

APPEALS BOARD MEETING

Monday, July 13, 2026

Dollar Tree – Gatlin & Bougainvillea

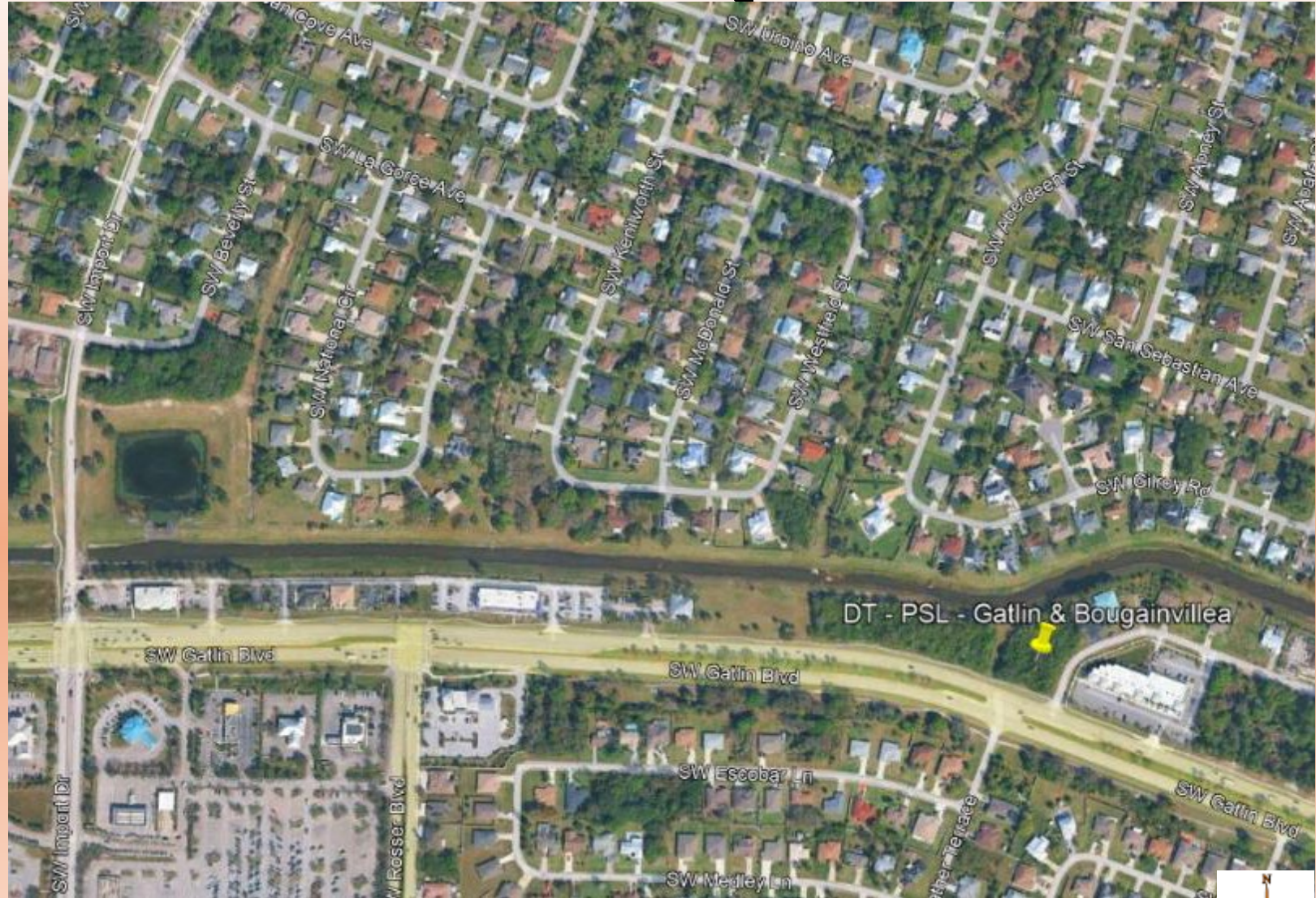
Variance – P26-036 – Denied May 5th, 2026

Rezoning - P25-217 - Tabled

Special Exception – P25-219 - Tabled

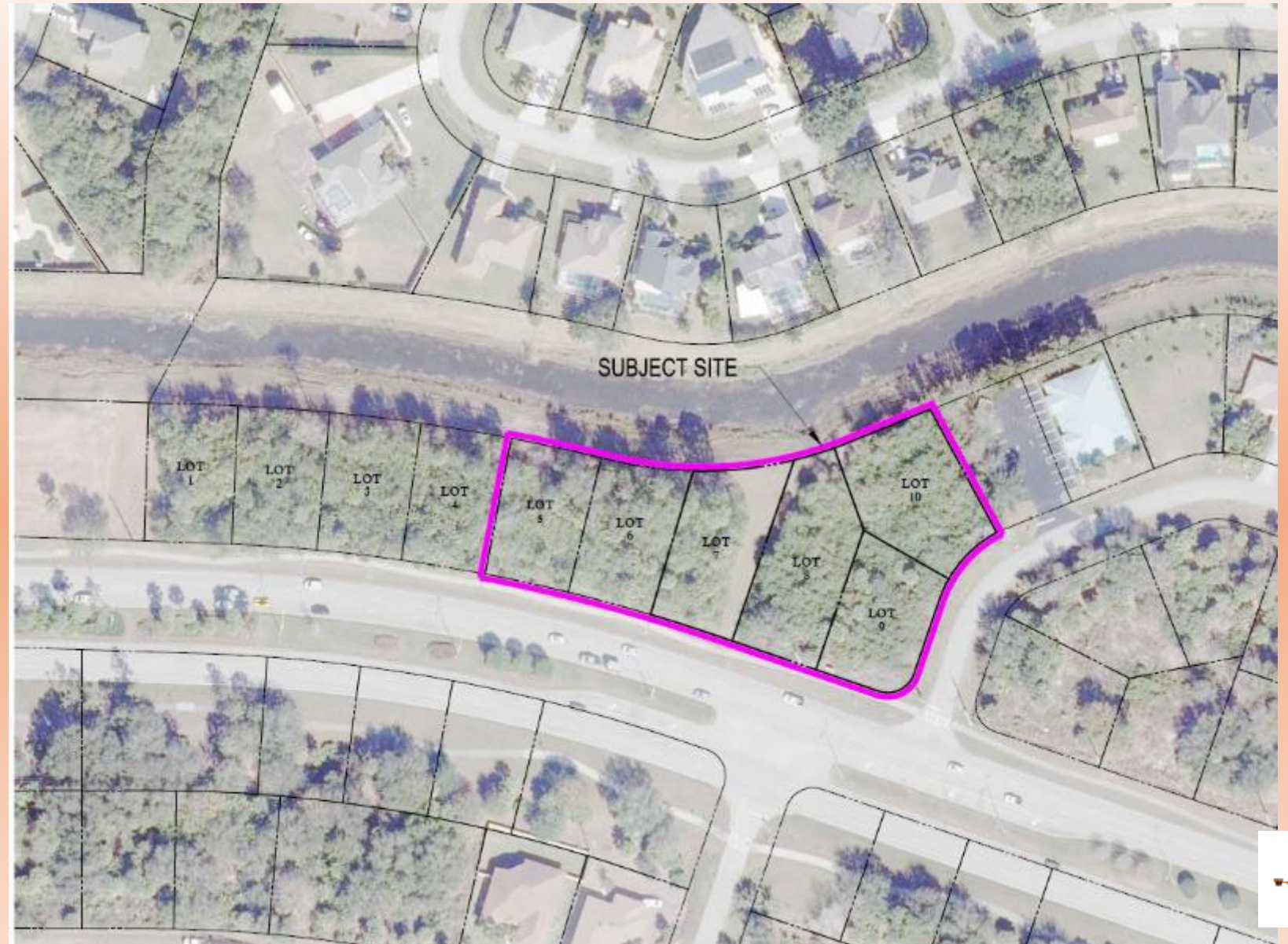
DETAILS ABOUT THE SITE & REQUESTS

- 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



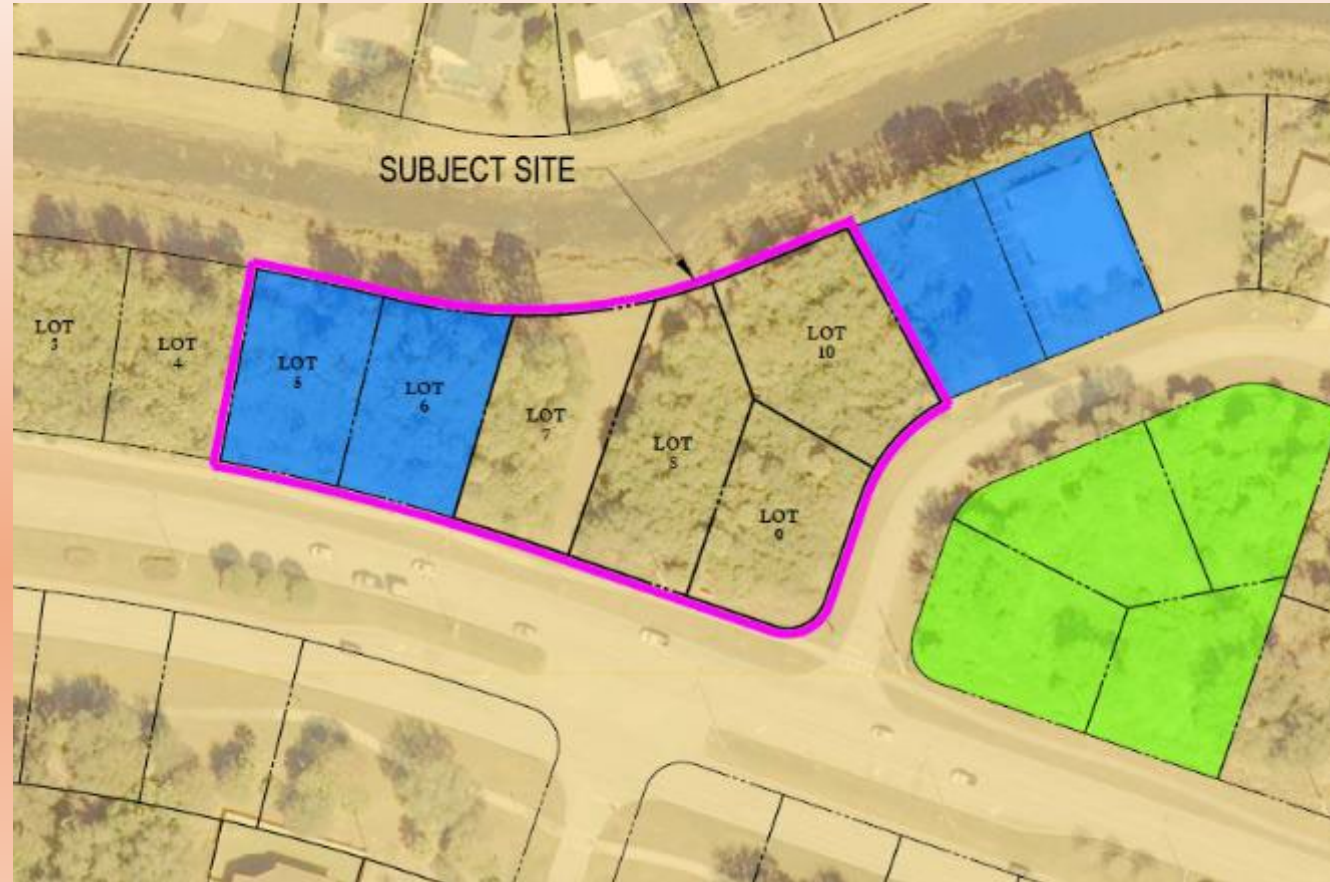
AERIAL WITH ZONING

Unity of Control:

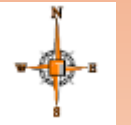
Owners of Lot 5 – Lot 10 have entered into a Unity of Control to allow for development by Dollar Tree on Lots 6-10. Lot 5 to remain undeveloped. As such, no variance is being requested for lot 5.

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.**

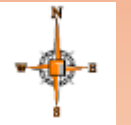
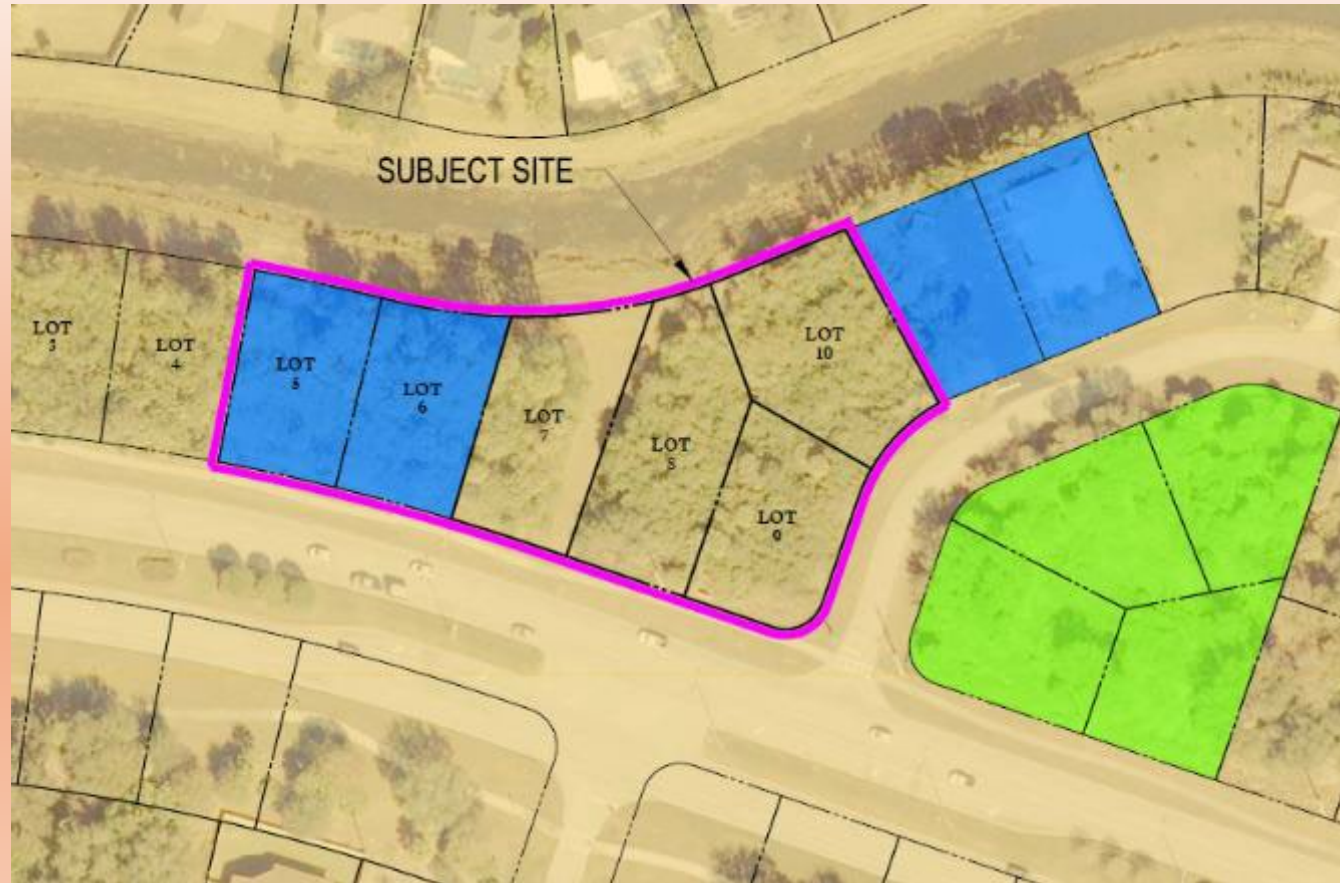


CITY OF PORT ST. LUCIE ZONING	
	CG
	RS-2 SINGLE FAMILY RESIDENTIAL
	P
	SUBJECT SITE

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.

SITE PLAN – APPEALS REQUEST

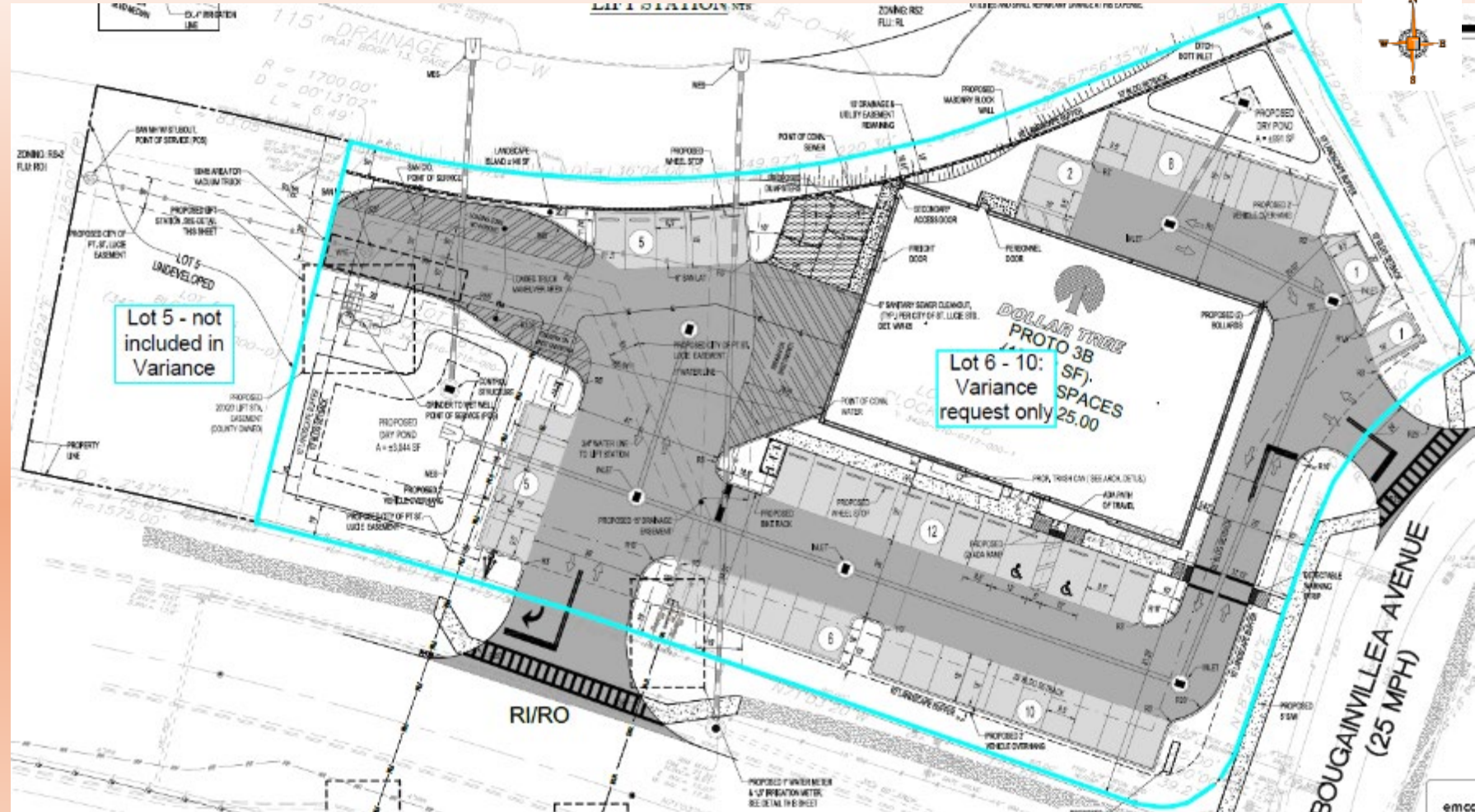
Variance for Lots 6 thru 10

Rear Setback:

Request to reduce the required minimum 25 foot rear building setback to 10 foot.

WE ARE ONLY HERE TO APPEAL THE RULING OF THE 25 foot REAR BUILDING SETBACK.

Lot 5 is excluded from this request.



VARIANCE - P26-036 - APPEAL

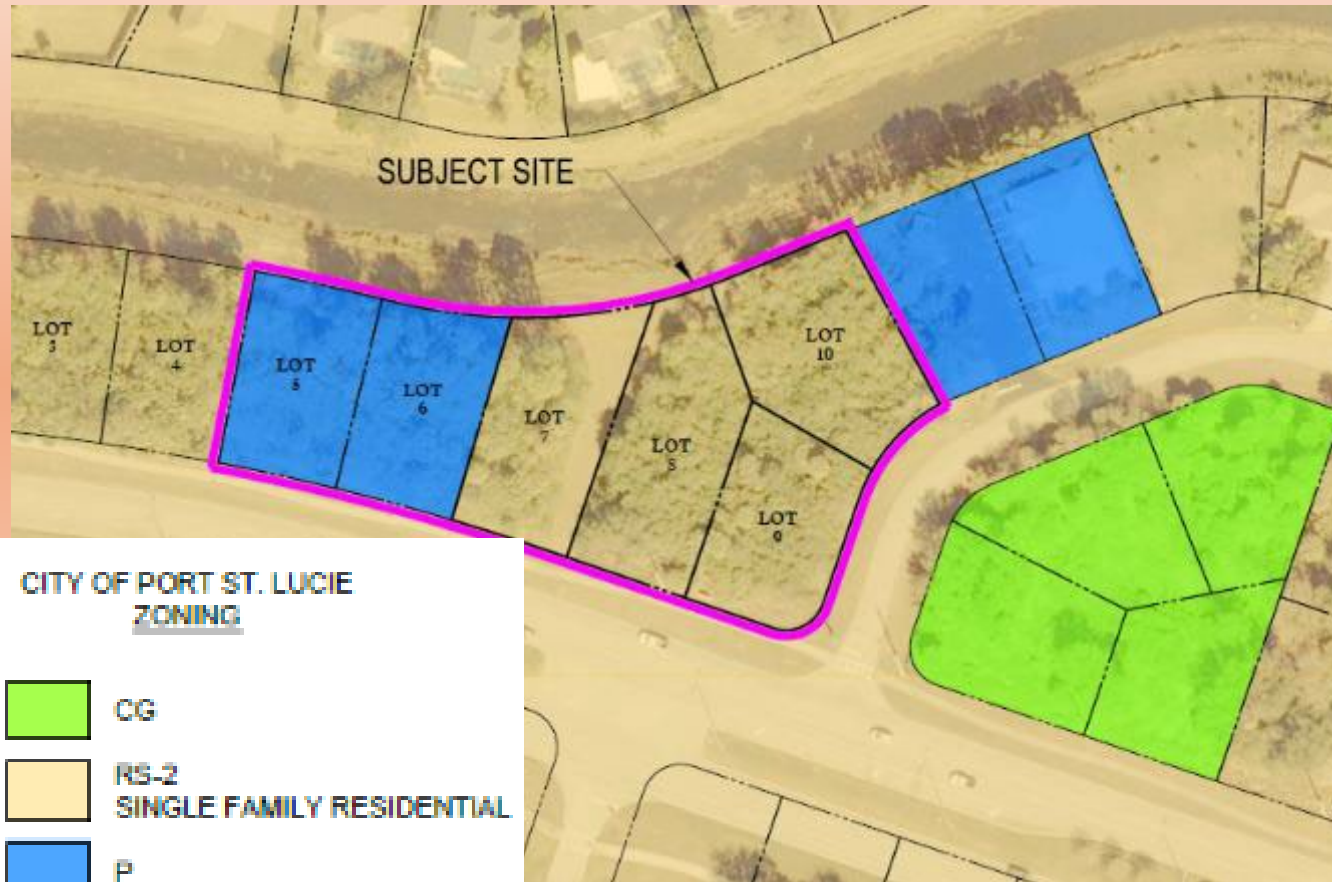
Item 1: A variance of 15.0 feet from the rear building setback requirements.

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.



VARIANCE - P26-036 - APPEAL

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



Rear Setback. Each lot shall have a rear yard with a building setback line of ten feet.

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