

Bolivar Gomez

From: Jared Greenberg <greenberg.jared@gmail.com>
Sent: Sunday, September 27, 2020 7:38 PM
To: Niki Szary
Cc: Danny Hernandez (Neighbor) Wife Name Jenel; Emily Greenberg; Greg Oravec; Jenel Hernandez; Neighbor Dave Amys Husbend Palmero; Neighbor Ed And Millie; Neighbor Jay Wife Name Patrisha; Neighbor Richard Speacht; Neighbor Brayden baker; Neighbor Dustin Sullivan; Neighbor New Lady; Neighbor Ruach HeAleph Wife's Name Is Judy; Russ Davis; Taniesha Whittaker; Bolivar Gomez; lusoconstructionllc@gmail.com; myhome@grozabuilders.com
Subject: Re: We do not want duplex

I just want to make sure we are all on the same page. You said you want to do single family but have asked re-zone to RM-5 it looks like you plan on doing a Multiple family.

Do you see our concerns?

RM-5 RESIDENTIAL, **MULTIPLE-FAMILY** - 5. 1. Purpose. The purpose of this district is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings at a maximum density of five (5) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low and medium density residential surroundings.

Jared

On Sun, Sep 27, 2020 at 7:29 PM Jared Greenberg <greenberg.jared@gmail.com> wrote:
Just to make sure you understand where we are coming from this is what RS-2 means.

Do you see the difference?

Zoning District (RS-2).

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-
-

Latest version.

• (A)

Purpose. The purpose of the single-family residential zoning district (RS-2) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of low-density residential living of an urban character; to designate those uses and services deemed appropriate and proper for location and development within that zoning district; and to establish development standards and provisions as are appropriate to ensure proper development in a low-density residential environment.

(B)

Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

(1)

Park or playground, or other public recreation or cultural facility (subject to site plan review);

(2)

Single-family dwelling;

(3)

Community residential home [with] six (6) or fewer residents, provided that such homes shall not be located within a radius of one thousand (1,000) feet of another community residential home as set forth in [section 158.224](#);

(4)

Family day care home.

(C)

Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1)

Commercial parking lot, for a period of two (2) years, provided:

a.

The property is located in a conversion area as defined in the "City of Port St. Lucie Land Use Conversion Manual," and is associated with an adjacent commercially developed property owned by the same person;

b.

The parking lot is for the private use of the owners and/or occupants of the adjacent commercially developed property;

c.

The parking lot is improved pursuant to subsection [158.221\(B\)\(12\)](#) (this will allow shellrock, limerock and coquina in lieu of pavement since the parking lot will not be used by the general public pursuant to item (2)(B));

d.

Commercial vehicles are not permitted to park pursuant to [section 72.03](#) (as amended);

e.

No overnight parking is allowed;

f.

Parking is allowed only for licensed motor vehicles; and

g.

The parking lot is not used for temporary or permanent storage of motor vehicles.

(D)

Accessory Uses. As set forth within [section 158.217](#).

(E)

Minimum Lot Requirements.

(1)

Single-family dwelling: Ten thousand (10,000) square feet and a minimum width of sixty (60) feet.

(2)

All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

(F)

Maximum Building Height. Thirty-five (35) feet.

(G)

Minimum Living Area. Minimum size house of one thousand two hundred (1,200) square feet of living area and one thousand four hundred (1,400) square feet of ground area for a one-story house or one thousand four hundred (1,400) square feet of living area and one thousand three hundred (1,300) square feet of ground area for a two-story house. If a building permit for a house was submitted prior to June 7, 1996, with less than 1,200 square feet of living area, the house can be rebuilt to the square footage of living area approved when the house was built.

(H)

Yard Requirements and Landscaping.

(1)

Front Yard. Each lot shall have a front yard with a building setback line of twenty-five (25) feet, unless otherwise provided by this chapter.

(2)

Side Yards. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet, unless otherwise provided by this chapter. See [section 158.203](#).

(3)

Rear Yard. Each lot shall have a rear yard with a building setback line of twenty-five (25) feet, unless otherwise provided by this chapter.

(4)

Landscaping Requirements. Landscaping and buffering requirements are subject to [Chapter 154](#).

(I)

Off-Street Parking and Service Requirements. As set forth in [section 158.221](#).

(J)

Site Plan Review. All special exception uses and all permitted uses so designated shall be subject to the provisions of sections [158.235](#) through [158.245](#).

(Ord. No. 05-139, § 1, 10-10-05; Ord. No. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 15-85, § 1, 12-7-15; Ord. No. 16-43, § 1, 7-25-16)

On Sun, Sep 27, 2020 at 10:38 AM Jared Greenberg <greenberg.jared@gmail.com> wrote:

When I look at other lots that is across the street and other side of Citrus they are all RS-2. Looks like we need some explanation on this. Please change your application to RS-2.



Summary

Property Identification

Site Address:	4779 SW Yacolt DR
Parcel ID:	3420-660-2582-000-4
Account #:	87512
Map ID:	44/31S
Use Type:	0100
Zoning:	RS-2 PSL
City/County:	Port Saint Lucie

Ownership

SRP SUB LLC



Property Identification

Site Address:	4786 SW Yacolt DR
Parcel ID:	3420-660-2575-000-2
Account #:	130709
Map ID:	44/31S
Use Type:	0000
Zoning:	RS-2 PSL
City/County:	Port Saint Lucie

Ownership

Maronda Homes LLC
 1686 W Hibiscus BLVD
 Melbourne, FL 32901



Property Identification

Site Address:	786 SW Abode AVE
Parcel ID:	3420-660-3553-000-9
Account #:	88440
Map ID:	44/31S
Use Type:	0000
Zoning:	RS-2 PSL
City/County:	Port Saint Lucie

Ownership

Ramchand Mohan
 Angela Ramlochan
 9104 216th ST
 Queens Village, NY 11428

On Sun, Sep 27, 2020 at 9:19 AM Jared Greenberg <greenberg.jared@gmail.com> wrote:
What is your phone number?

On Sun, Sep 27, 2020 at 9:15 AM Niki Szary <niki@grozabuilders.com> wrote:
We were informed by the city that this is the way to build the homes. They decided on R-5 not R-2.

On Sun, Sep 27, 2020 at 8:51 AM Jared Greenberg <greenberg.jared@gmail.com> wrote:
Yes we have lots of questions. Then why not RS-2?

On Sun, Sep 27, 2020 at 7:47 AM Niki Szary <niki@grozabuilders.com> wrote:
Hello Jared and neighbors to 785 Abode Ave.

Thank you for reaching out. We are not trying to build a multi family home on this property and are trying to build 2 single family homes. We are currently going through the rezoning process to achieve this goal.

If you have additional questions please let me know.

Niki Groza Szary
Groza Builders, Inc

On Sun, Sep 27, 2020 at 5:15 AM Jared Greenberg <greenberg.jared@gmail.com> wrote:
Hello so we got a notice that you want to change the zoning. From Professional To RM-5?
I am not sure how they are Professional because every lot suppose to be RS-2 like our empty lot.

What are you going to build on those two lots? Are you going to join the property to put in a 4 unit multi family unit? Is it going to be a rental property?

Please call me at 352-514-6426.

We do not want duplex only single family homes With lots of flowering trees.

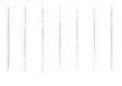


Property Identification

Site Address:	785 SW Abode AVE
Parcel ID:	3420-660-3525-000-4
Account #:	187973
Map ID:	44/31S
Use Type:	1000
Zoning:	
City/County:	Port Saint Lucie

Ownership

Groza Builders Inc
511 SW Port St Lucie BLVD
Port St Lucie, FL 34953





Property Identification

Site Address:	715 SW Abode AVE
Parcel ID:	3420-660-3520-000-9
Account #:	88412
Map ID:	44/31S
Use Type:	0000
Zoning:	RS-2 PSL
City/County:	Port Saint Lucie

Ownership

Jared Greenberg
 Emily Greenberg
 702 SW Abode AVE
 Port Saint Lucie, FL 34953

RM-5 RESIDENTIAL, MULTIPLE-FAMILY - 5. 1. Purpose. The purpose of this district is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings at a maximum density of five (5) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low and medium density residential surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code. 2. Permitted Uses: a. Community residential homes subject to the provisions of Section 7.10.07. (999) b. Family day care homes. (999) c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999) d. Multiple-family dwellings (3 or more units). (999) e. Single-family detached dwellings. (999) f. Two-family dwellings. (999) 3. Lot Size Requirements. Lot size requirements shall be in accordance with Section 7.04. 4. Dimensional Regulations. Dimensional requirements shall be in accordance with Section 7.04.00. 5. Off-Street Parking Requirements. Off-street parking requirements shall be in accordance with Section 7.06.00. 6. Landscaping Requirements. Landscaping requirements shall be in accordance with Section 7.09.00. 7. Conditional Uses: a. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999) b. Telecommunication towers - subject to the standards of Section 7.10.23. (999) 8. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00. a. Solar energy systems, subject to the requirements of Section 7.10.28.

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Sincerely,

Jared Greenberg

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Niki Groza Szary
Contract Manager
Groza Builders, Inc.

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Sincerely,

Jared Greenberg

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Niki Groza Szary
Contract Manager
Groza Builders, Inc.

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Sincerely,

Jared Greenberg

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Jared Greenberg

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Sincerely,

Jared Greenberg

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Sincerely,

Jared Greenberg

Bolivar Gomez

From: Walter Zabala <walter.a.zabala@gmail.com>
Sent: Saturday, October 3, 2020 1:24 PM
To: Bolivar Gomez
Subject: Against P20-154 Groza Application Multifamily zoning.

Dear Gomez,

We, Virneliz Fernandez and Walter A Zabala, are the owners at 4658 SW Bachelor ST, in Port Saint Lucie Florida 34953, we DON'T want a multifamily house in our neighborhood, RM-5. Our neighborhood is formed by ALL Single Family Houses, so please Put Our Vote Against This Change.

Our Vote is NO.

It has to be re-zoned as RS-2 as the neighborhood is.

We can't be at the public hearing, but here is what we think and want about this re-zoning change.

Also, at this point in the Covid19 battle the city has to let people vote or be heard online.

Best regards
Walter A Zabala

Bolivar Gomez

From: Bentknife <bentknife@aol.com>
Sent: Saturday, October 3, 2020 12:41 PM
To: Bolivar Gomez
Subject: REZONING APPLICATION

Subject: REZONING APPLICATION

- Request from Groza Builders, Inc., to change the zoning of two parcels totaling 0.46 acres, from Professional (P) to Multiple-Family Residential (RM-5).
- The parcels are located east of SW Port Saint Lucie Blvd. and south of SW Abraham Avenue.

Mr. Gomez,

I live at 772 SW Abode Avenue - directly across from the two parcels mentioned above. I have been a permanent resident at this address for almost 26 years. I can say with absolute certainty that no one in this neighborhood wants the above mentioned parcels to be rezoned as RM-5 Multi-Family.

These parcels should be rezoned as **RS-2 Single-Family** so as to stay in accordance with the rest of the neighborhood.

The desires of those who actually live in the neighborhood should, first and foremost, be paramount to all others.

Thank you,

R. Selph

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Bolivar Gomez

From: Galen Bechtold <galen0920@yahoo.com>
Sent: Sunday, October 4, 2020 11:24 AM
To: Bolivar Gomez
Subject: Notice To Adjacent Property Owners/Rezoning Application P20-154 Gonza

Good morning Mr Gomez,

We received the notice (Adjacent Property Owners) of the Rezoning Application P20-154 (Gonza) and due to health issues and the pandemic COVID-19 will not be attending the 1:30 meeting Tuesday the 6th.

We would like to express our total disagreement in rezoning to a Multiple-Family Residential classification. We feel that it should be a, I believe, a RS-2 for a single family.

If further documentation is needed we will gladly complete this but in strict isolation protocol.

Thank you

Luzmila Kirwan
Galen Bechtold

[Sent from Yahoo Mail on Android](#)

Bolivar Gomez

From: Svetlana Zvagelsky <Iana.zvagelsky@comcast.net>
Sent: Monday, October 5, 2020 9:42 AM
To: Bolivar Gomez
Subject: Zoning change to RM-5

Zoning changes to RM-5

Sent from my iPhone Good morning Mr Gomez! My name is Svetlana Zvagelsky. I reside at 710 Sw Abraham av. I don't support the change of zoning to RM-5, I am against it. If you would like to contact me, my phone # is 772-618-5464. Thank you for your attention. Sincerely : Svetlana Zvagelsky 10/05/2020

Bolivar Gomez

From: Sue Nibley <suenibley@gmail.com>
Sent: Monday, October 5, 2020 1:06 PM
To: Bolivar Gomez
Subject: Groza Rezoning Application

Mr Gomez,

I am writing to object to the sly attempt to rezone our single-family residential area into multiple-family zoning under the guise of splitting a lot into two parcels. The only rezoning required is to change it from professional to RS-2. Do NOT rezone to RM-5! We are opposed to the kind of building and people that this RM-5 will bring to a family neighborhood. I OBJECT to this move.

S. Nibley

Sent from my iPad

Bolivar Gomez

From: Melissa Perez <pmelissa0106@yahoo.com>
Sent: Monday, October 5, 2020 9:27 PM
To: Bolivar Gomez
Subject: Rezoning Application P20-154 Groza Builders, Inc

Good afternoon, Mr. Gomez.

This email is in regards to the neighborhood's expressed dissatisfaction about the rezoning construction plan owned by Groza Builders, Inc. located east of SW Port St. Lucie Blvd and South of SW Abraham Ave. My name is Melissa Perez and I live on 757 SW Abode Ave; right next to this lot being discussed.

There is going to be a public hearing held by the planning and zoning board at 1:30pm on Tuesday, Oct. 6, 2020 to discuss questions and concerns but neither myself nor my husband can attend the meeting. So I went online to the City of PSL website to fill out a comment card to be read and taken into consideration at the discussion. I hope our opinions can be voiced when making the final decision.

Please let me know if I should take any further steps to state my opposition on this matter.

Thank you for your time and attention.

[Sent from Yahoo Mail on Android](#)

Bolivar Gomez

From: BACHELOR STREET <bachelorstreet2018@gmail.com>
Sent: Tuesday, October 6, 2020 1:19 PM
To: Bolivar Gomez
Subject: REZONING NOTICE RECEIVED

Bolivar Gomez,

We are in receipt of your letter dated September 24, 2020 giving us notice as adjacent property owners for a request from Tony Groza to change the zoning of two parcels from Professional (P) to Multiple-Family Residential (RM-5). Due to work we are unable to attend the meeting this evening, so we hereby humbly submit our response via email. Upon doing our research we are NOT in agreement with this and would prefer RS-s rezoning.

Thank you
4686 SW Bachelor Street

Bolivar Gomez

From: Yanela Vickers <yanela257@gmail.com>
Sent: Tuesday, October 6, 2020 6:02 PM
To: Bolivar Gomez
Subject: Rezoning

Good Evening Mr.Bolivar Gomez,

This email is on behalf of the Vickers residence of 782 SW Abraham PSL, FL 34953. We have received a letter from the city's Planning & Zoning Department in regards to a request for two parcels to be permitted as (RM-5) to construct 2-single family dwellings. I was not able to attend today's public hearing in regards to this request however, please accept this email as our DENIAL to the above written request. The multiple-family residential construction needs to be R5-2.

If you should have any questions or concerns, please do not hesitate to contact me.

Respectfully,

Yanela Vickers
561-318-9325

Bolivar Gomez

From: Matthew Poirier <poirier04@gmail.com>
Sent: Wednesday, October 7, 2020 5:43 PM
To: Bolivar Gomez
Subject: rezoning application P20-154

Hello my name is Matthew Poirier my property address is 4687 sw Atoll st. PSL 34953, I don't agree with this rezoning for these properties. I feel all of our homes should stay as single family homes. I was unable to make the meeting yesterday so i'm reaching out now and hope it's not too late Thanks Matthew Poirier 561-248-2031 [Poirier04@gmail.com](mailto:poirier04@gmail.com)

Bolivar Gomez

From: Jared Greenberg <greenberg.jared@gmail.com>
Sent: Thursday, October 8, 2020 10:17 AM
To: John Carvelli; Greg Oravec; Jolien Caraballo; Shannon Martin; Stephanie Morgan; Russ Blackburn; Bolivar Gomez
Cc: Neighbor Brayden baker; Neighbor Ed And Millie; Neighbor Ruach HeAleph Wife's Name Is Judy; Neighbor Jay Wife Name Patrisha; Danny Hernandez (Neighbor) Wife Name Jenel; Neighbor New Lady; Neighbor Dustin Sullivan; Jenel Hernandez; Emily Greenberg; pmelissa0106@yahoo.com; kampffjessica@gmail.com; joeedge@me.com; Kristopher Stinson; poirierfour@yahoo.com; bentknife@aol.com; Neighbor Richard Speacht; Neighbor Russ Davis; lusoconstructionllc@gmail.com; Susan Nibley; LANA.ZVAGELSKY@COMCAST.NET; Neighbor New Lady; Neighbors Jesse Dee is his wife Stewart; Neighbors Jesse Dee is his wife Stewart; galen0920@yahoo.com; Neighbor Dave Amys Husband Palmero; Neighbor Sargent Marcus Hepburn
Subject: Fwd: Updating Policy 1.1.4.13 to allow rezoning to RS-2
Attachments: Neighbors of 771 & 785 SW Abode.pdf

10/8/2020

Dear City government

I Jared Greenberg along with several neighbors attended the Public Zoning Board meeting on Tuesday October 6. We are concerned about the rezoning of lots 771 & 785 SW Abode to RM-5 Multiple-Family Residential Zoning by Groza builders under project P20-154. Tony, Mr. Groza, purchased the two lots that are currently zoned as Professional. It was zoned Professional under P03-343 in 2003. We all support Tony in his wish to be able to build two new beautiful single family homes on our street, we just want the two lots rezoned correctly before they are sold as RS-2.

As you can see in the attached PDF every home in the neighborhood is zoned as RS-2 "Single-Family Residential Zoning" that are in the ROI. I want to point out the word "Single". As you can see from the video of the meeting and all the emails sent to the planner and clerk on this topic the neighbors do not want the reclassification of RM-5. We all want it to be rezoned correctly to RS-2. Due to the properties being under a ROI they cannot be rezoned to RS-2 and have to be rezoned to RM-5 because of how the current zoning is outlined, Policy 1.1.4.13. This is where you come in. I would like the city government to correct this as the zoning board has pointed out that this is becoming an ongoing problem that a ROI piece of property cannot be rezoned as RS-2 when it is in a RS-2 neighborhood. This is not the first time this has come up and needs to be correct properly. Remember these two properties were RS-2 before they were rezoned Professional under P03-343. Just undo the ruling from P03-343 to put them back to RS-2.

The neighbors and I will be attending the next two city council meeting (October 26 and November 9) to see how our government works. It is very important to us and want to get this resolved correctly and to promote our N.I.C.E. program. We all know each other and all enjoy being great neighbors to one another.

Click on Links below for P20-154 for supporting documents:

City of Port St.Lucie - File #: 2020-769

Public Comments:

Residents Comments:

Additional Public Comments

Sincerely

Jared

702 SW Abode Ave,

A great neighbor since 2008

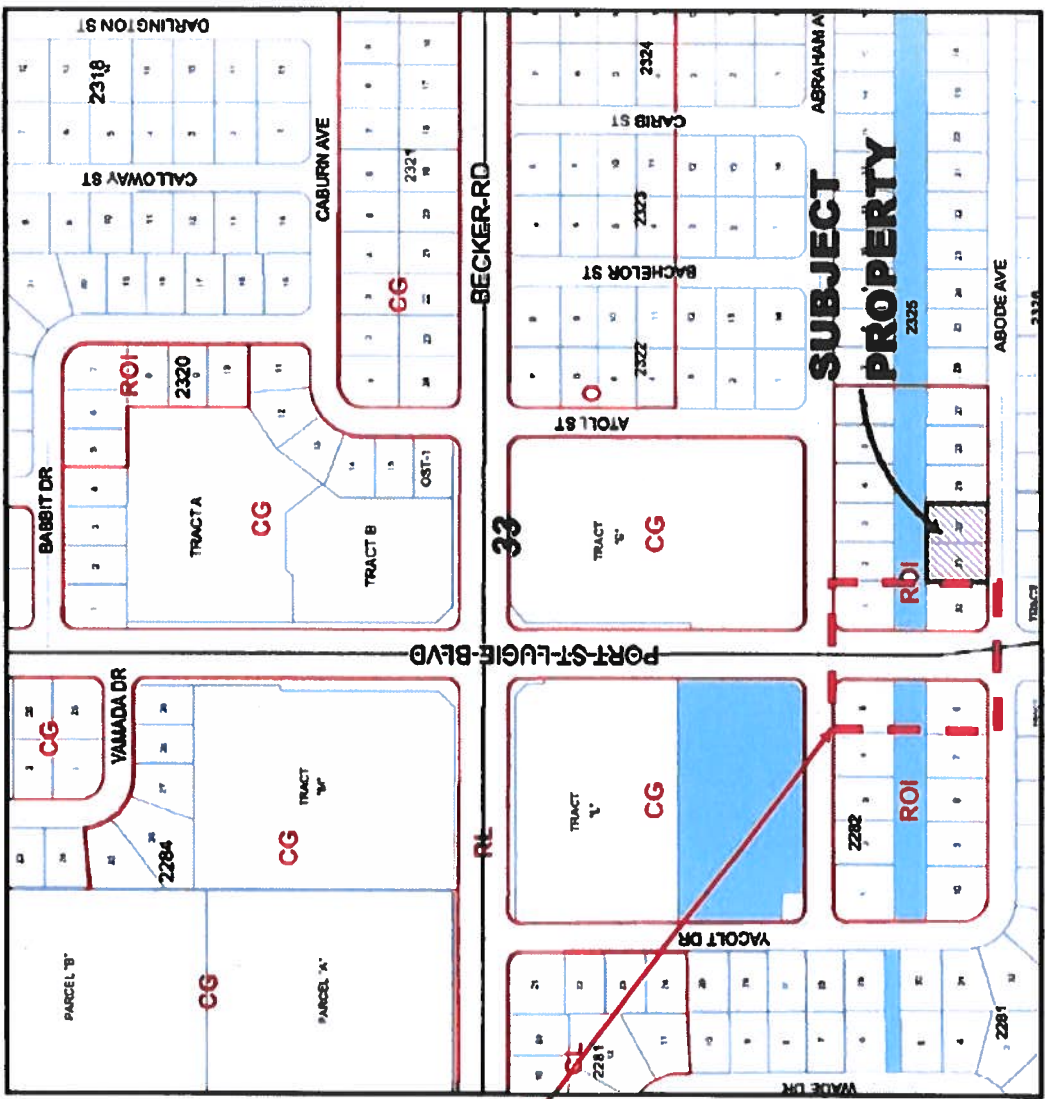
Neighbors of 771 & 785 SW Abode

10/8/20

By: Jared Greenberg

Greenberg.jared@gmail.com, 352-514-6426

The Staffs Presentation page 8 is a little miss leading as Lots 1, 32, 5 and 6 are not buildable as the city owns them because of the Citrus Bridge.



This is what needs to change. Policy 1.1.4.13

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
ROI (Residential, Office, and Institutional)	P, I, LMD, RM-5 or Residential PUD (Planned Unit Development between 5-11 units per acre)

RS-2 needs to be added to this. Or wording to the affect that when 60% of neighbors houses are zoned a RS-2 it can be placed back to RS-2.

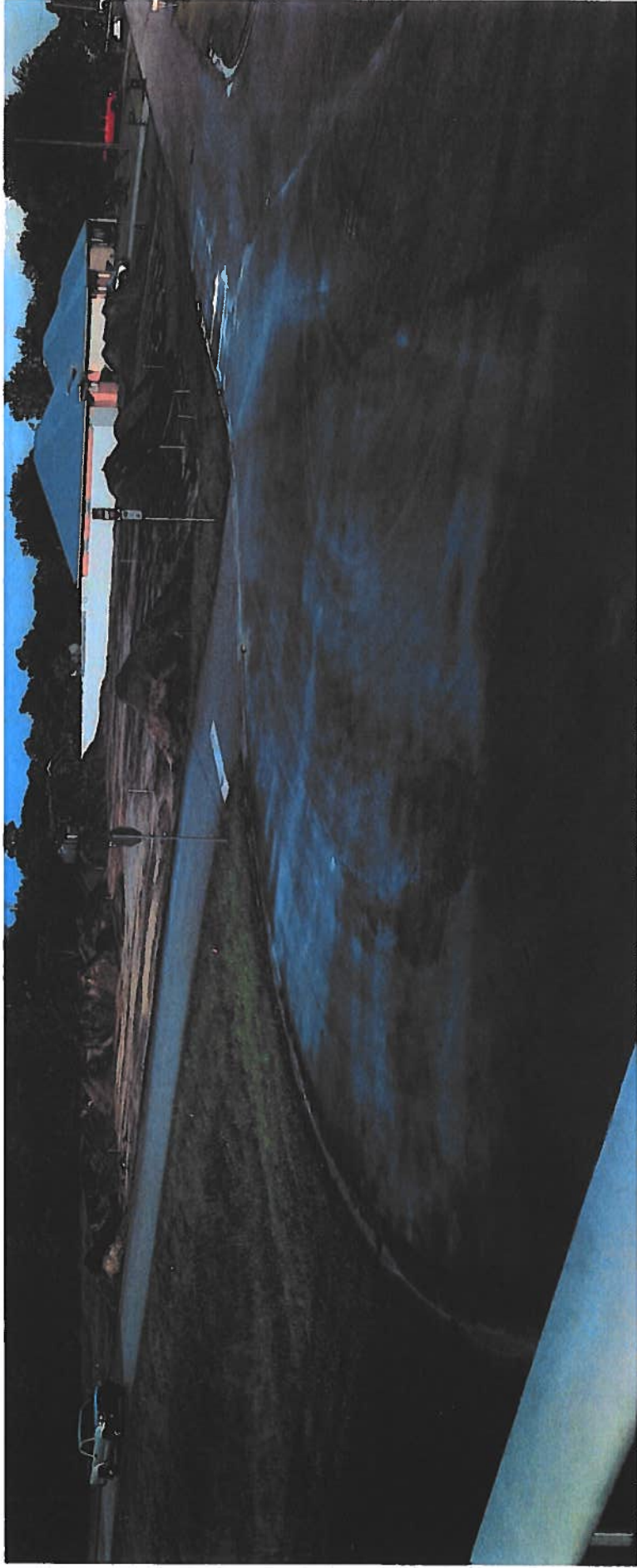
Two new RS-2 homes right next door, and are in the ROI.
Mr. and Mrs. Peres and Joe & Jessica Kampff homes do
not want an RM-5 home next door to them.



