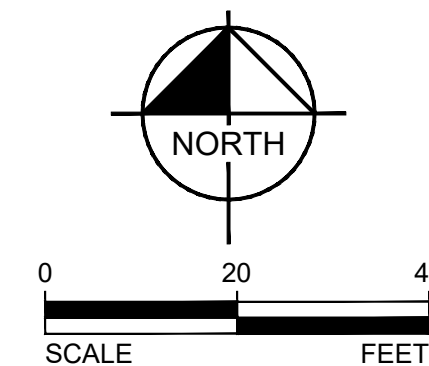
- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting.

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

THERE ARE NO PROTECTED TREES (12" DBH OR GREATER) ON-SITE.



- 1) NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY EASEMENTS. LANDSCAPING SHALL BE IN COMPLIANCE WITH CHAPTER 154 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES, PSLUSD TECHNICAL SPECIFICATIONS AND POLICIES.
- 2) ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES AND CODES.
- 3) ALL LANDSCAPING SHALL MEET THE LATEST PSLUSD LANDSCAPE POLICY AND SHALL NOT BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
- 4) TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
- 5) NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE LOCATED WITHIN 5' OF A PSLUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.

GENERAL LANDSCAPING REQUIREMENTS:

THE FOLLOWING LANDSCAPING REQUIREMENTS SHALL APPLY TO ALL COMMERCIAL AREAS, MULTI-FAMILY RESIDENTIAL AREAS, INSTITUTIONAL AREAS, INDUSTRIAL AREAS, AND PLANNED UNIT DEVELOPMENTS. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO PLATTED SINGLE-FAMILY HOMES UNLESS OTHERWISE SPECIFICALLY STATED HEREIN. SEE SECTION 154.04 FOR REQUIRED LANDSCAPE MATERIAL STANDARDS.

1. SITE PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - a. A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, EXCLUSIVE OF CURBING, SHALL BE LOCATED ADJACENT TO ALL RIGHTS-OF-WAY AND ABUTTING PROPERTIES, UNLESS INDICATED OTHERWISE.
 - b. PROPERTIES WITH A DEPTH IN EXCESS OF 200 FEET HAVING A FRONT OR SIDE FACING PRIMA VISTA BOULEVARD, ST. JAMES DRIVE, OR PORT ST. LUCIE BOULEVARD SHALL PROVIDE A LANDSCAPE STRIP AT LEAST 15 FEET IN DEPTH.
 - c. ONE TREE SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF RIGHT-OF-WAY OR ABUTTING PROPERTY, OR FRACTIONAL PART THEREOF. TREES MAY BE PLACED IN ANY ARRANGEMENT WITHIN THE LANDSCAPE STRIP PROVIDED THAT THE SPACING BETWEEN TREE TRUNKS IS NO GREATER THAN 50 FEET. A CONTINUOUS HEDGE SHALL EXTEND THE LENGTH OF THE LANDSCAPE STRIP. ONE SHRUB SHALL BE PROVIDED FOR EACH 2 LINEAR FEET AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING.

SW BOUGAINVILLEA AVE:

$$172 \text{ L.F.} / 30 \text{ L.F.} = \underline{6} \text{ TREES AND CONTINUOUS HEDGE REQUIRED}$$

6 TREES AND CONTINUOUS HEDGE PROVIDED

SW GATLIN BLVD:
(OVERHEAD POWERLINES)

314 L.F. / 30 L.F. = 10 TREES AND CONTINUOUS HEDGE REQUIRED
10 TREES AND CONTINUOUS HEDGE PROVIDED

EAST PROPERTY LINE:

$$\frac{60 \text{ L.F.}}{30 \text{ L.F.}} = \underline{2} \text{ TREES AND CONTINUOUS HEDGE REQUIRED}$$

2 TREES AND CONTINUOUS HEDGE PROVIDED

2. LANDSCAPE BUFFER STRIPS ARE AREAS WHERE A WALL OR FENCE IS REQUIRED IN ADDITION TO LANDSCAPING. ONE TREE, AT LEAST 14 FEET IN HEIGHT, SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF THE LANDSCAPED BUFFER STRIP, OR FRACTIONAL PART THEREOF. THE AREA INSIDE THE WALL SHALL HAVE AT LEAST ONE SHRUB FOR EACH 2 LINEAR FEET, OR FRACTIONAL PART THEREOF, AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT WHEN PLANTED.

NORTH PROPERTY LINE:

$$307 \text{ L.F.} \quad / \quad 30 \text{ L.F.} \quad = \quad \underline{10} \text{ TREES AND REQUIRED}$$

$$10 \text{ TREES AND PROVIDED}$$

WEST PROPERTY LINE:

$$\frac{125 \text{ L.F.}}{30 \text{ L.F.}} = \underline{4} \text{ TREES AND REQUIRED}$$

$$\underline{4} \text{ TREES AND PROVIDED}$$

3. A LANDSCAPE STRIP SHALL BE LOCATED AROUND THE PERIMETER OF A BUILDING THAT IS VISIBLE TO THE GENERAL PUBLIC, PATRONS, OR RESIDENTS, UNLESS NOTED OTHERWISE. LANDSCAPING SHALL BE DESIGNED TO BE COMPLEMENTARY TO THE BUILDING FAÇADE. TREE SPECIES SHALL BE A MINIMUM OF EIGHT FEET OVERALL HEIGHT WHEN PLANTED. SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING. MINIMUM WIDTH REQUIREMENTS ARE AS FOLLOWS:

MIN. 5 FEET WIDTH, ONE TREE OR PALM FOR EVERY 30 LINEAR FEET AND ONE SHRUB FOR EVERY TWO LINEAR FEET OF THE BUILDING'S PERIMETER.

SOUTH BUILDING FACADE:

$$\frac{122 \text{ L.F.}}{30 \text{ L.F.}} = \underline{4} \text{ TREES AND } \underline{61} \text{ SHRUBS REQUIRED}$$

4 TREES AND 61 SHRUBS PROVIDED

EAST BUILDING FACADE:

$$\frac{80 \text{ L.F.}}{30 \text{ L.F.}} = \frac{3 \text{ TREES AND } 40 \text{ SHRUBS REQUIRED}}{3 \text{ TREES AND } 40 \text{ SHRUBS PROVIDED}}$$

4. SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. WHEN USED FOR SCREENING PURPOSES THEY SHALL BE SPACED A MAXIMUM OF TWENTY-FOUR (24) INCHES ON CENTER AND SHALL BE MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID SCREEN WITHIN A MAXIMUM OF ONE (1) YEAR AFTER TIME OF PLANTING. IF WIDER GROWING PLANTS ARE USED, SPACING MAY BE INCREASED, BUT SHOULD PROVIDE A FULL APPEARANCE WITH ADJACENT PLANTS TOUCHING EACH OTHER. AT LEAST TWENTY-FIVE (25) PERCENT OF ALL SHRUBS SHALL BE NATIVE SPECIES.

25% NATIVE SHRUBS REQUIRED
95% NATIVE SHRUBS PROVIDED

5. TREE SPECIES SHALL BE A MINIMUM OF TWELVE (12) FEET OVERALL HEIGHT WHEN PLANTED WITH A MINIMUM FIVE-FOOT CROWN SPREAD. AT PLANTING, THE TREES SHALL HAVE A CALIPER OF AT LEAST TWO AND ONE-HALF (2.5) INCHES. PALM TREES SHALL HAVE A MINIMUM CLARK TRUNK HEIGHT OF TEN (10) FEET EXCEPT FOR CANARY ISLAND DATE PALM, EDIBLE DATE PALM, AND BISMARCK PALM. CANARY ISLAND DATE PALM, EDIBLE DATE PALM, AND BISMARCK PALM SHALL HAVE A MINIMUM CLARK TRUNK HEIGHT OF SIX (6) FEET. NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE REQUIRED TREES MAY BE PALM TREES.

25% OF REQUIRED TREES TO BE PALMS- MAXIMUM
15% OF PROPOSED TREES ARE PALMS

USE OF NATIVE SPECIES SHALL BE ENCOURAGED. AT LEAST FIFTY (50) PERCENT OF ALL REQUIRED TREES SHALL BE A NATIVE SPECIES. AT LEAST TWENTY (20) PERCENT OF THE REQUIRED TREES SHALL BE FLOWERING TREES

50% NATIVE TREES + 20% FLOWERING TREES REQUIRED
85% NATIVE TREES + 20% FLOWERING TREES PROVIDED

6. PARKING LOT INTERIOR ISLANDS. PARKING BAYS SHALL HAVE A LANDSCAPE ISLAND LOCATED AT EACH END IN ORDER TO BREAK UP EXCESSIVELY LONG RUNS OF PARKING SPACES. EACH LANDSCAPE ISLAND SHALL HAVE AT LEAST ONE (1) SHADE TREE.

10 PARKING LOT ISLANDS AND 10 TREES REQUIRED
10 PARKING LOT ISLANDS AND 10 TREES PROVIDED

7. A MINIMUM OF FIFTY (50) PERCENT OF EACH REQUIRED PLANTING MATERIAL SHALL BE DROUGHT-TOLERANT AS RECOGNIZED AS DROUGHT-TOLERANT (MARKED BY "1" IN APPENDIX C: CITY OF FORT ST. LUCIE APPROVED TREE LIST AND IN THE "WATERWISE SOUTH FLORIDA LANDSCAPES" PLANT GUIDE, PUBLISHED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AS AMENDED. EACH TYPE OF REQUIRED PLANTING MATERIAL, TREES, SHRUBS, AND GROUND COVER SHALL BE CALCULATED SEPARATELY, AND EACH TYPE SHALL MEET THE REQUIRED PERCENTAGE MINIMUM.

50% DROUGHT TOLERANT TREES REQUIRED
86% DROUGHT TOLERANT TREES PROVIDED

50% DROUGHT TOLERANT SHRUBS REQUIRED
95.5% DROUGHT TOLERANT SHRUBS PROVIDED

50% DROUGHT TOLERANT GROUNDCOVERS REQUIRED
82% DROUGHT TOLERANT GROUNDCOVERS PROVIDED

8. TREE SPECIES MIX. WHEN MORE THAN TEN (10) TREES ARE REQUIRED TO BE PLANTED TO MEET THE REQUIREMENTS OF THIS CODE, A MIX OF SPECIES SHALL BE PROVIDED. WHEN A MIX OF SPECIES IS REQUIRED, NO SINGLE SPECIES SHALL EXCEED A TWO (2) TO ONE (1) RATIO RELATIVE TO ALL OTHER INDIVIDUAL SPECIES.

5 TREE SPECIES REQUIRED
5 TREE SPECIES PROVIDED

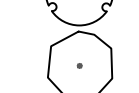
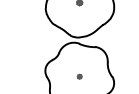
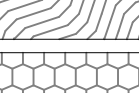
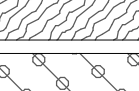
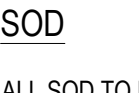
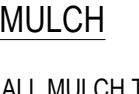
P25-217 – LMD Conceptual Landscape Plan
P25-219 SEU Conceptual Landscape Plan
PSLUSU #11-448-00



Gregory A Reynolds

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Gregory A Reynolds
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT
TREES						
	ARS	3	ACER RUBRUM 'SUMMER RED' / SUMMER RED MAPLE	FIELDGROWN, 3.5" CAL., 14' HT. X 5' SPD.	YES	NO
	CSP	7	CALLISTEMON SP. / RED CLUSTER BOTTLEBRUSH	15 GAL., 1.5" CAL., 8'-9' HT. X 3' SPD., STANDARD	NO	YES
	CON	7	CONOCARPUS ERECTUS / BUTTONWOOD	FIELDGROWN, 2" CAL., 10' HT. X 4' SPD.	YES	YES
	MGB	3	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S BROWN	45 GAL., 3" CALIPER, 12' HT. X 4' SPD.	YES	YES
	PIN	6	PINUS ELLIOTTII / SLASH PINE	FIELDGROWN, 3" CAL., 12'-14' HT. X 5' SPD.	YES	YES
	QVT	4	QUERCUS VIRGINIANA 'QVTIA' / HIGHRISE LIVE OAK	FIELDGROWN, 3" CAL., 12'-14' HT. X 5' SPD.	YES	YES
	SAP	7	SABAL PALMETTO / CABBAGE PALMETTO	FIELDGROWN, 10'-18' C.T. HT., STAGGERED	YES	YES
	TDS	13	TAXODIUM DISTICHUM 'AUTMN GOLD' / BALD CYPRESS	FIELDGROWN, 3" CAL., 12'-14' HT. X 5' SPD.	YES	YES
SHRUBS						
	CHR	237	CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM	3 GAL., 24" HT. X 24" SPD., @ 30" O.C. SPACING	YES	YES
	HAM	22	HAMELIA PATENS / FIREBUSH	7 GAL., 30" HT., FULL, @ 30" O.C. SPACING	YES	YES
	ILP	42	ILLICUM PARVIFLORUM / ANISE	7 GAL., 30"-36" HT. X 24" SPD., @ 4' O.C. SPACING	YES	YES
	LOR	19	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY' / BURGUNDY FRINGE FLOWER	3 GAL., 24" HT. X 18" SPD., @ 30" O.C. SPACING	NO	NO
SHRUB AREAS						
	SPB	57	SPARTINA BAKERI / SAND CORDGRASS	3 GAL., 24" HT. X 24" SPD., @ 3' O.C. SPACING	YES	YES
	TRD	40	TRIPSACUM DACTYLOIDES NANA / DWARF FAKAHATCHEE GRASS	3 GAL., 24" HT. X 24" SPD., @ 3' O.C. SPACING	YES	YES
	ZMF	11	ZAMIA FLORIDANA / COONTIE PALM	3 GAL., 24" HT. X 24" SPD., @ 3' O.C. SPACING	YES	YES
GROUND COVERS						
	JCP	125	JUNIPERUS CHINENSIS 'PARSONII' / PARSON'S JUNIPER	1 GAL., FULL @ 24" O.C. SPACING	NO	YES
	LRM	53	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL., 12" HT., FULL, @ 18" O.C. SPACING	NO	YES
	MST	119	MIMOSA STRIGILLOSA / SUNSHINE MIMOSA	1 GAL., 12" SPD., FULL, @ 18" O.C. SPACING	YES	YES

SOD

ALL SOD TO BE ARGENTINE BAHIA SOD; PALLET ONLY- SOLID PANELS (98% WEED FREE)

MULCH

ALL MULCH TO BE DOUBLE-GROUND HARDWOOD MULCH, COLOR COCA COBROWN, INSTALL A MINIMUM 2"-3" THICK IN ALL PLANTING AREAS.

