

**BEFORE THE PLANNING AND ZONING BOARD
OF THE CITY OF PORT ST. LUCIE, FLORIDA**

In Re: Haredo Realty Advisors, Inc. and Ghanie, John & Joan - Variance

P&Z Project No. P26-036

Property: Northwest corner of SW Bougainvillea Avenue and Gatlin Boulevard

Legal Description: Port St Lucie, Section 23, Block 1616, Lots 6-10

PLANNING AND ZONING BOARD ORDER NO. 26-6

**AN ORDER OF THE CITY OF PORT ST. LUCIE PLANNING AND ZONING BOARD
DENYING A VARIANCE TO THE REAR BUILDING SETBACK REQUIREMENTS
AND THE LANDSCAPING REQUIREMENTS FOR A PROPOSED RETAIL
DEVELOPMENT (P26-036).**

The owner of the properties are Haredo Realty Advisors, Inc. and John Mohamed Ghanie and Joan Davis-Ghanie Living Trust ("Property Owners"). The Applicant is Edward McDonald with Thomas Engineering Group, LLC. ("Applicant"). The Applicant is requesting a variance of 14.6 feet from the rear building setback requirements and a variance to the requirement of landscaping along the outside of the architectural wall, which is proposed ten (10) feet from the rear property line, and a variance of two (2) trees and one hundred and fifty (154) shrubs of perimeter landscaping required along the northern boundary of the subject property.

The applicable City of Port St. Lucie Code of Ordinances ("City Code of Ordinances") states the following: Section 158.155(J)(1) requires a 25 foot rear setback for buildings within the Limited Mixed Used (LMD) Zoning District for lots adjacent to a residential land use or right-of-way is 25 feet; Section 154.03(I)(5) allows landscaping to encroach a maximum of ten (10) feet into a 20-foot drainage easement; Section 154.03(C)(5)(b) requires an area outside of the architectural wall for landscaping and maintenance for landscape buffer strips located adjacent to a right-of-way; and Section 154.03(C)(5)(c) requires one (1) tree planted for each 30 linear feet of the landscape's buffer strip as well as continuous hedging with one (1) shrub planted for each linear two (2) feet.

The property is located on the northwest corner of SW Gatlin Boulevard and SW Bougainvillea Avenue. The property is legally described as Port St. Lucie, Section 23, Block 1616,

Lots 6 through 10. The Property Owner of lot 6 (the John Mohamed-Ghanie and Joan Davis-Ghanie Living Trust) and the Property Owner of lots 7 through 10 (Haredo Realty Advisors, Inc.) have entered into a recorded unified control agreement to rezone and develop lots 5 through 10 as one project which was recorded in the Official Records Book of St. Lucie County on April 13, 2026.

This matter came before the Planning and Zoning Board at a duly noticed public hearing on May 5, 2026, to consider the Applicant's variance application (P26-036), advertising of the public hearing having been made.

The Planning and Zoning Board considered the application and has determined, based on substantial and competent evidence, that the Applicant's request for a variance is not consistent with the variance criteria set forth in Section 158.295(B) of the Port St. Lucie City Code specifically citing to Sections 158.295(B)(4) and (5) and the impact that granting the variance would have on public welfare and the rights enjoyed by other properties in the same area.

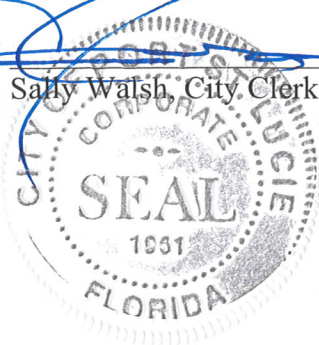
ORDERED AND ADJUDGED by the Planning and Zoning Board of the City of Port St. Lucie, Florida, that the variance request (P26-036) is **DENIED** pursuant to Chapter 158, Article XV of the City's Code.

The provisions of this ORDER are intended to be severable. If any part of this ORDER is determined to be void or is held to be invalid by a court of competent jurisdiction, then the remainder of this ORDER shall remain in full force and effect.

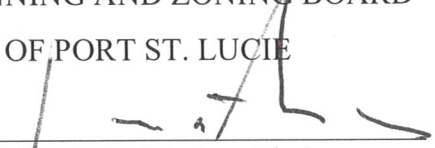
DONE and **ORDERED** by the Planning and Zoning Board of the City of Port St. Lucie, Florida this 5th day of May, 2026, and filed with the City Clerk on May 20, 2026.

ATTEST:

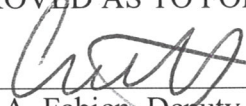

Sally Walsh, City Clerk



PLANNING AND ZONING BOARD
CITY OF PORT ST. LUCIE

By: 
James D. Norton, Chairman

APPROVED AS TO FORM:


Carly A. Fabien, Deputy City Attorney