

City of Port St. Lucie

Board of Zoning Appeals

Meeting Minutes

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV
Stephanie Morgan, Councilwoman, District I
Dave Pickett, Councilman, District II
Anthony Bonna, Sr., Councilman, District III

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Monday, February 24, 2025	5:30 PM	Council Chambers, City Hall
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1. Call to Order

A Board of Zoning Appeal Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on February 24, 2025, at 5:30 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:
Mayor Shannon Martin
Vice Mayor Jolien Caraballo
Councilwoman Stephanie Morgan
Councilman Dave Pickett
Councilman Anthony Bonna

3. Public Hearings

3.a Order 25-1, Quasi-Judicial, Public Hearing, an Appeal of the Planning and Zoning Board Denial of a Request for a Variance from Section 158.060(E) of the Zoning Code to Allow for the Development of a Property with a Lot Size of 10,018.8 Square Feet in a General Use (GU) Zoning District where a Minimum Lot Size of 20,000 SF and a Minimum Lot Width of 100 Feet for all Permitted and Special Exception Uses are Required (P24-108).

[2025-145](#)

Mayor Martin inquired if there was any ex-parte communication, to which the Council responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Marissa Da Breo-Latchman, Planner, presented to the Board and stated that the variance request was to Section 158.060(e)(2) of the Zoning Code to allow for the development of a property with a lot size of 10,018 square feet and a width of 80 feet in a General Use Zoning District (GU). She provided a description of the project, project background, and history of the property, and she also discussed the intentions and requirements of the General Use Zoning District. She then advised that both the South Florida Water Management District (SFWMD) and Florida Department of Environmental Protection (FDEP) expressed concerns about this item, and they along with City Staff did not support the granting of this variance.

The City Clerk swore in applicants for the Quasi-Judicial proceedings.

Jeff Laughren spoke to the Council and stated that no questions were asked last time, and he was happy to answer any questions, and that a primary reason for asking for this request was because the lot was platted and zoned which pre-dated the General Use (GU) zoning. He stated that he was willing to work with Planning & Zoning to be able to have the variance granted.

Mayor Martin opened the Public Hearing. Hoyt Murphy, property owner, spoke to the Council on the zoning of the lot and stated that he wished the City could work with them to come up with a reasonable solution.

Vice Mayor Caraballo inquired as to when the tax deed was purchased, to which Mr. Murphy replied that it was 5 years ago. Vice Mayor Caraballo stated that this particular request would probably go against the B(6) criteria of the variance and expressed opposition of approval. Mr. Murphy discussed that the State would have positive meetings with them but then come to City meetings and make negative comments, and he stated that they would have to have some rights to this lot. Mayor Martin stated that she did not understand why they would build a single-family home when the intended use is camping, to which Mr. Murphy stated that they tried to have a use that was harmonious with the park as opposed to a house just sitting there. Attorney Berrios clarified the functions of the Board for the Quasi-Judicial hearing and stated that the changes made by the applicant were different than what was before the Board.

There being no further public to be heard, Mayor Martin closed the Public Hearing.

There being no further discussion, Vice Mayor Caraballo moved to affirm the Planning & Zoning Board's decision. Councilman Pickett seconded the

motion. All of the Board members further expressed their approval of denying the application. The vote then passed unanimously by voice vote.

4. Adjourn

There being no further business, the meeting was adjourned at 5:50 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk