

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, Sr., Councilman, District III

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Monday, October 13, 2025	12:30 PM	Council Chambers, City Hall
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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 October 13, 2025, at 12:37 p.m., at Port St. Lucie City Hall, Council Chambers, 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 Quasi-Judicial, Public Hearing, an Appeal of the Planning and Zoning Board Denial of a Request for the Following

Variances: 1) a Variance of 745 SF to Allow the Construction of a 945 Square Foot Carport, 2) a Variance of Four (4) Feet to Allow for a Six (6) Foot Side Yard Setback on the West Side of the Property, and 3) a Variance to Allow the Proposed Carport to Extend Beyond the Front Corners of the House.

The City Clerk read Zoning Appeal 25-02 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Ivan Betancourt,

[2025-973](#)

Planner I, stated that he had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. He explained the proposed variance, a previously approved variance, the Planning & Zoning comments and showed the 2005 survey.

The City Clerk administered the Oath of Testimony to staff and other interested parties. Mayor Martin asked if the Councilmembers had any ex-parte communications to disclose, to which there were none.

Councilwoman Morgan inquired about the previous variance and encroachment, to which Mr. Betancourt replied that the encroachment may have happened during building and added that there was no plan to abate the encroachment. Vice Mayor Caraballo inquired if carports were allowed within the City, to which Mr. Betancourt replied in the affirmative if they permitted & were on the side & rear of the property.

(Clerk's Note: A PowerPoint was shown at this time.) Jared Greenberg explained that he wanted a permanent, aesthetically pleasing carport. He added that the carport would not technically be in front of the house, but in front of his garage.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilwoman Morgan

Councilwoman Morgan moved to deny Zoning Appeal 25-02. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

4. Adjourn

There being no further business, the meeting adjourned at 12:52 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk