



CITY OF
PORT ST. LUCIE
HEART OF THE TREASURE COAST

Dollar Tree – Gatlin and Bougainvillea

Rezoning

Project No. P25-217

Planning and Zoning Board Meeting

Sofia Trail, Planner I

May 5, 2026

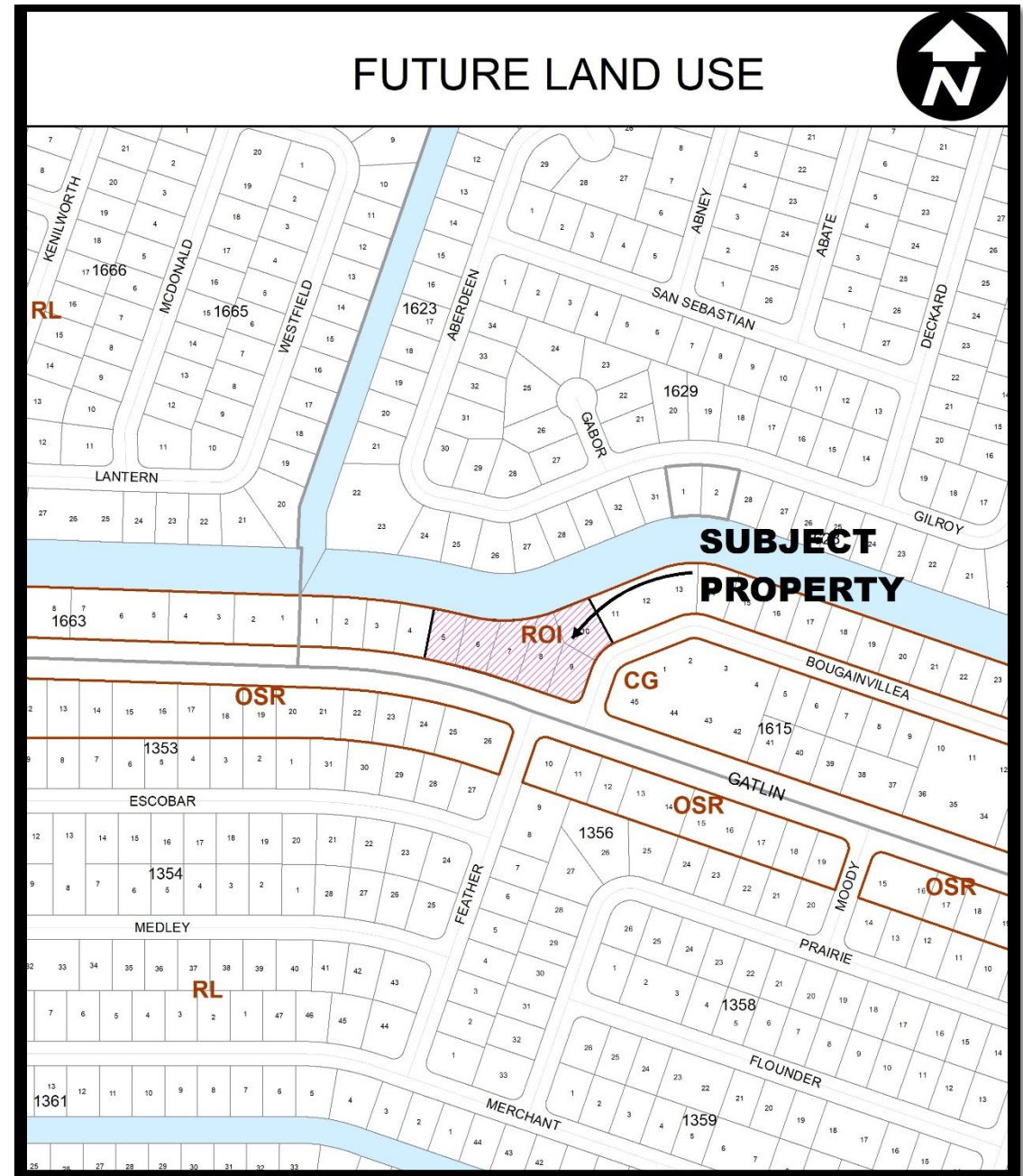
Request Summary

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 request to rezone lots 5 – 10 to the Limited Mixed Density (LMD) Zoning District

Surrounding Areas

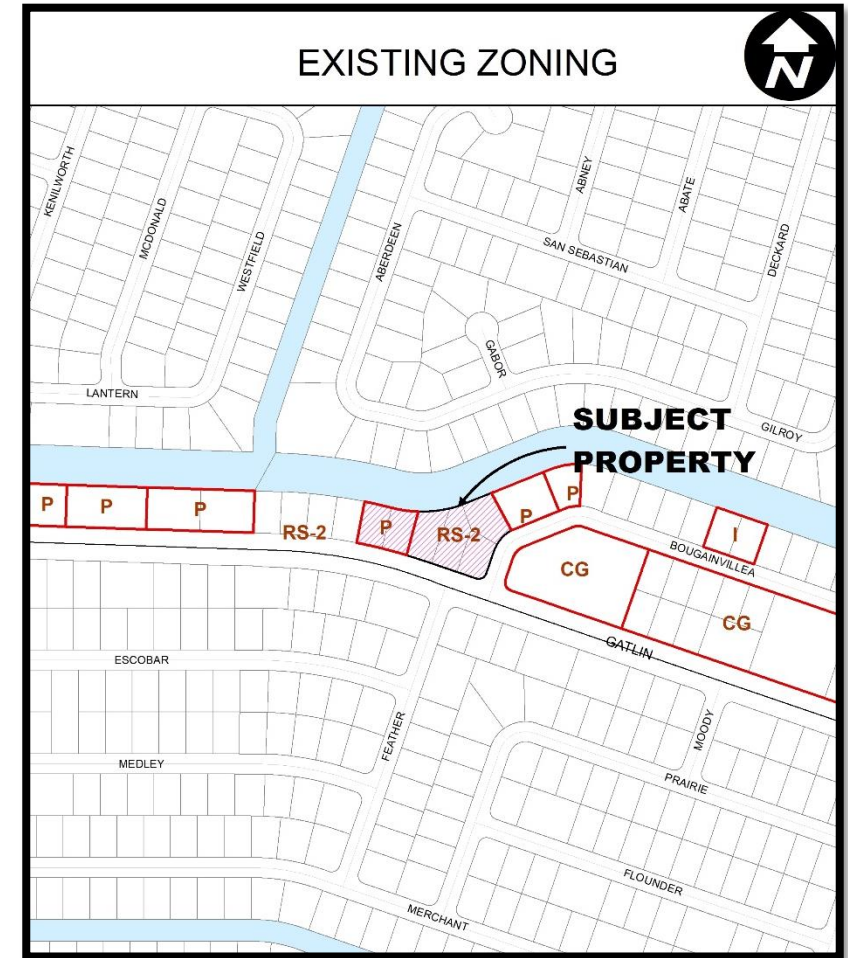
Direction	Existing Use	Future Land Use	Zoning
North	Drainage right-of-way	RL	RS-2
South	Pedestrian pathway	OSR	RS-2
East	Undeveloped	ROI	P/RS-2
West	Offices	ROI	P

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



Variance Requests

- Unified Control Agreement for lots 5-10
- Conversion Area 2
- LMD rezoning applications require a conceptual plan
- Contingent upon variance approval (P26-036)

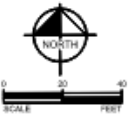
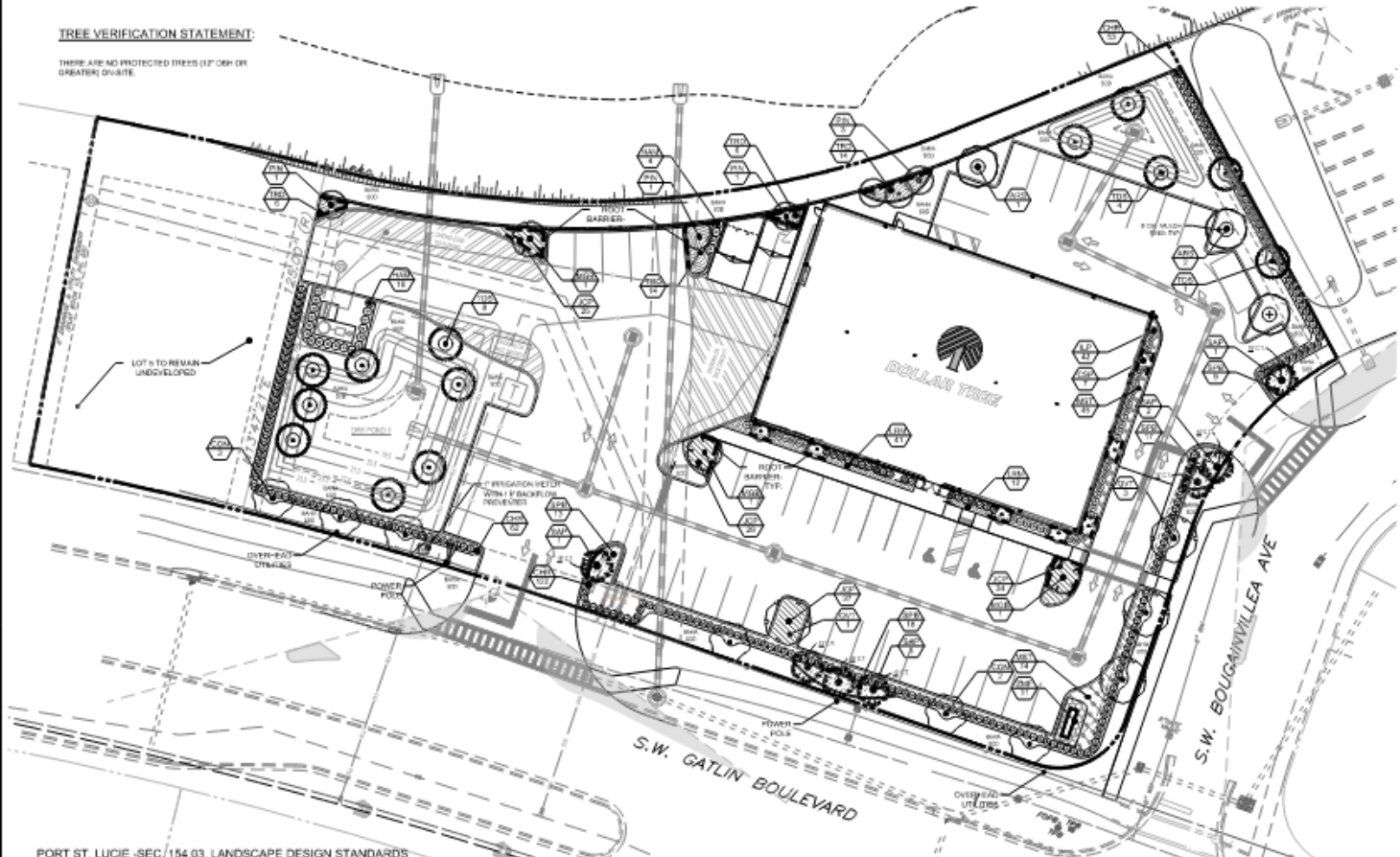


Land Use Conversion Manual

FACTOR	ISSUE	
Planning Area Location	Conversion Area #2	
Is all property within planning area?	Yes	
Type of Conversion Area	ROI (Residential/Office)	
Proposed rezoning	LMD (Limited Mixed Density)	
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) +/- 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.	

TREE VERIFICATION STATEMENT:

THERE ARE NO PROTECTED TREES (17' DBH OR GREATER DBH) ON THIS SITE.



PLUSD NOTES:

- NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY BASEMENTS. LANDSCAPING SHALL BE IN COMPLIANCE WITH CHAPTER 154 OF THE CITY OF PORT ST. LUCIE CODES OF ORDINANCES, PLUSD TECHNICAL SPECIFICATIONS AND POLICIES.
- ALL LANDSCAPING WITHIN CITY UTILITY BASEMENTS SHALL COMPLY WITH PLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
- ALL LANDSCAPING SHALL MEET THE LATEST PLUSD LANDSCAPE POLICY AND SHALL NOT BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
- TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PLUSD UNDERGROUND INFRASTRUCTURE.
- NO LANDSCAPING OTHER THAN SOFT GRASSES SHALL BE LOCATED WITHIN 5' OF A PLUSD APPLIANCE SUCH AS A WATER BATH ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.

PORT ST. LUCIE - SEC 154.03 LANDSCAPE DESIGN STANDARDS

GENERAL LANDSCAPING REQUIREMENTS:

THE FOLLOWING LANDSCAPING REQUIREMENTS SHALL APPLY TO ALL COMMERCIAL AREAS, MULTI-FAMILY RESIDENTIAL AREAS, INSTITUTIONAL AREAS, INDUSTRIAL AREAS, AND PLANNED UNIT DEVELOPMENTS. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO PLANNED SINGLE-FAMILY HOMES UNLESS OTHERWISE SPECIFICALLY STATED HEREIN. SEE SECTION 154 FOR REQUIRED LANDSCAPE MATERIAL STANDARDS.

- SITE PERIMETER LANDSCAPING** SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, EXCLUSIVE OF CURBS, SHALL BE LOCATED ADJACENT TO ALL HEIGHTS OF WAY AND ABUTTING PROPERTIES, UNLESS INDICATED OTHERWISE.
 - PROPERTIES WITH A DEPTH IN EXCESS OF 200 FEET HAVING A FRONT OR SIDE FACING PRIMA VISTA BOULEVARD, ST. JAMES DRIVE, OR PORT ST. LUCIE BOULEVARD SHALL PROVIDE A LANDSCAPE STRIP AT LEAST 15 FEET IN DEPTH.
 - ONE TREE SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF RIGHT-OF-WAY OR ABUTTING PROPERTY, OR FRACTIONAL PART THEREOF. TREES MAY BE PLACED IN ANY ARRANGEMENT WITHIN THE LANDSCAPE STRIP PROVIDED THAT THE SPACING BETWEEN TREE TRUNKS IS NO GREATER THAN 60 FEET. A CONTINUOUS HEDGE SHALL EXTEND THE LENGTH OF THE LANDSCAPE STRIP. ONE SHRUB SHALL BE REQUIRED FOR EACH 2 LINEAR FEET AND THIS SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING.

SW BOUGHVILLE AVE:

172 L.F. / 30 L.F. = 2 TREES AND CONTINUOUS HEDGE REQUIRED
2 TREES AND CONTINUOUS HEDGE PROVIDED

SW GATLIN BLVD:

(OVERHEAD POWER LINES)
394 L.F. / 30 L.F. = 13 TREES AND CONTINUOUS HEDGE REQUIRED
13 TREES AND CONTINUOUS HEDGE PROVIDED

EAST PROPERTY LINE:

48 L.F. / 30 L.F. = 2 TREES AND CONTINUOUS HEDGE REQUIRED
2 TREES AND CONTINUOUS HEDGE PROVIDED

- LANDSCAPE BUFFER STRIPS AND AREAS WHERE A WALL OR FENCE IS REQUIRED IN ADDITION TO LANDSCAPING. ONE TREE AT LEAST 14 FEET IN HEIGHT SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF THE LANDSCAPE BUFFER STRIP, OR FRACTIONAL PART THEREOF. THE AREA INSIDE THE WALL SHALL HAVE AT LEAST ONE SHRUB FOR EACH 2 LINEAR FEET, OR FRACTIONAL PART THEREOF, AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT WHEN PLANTED.

NORTH PROPERTY LINE:

37 L.F. / 30 L.F. = 1 TREES AND PROVIDED
1 TREES AND PROVIDED

WEST PROPERTY LINE:

125 L.F. / 30 L.F. = 4 TREES AND REQUIRED
4 TREES AND PROVIDED

- A LANDSCAPE STRIP SHALL BE LOCATED AROUND THE PERIMETER OF A BUILDING THAT IS VISIBLE TO THE GENERAL PUBLIC, PATRONS, OR RESIDENTS, UNLESS NOTED OTHERWISE. LANDSCAPING SHALL BE DESIGNED TO BE COMPLEMENTARY TO THE BUILDING FACADE. TREE SPECIES SHALL BE A MINIMUM OF EIGHT FEET OVERALL HEIGHT WHEN PLANTED. SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING. MINIMUM WIDTH REQUIREMENTS ARE AS FOLLOWS:

MIN. 5 FEET WIDTH, ONE TREE OR PALM FOR EVERY 30 LINEAR FEET AND ONE SHRUB FOR EVERY TWO LINEAR FEET OF THE BUILDING PERIMETER.

SOUTH BUILDING FACADE:

125 L.F. / 30 L.F. = 4 TREES AND 11 SHRUBS REQUIRED
4 TREES AND 11 SHRUBS PROVIDED

EAST BUILDING FACADE:

68 L.F. / 30 L.F. = 2 TREES AND 11 SHRUBS REQUIRED
2 TREES AND 11 SHRUBS PROVIDED

- SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. WHEN USED FOR SCREENING PURPOSES THEY SHALL BE SPACED A MAXIMUM OF TWENTY-FOUR (24) INCHES ON CENTER AND SHALL BE MAINTAINED SO AS TO FORM A CONTINUOUS UNBROKEN, SOLID SCREEN WITHIN A MAXIMUM OF ONE (1) YEAR AFTER TIME OF PLANTING. WOOD-GROWING PLANTS ARE USED, SPACING MAY BE INCREASED, BUT SHALL PROVIDE A FULL APPEARANCE WITH ADJACENT PLANTS TOUCHING EACH OTHER, AT LEAST TWENTY-FIVE (25) PERCENT OF ALL SHRUBS SHALL BE NATIVE SPECIES.
 - 25% NATIVE SHRUBS REQUIRED
 - 25% NATIVE SHRUBS PROVIDED

- TREE SPECIES SHALL BE A MINIMUM OF TWENTY (20) FEET OVERALL HEIGHT WHEN PLANTED WITH A MINIMUM FIVE-FOOT CROWN SPREAD. AT PLANTING, THE TREES SHALL HAVE A CALIPER OF AT LEAST TWO AND ONE-HALF (2 1/2) INCHES. PALM TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF TEN (10) FEET EXCEPT FOR CANARY ISLAND DATE PALM, COCKLE DATE PALM, AND BIRMARK PALM. CANARY ISLAND DATE PALM, COCKLE DATE PALM AND BIRMARK PALM SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 50 (50) FEET, NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE REQUIRED TREES MAY BE PALM TREES.
 - 25% OF REQUIRED TREES TO BE PALMS-MAXIMUM
 - 25% OF PROPOSED TREES ARE PALMS

USE OF NATIVE SPECIES SHALL BE ENCOURAGED, AT LEAST TWENTY (20) PERCENT OF ALL REQUIRED TREES SHALL BE A NATIVE SPECIES, AT LEAST TWENTY (20) PERCENT OF THE REQUIRED TREES SHALL BE FLOWERING TREES.

25% NATIVE TREES - 20% FLOWERING TREES REQUIRED
25% NATIVE TREES - 20% FLOWERING TREES PROVIDED

- PARKING LOT INTERIOR ISLANDS, PARKING BAYS SHALL HAVE A LANDSCAPE ISLAND LOCATED AT EACH END IN ORDER TO BREAK UP EXCESSIVELY LONG RUNS OF PARKING SPACES. EACH LANDSCAPE ISLAND SHALL HAVE AT LEAST ONE (1) SHRUB TREE.
 - 10 PARKING LOT ISLANDS AND 11 TREES REQUIRED
 - 10 PARKING LOT ISLANDS AND 11 TREES PROVIDED

- A MINIMUM OF FIFTY (50) PERCENT OF EACH REQUIRED PLANTING MATERIAL SHALL BE DROUGHT TOLERANT AS RECORDED AS DROUGHT TOLERANT SPECIES BY THE APPROPRIATE CITY OF PORT ST. LUCIE APPROVED TREE LIST AND IN THE "WATERWISE SOUTH FLORIDA LANDSCAPES" PLANT GUIDE, PUBLISHED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AS AMENDED. EACH TYPE OF REQUIRED PLANTING MATERIAL, TREES, SHRUBS, AND GROUND COVER SHALL BE CALCULATED SEPARATELY, AND EACH TYPE SHALL MEET THE REQUIRED PERCENTAGE MINIMUM.
 - 25% DROUGHT TOLERANT TREES REQUIRED
 - 25% DROUGHT TOLERANT TREES PROVIDED
 - 25% DROUGHT TOLERANT SHRUBS REQUIRED
 - 25% DROUGHT TOLERANT SHRUBS PROVIDED

- TREE SPECIES MIX WHEN MORE THAN TEN (10) TREES ARE REQUIRED TO BE PLANTED TO MEET THE REQUIREMENTS OF THIS CODE, A MIX OF SPECIES SHALL BE PROVIDED. WHEN A MIX OF SPECIES IS REQUIRED, NO SINGLE SPECIES SHALL EXCEED A TWO (2) TO ONE (1) RATIO RELATIVE TO ALL OTHER INDIVIDUAL SPECIES.
 - 3 TREE SPECIES REQUIRED
 - 3 TREE SPECIES PROVIDED

Gregory A Reynolds
Digitally signed by Gregory A Reynolds
Date: 2026.04.16
16:40:20 -0400

PS-017 - 180 Conceptual Landscape Plan
925-211 SEU Conceptual Landscape Plan P
PLUSD 811-445-93



ALPHA PACIFICA LLC LANDSCAPE ARCHITECTURE • PLANNING • DESIGN 1000 W. UNIVERSITY AVENUE, SUITE 100 PORT ST. LUCIE, FLORIDA 34956	
DATE: 04/16/26	BY: [Signature]
PROJECT NO. 180	SHEET NUMBER L-1.0
LANDSCAPE PLAN DOLLAR TREE SW GATLIN BLVD. & SW BOUGHVILLE AVE. PORT ST. LUCIE, FLORIDA	





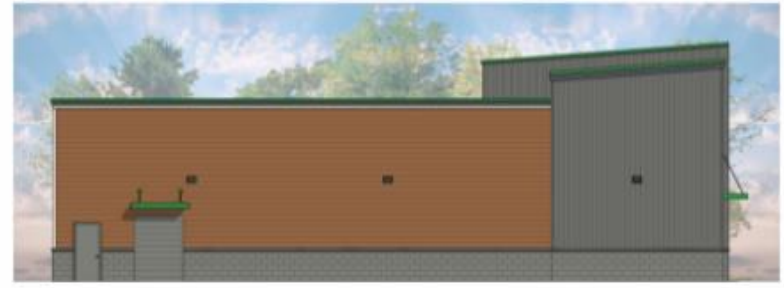
FRONT ELEVATION



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 7006 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

PSLUSU #11-448-00



PORT ST. LUCIE, FL

Dollar Tree - Gatlin Ave & Bougainvillea Ave.



Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The Limited Mixed Density (LMD) Zoning District is listed as a compatible zoning district under the Residential/Office (ROI) future land classification.

POLICY 1.1.4.13 FUTURE LAND USE ELEMENT	
<u>FUTURE LAND USE CLASSIFICATION</u>	<u>COMPATIBLE ZONING DISTRICT</u>
Residential/Office (ROI)	Professional (P), Limited Mixed Density (LMD) , Multiple-Family (RM-5), or Residential Planned Unit Development (PUD)

- The Planning and Zoning Department 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.

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