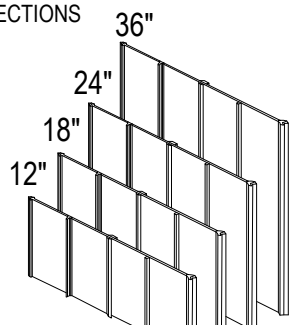
SPECIFICATIONS:

CPU-SERIES: CPU12-2, CPU 24-2, CPU 36-2, CPU 48-2, CPU 60-2
A. THE ROOT BARRIER SHALL BE CPU-UTILITY SERIES PANELS MANUFACTURED BY CENTURY PRODUCTS, 1144 N. GROVE STREET, ANAHEIM, CA 92806 (714) 632-7083 OR APPROVED EQUIVALENT.
B. BARRIERS ARE BLACK, EXTRUDED, MODULAR PANELS MANUFACTURED USING RECYCLED POLYETHYLENE PLASTIC WITH ULTRAVIOLET INHIBITORS. EACH PANEL HAS FLEXIBLE, EXTRUDED, 90° VERTICAL ROOT DIVERTING RIBS PROTRUDING 1/2"-3/4" IN HEIGHT WITH A MINIMUM THICKNESS OF 0.080" AND ARE PLACED 6" (15 CM) APART. INTERLOCKING, PANEL TO PANEL JOINING SYSTEM DESIGNED TO FOLD HORIZONTALLY FOR TIGHTER FIT PROVIDES FOR AN INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.
THICKNESS: 0.080"

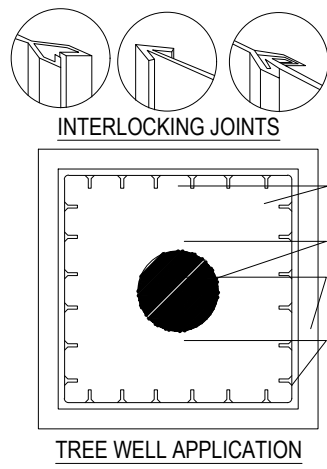
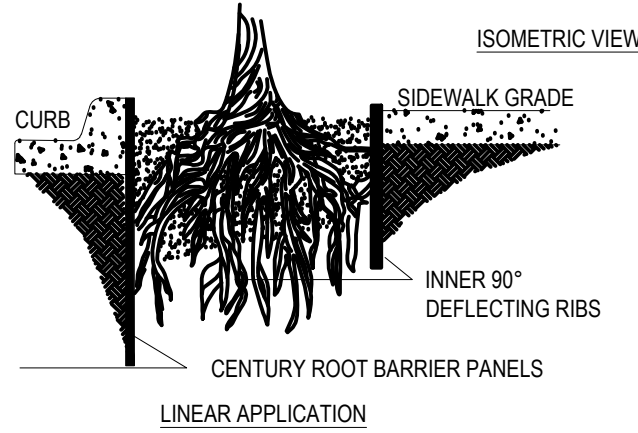
MATERIAL THICKNESS	POLYETHYLENE	
	0.080"	
PROPERTIES:	ASTM TEST METHOD	VALUE POLYETHYLENE COPOLYMER
TENSILE STRESS @ YIELD	D638	4100 TO 4300 PSI
ELONGATION @ BREAK	D638	40%
TENSILE MODULUS OF ELASTICITY	D638	150,000 PSI
FLEXURAL STIFFNESS	-	-
CANTILEVER BEAM	D747	125,000
TENSILE IMPACT	D1822	PSI 50FT. LBS/IN ²
ENVIRONMENTAL STRESS	-	-
CRACK RESISTANCE	D1693	1 HR.
HARDNESS, SHORE D	D2240	68

FEATURES

-FLEXIBLE TOP SAFETY EDGE
-VERSATILE BARRIER FOR LINEAR OR TREE WELL APPLICATIONS
-MANUFACTURED WITH RECYCLED PLASTIC
-RAISED 90° EXTRUDED ROOT DEFLECTING RIBS, SPACED APART
-90° 1/2"-3/4" RAISED RIB, SIDE INTERLOCKING PANEL TO PANEL JOINING SYSTEM
-ADJUSTABLE ANTI-LIFT POLYETHYLENE PANELS WHICH CAN BE SEPARATED INTO 1' (30CM) SECTIONS

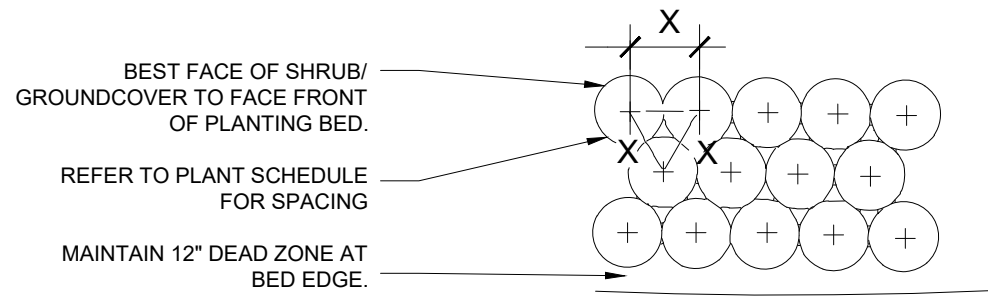


ISOMETRIC VIEW

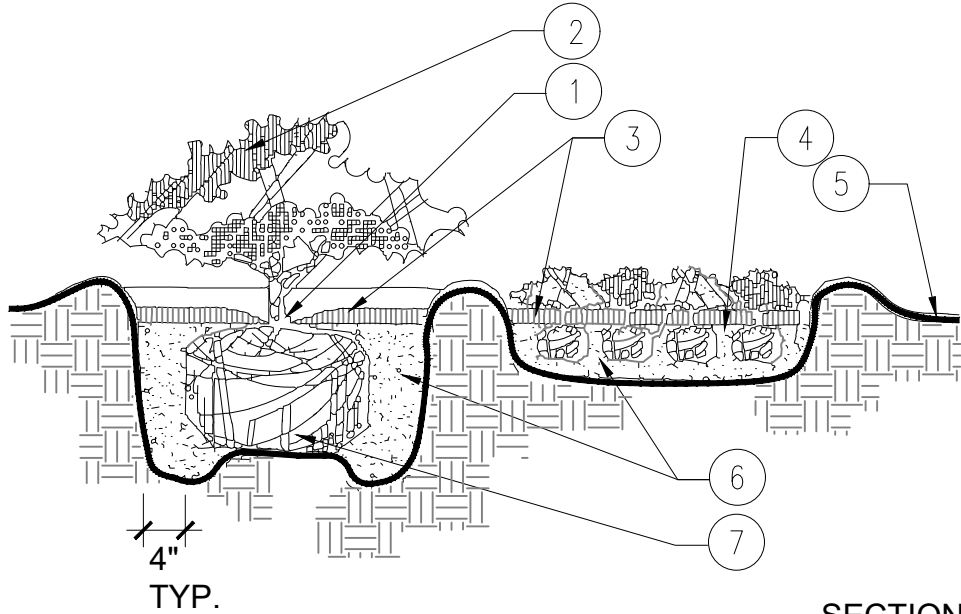


3 CENTURY ROOT BARRIER DETAIL

NOT TO SCALE



PLAN



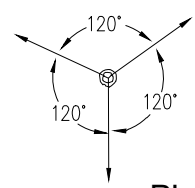
SECTION

NOTES:

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MINIMUM MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES)
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

1 SHRUB / GROUNDCOVER PLANTING

NOT TO SCALE



PLAN

NOTE:

REMOVE ALL NON-BIODEGRADABLE NYLON, BASKET HOOKS, HOISTING ROPES AND BURLAP FROM THE TOPS OF ALL TREE BALLS.

1. MINIMUM OF NINE (9) GOOD PALM FRONDS.
2. PRUNE AND TIE FRONDS WITH HEMP TWINE. CABBAGE PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING 3-4 SMALLER, TRIMMED FRONDS.
3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
4. FIVE 2" X 4" X 18" WOOD BATTENS
5. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
6. (3) 2"x4"x8" SUPPORTS, NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.
7. PROVIDE FLAGGING AT MIDPOINT AND BASE
8. 3" SPECIFIED MULCH.
9. BERM SOIL TO HOLD WATER.
10. FINISH GRADE
11. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
12. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

NOTES:

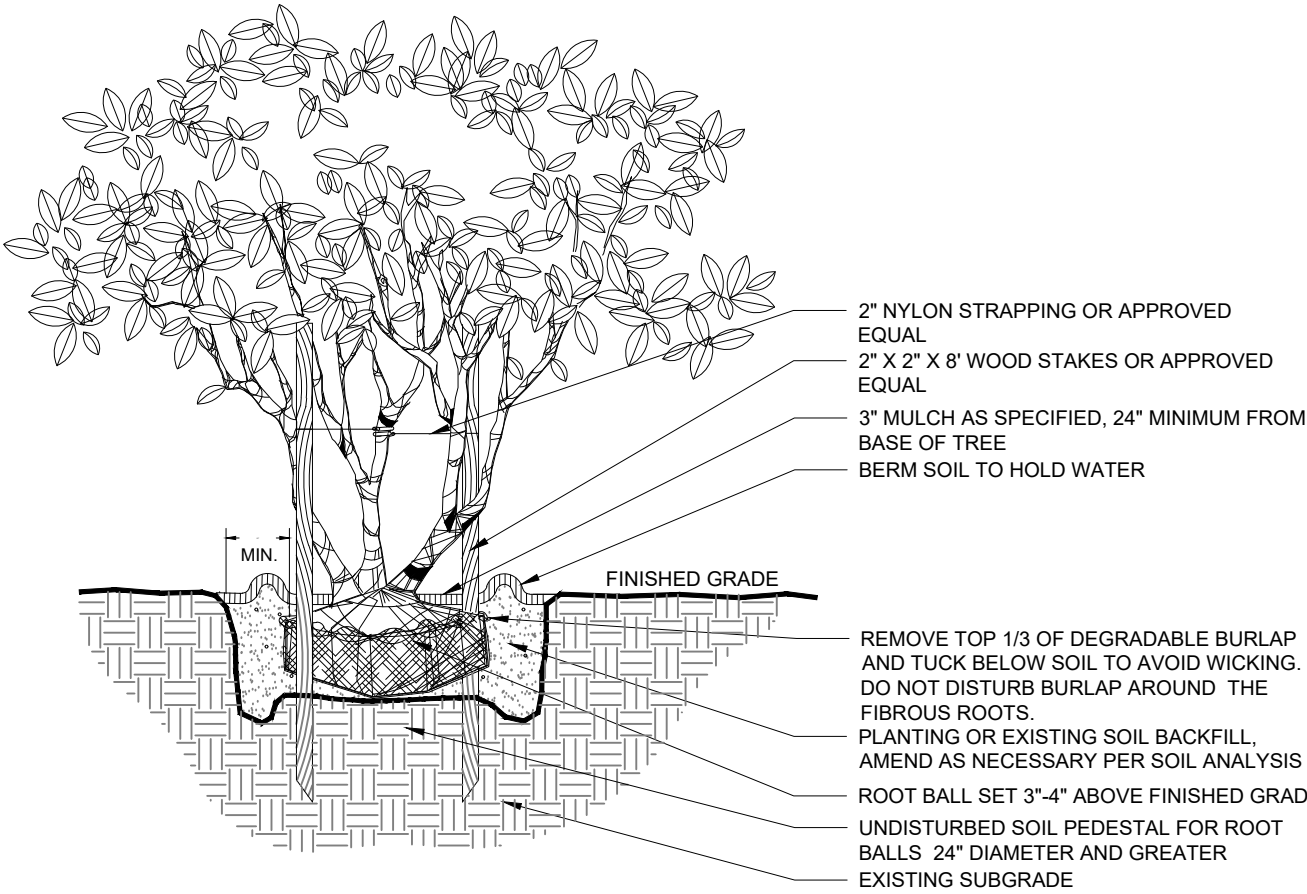
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR THE LANDSCAPE ARCHITECT.
- D. DO NOT INSTALL WEED BARRIER ON TOP OF TREE ROOTBALLS AS THE INSPECTOR WILL NOT BE ABLE TO VERIFY THE REMOVAL OF NON-BIODEGRADABLE TREE BALL EQUIPMENT.

4 PALM PLANTING DETAIL

NOT TO SCALE

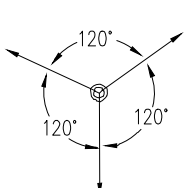
NOTES:

1. CONTRACTOR SHALL ENSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. ALL TREE PITS SHALL BE APPROXIMATELY 1.5 TIMES LARGER THAN ROOT BALL
3. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. PRESSURE TREATED PINE TO BE USED FOR ALL WOOD STAKING AND BRACING MEMBERS.



2 MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



PLAN

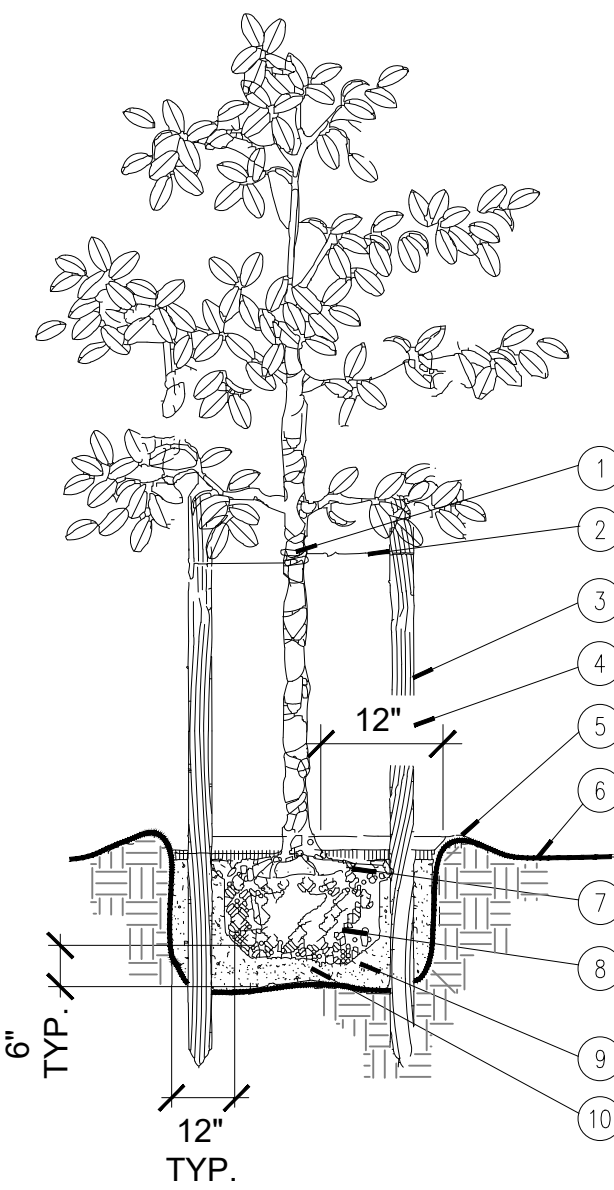
NOTE:

REMOVE ALL NON-BIODEGRADABLE NYLON, BASKET HOOKS, HOISTING ROPES AND BURLAP FROM THE TOPS OF ALL TREE BALLS.

1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE.
2. #10 GAUGE WIRE (NOTE FOR MULTI-TRUNK TREES, GUY TO STRONGEST TRUNK AT CENTER).
3. (3) 2" X 8" LODGE POLES SPACE EVENLY AROUND TREE.
4. NO MULCH SHALL BE PLACED WITHIN 12" - 18" OF TRUNK FLARE.
5. SOIL BERM TO HOLD WATER.
6. FINISHED GRADE- SEE CIVIL ENGINEER'S GRADING AND DRAINAGE PLAN.
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. FIELDGROWN OR CONTAINER- SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS.
9. PREPARED PLANTING SOIL AS SPECIFIED.
10. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.

NOTES:

- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR THE LANDSCAPE ARCHITECT.
- D. DO NOT INSTALL WEED BARRIER ON TOP OF TREE ROOTBALLS AS THE INSPECTOR WILL NOT BE ABLE TO VERIFY THE REMOVAL OF NON-BIODEGRADABLE TREE BALL EQUIPMENT.



SECTION

5 CANOPY TREE PLANTING DETAIL

NOT TO SCALE

P25-217 - LMD Conceptual Landscape Plan
P25-219 SEU Conceptual Landscape Plan P
PSLUSU #11-448-00

Gregory A Reynolds
Digitally signed by Gregory A Reynolds
Date: 2026.04.16 16:41:50 -04'00'



LANDSCAPE PLANT SCHEDULE & DETAILS

DOLLAR TREE
SW GATLIN BLVD. & SW BOUGAINVILLE AVE.
FLORIDA

PORT ST. LUCIE

DATE
04/16/26

PROJECT NO.

SHEET NUMBER

L-1.1

SCALE AS NOTED

DESIGNED BY OR

DRAWN BY BW

CHECKED BY OR



ALOHA PACIFICA LLC
LANDSCAPE ARCHITECTURE • WATER FEATURES
401-A.E. FAIRBANKS AVE. WINTER PARK, FLORIDA 32789
(407) 817-8898 OFFICE ALOHAPACIFIC@GMAIL.COM

PER CITY COMMENTS
REVISIONS
DATE BY

TYPE	STATUS	BUILDING TYPE
VAR	P&Z MEETING SCHEDULED	COMM

ASSIGNED TO

Anne-Marie Ludlum; Sofia Trail

ADDRESS

SECTION	BLOCK	LOT
23	1616	6 & 7-10

LEGAL DESCRIPTION

LOT 6, BLOCK 1616, OF PORT ST. LUCIE SECTION TWENTY THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 29, 29A THROUGH 29D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

And LOTS 7 THROUGH 10, BLOCK 1616, PORT ST. LUCIE SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 29, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

SITE LOCATION

NW Corner of SW Gatlin Blvd & SW Bougainvillea Ave

PARCEL #

3420-610-0716-000-4 3420-610-0717-000-1 3420-610-0718-000-8 3420-610-0719-000-5
3420-610-0715-000-7

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
		RS-2	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
1.59		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER**DESCRIBE REQUEST**

The applicant proposes construction of a 10,062 square-foot Dollar Tree retail store. To facilitate this development, the following approvals are requested: (1)LMD Rezoning to permit proposed commercial use; (2) Special Exception to allow a single retail tenant exceeding 5,000 square feet; and (3) Landscape Variance (submitted under separate cover) to reduce the required buffer from 15 feet to 10 feet and to permit placement of required trees outside the buffer area due to the location of a required 6-foot masonry wall, the 10-foot buffer, and the remaining portion of the existing 10-foot drainage easement. (4) Setback Variance – North Setback of 25 feet from single family zoned parcels. Minimum rear setback needed is 10 feet.

Primary Contact Email

rsinger@thomaseg.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Edward	McDonald

Business Name

ADDRESS

1502 W Fletcher Ave

CITY

Tampa

STATE

FL

ZIP

33612

EMAIL

emcdonald@thomaseg.com

PHONE

8133794100

AUTHORIZED SIGNATORY OF CORPORATION**FIRST NAME****LAST NAME****ADDRESS****CITY****STATE****ZIP****EMAIL****PHONE****PROJECT ARCHITECT/ENGINEER****FIRST NAME****LAST NAME****Business Name****ADDRESS****CITY****STATE****ZIP****EMAIL****PHONE****PROPERTY OWNER****Business Name**

Haredo Realty Advisors Inc.

ADDRESS

11232 SW Village CT, Apt 204

CITY

Port St Lucie

STATE

FL

ZIP

34987

EMAIL

haldodt@me.com

PHONE

(772) 631-3703

FINAL PERMIT INSPECTION REQUIRED BY:

January 7, 2026

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Port St. Lucie, St. Lucie County, FDEP, and SWFWMD, on behalf of Sharon Etoria, for the proposed development located at Parcel No.: 3420-610-0714-000-0 in the City of Port Saint Lucie. I hereby designate and authorize Thomas Engineering Group, LLC to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: Sharon Davis Etoria

Company: _____

Printed Name: Sharon Davis Etoria

Title: _____

Address: 1624 Dore Rd

City: Paducah State: TX Zip: 77584

Phone: 281-250-2757

Email: sdetoria@gmail.com

STATE OF TEXAS

COUNTY OF BRAZORIA

On this 13 day of January, 2026, before me, the undersigned Notary Public of the State of TEXAS, personally appeared Sharon Davis Etoria and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are _____ personally known to me, or ☒ presented the following identification: Driver License

WITNESS my hand and official seal.

NOTARY SEAL & COMMISSION EXPIRATION: April 14, 2027

Xenia A Romero
Notary Signature



November 26, 2025

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Homosassa, Citrus County, FDEP, and SWFWMD, on behalf of John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, for the proposed development located at Parcel No.: 3420-610-0715-000-7 in The City of Port St. Lucie.

I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: _____

Company: John Mohamed Ghanie and Joan Davis-Ghanie Living Trust

Printed Name: JOHN M GHANIE

Title: _____

Address: 756 VERNON AVE

City: VENICE State: CA Zip: 90291

Phone: (310) 399-7131

Email: JGHANIE@HOTMAIL.COM

Signature: _____

Company: John Mohamed Ghanie and Joan Davis-Ghanie Living Trust

Printed Name: JOAN DAVIS GHANIE

Title: _____

Address: 756 VERNON AVE

City: VENICE State: CA Zip: 90291

Phone: 310-399-7131

Email: JGhanie@HOT

STATE OF California COUNTY OF Los Angeles
On this 26 day of November, 2025, before me, the undersigned Notary Public of the State of California, personally appeared Joan Davis Ghanie and John M Ghanie and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are personally known to me, or ☒ presented the following identification: 2 Drivers Licenses state of California

WITNESS my hand and official seal.

SEE ATTACHED DOCUMENT

NOTARY SEAL & COMMISSION EXPIRATION:

March 09, 2026

Notary Signature _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

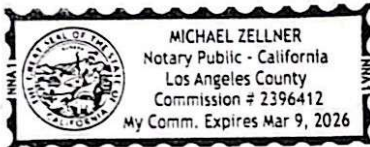
State of California

County of Los Angeles }

On Nov 26, 2025 before me, Michael Zellner, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Joan Davis-Ghanie and John M Ghanie
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michael Zellner
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____

HAREDO Realty Advisors, Inc.

November 19, 2025

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Port St. Lucie, St. Lucie County, FDEP, and SWFWMD, on behalf of **Haredo Realty Advisors Inc.** for the proposed development located at **Parcel Number(s): 3420-610-0716-000-4, 3420-610-0717-000-1, 3420-610-0718-000-8, 3420-610-0719-000-5 in The City of Port St. Lucie.**

I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

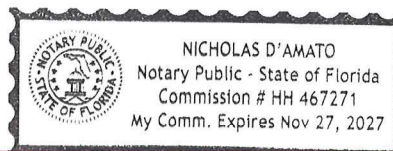
Signature: Harold Dodt
Company: HAREDO Realty Advisors, Inc
Printed Name: Harold Dodt
Title: President
Address: 11232 SW Village Ct # 204
City: Port St Lucie State: FL Zip: 34987
Phone: 772-631-3703
Email: haldodt@me.com

STATE OF Florida COUNTY OF Saint Lucie
On this 21st day of November, 20 25, before me, the undersigned Notary Public of the State of Florida, personally appeared Harold Dodt and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are FL-DC personally known to me, or ✓ presented the following identification: FL-DC.

WITNESS my hand and official seal.

NOTARY SEAL & COMMISSION EXPIRATION: Nov 27, 2027

Nina D'Amato
Notary Signature



11232 SW Village Court #204 || Port St. Lucie || FL 34987
haldodt@me.com 772.631.3703

DECLARATION OF UNITY OF CONTROL

THIS DECLARATION of Unity of Control ("Declaration") is made this 30 day of March 2026, by Haredo Realty Advisors, Inc., the John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, UTD, December 28, 2001, and Sharon Etoria (the "Declarants").

RECITALS

A. The Declarants are the owners of separate properties in St. Lucie County, Florida, each such parcel more particularly described and singularly described by the legal descriptions as contained in Exhibit A, Exhibit B, and Exhibit C attached hereto (collectively the "Properties" and singularly as the "Property"), which Properties are intended to be developed as a single property.

B. Declarants are seeking approval from the City of Port St. Lucie (the "City") for P25-218-the Site Plan ("Approval" or "Site Plan") and the City is requiring the execution and recordation of this Declaration as a condition to the Approval and the issuance of permits.

C. It is the desire of the Declarants, in consideration for the receipt of said permits and as a condition of the Approval, to create this Unity of Control, unifying the above-described Properties so that the requirements of the City and the Approval will be satisfied.

D. The Declarants have agreed with the City of Port St. Lucie that, for the intended development of the Properties, the Declarants shall provide for mutual and reciprocal right-of-ways for the purpose of ingress and egress, parking, drainage and utilities of whatsoever nature located within the Properties, the enjoyment of which cross easements shall be shared by the respective parties owning any portion of either Property and their respective heirs, successors, assigns and successors in title to all or part of either Property and to tenants, lessees, agents, employees, guests and invitees of any owner of either Property or any portion thereof and guests and invitees of tenants and lessees legally occupying either Property.

E. The City has a health, safety and welfare interest in safe and efficient traffic circulation on the road and driveway system and the establishment of common drainage and utilities through the establishment of this Unity of Control that covers the Properties.

F. The City is specifically intended to be a direct, third-party beneficiary to this Declaration.

NOW, THEREFORE, in consideration of the grants and agreements herein made and in consideration of ten dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarants hereby subject the Properties to the following restrictions:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. Unified Control. All structures, uses and parking areas on the Properties are and will be part of a single unified planned development, regardless of ownership. In furtherance of the foregoing, the Properties shall be developed in accordance with the Site Plan attached to this Declaration as **Exhibit D**, and shall meet all building, zoning and land development requirements as if they are one lot.
3. Easements. The Declarants hereby dedicate, grant and establish for the benefit of the Properties, and the owners of any portion thereof (as well as their employees, agents, guests, invitees, mortgagees, tenants, lessees, subtenants, licensees, heirs, successors and assigns) the following reciprocal easements, covenants, conditions and restrictions:
 - a. A non-exclusive easement for the right-of-way of pedestrians and vehicular ingress and egress over, on and across the areas within the Properties constituting driveways and roadways, as shown on the Site Plan.
 - b. A non-exclusive easement for the parking of vehicles over, on and across areas within the Properties constituting parking areas.
 - c. A non-exclusive easement over, above and across the Properties for the discharge, drainage, use, detention and retention of storm water runoff pursuant to the approved drainage plans.
 - d. A non-exclusive easement for the installation, operation and maintenance of utilities necessary to serve all portions of the Properties, including but not limited to, the right to install, maintain, use, repair and replace underground pipes, ducts, conduits and cables as necessary to transmit and distribute electricity, gas, water, sewer, cable television, drainage, telephone, lighting and other utilities and common public services under such present and future areas of the Properties constituting parking areas, driveways and roadways, and through the other portions of the Properties provided the same does not materially interfere with the use and enjoyment of any portion of the Properties.
 - e. A non-exclusive easement for surface water management and drainage necessary to serve all portions of the Properties over, under and across such areas within the Properties constituting parking areas, driveways and roadways, provided the same does not materially interfere with the use and enjoyment of any portion of the Properties.
 - f. A non-exclusive easement over such areas of the Properties reasonably necessary for the development of the improvements depicted on the Site Plan: for (i) the construction of buildings and improvements as permitted by the Site Plan; (ii) installation, use, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations; and (iii) attachment of buildings and building overhangs and other overhangs and projections encroaching upon either Property such as, by way of example, but not a limitation, marquees, canopies, lights, lighting devices, awnings, wing walls and the like to the extent set forth on the Site Plan.
 - g. The owners of the Properties shall provide for the perpetual operation and maintenance of all shared/common facilities and improvements which are not

provided, operated or maintained at public expense.

4. **Covenants Run with the Land.** All the covenants, easements and restrictions herein will be perpetual and will constitute covenants running with the land, will be binding upon any and all persons and entities, their respective successors in interests, assigns, heirs and personal representatives having or hereafter acquiring any right, title or interest in and to all or any portion of the Property, and all benefits deriving therefrom will accrue to the benefit of all persons and entities, and their respective successors in interest, tenants, licensees, assigns, heirs and personal representatives having or hereafter acquiring any right, title or interest in all or any portion of the Property. If any easement created or intended to be created by this Declaration would be found ineffective as a matter of law on account of the fact that it is purported to be created at a time when both the burdened and benefited properties are owned by the same party, such easement shall instead be deemed a contractual obligation and license having the same terms for the duration of the period that the burdened and benefited properties are owned by the same party, which shall automatically be converted to an easement on such future date as the burdened and benefited properties become owned by different parties, without requiring the execution or recordation of any further instruments, so as to preserve the intent and purpose of this Declaration. The Declarant acknowledges and agrees that this Declaration, is not intended by the Declarant to be subject to the legal doctrine of merger, in that it is the intention that all the covenants, easements and restrictions shall apply to the land and all current and future owners and occupants thereof.
5. **Termination and Modification.** This Declaration may not be terminated or modified in any way except by means of an instrument executed by the owners of the Properties after the prior written consent of the City of Port St. Lucie. In the event a request is made in the future that this Unity of Control be terminated, should the Properties otherwise be in compliance with the City's comprehensive plan, zoning ordinances and the regulations of the City, the City shall, upon written request by the Owners, their successors or assigns, execute a recordable termination of this Unity of Control.
6. **Owners' Restrictions.** No owner of any portion of the Properties shall take or fail to take any action or do or fail to do anything which would, or have the effect of, impeding, obstructing or preventing any other person or entity having rights under this Declaration from their full and complete use and enjoyment of the easements herein granted. Without limiting the generality of the foregoing, free and full access to, from and across all portions of the Properties which constitute parking areas, driveways, and roadways on the Site Plan shall not be blocked, obstructed or impeded. No owner of the Properties may amend the Site Plan without the prior written consent of the City and the owners of all of the Properties unless such Site Plan amendment (i) affects only the property of the owner seeking to amend the Site Plan, (ii) does not adversely affect the easement rights of other owners, and (iii) does not violate any applicable law or regulation.

7. Miscellaneous

- a. Each covenant in this Declaration is an independent and separate covenant. If any term or provision of this Declaration or the application thereof to any person or circumstance should to any extent be invalid or unenforceable, the remainder of this Declaration and application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable will not be affected thereby, and each term and provision of this Declaration will be valid and enforceable to the fullest extent permitted by law.
 - b. This Declaration shall be recorded in the Public Records of St. Lucie County, Florida and shall run with the land as set forth herein.
 - c. Failure of any party to insist upon or enforce its rights under this Declaration will not constitute a future waiver of such rights.
 - d. This Declaration and the rights created hereby shall be paramount and superior to all leases, conveyances, transfers, assignments, contracts, mortgages, deeds of trust and other encumbrances affecting the Property after the date of recording this Declaration. Any persons acquiring possession to, title of, or interest in the Property or any portion thereof shall do so subject to this Declaration. Any transferee of any interest in any portion of the Property by any means whatsoever shall be deemed, by acceptance of such interest, to have agreed to be bound by all of the provisions of this Declaration.
 - e. The City, as a third-party beneficiary to this Declaration, has the right but not the obligation to enforce the Declaration through legal, equitable or administrative proceedings. The owners of the Properties shall also have the right to enforce this Declaration against each other and any successors in interest.
 - f. The venue for any legal action or legal proceeding regarding this Agreement shall be in St. Lucie County, Florida.
8. The Declarants agree to indemnify, defend, and hold harmless the City, its officials, officers, attorneys, consultants, agents and employees from and against all claims, damages, losses, and expenses, direct, indirect or consequential (including but not limited to fees and charges of attorneys and other professionals and court and/or arbitration costs) arising out of or resulting, in whole or in part, from (i) the execution of this Declaration, (ii) any breach of this Declaration by any Declarant, (iii) the development, use, or operation of the Properties, or (iv) any act or omission of any Declarant in connection with the Properties or this Declaration, except to the extent caused by the sole negligence or willful misconduct of the City. Moreover, the Declarants agree that nothing in this indemnification and hold harmless provision shall be considered to increase or otherwise waive any limits of liability, or to waive any immunity, as established by

Florida Statutes, case law, or any other source of applicable governing law afforded to the City.

[Signature Pages Follow]

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Declarant as to Property Described in Exhibit "A"

HAREDO REALTY ADVISORS, INC.,
a Florida corporation

By: Harold Dodd
Its: Pres.

STATE OF Florida)
) ss
COUNTY OF St. Lucie

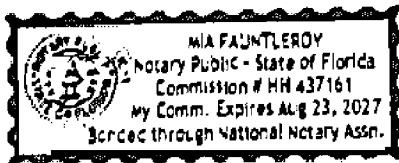
Chad Lee
Witness: Chad Lee
Address: 1391 NW 8th Ave W Blvd
PSL, FL, 34980

Caitlin Miller
Witness: Caitlin Miller
Address: 1391 NW 8th Ave W Blvd
PSL FL 34980

On the 14 day of March, 2026, before me, a notary public in and for said state, personally appeared Harold Dodd, known to me to be the person who execute the within Agreement and acknowledged to me that he executed the same for the purposes therein stated. Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

My commission expires: 08/29/2027

[Signature]
Notary Public



[Remainder of page intentionally left blank. Additional signature pages follow.]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On March 30, 2026 before me, Christi naMontanez, Notary Public
(insert name and title of the officer)

personally appeared John Mohamed Ghanie and Joan Elizabeth Ghanie,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

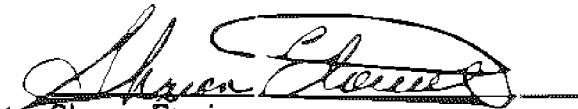
WITNESS my hand and official seal.

Signature  (Seal)



IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Declarant as to Property Described in Exhibit "C"


Sharon Etoria

STATE OF California)
COUNTY OF Los Angeles) ss

Joan Chanie
Witness: JOAN Chanie
Address: 736 VERNON AVE
VENICE, CA 90291

Rebecca Z...
Witness: Rebecca Z...
Address: Over ... Ave
Los Angeles, CA 90034

On the 30th day of March, 2026, before me, a notary public in and for said state, personally appeared Sharon Etoria, known to me to be the person who execute the within Agreement and acknowledged to me that he executed the same for the purposes therein stated. Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

My commission expires: Dec 25, 2026

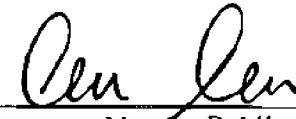

Notary Public



EXHIBIT A
Legal Description

Lots 7 through 10, Block 1616, PORT ST. LUCIE SECTION TWENTY THREE, according to the plat thereof as recorded in Plat Book 13, Page 29, Public Records of Saint Lucie County, Florida.

EXHBIT B

Legal Description

Lot 6, Block 1616, of Port St. Lucie section TWENTY THREE, a subdivision according to the plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

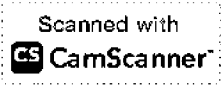
EXHIBIT C

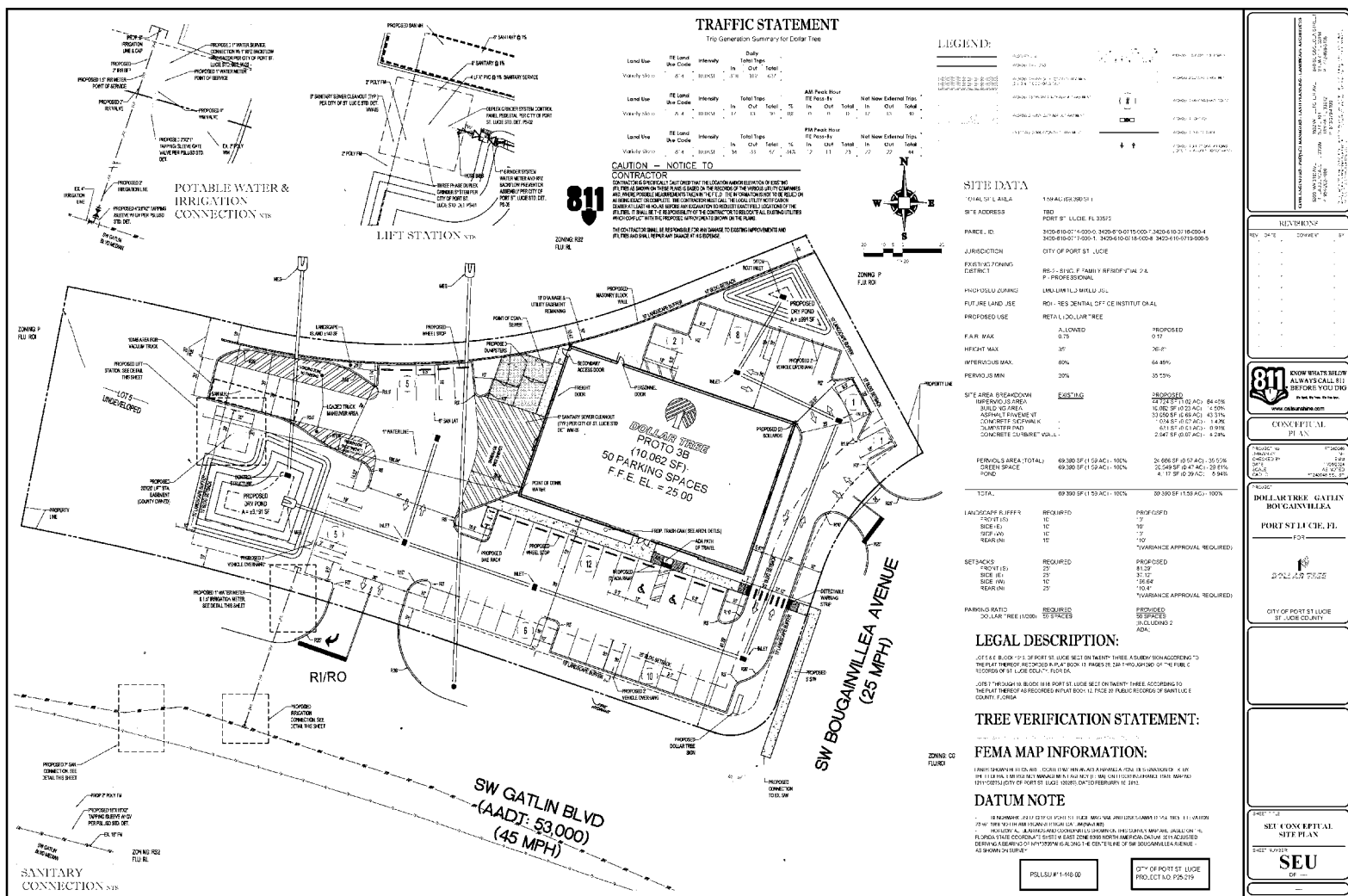
Legal Description

Lot 5, Block 1616, of Port St. Lucie section TWENTY THREE, a subdivision according to the plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

. . .

EXHIBIT D
Site Plan





After Recording, Mail To:

Sharon Etoria
11407 gnarlwood
Houston TX 77089

This document prepared by:

TEAM Legal Document Services
800 E. Thousand Oaks blvd.
Thousand Oaks, California 91360
805-371-7575

QUITCLAIM DEED

THIS DEED, made the 15th day of October, 2009, by JOHN MOHAMED GHANIE and JOAN ELIZABETH DAVIS-GHANIE, the GRANTORS, as Co-Trustees of the John Mohamed Ghanie and Joan Elizabeth Davis-Ghanie Living Trust UTD December 28, 2001.

Whose mailing address is 756 Vernon Ave., Venice, CA 90291;

TO

SHARON ETORIA, a married woman as her sole and separate property

The Grantors, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations to Grantors paid by Grantee, the receipt of which is hereby acknowledged, hereby convey and quitclaim to the Grantee all of that property situate in St. Lucie County, State of **Florida**, viz:

Lot 5, Block 1616, of Port St. Lucie, Section Twenty Three, a Subdivision according to the Plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida. Assessor's Parcel Number: 3420-610-0714-000/0

MORE commonly known as: 1525 S.W. Gatlin Blvd., Port St. Lucie, FL.

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

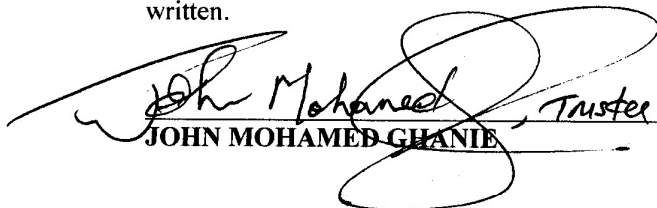
The land described herein (You must make a selection):

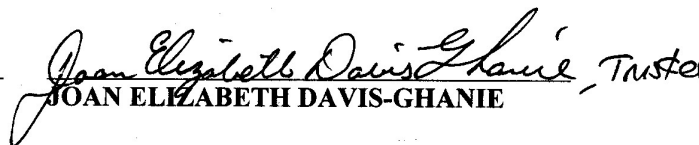
_____ is homestead property of the said Grantors

 X is **NOT** homestead property of the said Grantors

Full power and authority are conferred upon the then-acting Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the Trustee full rights of ownership as authorized and contemplated by §689.071, Florida Statutes.

In witness whereof, the said Grantors have signed and sealed these presents the day and year first above written.

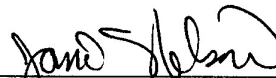

JOHN MOHAMED GHANIE, Trustee


JOAN ELIZABETH DAVIS-GHANIE, Trustee

Signed, sealed and delivered in the presence of:



Printed Name: RICK NELSON



Printed Name: JANI NELSON

STATE OF CALIFORNIA

)

) ss.

COUNTY OF VENTURA

)

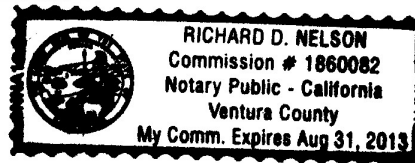
The foregoing instrument was acknowledged before me on this 15 day of October, 2009, by JOHN MOHAMED GHANIE and JOAN ELIZABETH DAVIS-GHANIE.



NOTARY PUBLIC (State of California)

Personally Known _____ OR Produced Identification X

Type of Identification Produced: Calif D.L.



Return to:

John Ghanie and Joan Ghanie
756 Vernon Avenue
Venice, CA 90291

This instrument was prepared by:

John Ghanie and Joan Ghanie
756 Vernon Avenue
Venice, CA 90291

Parcel ID #: 3420-610-0714-000/0 and 3420-610-0715-000/7

QUITCLAIM DEED

THIS INDENTURE, executed this 4TH day of JANUARY 2007, by the Grantors, **John Ghanie and Joan Ghanie, his Wife**, whose address is 756 Vernon Avenue, Venice, CA 90291; hereby remise, release and forever quitclaim all interest (100%) to **The John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, UTD, December 28, 2001, John Mohamed Ghanie and Joan Elizabeth Davis-Ghanie, Trustees**, Grantee, whose mailing address is 756 Vernon Avenue, Venice, CA 90291.

WITNESSETH

That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto said Grantee and Grantee's heirs, successors forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in County of **St. Lucie**, State of Florida, to wit:

Lots 5 and 6, Block 1616, of PORT ST. LUCIE SECTION TWENTY THREE, a Subdivision according to the Plat thereof, recorded in Plat Book 13, pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

Commonly known as: Unimproved parcels at 1517 and 1525 S.W. Savage Boulevard, in the County of St. Lucie, State of Florida

Subject to easements, restrictions, reservations, and limitations of record, if any.

This deed confers and the Grantee named herein, pursuant to F.S. 689.071, is hereby vested with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein.

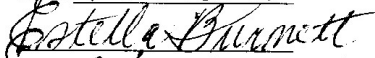
IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:



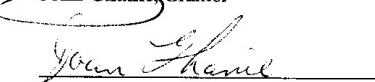
Print: J.E. DeCarlo



Print: Estella Burnett



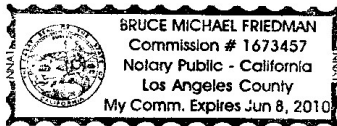
John Ghanie, Grantor



Joan Ghanie, Grantor

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELESOn 1-4-07 before me, BRUCE MICHAEL FRIEDMAN NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared JOHN GHANIE AND JOAN GHANIE
Name(s) of Signer(s)☐ personally known to me☒ (or proved to me on the basis of satisfactory evidence)

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: QUIT CLAIM DEEDDocument Date: 1-4-07 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)Signer's Name: JOHN GHANIE AND JOAN GHANIE☒ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

SELVESRIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Prepared by and return to:

Warren & Grant, PA
4800 N. Federal Hwy Suite A-205
Boca Raton, FL 33431
561-681-9494
File Number: 1653.0037
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **February, 2021** between **William M. Kenney and Gayle A. Kenney, husband and wife** whose post office address is **1719 Azul Vista, San Marcos, CA 92078**, grantor, and **HAREDO Realty Advisors, Inc.** a Florida corporation whose post office address is **2539 SW Greenwich Way, Palm City, FL 34990**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

PORT ST LUCIE-SECTION 23- BLK 1616 LOT 7 (MAP 43/12S) (OR 263-200)

Parcel Identification Number: 3420-610-0716-000-4

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

NOELLE KENNEY
Witness Name: _____

Kim Murphy
Witness Name: _____

Kim Murphy
Witness Name: _____

NOELLE KENNEY
Witness Name: _____

William M. Kenney (Seal)
William M. Kenney

Gayle A. Kenney (Seal)
Gayle A. Kenney

State of _____
County of _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of February, 2021 by William M. Kenney and Gayle A. Kenney, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Notary Public _____
Printed Name: _____
My Commission Expires: _____

**PLEASE SEE ATTACHED
CALIFORNIA CERTIFICATE**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On Feb. 23rd, 2021 before me, Raul Martinez - notary public
Date Here Insert Name and Title of the Officer

personally appeared William M. Kenney

Name(s) of Signer(s)

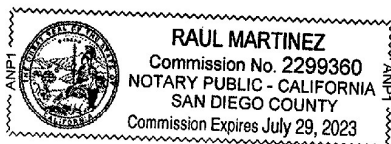
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Atk.
Document Date: 02/23/2021 Number of Pages: 7
Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Prepared by and Return to: (enclosed self addressed stamped envelope)
2003-5-217

Name: Stewart Title of Martin County, Inc.
Courthouse Box 6452
Address: 1111 SE Federal Hwy. Suite 128
Stuart, FL 34994

**WARRANTY DEED
INDIVID. TO INDIVID.**

Property Appraisers Parcel Identification (Folio) Number(s):
3420-610-0717-000/1

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 31st day of May A.D. 2003 by JAMES F. ROONEY, as Trustee of the James F. Rooney Revocable Living Trust dated 4-23-99 and individually hereinafter called the grantor, to HAREDO REALTY ADVISORS, INC., a Florida Corporation whose post office address is, 5332 SW
Orchid Bay Dr Palm City FL 32909 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:

Lot 8, Block 1616, PORT ST. LUCIE SECTION TWENTY THREE, according to the Plat thereof, recorded in Plat Book 13, page 29, 29A through 29D, Public Records of St. Lucie County, Florida.
Grantor hereby certifies that subject property is vacant and unimproved

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2003 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Renate R Marek

Witness:

Renate R Marek

Printed Name:

Jennifer A Remington

Witness:

Jennifer A. Remington

Printed Name:

James F. Rooney

JAMES F. ROONEY as Trustee and Individually

Seller
Address:

Seller
Address:

STATE OF RI
COUNTY OF Providence

The foregoing instrument was acknowledged before me this 4th day of June 2003 by JAMES F. ROONEY, as Trustee of the James F. Rooney Revocable Living Trust dated 4-23-99 who produced RI ID# 194561023536 as identification and who did not take an oath.

Notary Public, State and County Aforesaid

James Woolf-Madella

Notary Signature

VIVIAN WOOLF-MADDELLA, Notary Public

My Commission Expires 8/5/2006

Printed Notary Signature
My Commission Expires:

SEAL

* Doc Assump: \$ 0.00
* Doc Tax : \$ 115.50
* Int Tax : \$ 0.00

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2227540 OR BOOK 1742 PAGE 2703
Recorded: 06/27/03 15:55

Prepared by and return to:

Warren & Grant, P.A.
4800 N. Federal Hwy Suite A-205
Boca Raton, FL 33431
561-681-9494
File Number: 1653.0038-3
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of October, 2022 between Beate Ajjan an unremarried widow whose post office address is 352 16th Street, Brooklyn, NY 11215, grantor, and HAREDO Realty Advisors, Inc., a Florida corporation whose post office address is 2539 SW Greenwich Way, Palm City, FL 34990, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida to-wit:

Parcel Identification Number: 3420-610-0718-000-8

and

Lot 9, Block 1616, Port St. Lucie Section Twenty Three, according to the plat thereof as recorded in Plat Book 13, Page 29, Public Records of Saint Lucie County, Florida.

and

Lot 10, Block 1616, Port St. Lucie Section Twenty Three, according to the plat thereof as recorded in Plat Book 13, Page 29, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 3420-610-0719-000-5

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Nancy J. Denuigan
 Witness Name: NANCY DENUIGAN
Marta Guay
 Witness Name: MARTA GUAY

Beate Ajjan (Seal)
 Beate Ajjan

State of NEW YORK
 County of KINGS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of October, 2022 by Beate Ajjan, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

RICHARD GUAY
 Notary Public, State of New York
 No. 02GU4961717
 Qualified in Kings County
 Commission Expires MAR 8, 2026

Richard Guay
 Notary Public
 Printed Name: RICHARD GUAY
 My Commission Expires: MARCH 8, 2026

Variance opposition P26-036

From signaturemom <signaturemom@comcast.net>

Date Wed 4/29/2026 3:39 PM

To Sofia Trail <strail@cityofpsl.com>

My husband and I have lived in the same home in Port St. Lucie for 37 years. Our home is about a block south of Gatlin Boulevard, so we have witnessed the many changes and projects in this area. Most of the growth along this corridor is attractive and was designed in compliance with planning and zoning laws in place at the time.

These applicable laws were developed to insure a seamless transition from existing residential properties to a more diverse set of uses along the Gatlin corridor. But variances should be granted only if there are special, unique and sometimes unavoidable circumstances- not just for convenience.

A variance to eliminate approximately 15 feet of a required 25 foot setback requirement is a SUBSTANTIAL request and is truly divergent from what planners envisioned necessary for this type of construction. Since this project has not even broken ground, there is ample opportunity to redesign the Dollar Tree structure to comply with current setback requirements.

Over the decades, many businesses have had to come into compliance with our requirements. Our past planning boards have insisted that unless there is a very compelling argument, variances are not just handed out to all that apply.

Please oppose this variance and require compliance with the existing setback requirement. Thank you for reading.

Signe Goodnough
Resident of Port St. Lucie since 1989

Sent from my Galaxy



Haredo Realty Advisors, Inc. and Ghanie, John & Joan

Variance

Project No. P26-036

Board of Appeals Meeting

Sofia Trail, Planner I

July 13, 2026

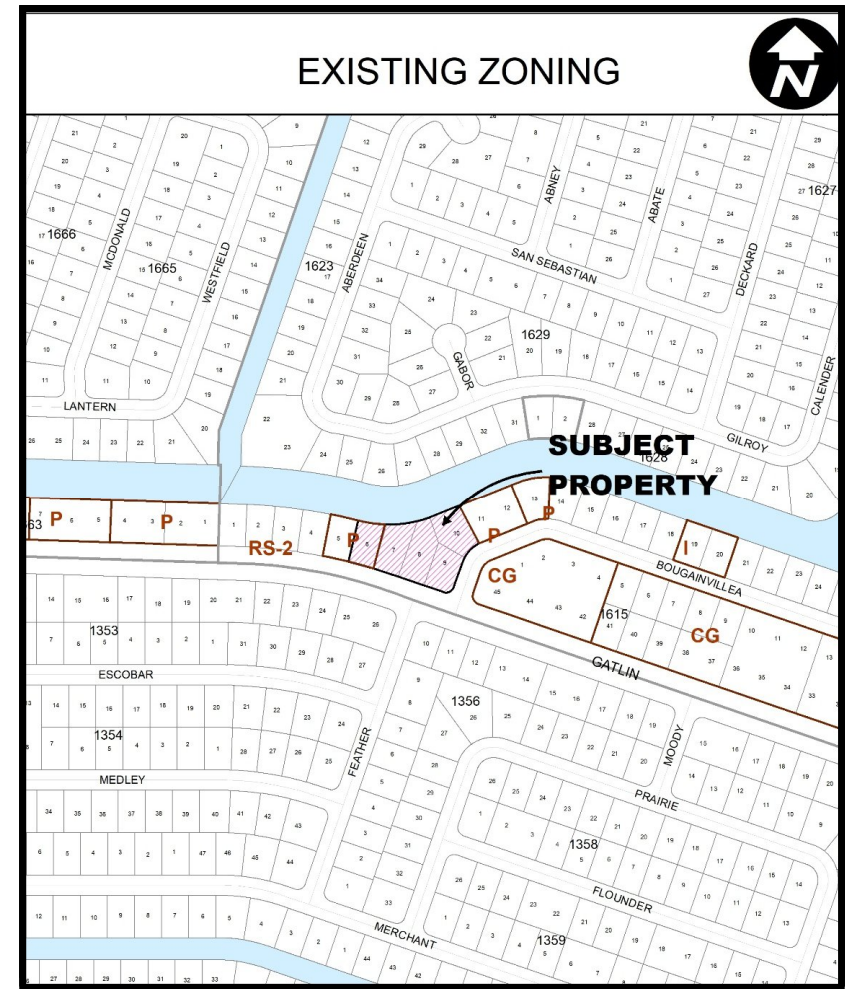
Planning & Zoning Board Request Summary

Applicant/Agent:	Edward McDonald, Thomas Engineering Group
Property Owners:	The John Mohamed Ghanie and Joan Davis-Ghanie Living Trust (Lot 6) Haredo Realty Advisors, Inc. (Lots 7-10)
Location:	Northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard
Request:	A request to grant a variance to the building rear setback requirements and the landscaping requirements for a proposed retail development.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Drainage right-of-way	RL	RS-2
South	Pedestrian pathway	OSR	RS-2
West	Undeveloped	ROI	P/RS-2
East	Offices	ROI	P

RL – Low-Density Residential, ROI – Residential/Office, RS-2 – Single-Family Residential, OSR – Open Space Recreation, P – Professional



Planning & Zoning Board Variance Requests

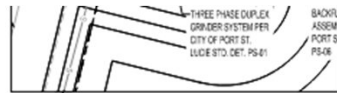
1. A variance of 14.6 feet from the building rear yard 25-foot setback requirement.
2. A variance to the requirement of landscaping along the outside of the architectural wall. The wall is proposed 10 feet from the rear property line with the landscaping located on the inside of the wall.
3. A variance of 2 trees and 154 shrubs of perimeter landscaping required along the northern boundary of the subject property.

Code Requirements

- *Section 158.155(J)(1) – min. rear building setback is 25 feet*
- *Section 154.03(I)(5) – landscaping may encroach max. 10 feet into a 20-foot drainage easement*
- *Section 154.03(C)(5)(b) – landscape buffers adjacent to a right-of-way require an area outside of the wall for landscaping/maintenance*
- *Section 154.03(C)(5)(c) – each landscape buffer strip shall have 1 tree planted every 30 feet and 1 shrub planted every 2 feet*

12" TAPPING
BR. PULLED

POTABLE WATER & IRRIGATION CONNECTION NTS

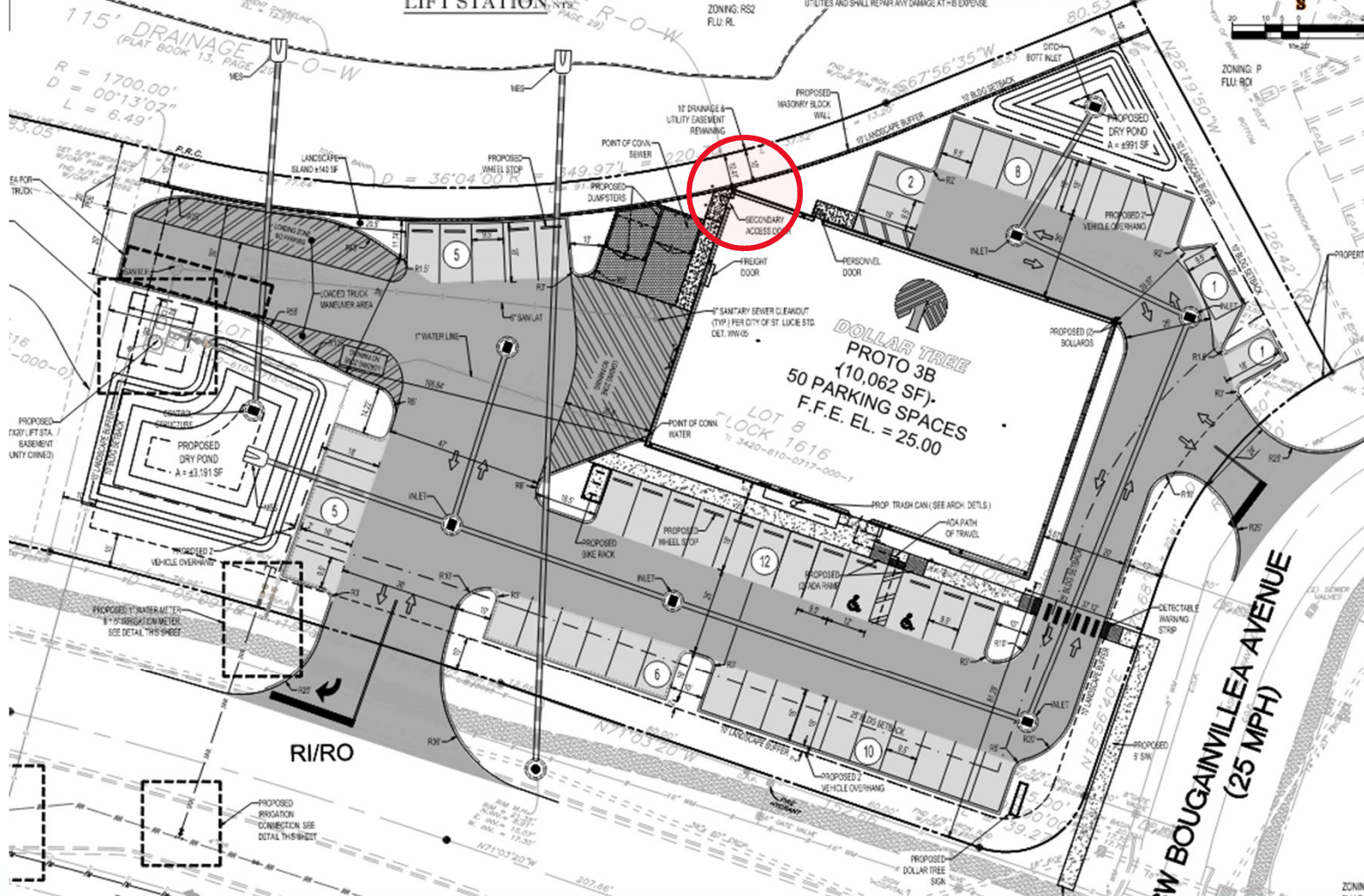


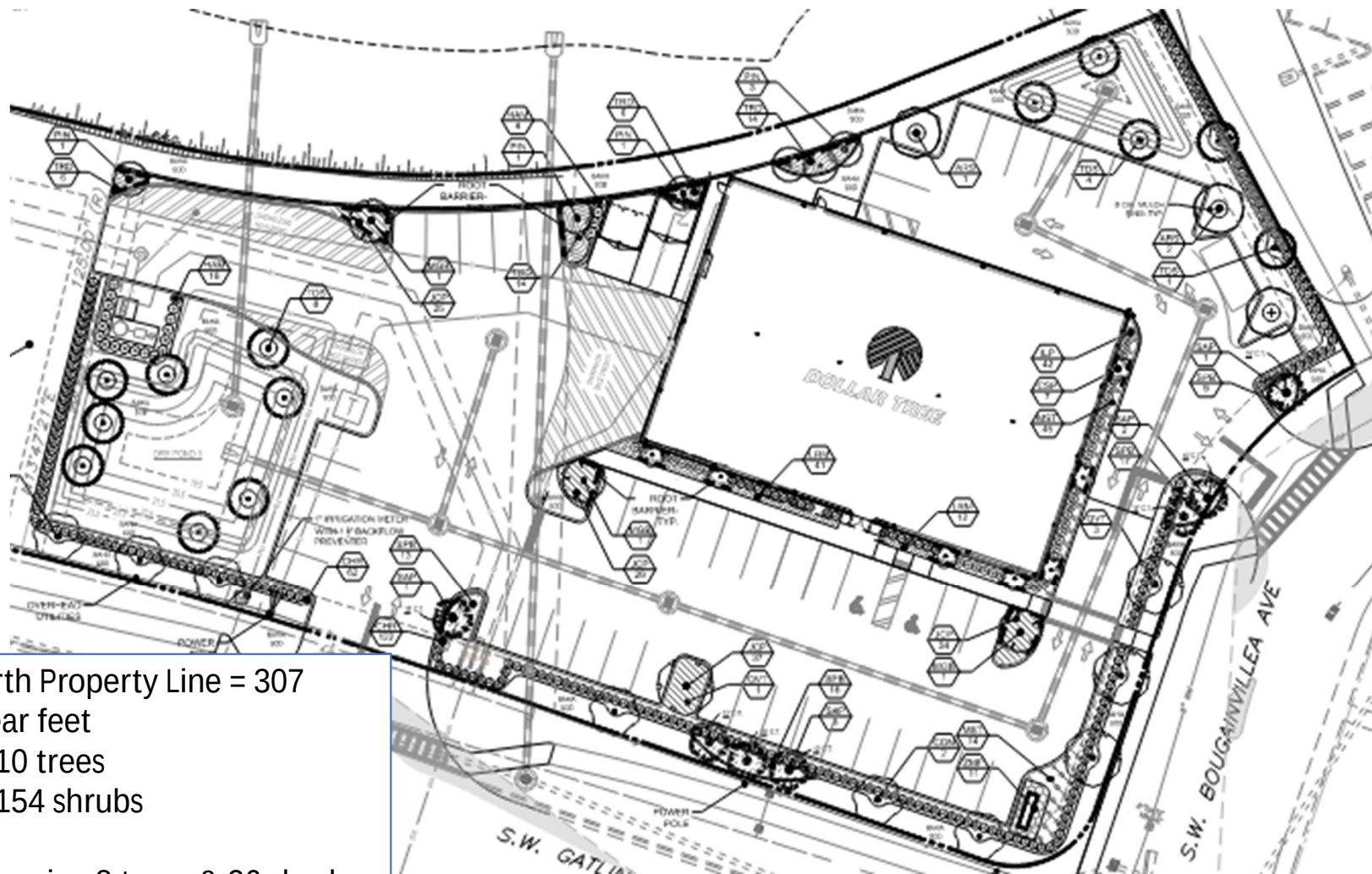
LIFT STATION NTS

811

CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY NOTIFICATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.





North Property Line = 307
linear feet

- 10 trees
- 154 shrubs

Proposing 8 trees & 26 shrubs

Project Background

- The following applications were submitted concurrently with the variance request:
 - (P25-217) – request to rezone lots 5-10 to the Limited Mixed Density (LMD) Zoning District
 - (P25-219) – request for a special exception use to allow a retail use that exceeds 50% of the buildings gross floor areas and exceeds 5,000 square feet
- The property owners have entered into a unified control agreement to rezone and develop all 6 lots. The proposed conceptual plans indicate that there are currently no development plans for lot 5.
- Based on the location of the proposed building, at time of site plan, the owners will need to submit an application to the City Council to abandon 10 feet of the 20-foot drainage easement along the rear boundary of the subject property.

Planning and Zoning Board Action

The Planning and Zoning Board denied the variance requests at their May 5, 2026, meeting.

The applicant requested an appeal to the City Clerk's Office on May 15, 2026.

*The applicant is no longer requesting a variance to the landscaping requirements of the Code.



THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVENUE, SUITE 101
TAMPA, FL 33612
P: 813-379-4100
WWW.THOMASENGINEERINGGROUP.COM

MAY 15 AM 12:15

City of Port St Lucie
City Clerk's Office
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

May 12, 2026

RE: Haredo Realty Advisors, Inc and Ghanie, John & Joan – Variance – P26-036

Dear City Clerk,

We respectfully appeal the Planning and Zoning Board's denial of our variance request (Item P26-036) heard on May 5, 2026. The Board denied the variance while tabling the related applications P25-217 and P25-219.

We are appealing only the rear setback variance denial and are withdrawing the landscaping variance request (Item 2 below), as we intend to resolve that issue through a Revocable Encroachment Permit consistent with the recent approval for the 7 Brews project (P24-125).

Item 1 – Appeal of Rear Setback Variance (14.6 feet)

We respectfully request that the Appeals Board overturn the Board's denial of a 14.6-foot variance from the rear building setback requirement.

Grounds for Appeal:

The requested variance is consistent with the public welfare, represents the minimum relief necessary, and is required due to a unique condition created by the canal right-of-way, which is currently zoned RS-2. Granting the variance will be in harmony with the intent and purpose of the forthcoming Limited Mixed Use (LMD) rezoning.

The subject property is located in the LMD Conversion Area, Planning Area 2, where the City's clear intent is to eliminate the single-family residential designation and promote commercial/retail development along this corridor. The property backs up to an existing canal right-of-way (approximately 115 feet wide). Beyond the canal lies single-family residential property.

Pursuant to Section 158.155 of the LMD Zoning District:

- A standard rear setback of 10 feet is required.
- A 25-foot setback applies when the yard adjoins a residential land use or public right-of-way.
- A 50-foot setback is required for two-story buildings adjacent to single-family lots.

Because the canal parcel is zoned RS-2, the zoning code requires a 25-foot setback. The requested 14.6-foot variance would still provide more than 130 feet of total separation between the proposed building and the nearest single-family home property line. Additionally, a 6-foot masonry wall is required along the northern property line, providing further buffering.

Granting this variance will not adversely affect neighboring residential properties and is consistent with the City's policy of encouraging commercial development in the LMD Conversion Area. The only scenario in which this variance would conflict with the code's intent would be if the canal right-of-way were converted to residential use, which is an improbable scenario.

Item 2 – Landscaping Variance (Outside Wall / Perimeter Landscaping)

Withdrawn.

We are withdrawing this variance request. Following the May 5th hearing, we learned that a similar request was approved for the 7 Brews coffee drive-thru (P24-125) via a Revocable Encroachment Permit allowing the wall and landscaping within the drainage and utility easement. We will submit the same permit application for this Dollar Tree project. We have attached relevant staff emails and the 7 Brews site plan for reference.

Conclusion and Request

We respectfully request that the Appeals Board grant our appeal of the 14.6-foot rear setback variance. This relief is modest, well-justified by site conditions and the City's own LMD rezoning objectives, and will not harm the public welfare or adjacent properties.

This appeal is based on the grounds that the requested variance is not contrary to the public interest, is the minimum necessary to relieve a hardship created by the canal right-of-way zoning, and is consistent with the intent and purposes of the LMD zoning district.

Thank you for your consideration. We are available to provide any additional information or to meet with staff or the Commission as needed.

Sincerely,

THOMAS ENGINEERING GROUP

A handwritten signature in blue ink, appearing to read 'Edward McDonald'.

Edward McDonald, P.E.
Principal

APPEALS BOARD MEETING

Monday, July 13, 2026

Dollar Tree – Gatlin & Bougainvillea

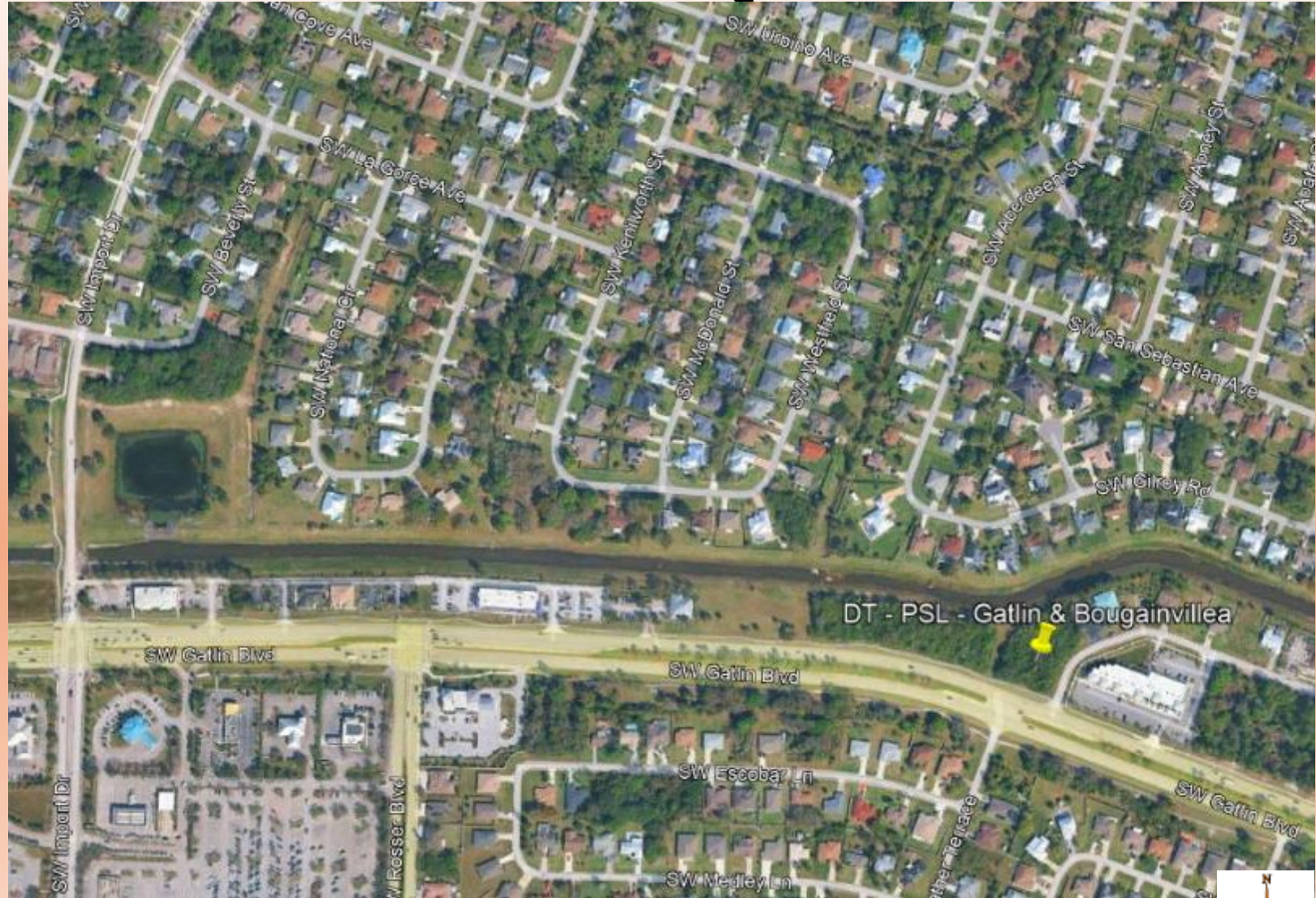
Variance – P26-036 – Denied May 5th, 2026

Rezoning - P25-217 - Tabled

Special Exception – P25-219 - Tabled

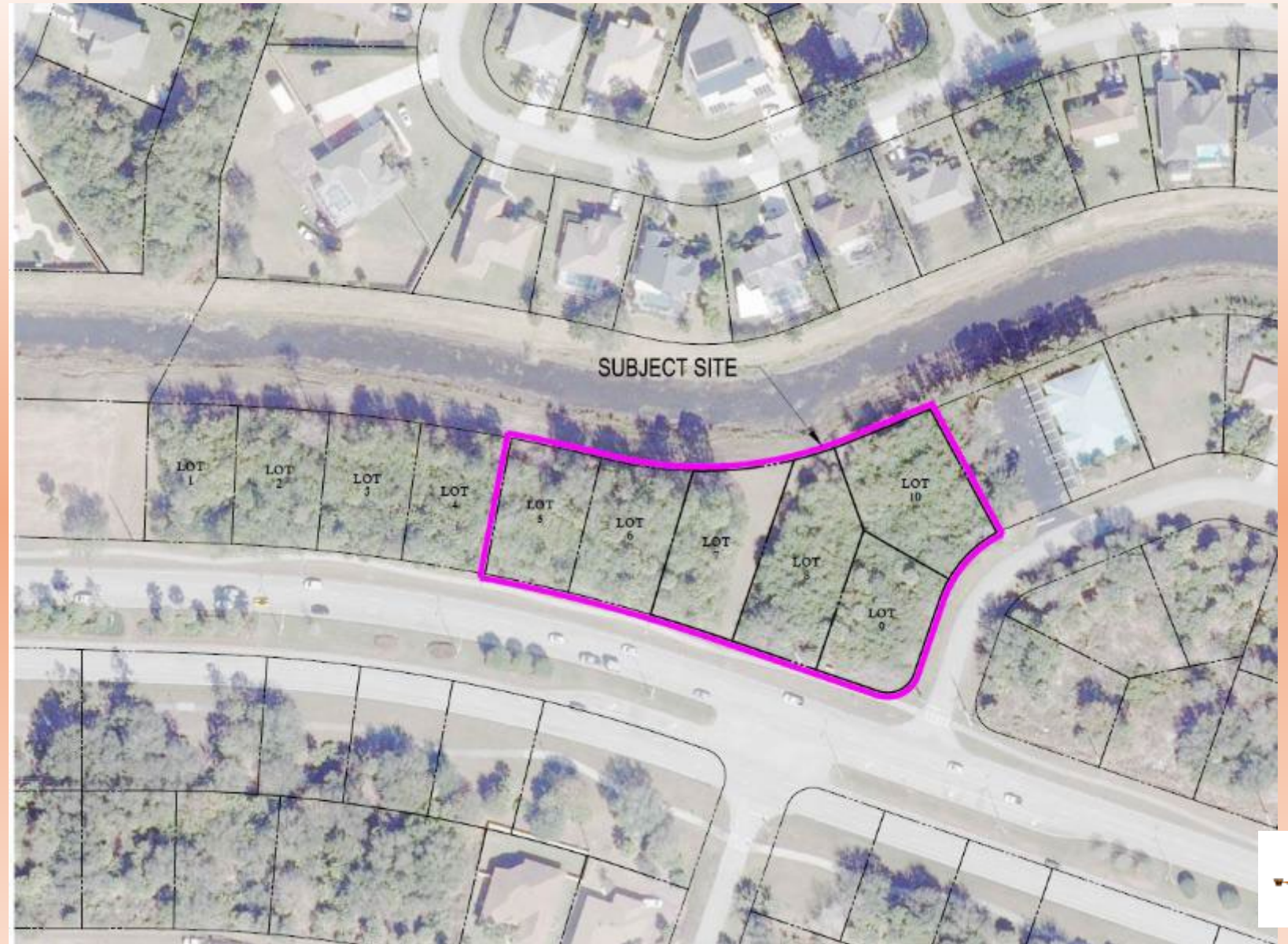
DETAILS ABOUT THE SITE & REQUESTS

- Site falls in a LMD Conversion area – (request on hold) gives the ability to rezone the RS-2 Single family homes along SW Gatlin Blvd to a LMD rezoning.
- Small single-family homes have deterred development along the corridor. Property is in a “Conversion Zone”.
- Traffic flow will be improved by eliminating single family homes that would have individual driveways, and provide a single entrance with shared access for the remaining parcels along Gatlin Blvd



AERIAL WITH LOTS

- Total Site Area – 1.59 acres
- Dollar Tree to Develop Lots 6 thru 10



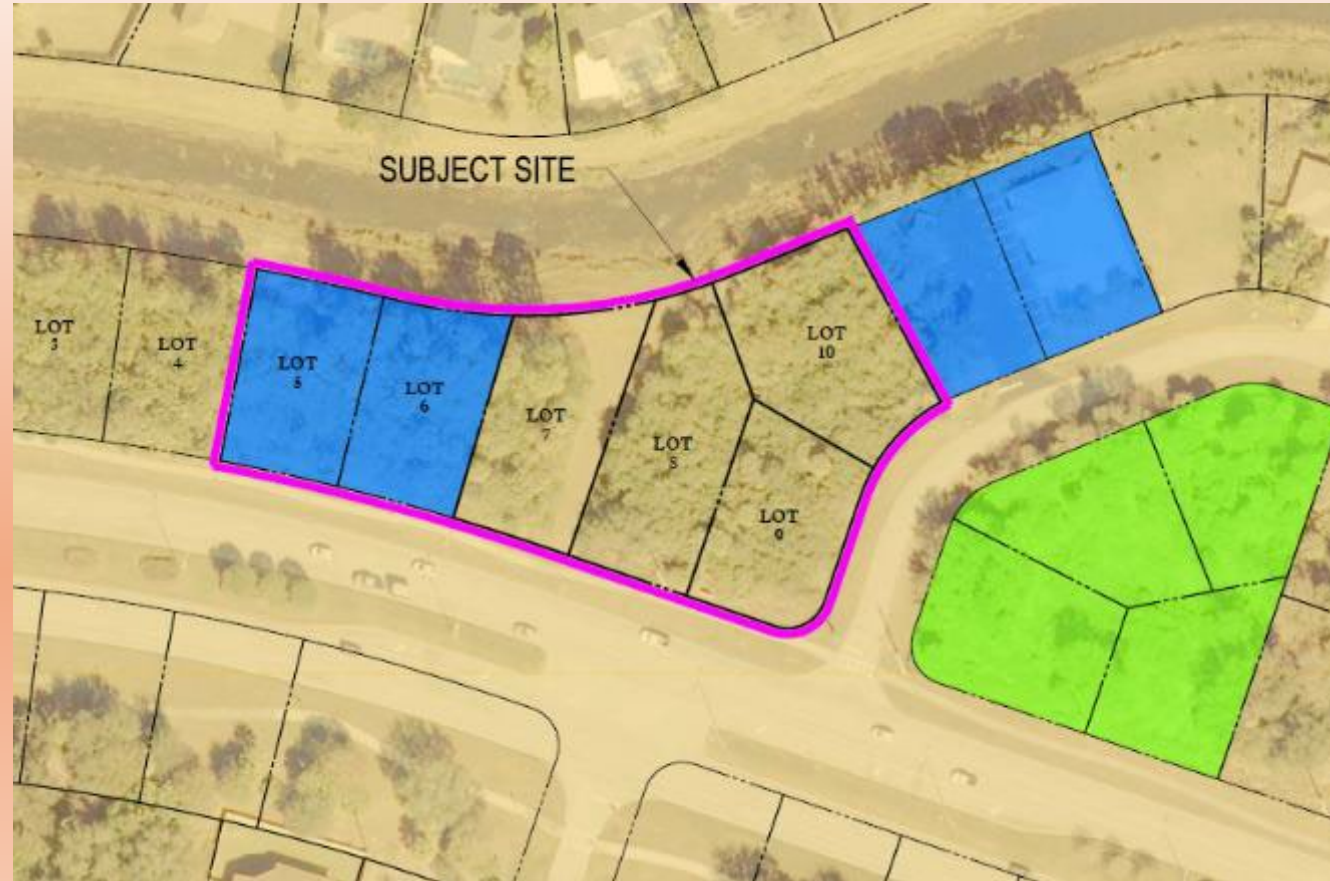
AERIAL WITH ZONING

Unity of Control:

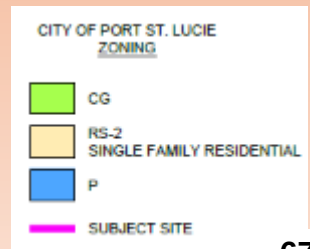
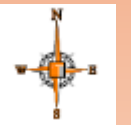
Owners of Lot 5 – Lot 10 have entered into a Unity of Control to allow for development by Dollar Tree on Lots 6-10. Lot 5 to remain undeveloped. As such, no variance is being requested for lot 5.

