



CITY OF
PORT ST. LUCIE
HEART OF THE TREASURE COAST

Dollar Tree – Gatlin and Bougainvillea

Special Exception Use

Project No. P25-219

Planning and Zoning Board Meeting

Sofia Trail, Planner I

May 5, 2026

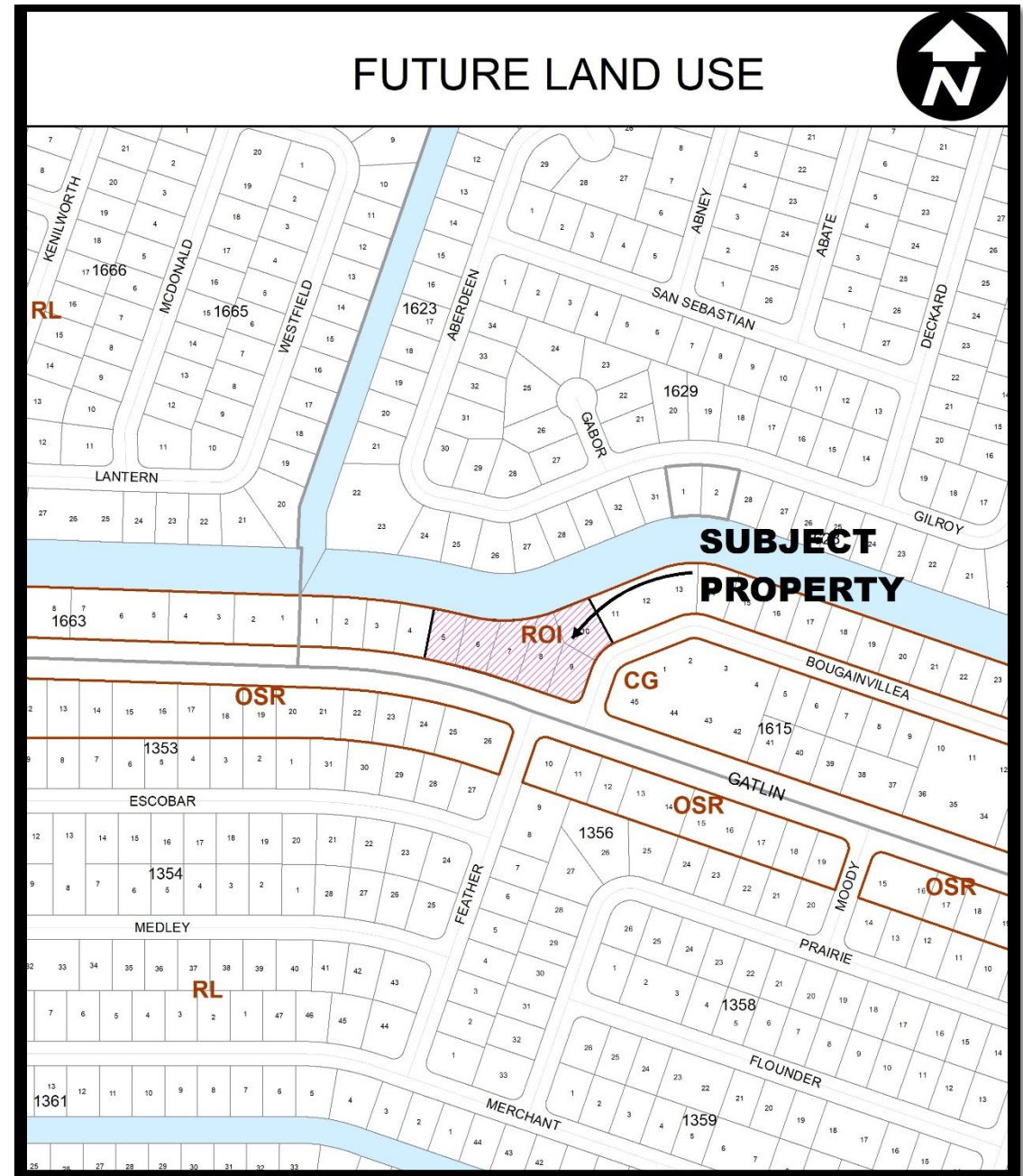
Request Summary

Applicant/Agent:	Edward McDonald, Thomas Engineering Group
Property Owners:	Sharon Etoria (Lot 5) 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 special exception use (SEU) application to allow a retail use that exceeds 50% of the building's gross floor area and exceeds 5,000 square feet.

Surrounding Areas

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

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



Project Summary

- (P26-036) – variance application for rear building setback and landscaping requirements
- (P25-217) – rezoning application to change the zoning for lots 5-10 to the Limited Mixed Density (LMD) Zoning District
- Property owners entered into a recorded unified control agreement for the project
- **Section 158.155(D)** – any retail use that exceeds 50% of the building’s gross floor area and exceeds 5,000 square feet in the LMD district requires a SEU



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Canopy to be supplied and installed by Dollar Tree's sign vendor

- | | |
|--|---|
|  SW 6925 ENVY GREEN |  SW 7060 ALTITUDE GRAY |
|  SW 7008 EXTRA WHITE |  SW 7075 WEB GRAY |
|  SW 2849 WESTCHESTER GRAY |  SW 0045 ANTIQUARIAN BROWN |
|  SW 9166 DRIFT OF MIST | |

P25-217 - LMD Conceptual Landscape Plan

P25-219 - SEU Conceptual Landscape Plan

PSLUBU #11-448-00



PORT ST. LUCIE, FL

Dollar Tree - Gatlin Ave & Bougainvillea Ave.



Traffic Impact Statement

The site is anticipated to generate 637 average daily trips, 30 AM peak hour and 44 PM peak hour trips.

Public Works has reviewed the traffic report provided and have concluded that no significant traffic impacts are anticipated based on the conceptual plan.

<u>EVALUATION OF SEU CRITERIA</u> (Section 158.260)	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Ingress/egress are proposed along SW Gatlin Blvd. and SW Bougainvillea Ave. There is a cross-access driveway that extends to the eastern boundary of 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.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	The concept plan meets the 50-parking stall requirement, including 2 ADA spaced.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	The City of Port St. Lucie is the provider of utilities.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	A 6-foot-high masonry wall is proposed along the rear to buffer the property from residential uses. A 10-foot-wide landscape buffer is missing from the rear. The applicant has requested a variance from the landscaping requirements for the rear side of the property.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	All signage and lighting shall be required to conform to the City Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The proposed development will be reviewed for consistency with City Code and design standards at the time of site plan review.

Planning and Zoning Board Action Options

- Motion to recommend approval to the City Council
- 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 recommend denial to the City Council
- Motion to table should the Board need further clarification or information from either the applicant and/or staff