

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, July 13, 2026	12:00 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 July 13, 2026, at 12:00 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 Partial Appeal of the Denial of the Haredo Realty Advisors, Inc. and Ghanie, John and Joan Variance (P26-036) by the Planning and Zoning Board <u>2026-592</u>	
	Location: The property is generally located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard.	
	Legal Description: Port St. Lucie Section Twenty-Three, Block 1616, Lots 6-10 (Plat Book 13, Pages 29, 29A-29D).	
	A request to appeal the denial of a variance to the rear building setback requirements.	
	Mayor Martin stated that the request was a partial appeal to the Haredo Realty Advisors, Inc. and Ghanie, John and Joan Variance (P26-036).	

(Clerk's Note: A PowerPoint was shown at this time.) Sofia Trail, Planner I, explained the proposed variance and the previously denied variance. She explained that the applicant was not appealing the denied landscape variances, they were only appealing the rear setback request (Request #1).

Harold Dodt, Haredo Realty Advisors, gave some background on the property and expressed that he was not aware of any public opposition.

(Clerk's Note: A PowerPoint was shown at this time.) Edward McDonald, Thomas Engineering Group, gave a brief presentation. He explained that if the canal was designated with any land use other than residential only a 10-foot setback would be required and not the current 25-feet. Alyssa Lunin, Deputy City Attorney, explained that the setback presented to the Planning & Zoning Board was 14.6 feet. Mr. McDonald clarified that they were requesting a 14.6 ft setback and not a 15-foot rear setback as presented. Vice Mayor Caraballo inquired if they tried to reduce the building size, to which Mr. McDonald replied in the negative, as 10,000 sq ft was the smallest Dollar Tree could go; he added that they tried to change the layout.

The City Clerk administered the Oath of Testimony to staff and the applicants.

Richard Bushey explained that the typical Dollar Tree store was approximately 12,000 square feet, and that this location was being developed at the smallest feasible size of 10,000 square feet. He also noted that, as a safety measure, the site design included two rows of parking at the front of the building and provided for two-way traffic circulation. The City Council stated that there was no ex-parte communication. Staff and all applicants reaffirmed that their testimony was true and accurate. Ms. Trail explained that the variance must be approved before the SEU and Concept Plan can proceed.

The City Council expressed concern over canal maintenance and voiced that they could not support the item.

Councilwoman Morgan moved to affirm the denial of the partial appeal of the Haredo Realty Advisors, Inc. and Ghanie, John and Joan Variance (P26-036). Councilman Bonna seconded the motion, which passed unanimously by voice vote.

4. Adjourn

There being no further business, the meeting adjourned at 12:38 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk