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 Norten 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 Mixed Density (LMD) Rezoning **2026-402**

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 Exception Use **2026-407**

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