

**Dollar Tree – Gatlin and Bougainvillea
Rezoning
P25-217**



SUMMARY

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| Applicant's Request: | An application to rezone lots 5 through 10 to the Limited Mixed Density (LMD) Zoning District. |
| Applicant/Agent: | Edward McDonald, Thomas Engineering Group, LLC |
| 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 |
| Project Planner: | Sofia Trail, Planner I |

Project Description

Edward McDonald of Thomas Engineering Group has submitted a rezoning application on behalf of Haredo Realty Advisors, Inc., the John Mohamed Ghanie and Joan Davis-Ghanie Living Trust (Ghanie Living Trust), and Sharon Etoria. The proposal seeks to change the zoning of the subject properties to Limited Mixed Density (LMD). 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 project. 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.

The properties are located within Conversion Area 2 and meet all the depth, frontage, and curb-cut requirements as outlined in the Conversion Manual. The LMD concept plan proposes a 10,062-square-foot Dollar Tree building and 50 parking spaces on the site. Access to the property is planned via SW Bougainvillea Avenue and SW Gatlin Boulevard, with the main patron entrance positioned at the front of the building facing south. Lot 5 is to remain undeveloped, however a driveway to lot 5 is proposed on the concept plan for future development.

The proposed development plan does not meet the rear building setback requirement and there is no 10-foot-wide perimeter landscape buffer along the rear of the property. A variance application (P26-036) to these requirements has been submitted concurrently with this application, along with a special exception use (P25-219) to allow a retail use that exceeds 50 percent of the building’s gross floor area and exceeds 5,000 square feet.

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.

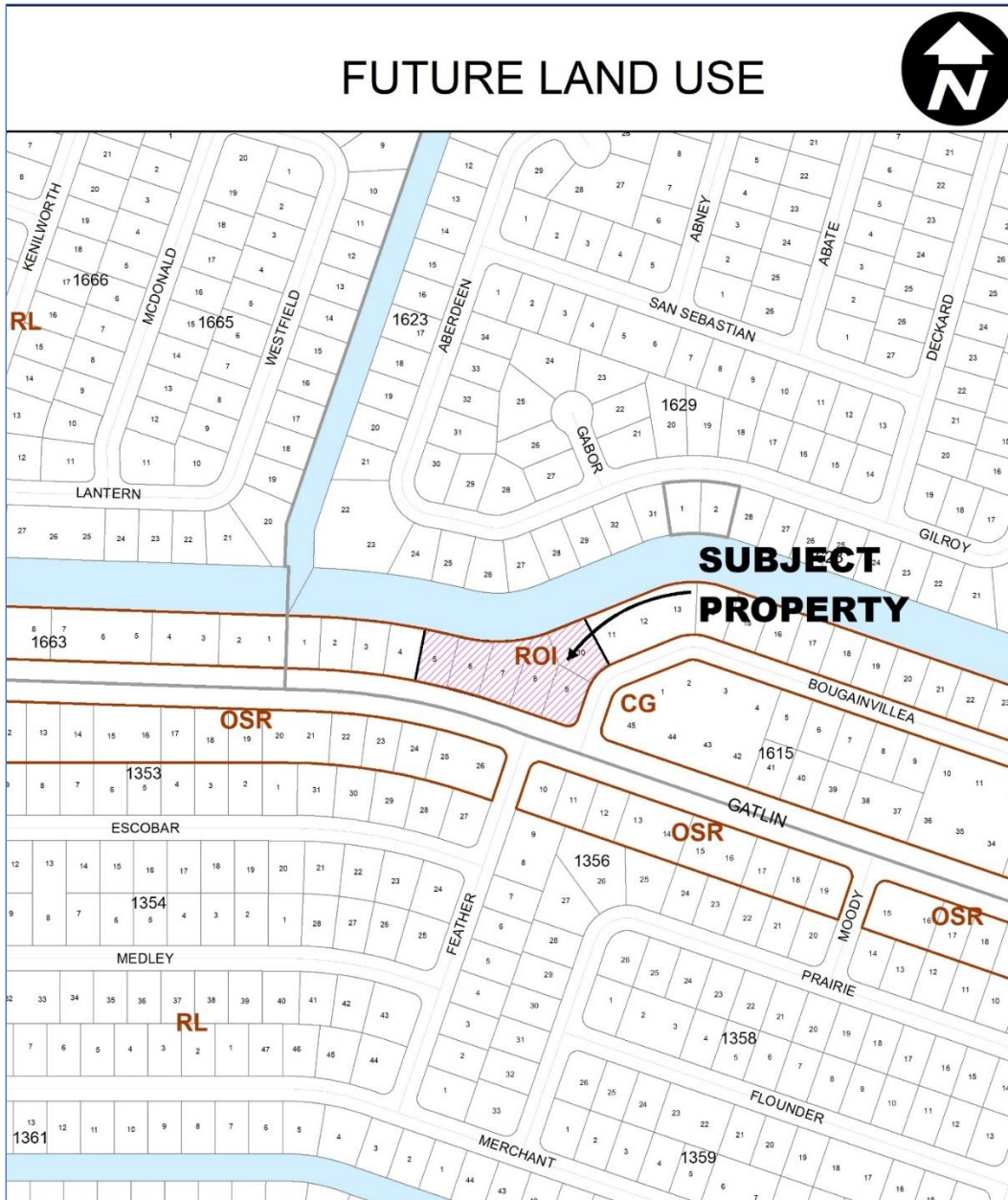
Location and Site Information

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|---------------------------|--|
| Parcel Number(s): | 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) |
| Existing Zoning: | Lots 5-6 (P – Professional) Lots 7-10 (RS-2 – Single-Family Residential) |
| Existing Use: | Undeveloped |
| Requested Zoning: | LMD (Limited Mixed Density) |
| Proposed Use: | Retail |

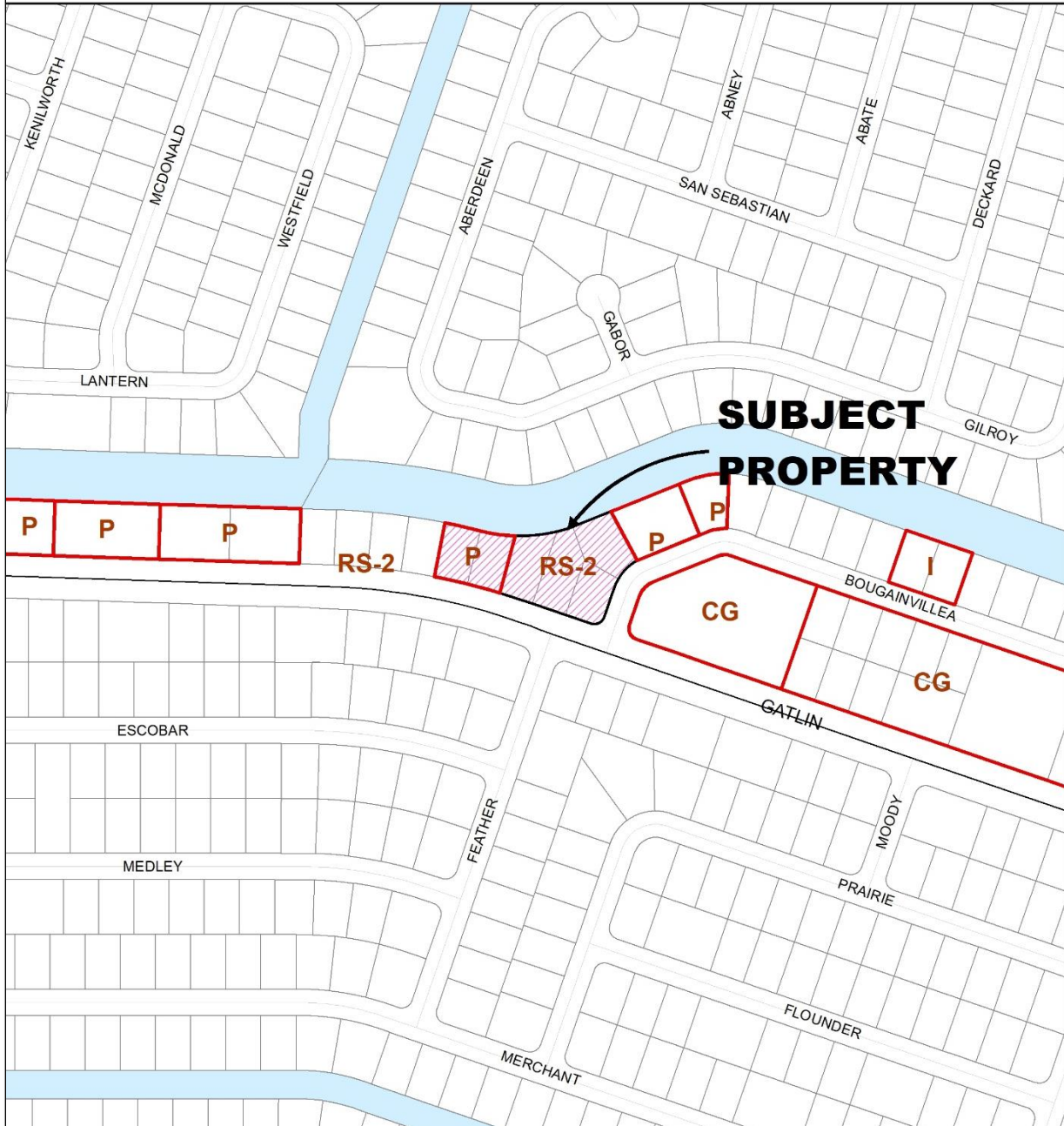
Surrounding Uses

| 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



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (Policies 1.1.4.2 and 1.1.4.13): Policy 1.1.4.2 of the Future Land Use Element states the City shall provide the ROI Future Land Use Designation as a mixed-use category to serve along major corridors as transitional land uses between more intensive commercial areas. In addition, the proposed rezoning is consistent with Policy 1.1.4.13 in which the Limited Mixed Density (LMD) Zoning District is listed as a compatible zoning district under the Residential/Office (ROI) Future Land Use classification.

| FUTURE LAND USE CLASSIFICATION | COMPATIBLE ZONING DISTRICT(S) |
|--------------------------------|--|
| ROI (Residential/Office) | P (Professional), LMD (Limited Mixed Density) , RM-5 (Multiple-Family Residential), or Residential PUD (Planned Unit Development) between 5-11 units per acre |

ZONING REVIEW

Applicant's Justification Statement: The applicant requests to rezone from RS-2 (Single-Family Residential) and P (Professional) zoning districts to LMD (Limited Mixed Density) for retail use on the parcel.

Staff Analysis: The applicant's request to rezone the subject properties to the LMD zoning district aligns with the Future Land Use Element of the City's Comprehensive Plan, as well as the Conversion Manual. The entirety of the block carries a ROI land use designation and the current zoning of lots 7 through 10 does not correspond with the future land use designation. While lots 5 and 6 are presently consistent with the future land use classification, they must be rezoned to LMD to accommodate the proposed development.

The LMD concept plan includes the development of lots 6 through 10, with lot 5 reserved as an undeveloped parcel for potential future development. Rezoning only lot 6 to LMD would create a nonconforming parcel within the P Zoning District; however, lot 6 is integral to the building footprint and overall design concept. Incorporating lot 5 under unified control and within the project scope would ensure consistency with both the Future Land Use Element of the City's Comprehensive Plan and the Conversion Manual.

Four parcels to the west have retained RS-2 zoning, while the remainder of the block, extending toward SW Import Drive, is zoned P. Block 1615, situated between SW Gatlin Boulevard and SW Bougainvillea Avenue, holds a CG (General Commercial) zoning classification. The area north of SW Bougainvillea Avenue features an office building, daycare center, and single-family residences.

Although the rezoning request is consistent with the City's Comprehensive Plan, the conceptual plan does not meet the City's Code in regard to building setback and landscaping requirements. The conceptual plan is contingent upon the granting of variances.

Compliance with Conversion Area Requirements

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|---|--|---|
| Planning Area location per Conversion Manual | 2 | |
| Is all property within planning area? | Yes | |
| Type of Conversion Area | ROI | |
| Proposed rezoning | LMD | |
| Will rezoning result in isolation of lots? | No | |
| Has Unity of Title or Unity of Control been submitted? | Yes, a unified control agreement between all property owners was recorded with St. Lucie County. | |
| | Required | Proposed |
| Minimum Frontage | 160' | +/- 395' southern frontage and +/- 90' eastern frontage |
| Minimum Depth | Entire conversion area perpendicular to the street | Entire depth of lots 5-10 |
| Landscape Buffer Wall | An architectural wall is proposed 10 feet from the rear property line. The wall encroaches a 20-foot drainage easement and will require the applicant to apply for an abandonment of 10 feet of the easement at time of site plan application. | |

STAFF RECOMMENDATION

Staff finds the application to be consistent with policies 1.1.4.2. and 1.1.4.13. of the City's Comprehensive Plan and the Conversion Manual.

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

Please note: 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.