



CITY OF
PORT ST. LUCIE
HEART OF THE TREASURE COAST

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

Project No. P26-036

Planning and Zoning Board Meeting
Sofia Trail, Planner I
May 5, 2026

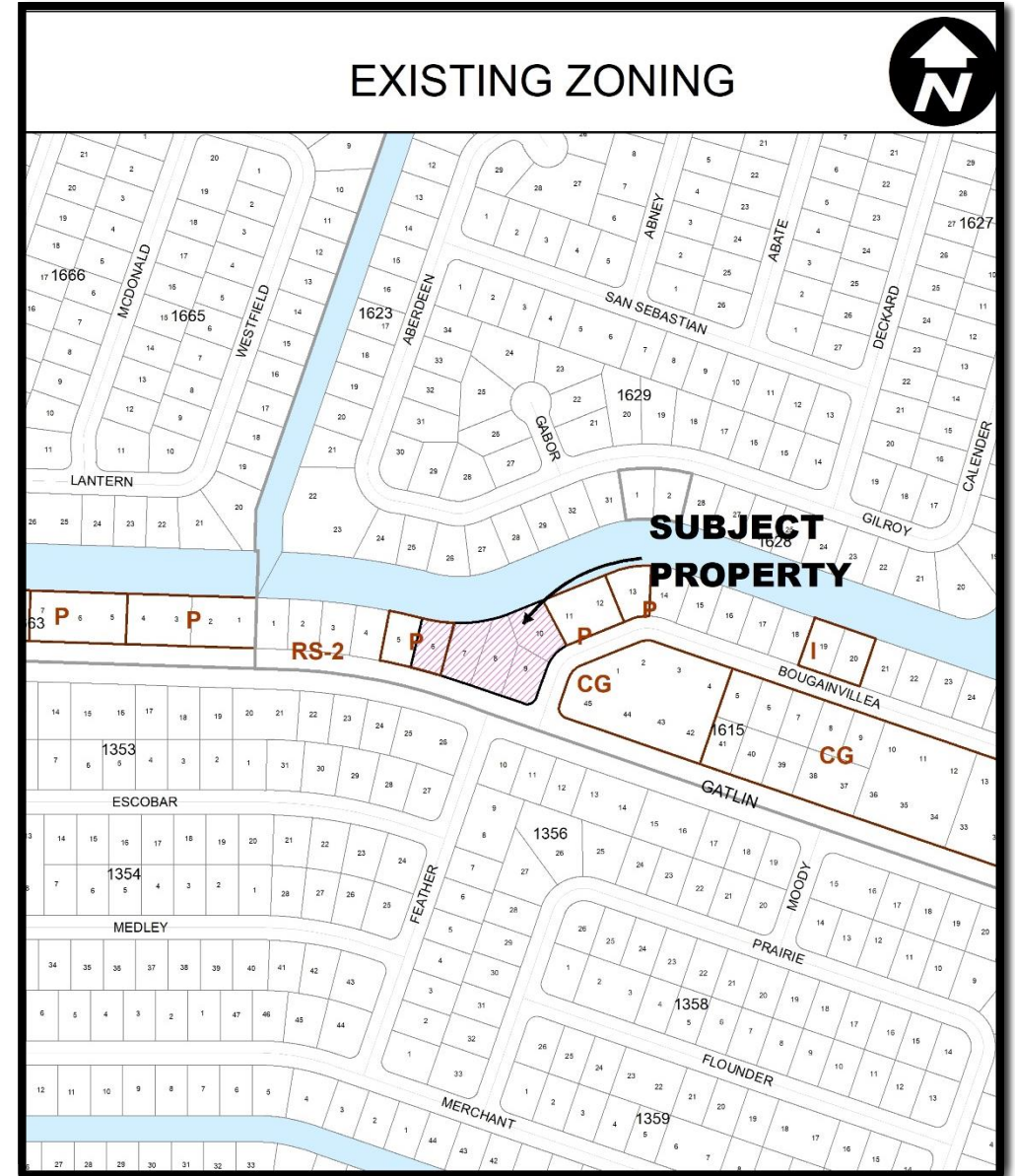
Request Summary

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
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

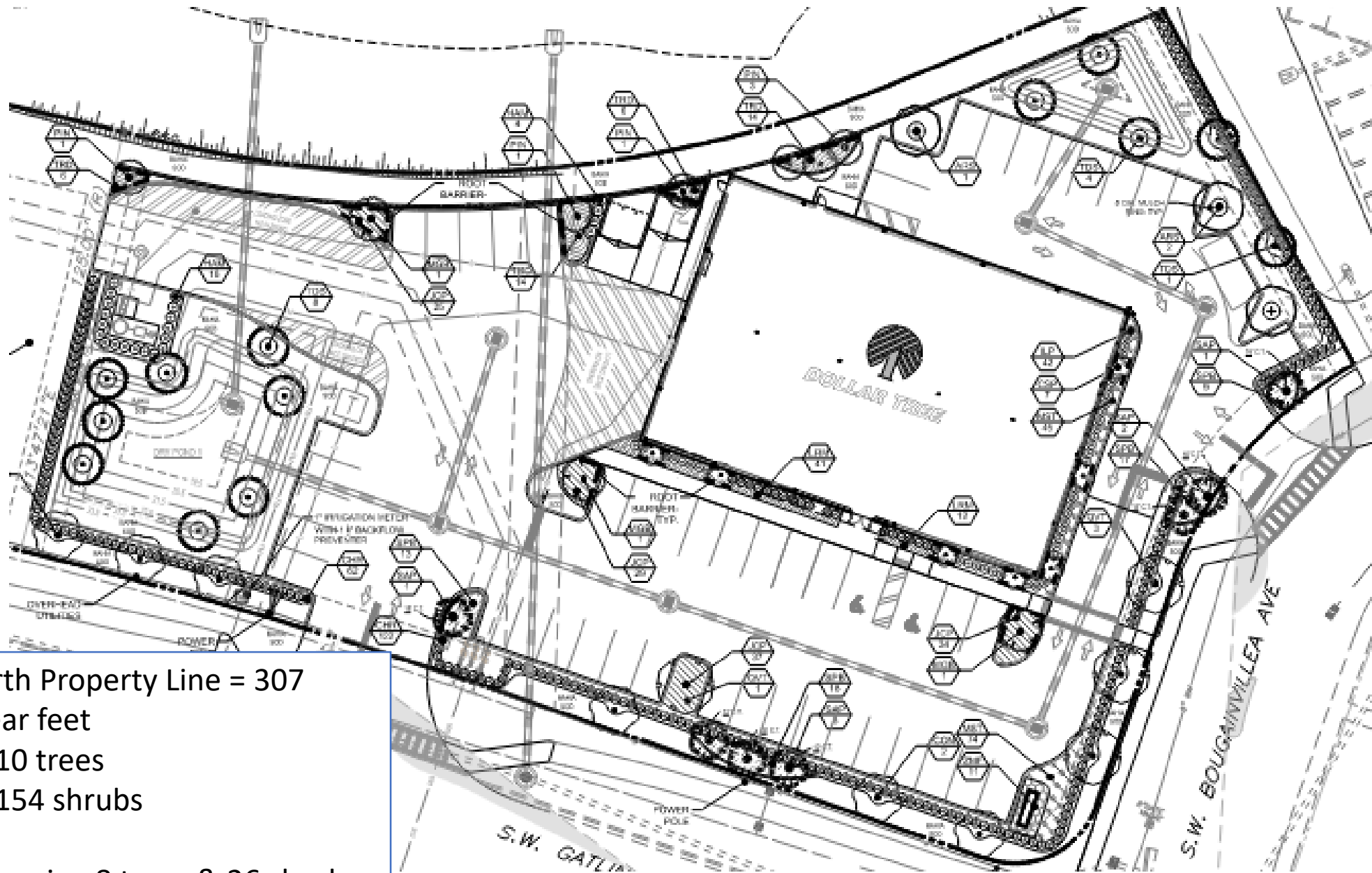
1. A variance of 14.6 feet from the building rear setback requirements.
2. A variance to the requirement of landscaping along the outside of the architectural wall, which is proposed 10 feet from the rear property line, and a variance of 2 trees and 154 shrubs of perimeter landscaping required along 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

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.
- 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 and lot 5.



North Property Line = 307
linear feet

- 10 trees
- 154 shrubs

Proposing 8 trees & 26 shrubs

Planning and Zoning Board Action Options

If the Board finds that the variance application(s) are consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to approve the variance(s)
- Motion to approve the variance(s) with the following condition:
 - *The variances will expire one (1) year of approval if 10 feet of the 20-foot drainage easement is not abandoned by the City Council.*

If the Board finds that the variance application(s) are inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting.