

City of Port St. Lucie

Board of Zoning Appeals

Meeting Minutes - Draft

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, Councilman, District III

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Monday, November 25, 2024

5:00 PM

Council Chambers, City Hall

1. Call to Order

A meeting of the CITY COUNCIL OF THE CITY OF PORT ST. LUCIE serving as the BOARD OF ZONING APPEALS was called to order on November 25, 2024, at 5:03 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 Martin
Vice Mayor Caraballo
Councilman Bonna
Councilman Pickett
Councilwoman Morgan

3. Public Hearings

3.a Order 24-01, Quasi-Judicial, Public Hearing, an Appeal of the Planning and Zoning Board Denial of a Request for a Variance of 2 Feet to Allow a 10-Foot-High Fence on the Eastern Perimeter of the Property(P24-121).

[2024-946](#)

Mayor Martin read Zoning Appeal 24-01 aloud by title only. Daniel Robinson, Planner III, explained that the request was an appeal of the Planning and Zoning Board's decision on the applicant's request for a variance to allow a 10-foot-high fence on the eastern perimeter of the property. He stated that the applicant was requesting the variance due to

safety concerns. He showed a picture of the fence and informed the City Council that the Planning & Zoning Board had denied the variance.

Mayor Martin asked if the Council Members had any ex-parte communications to disclose, to which there were none.

Lauren Quintero explained that she felt unsafe and wanted to protect herself from a neighbor; she added that she had contacted the Police Department. She felt that bushes/natural barriers may cause more issues with the neighbor. She supplied pictures of the fence to the City Council.

Deputy City Attorney Hertz explained variance criteria set forth by Section 158.295(e). The City Clerk administered the Oath of Testimony to staff and other interested parties. Councilman Bonna questioned if the police report would constitute a special circumstance, to which Deputy City Attorney replied that the first criteria set forth by Section 158.295(e) referred to the land structure/buildings and no ancillary situations occurring. Vice Mayor Caraballo felt that if they allowed this variance due to safety, others would file variances for the same reason. Councilwoman Morgan stated that she drove past the residence and saw that some pieces of lattice were missing, which went against the City's Safe, Clean and Beautiful goal, therefore she would not support the variance. The City Council urged the applicant to work with the Police Department on safety concerns.

Vice Mayor Caraballo moved to deny Zoning Appeal 24-01. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

4. Adjourn

There being no further business, the meeting adjourned at 5:21 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk