

**From:** [Brandon Dolan](#)  
**To:** [Anthony Bonna](#); [David Pickett](#); [Jolien Caraballo](#); [Shannon Martin](#); [Stephanie Morgan](#)  
**Cc:** [Sally Walsh](#); [Jessica Heinz](#); [Christina Flores](#); [Melanie Lorenzo](#)  
**Subject:** FW: Agenda file# 7J  
**Date:** Monday, August 26, 2024 8:31:51 AM

---

Good Morning,

Please see the comments below regarding 7.j.

Thank you,

Brandon Dolan  
Executive Assistant,  
Special Assistant to the Mayor  
Office of the Mayor & City Council  
o. 772-871-5159  
City of Port St. Lucie | Heart of the Treasure Coast  
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

-----Original Message-----

From: Claudia Cohen <ccohen82@gmail.com>  
Sent: Sunday, August 25, 2024 2:40 PM  
To: Brandon Dolan <BDolan@cityofpsl.com>  
Subject: Agenda file# 7J

Sent from my iPhone

We are very concerned that these new patio/townhomes will increase congestion of people and animals in the Parc; cause wait times at the entrance and for clubhouse amenities ie: restaurant, bar and pool-including availability of lounge chairs. This congestion will also increase the numbers of dogs in new dog parks & on our walkways

Also, we were never informed of these plans at time of purchase!

This new less expensive development should have its own entrance & clubhouse

Lot 192

**From:** [Brandon Dolan](#)  
**To:** [City Council All](#)  
**Cc:** [Sally Walsh](#); [Jessica Heinz](#)  
**Subject:** FW: Agenda file 7j  
**Date:** Friday, August 23, 2024 4:11:16 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

---

Good Afternoon,

Please see the email below regarding agenda item 7j.

Best,



**Brandon Dolan**  
*Executive Assistant,  
Special Assistant to the Mayor*  
**Office of the Mayor & City Council**  
o. 772-871-5159

**City of Port St. Lucie | Heart of the Treasure Coast**

---

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



---

**From:** Paul Rathert <sdskyguy@gmail.com>  
**Sent:** Friday, August 23, 2024 3:20 PM  
**To:** Brandon Dolan <BDolan@cityofpsl.com>  
**Cc:** Mike <mike.fogarty@glhomes.com>; darreng@velconfl.com  
**Subject:** Agenda file 7j

Dear sirs

My concerns with this planned development are twofold, 1) 300 to 400k villa homes may devalue the other Parc single family homes in general, and builder wasn't transparent about intention to build these to buyers pre contract. HOA for attached homes requires more money for insurance, roofs, maintenance, common areas etc. costing more for the community. Cheaper homes will affect your home values bringing all homes down

especially the more expensive properties. 2) Higher density of homes will overload facilities, roads, security and opens the community to more of a possibility of rental misuse, This project doesn't add to the value of the Valencia Parc development. Request reconsideration of approval.

Regards

Paul Rathert

**From:** [Brandon Dolan](#)  
**To:** [City Council All](#)  
**Cc:** [Sally Walsh](#); [Jessica Heinz](#)  
**Subject:** FW: Agenda File #7  
**Date:** Monday, August 26, 2024 8:32:12 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

---

Good Morning,

Please see the comments below regarding 7.j.

Thank you,



**Brandon Dolan**  
*Executive Assistant,  
Special Assistant to the Mayor*  
**Office of the Mayor & City Council**  
o. 772-871-5159

**City of Port St. Lucie | *Heart of the Treasure Coast***

---

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



---

**From:** all4wild@aol.com <all4wild@aol.com>  
**Sent:** Sunday, August 25, 2024 12:28 PM  
**To:** Brandon Dolan <BDolan@cityofpsl.com>; Mike.Fogarty@GLHomes.com;  
DarrenG@VelconFL.com  
**Subject:** Agenda File #7

Our main concern regarding the new townhome/patio home developments is the impact that the increased density will have on Riverland Parc amenities at our our clubhouse, traffic in the community, including congestion at the entryway and of course, the value of our homes.

Thank you.

