



Haredo Realty Advisors, Inc. and Ghanie, John & Joan
Variance

Project No. P26-036

Board of Appeals Meeting
Sofia Trail, Planner I
July 13, 2026

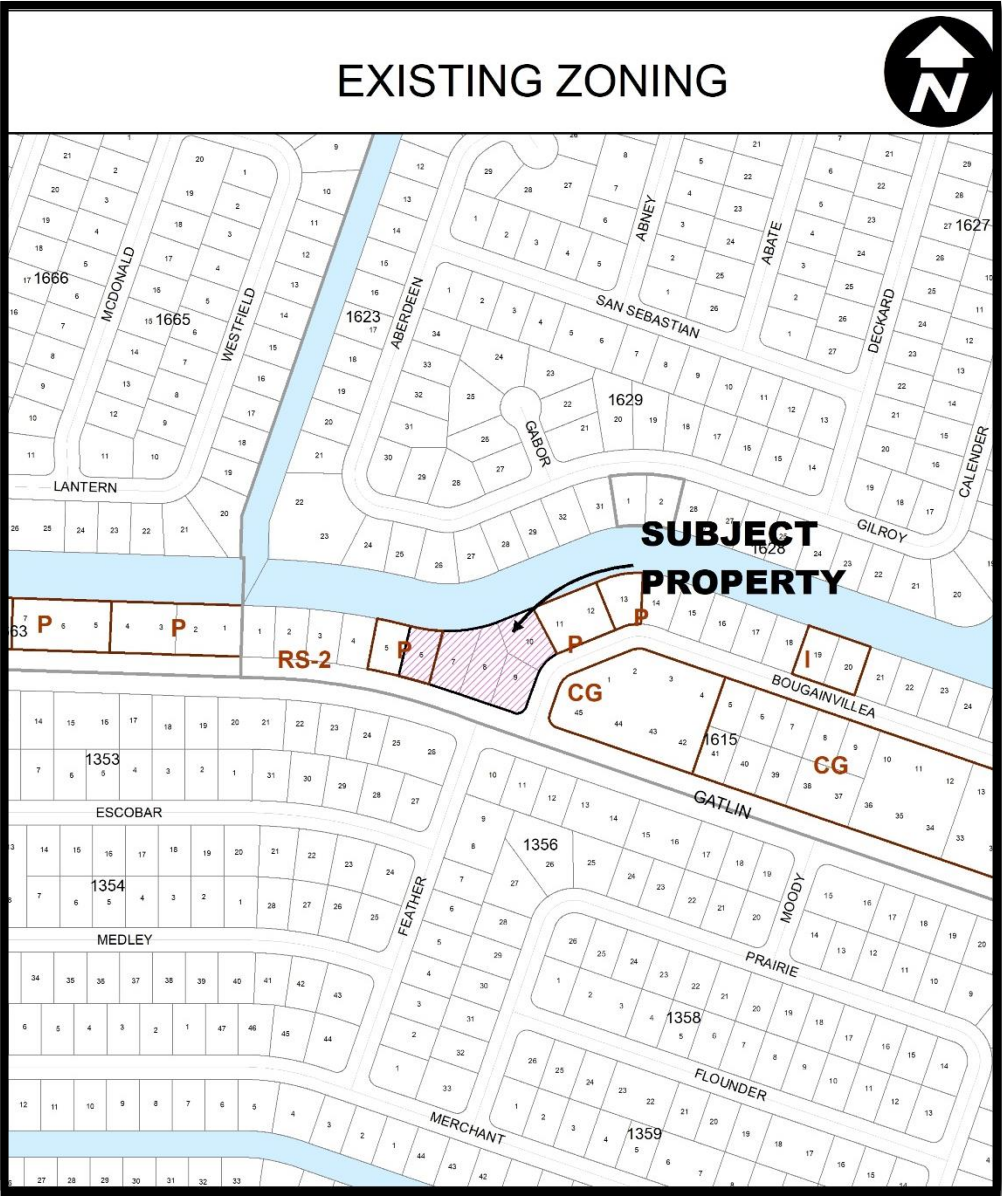
Planning & Zoning Board Request Summary

Applicant/Agent:	Edward McDonald, Thomas Engineering Group
Property Owners:	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 grant a variance to the building rear setback requirements and the landscaping requirements for a proposed retail development.

Surrounding Areas

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

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

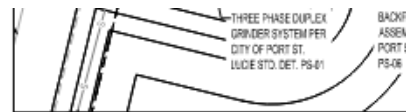


Planning & Zoning Board Variance Requests

1. A variance of 14.6 feet from the building rear yard 25-foot setback requirement.
2. A variance to the requirement of landscaping along the outside of the architectural wall. The wall is proposed 10 feet from the rear property line with the landscaping located on the inside of the wall.
3. A variance of 2 trees and 154 shrubs of perimeter landscaping required along the northern boundary of the subject property.

Code Requirements

- ***Section 158.155(J)(1)*** – min. rear building setback is 25 feet
- ***Section 154.03(I)(5)*** – landscaping may encroach max. 10 feet into a 20-foot drainage easement
- ***Section 154.03(C)(5)(b)*** – landscape buffers adjacent to a right-of-way require an area outside of the wall for landscaping/maintenance
- ***Section 154.03(C)(5)(c)*** – each landscape buffer strip shall have 1 tree planted every 30 feet and 1 shrub planted every 2 feet

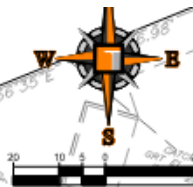


BACKFLOW PREVENTOR
ASSEMBLY PER CITY OF
PORT ST. LUCIE STD. DET.
PS-06

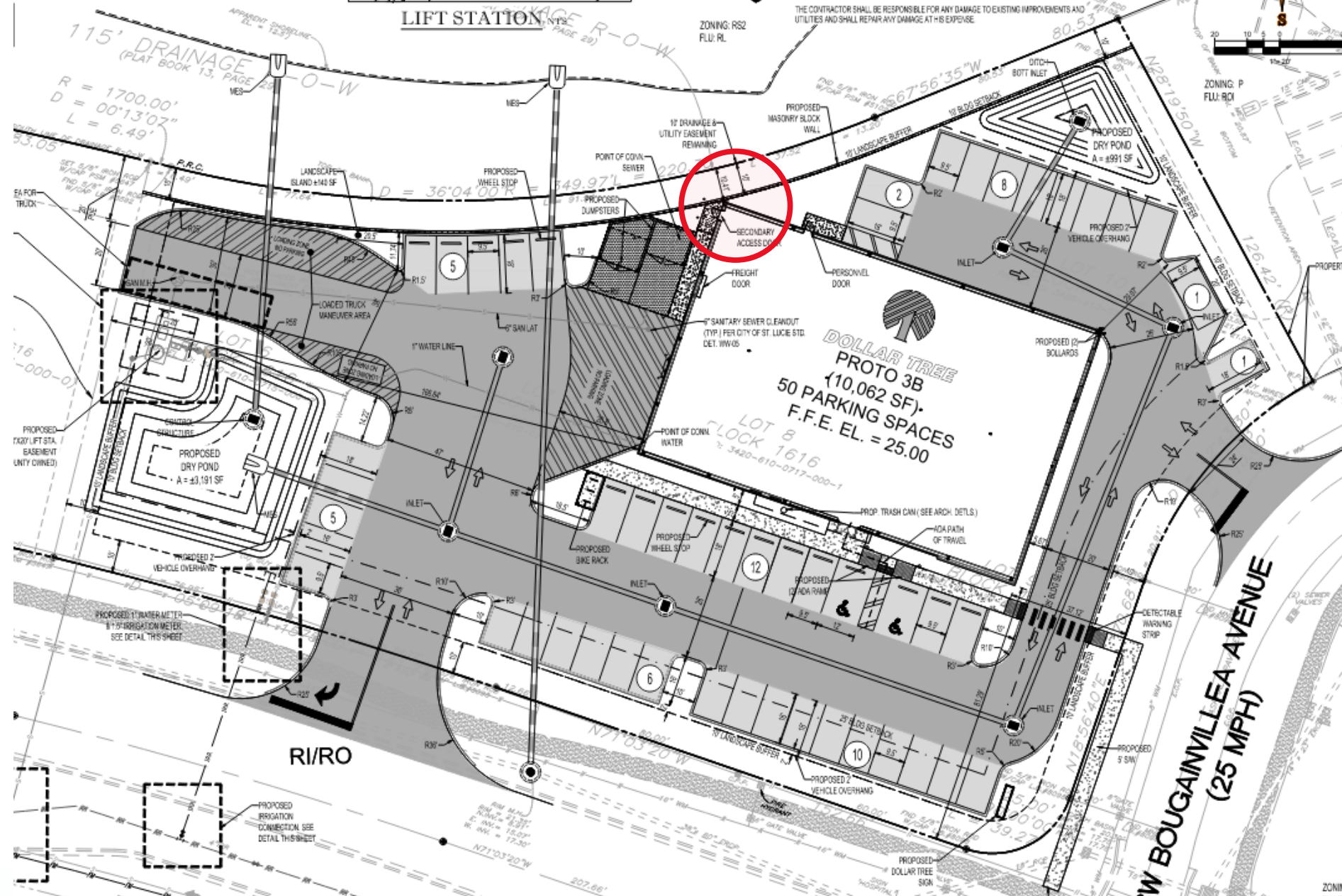
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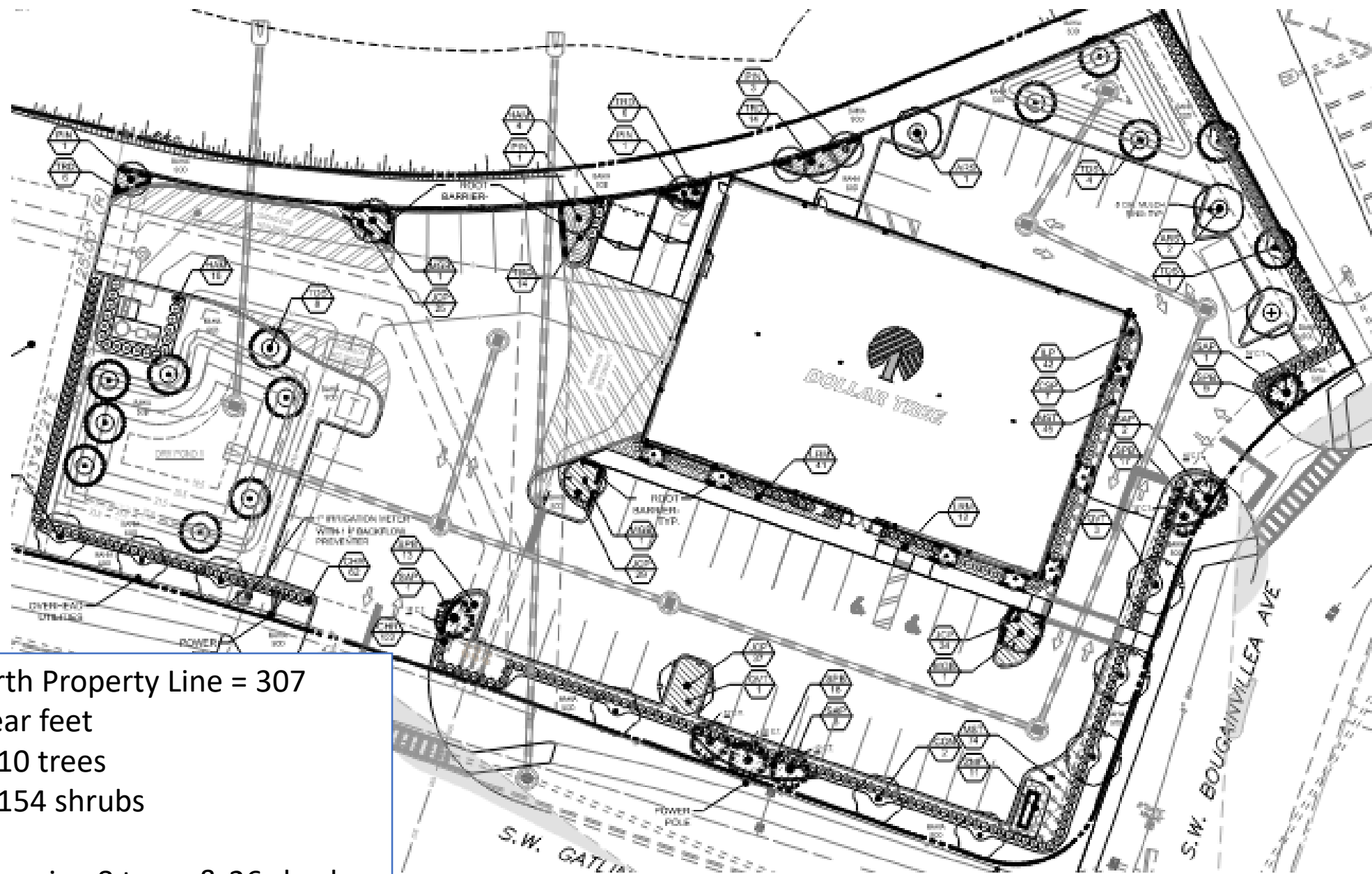
CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY NOTIFICATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



ZONING: FLU-R01





North Property Line = 307
linear feet

- 10 trees
- 154 shrubs

Proposing 8 trees & 26 shrubs

Project Background

- The following applications were submitted concurrently with the variance request:
 - (P25-217) – request to rezone lots 5-10 to the Limited Mixed Density (LMD) Zoning District
 - (P25-219) – request for a special exception use to allow a retail use that exceeds 50% of the buildings gross floor areas and exceeds 5,000 square feet
- The property owners have entered into a unified control agreement to rezone and develop all 6 lots. The proposed conceptual plans indicate that there are currently no development plans for lot 5.
- Based on the location of the proposed building, at time of site plan, the owners will need to submit an application to the City Council to abandon 10 feet of the 20-foot drainage easement along the rear boundary of the subject property.

Planning and Zoning Board Action

The Planning and Zoning Board denied the variance requests at their May 5, 2026, meeting.

The applicant requested an appeal to the City Clerk's Office on May 15, 2026.

*The applicant is no longer requesting a variance to the landscaping requirements of the Code.