

TYPE	STATUS	BUILDING TYPE	
SEUV	P&Z MEETING SCHEDULED		
ASSIGNED TO			
Public Works Engineering; Anne-Marie Ludlum; Sofia Trail; Kaitlynn Larrivee			
ADDRESS			
1491 SW Bougainvillea Ave			
SECTION	BLOCK	LOT	
23	1616	5-10	
LEGAL DESCRIPTION			
LOT 6, BLOCK 1616, OF PORT ST. LUCIE SECTION TWENTY THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 29, 29A THROUGH 29D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.			
And			
LOTS 7 THROUGH 10, BLOCK 1616, PORT ST. LUCIE SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 29, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.			
SITE LOCATION			
Northwest Corner of SW Gatlin Blvd and SW Bougainvillea Avenue			
PARCEL #			
3420-610-0715-000-7	3420-610-0716-000-4	3420-610-0717-000-1	3420-610-0718-000-8
3420-610-0719-000-5	3420-610-0714-000-0		
CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
ROI		RS-2	
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	
NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT		
0	0		
UTILITY PROVIDER			
CITY OF PORT ST. LUCIE			
DESCRIBE REQUEST			
Special Exception required to allow for a single used to total over 5,000 SF in the LMD District. Total requested is 10,000 SF. Proposed Dollar Tree is 9,977 SF gross floor area. Rezoning application to LMC being submitted concurrent to this application.			
Primary Contact Email			
emcdonald@thomaseg.com			
AGENT/APPLICANT			
FIRST NAME	LAST NAME		
Edward	McDonald		
Business Name			
Thomas Engineering Group			
ADDRESS			
1502 W Fletcher Ave, Ste 101			
CITY	STATE	ZIP	

Tampa FL 33612

EMAIL PHONE
emcdonald@thomaseg.com 8133794100

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME **LAST NAME**

ADDRESS

CITY **STATE** **ZIP**

EMAIL **PHONE**

PROJECT ARCHITECT/ENGINEER

FIRST NAME **LAST NAME**

Business Name

ADDRESS

CITY **STATE** **ZIP**

EMAIL **PHONE**

PROPERTY OWNER

Business Name

Haredo Realty Advisors Inc.

ADDRESS

11232 SW Village CT, Apt 204

CITY **STATE** **ZIP**

Port St Lucie FL 34987

EMAIL **PHONE**

haldodt@me.com (772) 631-3703

FINAL PERMIT INSPECTION REQUIRED BY:

January 7, 2026

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Port St. Lucie, St Lucie County, FDEP, and SWFWMD, on behalf of Sharon Etoria, for the proposed development located at Parcel No.: 3420-610-0714-000-0 in the City of Port Saint Lucie. I hereby designate and authorize Thomas Engineering Group, LLC to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: Sharon Davis Etoria

Company: _____

Printed Name: Sharon Davis Etoria

Title: _____

Address: 7624 Dore Rd

City: Paducah State: TX Zip: 77584

Phone: 281-250-2757

Email: sdetoria@gmail.com

STATE OF Texas COUNTY OF Brazoria

On this 13 day of January, 2026, before me, the undersigned Notary Public of the State of TEXAS, personally appeared Sharon Davis Etoria and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are _____ personally known to me, or presented the following identification: DRIVER LICENSE

WITNESS my hand and official seal.

NOTARY SEAL & COMMISSION EXPIRATION: April 14, 2027

Xenia A Romero
Notary Signature



November 26, 2025

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Homosassa, Citrus County, FDEP, and SWFWMD, on behalf of John Mohamed Ghanie and Joan Davis-Ghanie Living Trust. for the proposed development located at Parcel No.: 3420-610-0715-000-7 in The City of Port St. Lucie.

I hereby designate and authorize Thomas Engineering Group, LLC to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: [Handwritten Signature]
Company: John Mohamed Ghanie and Joan Davis-Ghanie Living Trust
Printed Name: JOHN M GHANIE
Title:
Address: 756 VERNON AVE
City: VENICE State: CA Zip: 90291
Phone: (310) 399-7131
Email: JGHANIE@HOTMAIL.COM

Signature: [Handwritten Signature]
Company: John Mohamed Ghanie and Joan Davis-Ghanie Living Trust
Printed Name: JOAN DAVIS GHANIE
Title:
Address: 756 VERNON AVE
City: Venice State: CA Zip: 90291
Phone: 310-399-7131
Email: JGhanie@HOT

STATE OF California COUNTY OF Los Angeles
On this 26 day of November, 2025, before me, the undersigned Notary Public of the State of California, personally appeared Joan-Davis Ghanie and John M Ghanie and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are personally known to me, or X presented the following identification: 2 Drivers Licenses state of California

WITNESS my hand and official seal.
SEE ATTACHED DOCUMENT

NOTARY SEAL & COMMISSION EXPIRATION:
March 09, 2026

Notary Signature

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }

On Nov 26, 2025 before me, Michael Zellner, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Joan Davis-Ghanie and John M Ghanie
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Michael Zellner
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

HAREDO Realty Advisors, Inc.

November 19, 2025

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Port St. Lucie, St. Lucie County, FDEP, and SWFWMD, on behalf of **Haredo Realty Advisors Inc.** for the proposed development located at **Parcel Number(s): 3420-610-0716-000-4, 3420-610-0717-000-1, 3420-610-0718-000-8, 3420-610-0719-000-5 in The City of Port St. Lucie.**

I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: Harold Dodt
Company: HAREDO Realty Advisors, Inc
Printed Name: Harold Dodt
Title: President
Address: 11232 SW Village Ct # 204
City: Port St Lucie State: FL Zip: 34987
Phone: 772-631-3703
Email: haldodt@me.com

STATE OF Florida COUNTY OF Saint Lucie
On this 21st day of November, 2025, before me, the undersigned Notary Public of the State of Florida, personally appeared Harold Dodt and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are ___ personally known to me, or presented the following identification: FL-DL

WITNESS my hand and official seal.

NOTARY SEAL & COMMISSION EXPIRATION: NOV 27, 2027

Nicholas D'Amato
Notary Signature

