

Bonnie Landry

From: arturo.macias3401@comcast.net
Sent: Tuesday, August 31, 2021 10:19 PM
To: Bonnie Landry
Cc: Anne Cox; arturo.macias3401@comcast.net
Subject: RE: KTLC River Place LLC, PARCEL ID 3416-675-0034-000-7

Will these be single family homes?

From: Bonnie Landry <blandry@cityofpsl.com>
Sent: Tuesday, August 31, 2021 11:33 AM
To: arturo.macias3401@comcast.net
Cc: Anne Cox <AnneC@cityofpsl.com>
Subject: RE: KTLC River Place LLC, PARCEL ID 3416-675-0034-000-7

Good Morning:

Thank you for your inquiry. The RL designation is Residential, Low Density which allows 5 units per acre. The applicant proposes 77 new residential units.

From: arturo.macias3401@comcast.net <arturo.macias3401@comcast.net>
Sent: Monday, August 30, 2021 9:46 PM
To: Bonnie Landry <blandry@cityofpsl.com>; arturo.macias3401@comcast.net
Subject: KTLC River Place LLC, PARCEL ID 3416-675-0034-000-7

I received notice about the development of this property. What is the RL designation entail, will these be houses across the canal from me? I live directly across from this land and this could severely impact me, so I would like to know so that I can plan on attending.

am

Bonnie Landry

From: Darrel Bybee <dkbybee@yahoo.com>
Sent: Tuesday, August 31, 2021 7:03 PM
To: Bonnie Landry
Subject: Riverplace rezoning P21-025

I am a resident of River Place on the St. Lucie, 519 NE Canoe Park Circle. Let it be known that I am very much against the proposal to rezone parcel N. The developer has made several presentations to our Property Owners Association. On each occasion the property owners and our board have voted against the builders proposal and their request to support re-zoning. I personally am against the rezoning and request the city to vote against the re-zoning request.

Bonnie Landry

From: chuck1143@aol.com
Sent: Friday, September 3, 2021 9:48 AM
To: Bonnie Landry
Subject: Comprehensive Plan Amendment P21-025

I'm a homeowner in River Place on the St. Lucie. I live on Leaping Frog Way (in close proximity to proposed development). I want to make clear my continued opposition to Comprehensive Plan Amendment P21-025. I have worked in construction my entire life, both as a contractor and superintendent. After hearing this developer's multiple proposals (their reputation is questionable) I am certain that keeping the current land use designation of commercial is the best choice for my neighborhood. The proposed changes raise many concerns for me, including the lack of a performance bond putting homeowners at risk. I am travelling with my wife to celebrate our 50th wedding anniversary, so I cannot attend Tuesday's meeting. Please keep the current commercial designation. Charles M. Lynch

Bonnie Landry

From: dvc724@aol.com
Sent: Friday, September 3, 2021 8:03 AM
To: Bonnie Landry
Subject: Comprehensive plan ammendment P21-025

To whom it may concern,

I am against the proposed amendment P21-025 comprehensive plan amendment.

We purchased our home new around 2002. We love our community and are actively protecting the reasons we built in River Place. The land parcel in question should main commercial so that our community can have restaurants, shopping and needed services as we were promised almost twenty years ago. Thank you for your consideration and giving us the opportunity to voice our opinion.

Dana Carlile

457 NE Bluefish Pt.

Port Saint Lucie , Fl. 34983

772 528 4516

Bonnie Landry

From: Jackie Frias <jackiefrias@cox.net>
Sent: Tuesday, August 31, 2021 6:51 PM
To: Bonnie Landry
Subject: Rezoning of parcel N

I live on canoe park circle.. Anthony & Jacqueline Frias do not want parcel N rezoned to residential...

I hope it doesn't get rezoned..

Thank You

Sent from my iPad

Bonnie Landry

From: Elaine Lynch <elayne198@aol.com>
Sent: Friday, September 3, 2021 7:56 AM
To: Bonnie Landry
Subject: Comprehensive Plan Amendment P21-025

To the members of the Zoning and Planning Board,

I oppose the comprehensive plan amendment P21-025 and want the land use designation to remain commercial. The follow are my reasons why :

1. When I first purchased my home, it was planned around attractive commercial space, beautiful landscaping and high end architecture at the entry. Our community would benefit from these amenities. Our PUD gives specific restrictions for this parcel and we will lose those environmental and aesthetic protections if it is changed to residential.
2. I object to the validity of the environmental impact study paid for by the developer. It has discrepancies concerning gopher tortoises borrows and other protected species including bald eagles. The study minimizes the environmental impact on native species and wetlands. I also object to the proposed site layout as it lacks the green space that our current commercial designated PUD requires.
3. The survey sent out by the developer should be disregarded as it contained misinformation designed to influence respondents to choose a residential option. Luckily only a small handful of residents responded. The developer has also threatened our homeowners that if we don't agree with them, they will punish us by putting a gas station, Walmart, or something more undesirable in its place.
4. Anthony Pugliese and Joseph Reamer of Land America LLC (company behind the developers) were both convicted in 2015 of conspiracy, fraud, and money laundering, not the kind of company that should be doing business and certainly not in Florida.

I thank you for reading my e-mail and hope you will consider all my points when making your decision. I do hope that you will vote no on Amendment P21-025.