All the neighbors on the street say No to RM-5 and
Yes to RS-2 rezoning.



771 & 785 SW Abode needs to be rezoned to RS-2.



Bolivar Gomez

From: Bentknife <bentknife@aol.com>
Sent: Friday, October 9, 2020 12:42 PM
To: John Carvelli; Greg Oravec; Jolien Caraballo; Shannon Martin; Stephanie Morgan; Russ Blackburn; Bolivar Gomez
Subject: REZONING APPLICATION

Subject: REZONING APPLICATION

- Request from Groza Builders, Inc., to change the zoning of two parcels totaling 0.46 acres, from Professional (P) to Multiple-Family Residential (RM-5).
The parcels are located east of SW Port Saint Lucie Blvd. and south of SW Abraham Avenue.

To Whom it may concern,

I live at 772 SW Abode Avenue - directly across from the two parcels mentioned above. I have been a permanent resident at this address for almost 26 years. I can say with absolute certainty that no one in this neighborhood wants the above mentioned parcels to be rezoned as RM-5 Multi-Family.

These parcels should be rezoned as **RS-2 Single-Family** so as to stay in accordance with the rest of the neighborhood.

The desires of those who actually live in the neighborhood should, first and foremost, be paramount to all others.

Thank you,

R. Selph

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Bolivar Gomez

From: Kristopher Stinson <kristopherstinson@gmail.com>
Sent: Saturday, October 10, 2020 11:01 AM
To: John Carvelli; mayor@cityorpsl.com; Jolien Caraballo; Shannon Martin; Stephanie Morgan; Russ Blackburn; Bolivar Gomez
Cc: Jared Greenberg; Jared Greenberg
Subject: Regarding Lot #31 and #32 on Abode Avenue - Zoning Issue

To whom it may concern:

I am a new home owner in Port St. Lucie and thus far have very much enjoyed being part of this community. I purchased a new home (built by Maronda Homes) in February of this year at 4685 SW Bachelor Street. I chose this particular location for several reasons. The neighborhood is well cared for by the other homeowners, the proximity to interstates is great for my commute, and the amenities within the surrounding area meet my needs. After living in PSL these last 10 months, I do believe I made the correct decision in choosing my neighborhood and community.

All of the homes in my neighborhood are zoned as RS-2 or single family residences. I received the mailing that indicates two lots on Abode Avenue, right around the corner from my home, will be zoned as RM-5 or multi-family residences. This concerns me greatly and I purposefully purchased a home in a single-family zoned area. While I welcome the addition of two newly built single-family residences, and the neighbors that will own those homes, I do not want to see multi-family residences built in this neighborhood.

As our city officials, we rely on you to make decisions for residents that protect and enhance the quality of our lives. Please do that now and return the zoning to RS-2 as it was originally intended.

I am a registered nurse and as you can imagine in this current climate, taking time away from the hospital to attend the Zoning Board meetings is difficult. Since I am unable to attend, I hope this letter allows me to voice my concerns and allows you to hear them. If you wish to discuss this with me personally, I can be reached at 772-631-1719.

Thank you for your prompt attention to this important matter.

Sincerely,

Kristopher Stinson, 4685 SW Bachelor Street, Port St. Lucie

Dear City government

I Jared Greenberg along with several neighbors attended the Public Zoning Board meeting on Tuesday October 6. We are concerned about the rezoning of lots 771 & 785 SW Abode to RM-5 Multiple-Family Residential Zoning by Groza builders under project P20-154. Tony, Mr. Groza, purchased the two lots that are currently zoned as Professional. It was zoned Professional under P03-343 in 2003. We all support Tony in his wish to be able to build two new beautiful single family homes on our street, we just want the two lots rezoned correctly before they are sold as RS-2.

As you can see in the attached PDF every home in the neighborhood is zoned as RS-2 "Single-Family Residential Zoning" that are in the ROI. I want to point out the word "Single". As you can see from the video of the meeting and all the emails sent to the planner and clerk on this topic the neighbors do not want the reclassification of RM-5. We all want it to be rezoned correctly to RS-2. Due to the properties being under a ROI they cannot be rezoned to RS-2 and have to be rezoned to RM-5 because of how the current zoning is outlined, Policy 1.1.4.13. This is where you come in. I would like the city government to correct this as the zoning board has pointed out that this is becoming an ongoing problem that a ROI piece of property cannot be rezoned as RS-2 when it is in a RS-2 neighborhood. This is not the first time this has come up and needs to be correct properly. Remember these two properties were RS-2 before they were rezoned Professional under P03-343. Just undo the ruling from P03-343 to put them back to RS-2.

