

**Dollar Tree – Gatlin and Bougainvillea  
Special Exception Use  
P25-219**



**SUMMARY**

<b>Applicant's Request:</b>	The request is for a Special Exception Use (SEU) to allow a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet per the Limited Mixed Density (LMD) Zoning District.
<b>Applicant/Agent:</b>	Edward McDonald, Thomas Engineering Group, LLC
<b>Property Owners:</b>	Sharon Etoria (Lot 5) The John Mohamed Ghanie and Joan Davis-Ghanie Living Trust (Lot 6) Haredo Realty Advisors Inc. (Lots 7-10)
<b>Location:</b>	Northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard
<b>Project Planner:</b>	Sofia Trail, Planner I

**Project Description**

Edward McDonald of Thomas Engineering Group has submitted a special exception use (SEU) application on behalf of Haredo Realty Advisors, Inc., the John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, (the Ghanie Living Trust), and Sharon Etoria. The proposed conceptual plan is for a 10,062-square-foot Dollar Tree building within the Limited Mixed Density (LMD) Zoning District. Per Section 158.155(D), any retail use that exceeds 50 percent of the building’s gross floor area and any use exceeding 5,000 square feet in the Limited Mixed Density (LMD) Zoning District, requires a special exception use application. The properties are located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard and are legally described as Port St. Lucie, Section 23, Block 1616, Lots 5 through 10.

Currently, Lots 5 and 6, owned by Sharon Etoria and the Ghanie Living Trust, are designated as Professional (P) Zoning District, while Lots 7 through 10 are under the Single-Family Residential (RS-2) Zoning District. The property owners have entered into a recorded unified control agreement to rezone the properties and develop them as one (1) project. There are two (2) concurrent applications associated with this development project. A variance application (P26-036) for the rear building setback and landscaping requirements and a rezoning application (P25-217) to rezone the lots to the LMD Zoning District. This SEU application is contingent upon the approval of both the variance and rezoning.

**Previous Actions**

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual site plan at their April 7, 2026, meeting.

**Public Notice Requirements**

Notice of this request for a Special Exception Use was mailed on April 23, 2026, to owners of property within a 750-foot radius of the subject property.

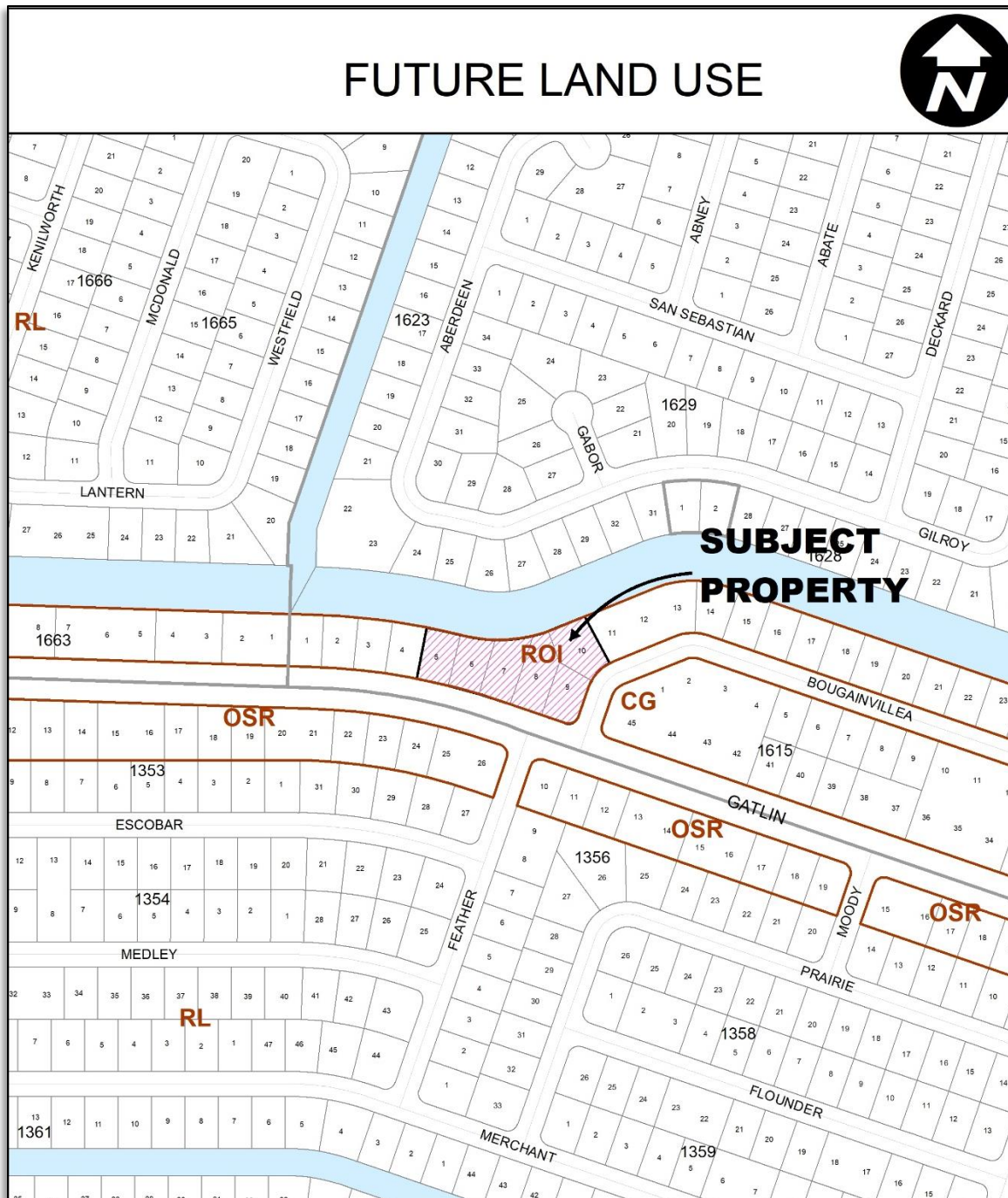
**Location and Site Information**

Parcel Number:	3420-610-0714-000-0 (Lot 5) 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:	+/- 1.59-acres
Legal Description:	Port St. Lucie Section 23, Block 1616, Lots 5-10
Future Land Use:	ROI (Residential/Office/Institutional)
Existing Zoning:	Lots 5-6 (P – Professional) Lots 7-10 (RS-2 – Single-Family Residential) <i>*Please note there is a concurrent application (P25-217) to rezone lots 5-10 to LMD</i>
Existing Use:	Undeveloped