Very truly yours,

Elaine Lynch
440 NE Leaping Frog Way
Port St. Lucie, FL 34983

Bonnie Landry

From: arturo.macias3401@comcast.net
Sent: Monday, August 30, 2021 9:46 PM
To: Bonnie Landry; arturo.macias3401@comcast.net
Subject: KTLC River Place LLC, PARCEL ID 3416-675-0034-000-7

Follow Up Flag: Follow up
Flag Status: Completed

I received notice about the development of this property. What is the RL designation entail, will these be houses across the canal from me? I live directly across from this land and this could severely impact me, so I would like to know so that I can plan on attending.

am

From: [Bonnie Landry](#)
To: [Jessica Heinz](#)
Cc: [Bonnie Landry](#)
Subject: One more River place FW: proposed future land use designation change Parcel N
Date: Friday, September 3, 2021 11:41:58 AM

From: don87monte@aol.com <don87monte@aol.com>
Sent: Friday, September 3, 2021 11:06 AM
To: Bonnie Landry <blandry@cityofpsl.com>
Subject: proposed future land use designation change Parcel N

Dear Bonnie,,P

I would like to take a moment of your time to thank you for the work you do for the city. My parents moved to Florida in 1948. My wife and I moved to PSL in 2003 because it had gotten so congested and it turned into an asphalt jungle. We chose River Place because of its "park like" feel,

We have attended all the meetings regarding the rezoning of parcel N, of which all seemed to be heading in the direction against the rezoning... Expressing our desires to protect our community from overdevelopment... more homes, people, traffic and higher taxes.

If you look at the property at Peachtree and sSelvitz, when we moved here over 21 years ago it all trees. Then they cut them down, totally cleared that land and built a wall around it...which is still sitting there...barren.. after displacing all the wildlife which called that home....for what???

We don't want to see this repeated in our beautiful neighborhood, which is home and access for our diminishing wildlife.

It has been designated commercial for all these years and we'd like for it to remain the way it is.

Don and Janice Williams
443 Canoe Park Circle
River Place

Bonnie Landry

From: Carol Pilzer <d5et@yahoo.com>
Sent: Friday, September 3, 2021 10:32 AM
To: Bonnie Landry
Subject: Comp plan amendment llc p21-025

I am home property owner within 750 feet of parcel 3416-675-0034-000-7 and would like to express my concern in changing use from commercial to residential. I would like to see it stay as it is in the pud. Please accept this email as my voiced concerns over changing it to residential. I can be reached at 772 286-0414. Carol pilzer 428 ne leaping frog way, psl 34983. Thank you.

Sent from my iPad

Bonnie Landry

From: Sanibelwed <sanibelwed@aol.com>
Sent: Wednesday, September 1, 2021 11:25 AM
To: Bonnie Landry
Subject: proposed future land use designation change Parcel N

Dear Bonnie,

We are Don and Janice Williams, the homeowners and residents at 443 NE Canoe Park Circle. We plan on attending the meeting but wanted you to have this to enter in responses. **WE ARE AGAINST REZONING PARCEL N.**

We chose this location to be our home because of all the nature that exists here, such as the wildlife, trees, nature trails etc. We do not wish to see the land of parcel N used to build 80+ more homes, destroying the beautiful natural old Florida that still exists on this parcel.

Building more homes would not only destroy what so many of us treasure here, but also flood the community with more people, cars, noise and traffic. Something we want to avoid at any cost.

We hope the city will consider our reasons to keep parcel N as commercial. Please help save the wildlife which actually has a dedicated sign on the above property stating it is designated as "wildlife crossing"! They were here first, many of us here are trying to help them.

Have any of you ever considered what it would be like to never hear a bird sing again....

We don't want to see this parcel changed to residential, the result would be.. less trees and wildlife...and more congestion....there is already enough!!!

Here's a thought...Why not develop the land on Peachtree and Selvitz that has already been cleared and sitting there like a dessert for years???

Money shouldn't always be the main consideration, we like our neighborhood just the way it is!

Sincerely,
Janice and Don Williams

Bonnie Landry

From: JACKIE TINSLEY <tinsley446@bellsouth.net>
Sent: Thursday, September 2, 2021 8:48 PM
To: Bonnie Landry
Subject: Stop P21-025

I oppose the Plan Ammendment P21-025!

I am an original owner in River Place and have lived here since 2002, and 10 years before that on Genesse and Sagamore Terrace in Port St. Lucie. Several of my neighbors and myself have voiced our opposition to this change to our POA and they have not listened, and again to our elected CDD and they have not listened, will the zoning commission finally listen???????

When we purchased this lot and built in River Place we were sold on the promise that one day "parcel N" would be developed into a beautiful commercial plaza that would compliment our homes, with similar architecture and shops/restaurants surrounded by green space all within walking distance to our homes making River Place a unique place to live in Port St Lucie only to have this proposed change shoved down our throats. We have voted on this in our community four times and four times it failed and yet we are still on the defensive. Why is this allowed to continue, why isn't the resident's concerns taken seriously. Again if our own POA and CDD will not listen to us - will YOU?

Sincerely,
Jacqueline Tinsley
446 Ne Little Mullet Ct
Port St Lucie, FL 34983