Sent from Mail for Windows 10

M. Thompson
2745 W Abraham Ave
Port Saint Lucie
FL 34953

RECEIVED
OCT 14 2020
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE FL

City of Port St. Lucie
Planning & Zoning (P&Z)
121 SW Port St Lucie
Bldg. B

5125825825 MIAMI FL 330
3 OCT 2020 PM 5 L



DO NOT
OUR

Neighbour Hood.

No Reasoning

M Hepburn 09/30/20

0/3/20 Hello this is Jared @ 352-514-6726 please call me about this. We want "RS-2" not Multi Family. Jared 702 SW Abraham Ave 34853

City of Port St. Lucie
Planning & Zoning
Department
121 SW Port St. Lucie
Blvd.,
Bldg. B
Port St. Lucie, Florida
34984 772.871.5212
772.873.6339 TDD



Bolivar Gomez
Planner II
772.344.4326
bgomez@cityofpsl.com

September 24, 2020

"Yes for 'RS-2' rezoning"

NOTICE TO ADJACENT PROPERTY OWNERS
REZONING APPLICATION
P20-154 Groza Builders, Inc.

The City of Port St. Lucie has received a request from Tony Groza with Groza Builders, Inc., to change the zoning of two parcels totaling 0.46 acres, from Professional (P) to Multiple-Family Residential (RM-5) to construct two Single-Family dwellings. The parcels are located east of SW Port St. Lucie Blvd and south of SW Abraham Ave. See attached map.

There will be a public hearing held by the Planning and Zoning Board at 1:30 p.m. on Tuesday, October 6, 2020, in the Council Chambers at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Building A, Port St. Lucie, Florida.

Please be aware that the action of the Planning and Zoning Board is advisory. Official action by the City Council is tentatively scheduled for the meetings of October 26, 2020, and November 9, 2020, at 6:30 p.m. at City Hall Council Chambers, with the public hearing held on November 9, 2020. Please contact the City Clerk's Office at 772.871.5157 to confirm the meeting dates.

If you wish to do so, you may attend the meeting and express your views, either pro or con. If you do not wish to attend, you may file any comments you desire in writing. The Planning and Zoning Board and the City Council will consider such comments.

- As part of the City of Port St. Lucie's response to COVID-19, individuals attending the October 6, 2020 Planning & Zoning Board meeting at City Hall will be subject to a medical screening prior to entering any city building and entry may be denied if any indication of illness or prior exposure is identified.

- If you would like to speak on the item at the meeting and do not desire to attend in person, please contact the Clerk's Office at 772-871-5157 and TDD Number 772-873-6340 by 11:00 a.m. on October 5, 2020 and a staff member will provide you with the required call-in information.

If you have any questions, please contact Bolivar Gomez in the Planning and Zoning Department at bgomez@cityofpsl.com.

Bolivar Gomez

From: Edward Mantell <eman444512@aol.com>
Sent: Sunday, October 18, 2020 3:51 PM
To: John Carvelli; Greg Oravec; Jolien Caraballo; Shannon Martin; Stephanie Morgan; Russ Blackburn; Bolivar Gomez
Subject: Groza Builders rezoning application P20-154 (SW Abode Ave)

Dear City Government,

Re: Groza Builders rezoning application P20-154 (SW Abode Ave)

We attended the last City Council meeting on 10/6/2020 and learned that Mr. Groza can **not** request **RS-2** zoning from the current "Professional" status.

I would like to reiterate some of our complaints & reasons why we request Mr. Groza to be eligible for **RS-2** zoning.

First of all this is a dead end street and every other property is zoned as single family. If Mr. Groza receives & maintains **RM-5** zoning it will **not** protect us in the future **regardless of Mr. Groza's verbal commitment** that he will be building 2 single family homes.

It could also set a precedent for other vacant lots to be rezoned for multi family status. Another real concern is if Groza Builders decides to sell these 2 lots as "*Will Build to Suit*". A potential buyer could contract with Groza Builders to have a multi family home built or do a re-model in the future. I can go on but I think you understand why the whole neighborhood is distraught over this matter.

At this point in the process if Mr. Groza can only receive RM-5 zoning then our only option is to request that the City Of Port Saint Lucie will quickly approve an additional change to the zoning going **from RM-5 to RS-2**. We would ultimately want that to happen **BEFORE** Groza Builders completes the 2 houses and transfers ownership. It would be our only safeguard.

Thank you for your time. Please stand with the residents on Abode Ave and the entire surrounding neighborhood.

Sincerely,
Millie Whitney & Ed Mantell
758 SW Abode Ave.
Eman444512@aol.com