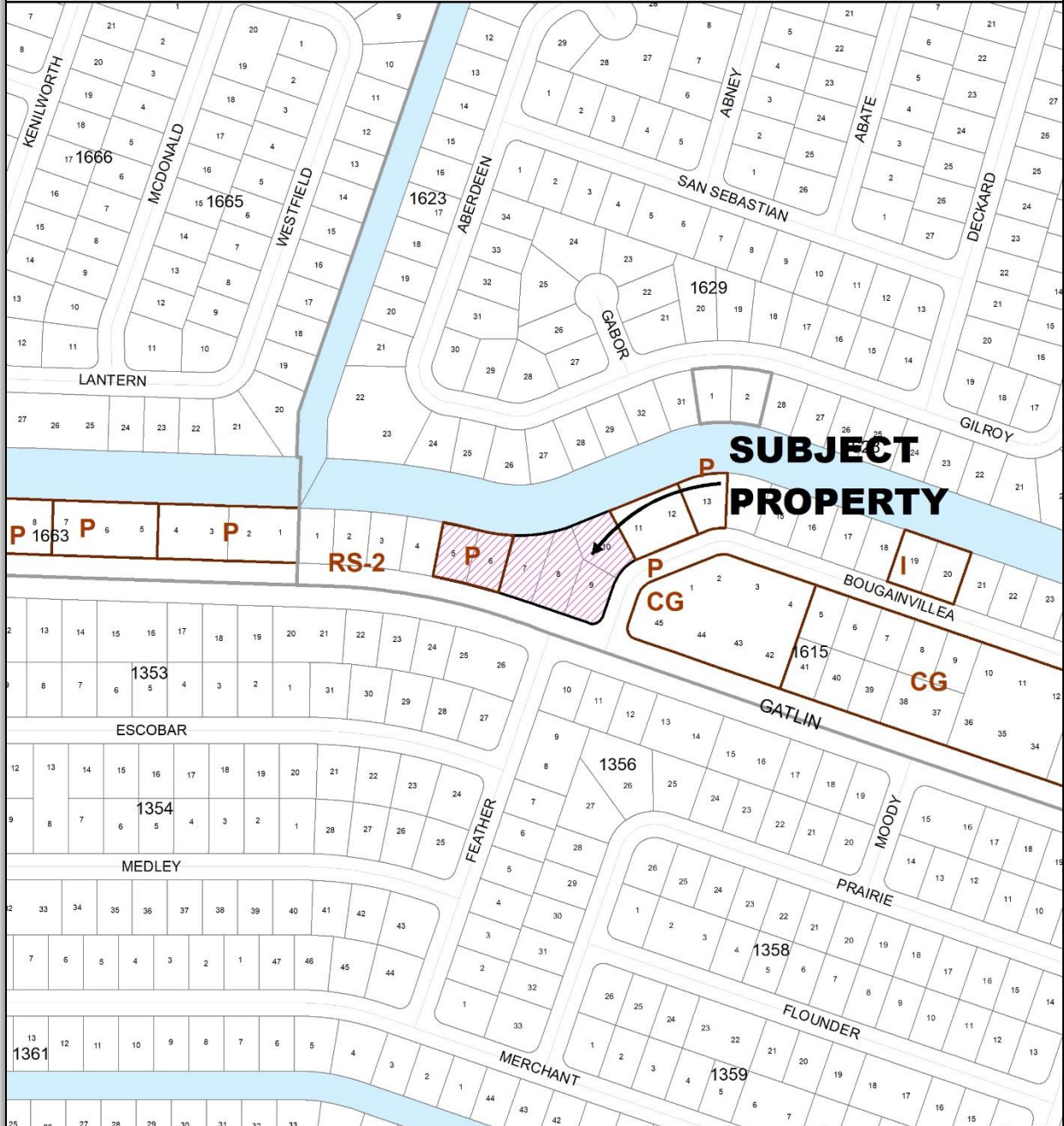
**Surrounding Uses**

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



# EXISTING ZONING



## PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

### **Evaluation of Special Exception Criteria (Section 158.260)**

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- Applicant's Response: *Right-in/right-out on Gatlin and full access on SW Bougainvillea are proposed along with future cross-access to undeveloped parcels west of the subject property. Onsite traffic circulation and access points meet all requirements of City of Port St. Lucie Land Development Code and have been designed for truck access and loading. Pedestrian access will be provided to SW Gatlin via a proposed sidewalk on Bougainvillea Avenue.*
- Staff findings: There are proposed as a right-in/right-out access driveway along SW Gatlin Boulevard and a full access driveway along SW Bougainvillea Avenue. There is a two-way cross-access driveway that extends from the subject property to lot 5 for future development. A pedestrian sidewalk along SW Bougainvillea Avenue is proposed that connects the professional office parcel sidewalk to the sidewalk along SW Gatlin Boulevard.

Public works reviewed the traffic report and has determined it to be in compliance with the adopted level of service and requirements of Chapter 156 of Cite Code, and Public Works Policy 19-01pwd. The proposed project is anticipated to generate 637 average daily trips, 30 AM peak hour and 44 PM peak hour driveway trips.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Applicant's Response: *Properties along SW Gatlin are within the LMD Conversion Area and the adjacent developed to east, west, and south are all commercial. North of the property is a canal and single-family, required 6' masonry wall is proposed on the site plan to meet code.*
- Staff findings: The minimum parking requirement for this project is 50 standard stalls, including two (2) ADA-compliant stalls. The proposed concept plan meets the minimum parking requirement and has the loading zone abutting the west side of the building. The buffer wall shields the residential area to the north from the cross-access driveway, dumpster enclosure, and loading zone.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: *Site has water and sewer immediately adjacent in the right-of-way and the property is proposing a lift station that will be sized for the Dollar Tree and future parcels west of the subject parcel for future connection. Lift station to be dedicated to City of Port St. Lucie via a 20' x 20' easement.*

- Staff findings: The City of Port St. Lucie Utility Department will provide service to the property.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant's Response: *A proposed 6' masonry wall along the north side of the property will be provided to screen use from residential properties north of the subject site.*
- Staff findings: A 10-foot-wide perimeter landscape buffer is required along all sides of the property, in addition to a 6-foot-high architectural wall along the rear boundary. There is a 20-foot-wide drainage easement along the rear and the wall is proposed 10 feet from the property line. Per Sections 154.03(I)(5) and 154.03(C)(5)(b), landscaping can encroach a maximum of ten (10) feet into the 20-foot drainage easement and buffer strips located adjacent to a right-of-way require an area outside of the wall for landscaping and maintenance. Due to the wall being proposed 10 feet from the property line, no landscaping can be placed along the side of the wall that abuts the drainage canal. This area would be required to have ten (10) trees and 154 shrubs, however only eight (8) trees are proposed along the inside of the wall. This landscaping is not being supplemented anywhere else on site. This project as proposed on the associated conceptual plan and landscape plan requires variance approval.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Applicant's Response: *Property will be designed to meet all requirements of City of Port St. Lucie site lighting requirements.*
- Staff findings: A monument sign is proposed on the southeast corner of the subject property. A separate sign permit application will need to be submitted to the Building Department for review after site plan approval.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: *Site plan has been designed to meet all required buffers, building foundation planting and parking lot islands per City of Port St. Lucie Land Development Code.*
- Staff findings: Terminal parking islands are located throughout the site. There is facade landscaping along the front and east side of the building. Additionally, there is a sodded dry retention pond towards the west of the property.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: *Site plan will conform to all Land Development Code requirements upon the LMD rezoning and landscape variance application submitted concurrent with this application.*
- Staff findings: The proposed use does not meet the minimum rear building setback requirements for the LMD district or the required landscaping buffer requirements. This project as proposed on the associated conceptual plan requires variance approval.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Applicant's Response: *The proposed use will have no offsite impacts to the surrounding uses and provides needed cross access and sewer stubs for future development to the west.*
- Staff findings: The establishment and operation of the proposed use should not impair the health, safety, welfare, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Applicant's Response: *The proposed use is a Dollar Tree store with standard detail operation and practices as per similar uses in the city. Vehicular movement are captured and designed into the plan for on-site truck deliveries, fire routes and parking and pedestrian circulation.*
- Staff findings: The retail store is not expected to generate noise that would constitute a nuisance. The subject property is situated near an established commercial/retail environment. There will be a 6' high masonry wall along the rear property line that abuts the drainage right-of-way and buffers the parcel from the residential land use.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Applicant's Response: *The proposed building is single-story and on scale with surrounding uses in height. Site plan has been designed with access points to benefit adjacent properties and are all in compliance with Land Development Code.*
- Staff findings: The retail use as proposed appears to be compatible with the existing and permitted uses of adjacent properties. The height of the building and access location is consistent with other buildings within the ROI land use area. The proposed development is not expected to generate noise or light that would adversely impact the surrounding properties.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of the neighborhood.

- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Staff findings: Acknowledged.

## PLANNING AND ZONING BOARD ACTION OPTIONS

If consistent with Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council with the following condition:  
*At time of site plan application, documentation confirming that the abandonment of easement application has been submitted must be provided.*
- Motion to amend the recommendation and recommend approval to the City Council

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.