Note:

- **Lot 5 & Lot 6 are Zoned P – Professional. Therefore, Lot 5 must be included in the Unity of Control so that we do not create a nonconforming lot with the zoning.**



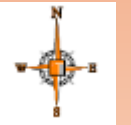
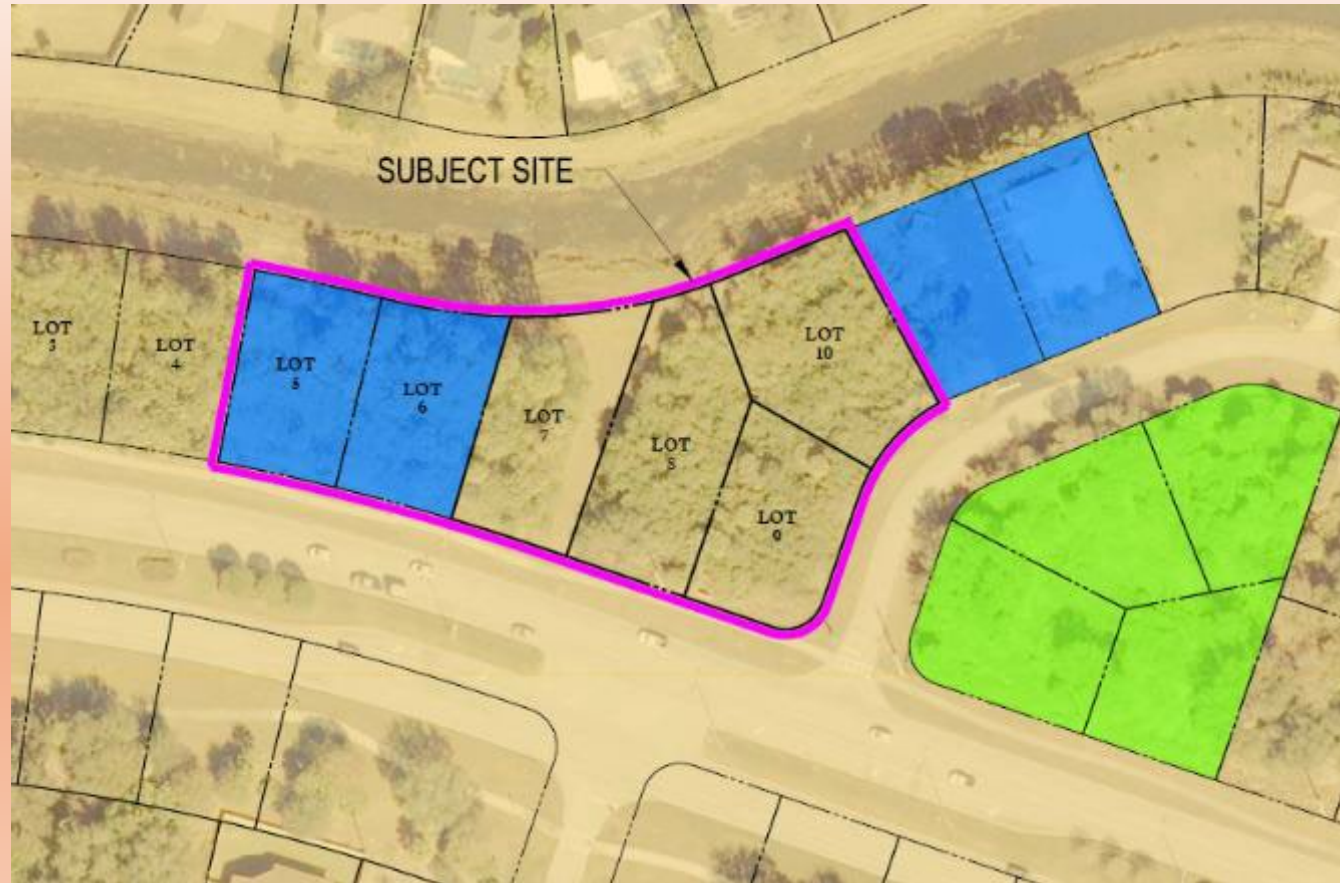
***LMD Zoning & Special Exception to be resubmitted pending appeals decision.**



AERIAL WITH ZONING

CANAL PROPERTY TO THE NORTH IS ZONED RS-2

- This triggers the setback requirement of 25 feet
- If this property had any land use other than residential zoning, only a 10 foot setback would be required per code.



***LMD Zoning & Special Exception to be Addressed later**

CITY OF PORT ST. LUCIE
ZONING

 CG

 RS-2
SINGLE FAMILY RESIDENTIAL

 P

 SUBJECT SITE

VARIANCE - P26-036 – SIMPLIFIED

Rear Setback:

Request a Variance to reduce the required 25 foot rear yard building setback to 10 feet.

(ONLY THE Northwest Corner OF THE BUILDING IS OUT OF COMPLIANCE)

Landscape Variance removed to fully comply:

Request to allow landscape buffer material outside of the REAR (north) 10 feet buffer, and a variance of 2 trees and 154 shrubs.

VARIANCE - P26-036 - APPEAL

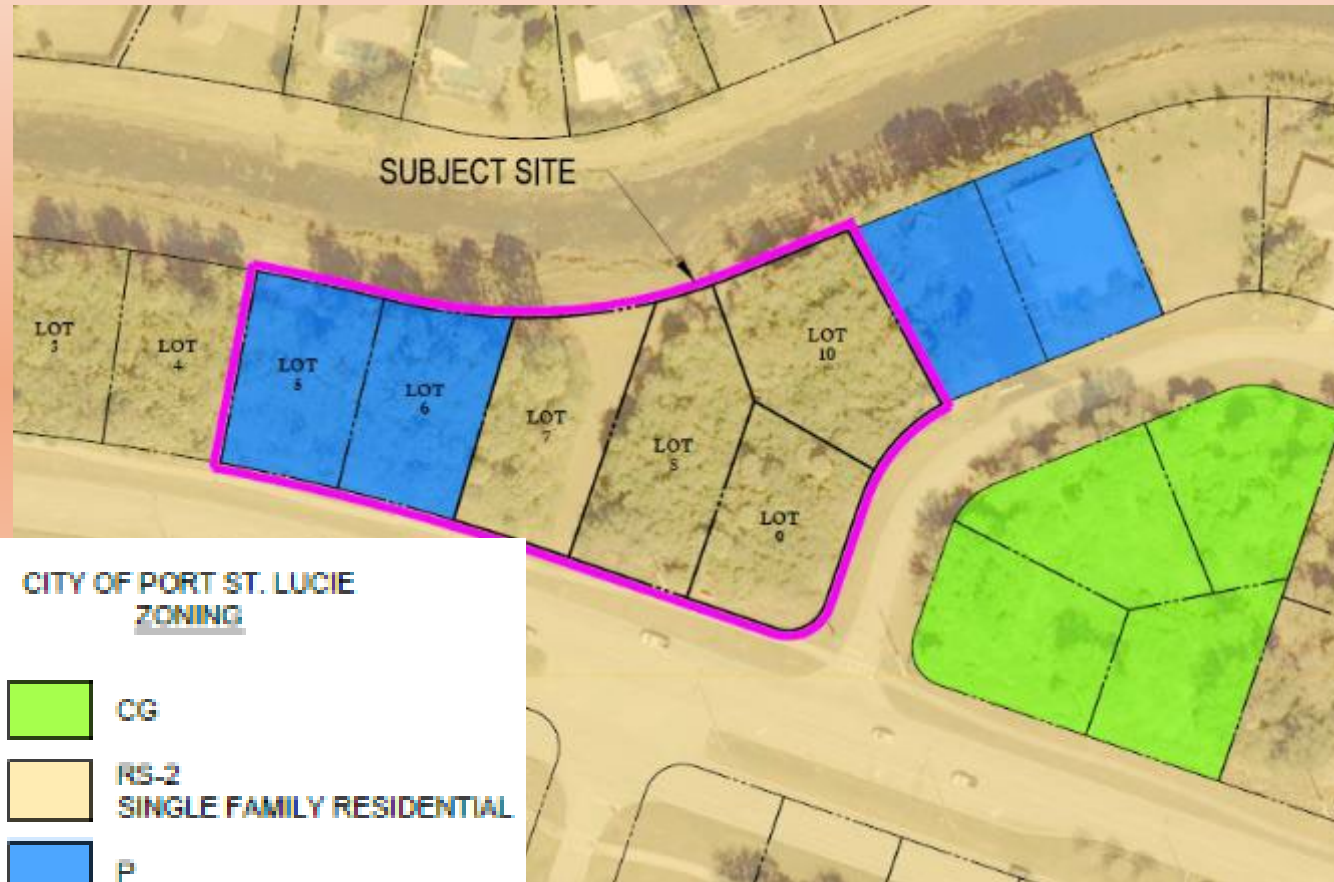
Item 1: A variance of 15.0 feet from the rear building setback requirements.

APPEAL - We would seek to have this item appealed on the grounds of Public Welfare and Hardship Inconsistency. The granting of this variance would not affect the public welfare, would be the minimum variance necessary and only required as such because the **EXISTING CANAL IS ZONED AS RESIDENTIAL.**

- DOES NOT HARM THE PUBLIC WELFARE
- GRANTING THE VARIANCE WILL BE IN HARMONY WITH THE INTENT OF THE PROPOSED REZONING OF THE PROPERTY TO THE LMD ZONING.
- EQUITABLE TO SIMILAR COMMERCIAL DEVELOPMENT IN THE AREA

VARIANCE - P26-036 - APPEAL

The property is located at the SW corner of Gatlin Boulevard and SW Bougainvillea Avenue. The property is currently zoned Professional (P) and Single Family Residential (RS-2). The parcel falls in the LMD Conversion Area, Planning Area 2. The intent of this LMD Rezoning area is to remove the single family designation and to promote retail development along this corridor.

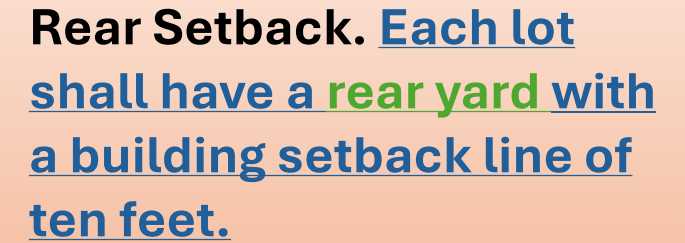


IF THE CANAL WAS DESIGNATED WITH ANY LAND USE OTHER THAN RESIDENTIAL THEN ONLY A 10 FOOT SETBACK WOULD BE REQUIRED AND NOT THE 25 FEET CURRENTLY BEING REQUIRED.

Canals are typically zoned as single family residential in master developments but these areas would never be redeveloped to put residential homes in these areas.



The requested setback variance is from section 158.155,(j)(3) of the Limited Mixed Use Zoning District code section, as follows.



A setback line of twenty-five (25) feet is required when the yard adjoins a residential land use or a public road right-of-way.

VARIANCE - P26-036 - APPEAL

The property itself backs up to an existing canal property and on the other side of that property is existing single family homes under the RS-2 Zoning designation. Between the rear lot line on the north side of the subject property to the single family property line is ± 115 feet of canal property.



THE PROPOSED 10 FOOT BUILDING SETBACK TO THE PROPERTY LINE FOR ONLY THE Northwest Corner OF THE DOLLAR TREE BUILDING WILL STILL PROVIDE AT LEAST 125 FEET OF SEPARATION BETWEEN THE CORNER OF THE BUILDING AND THE NEAREST SINGLE FAMILY PARCEL WHEN CONSIDERING THE CANAL WIDTH OF 115 FEET.

ADJACENT OFFICE COMMERCIAL BUILDING EAST OF DOLLAR TREE HAS 20 FOOT SETBACK AND 124 FEET TO THE SINGLE FAMILY

CANAL IS NOT A PUBLIC ROAD RIGHT OF WAY AND SHOULD NOT BE CONSIDERED AS SINGLE FAMILY

SIMILAR SETBACKS AND EXAMPLES



Aldi located 1.1 mile east of subject site

INTENT OF THE CODE:

Focus on separation of commercial buildings proximity to adjacent single family homes.

RS-2 ZONING SETBACKS:

- FRONT - 25 FT
- REAR - 25 FEET
- SIDE – 10 FEET

WE ARE ±125 FEET FROM THE PROPERTY LINE

SIMILAR SETBACKS AND EXAMPLES



Goodwill located 0.9 mile east of subject site

INTENT OF THE CODE:

Focus on separation of commercial buildings proximity to adjacent single family homes.

RS-2 ZONING SETBACKS:

- FRONT - 25 FT
- REAR - 25 FEET
- SIDE – 10 FEET

WE ARE ±125 FEET FROM THE PROPERTY LINE

VARIANCE - P26-036 – APPEAL

Because the canal is zoned RS-2 we are required to have a 25-foot setback. Granting this variance would not be damaging to any of the homes and would still provide over 125 feet of total separation / setback. The properties and conditions of the rezoning already are such that a **6-FOOT-TALL MASONRY WALL** is required along the north property line. The only way that the granting of this variance request would fall out of line with the intent of the code would be if the canal property was converted to a single-family home, which would never happen.

THE GRANTING OF THIS VARIANCE WOULD NOT HARM PUBLIC WELFARE AND WOULD BE CONSISTENT WITH SURROUNDING DEVELOPEMNT PATTERNS GIVEN THE LOCATION OF THE CANAL AND THE CITY'S WISHES FOR COMMERCIAL DEVELOPMENT IN THIS CONVERSION ZONE

BENEFITS OF GRANTING THIS REQUEST

1. Discount retailer that competes for Walmart customers on the basis of price For several items excluding groceries. – BENEFIT TO PUBLIC
2. DOLLAR TREE is a low traffic generator as it seeks locations close to residential neighborhoods. – BENEFIT TO PUBLIC
3. DOLLAR TREE's presence here will help keep traffic off Gatlin Blvd because customers may purchase items at DOLLAR TREE rather than go all the way to a larger box. – BENEFIT TO PUBLIC
4. We are unaware of any neighborhood opposition to the proposed DOLLAR TREE. We held a public meeting the neighbors within 750' of the site and no one appeared. Staff has not made us aware of any opposition. – NO PUBLIC OBJECTION
5. DOLLAR TREE would be constructing a lift station and stubbing and sizing infrastructure to support future development west of subject site in the Conversion Zone – BENEFIT TO PUBLIC



THANK YOU

END OF SLIDE SHOW