**From:** [Brandon Dolan](#)  
**To:** [City Council All](#)  
**Cc:** [Sally Walsh](#); [Jessica Heinz](#)  
**Subject:** FW: Townhome build on Riverland Parcel "D", Plat Six, P23-166; Meeting Agenda file #7.J; August 26th, 6 pm  
**Date:** Monday, August 26, 2024 8:33:14 AM

---

Good Morning,

Please see the comments below regarding 7.j.

Thank you,

Brandon Dolan  
Executive Assistant,  
Special Assistant to the Mayor  
Office of the Mayor & City Council  
o. 772-871-5159  
City of Port St. Lucie | Heart of the Treasure Coast  
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

-----Original Message-----

From: Alexandra Smith <[ams4150@gmail.com](mailto:ams4150@gmail.com)>  
Sent: Sunday, August 25, 2024 8:12 AM  
To: Brandon Dolan <[BDolan@cityofpsl.com](mailto:BDolan@cityofpsl.com)>  
Subject: Fwd: Townhome build on Riverland Parcel "D", Plat Six, P23-166; Meeting Agenda file #7.J; August 26th, 6 pm

>

> Dear Sirs/Madame:

>

> We, as many other who have bought in the Parc, are dismayed to learn that Riverland Parc is planning on building a townhome section. We recently - only a month ago - purchased a lot, and no one told of us these plans. Surely, the salespeople must have known, and purposely withheld this information when we asked about future plans. We feel like we have been deceived. This information surely would have affected our decision to build in the Parc. Concerns vary from crowded facilities, to declining home values. Very very disappointed in GL builders and Mr. Fogarty. Up to now, your business has had an impeccable building reputation. Shame on you, Mr. Fogarty. I believe this will surely affect your reputation as an honest builder.

>

> Please rethink this motion. The people who bought lots in good faith deserve better than this.

>

> Thank you,

> Alexandra and Kevin Smith

>

>

>

**From:** [Brandon Dolan](#)  
**To:** [City Council All](#)  
**Cc:** [Sally Walsh](#); [Jessica Heinz](#)  
**Subject:** FW: Agenda file 7j  
**Date:** Monday, August 26, 2024 8:33:52 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image004.png](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

---

Good Morning,

Please see the comments below regarding 7.j.

Thank you,



**Brandon Dolan**  
*Executive Assistant,  
Special Assistant to the Mayor*  
**Office of the Mayor & City Council**  
o. 772-871-5159

**City of Port St. Lucie | *Heart of the Treasure Coast***

---

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



---

**From:** Paul Rathert <sdskyguy@gmail.com>  
**Sent:** Saturday, August 24, 2024 11:50 AM  
**To:** Brandon Dolan <BDolan@cityofpsl.com>  
**Cc:** Mike <mike.fogarty@glhomes.com>; darreng@velconfl.com  
**Subject:** Re: Agenda file 7j

Thank you

On Fri, Aug 23, 2024, 1:12 PM Brandon Dolan <[BDolan@cityofpsl.com](mailto:BDolan@cityofpsl.com)> wrote:

Good Afternoon,

I am in receipt of your email and will be sure the City Council and City Clerk is provided your concerns.

Best,



**Brandon Dolan**  
*Executive Assistant,  
Special Assistant to the Mayor*  
**Office of the Mayor & City Council**  
o. 772-871-5159

**City of Port St. Lucie | *Heart of the Treasure Coast***

[121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984](https://www.cityofportstlucie.com/121-SW-Port-St-Lucie-Blvd-Port-St-Lucie-FL-34984)



---

**From:** Paul Rathert <[sdskyguy@gmail.com](mailto:sdskyguy@gmail.com)>

**Sent:** Friday, August 23, 2024 3:20 PM

**To:** Brandon Dolan <[BDolan@cityofpsl.com](mailto:BDolan@cityofpsl.com)>

**Cc:** Mike <[mike.fogarty@glhomes.com](mailto:mike.fogarty@glhomes.com)>; [darreng@velconfl.com](mailto:darreng@velconfl.com)

**Subject:** Agenda file 7j

Dear sirs

My concerns with this planned development are twofold, 1) 300 to 400k villa homes may devalue the other Parc single family homes in general, and builder wasn't transparent about intention to build these to buyers pre contract. HOA for attached homes requires more money for insurance, roofs, maintenance, common areas etc. costing more for the community. Cheaper homes will affect your home values bringing all homes down especially the more expensive properties. 2) Higher density of homes will overload facilities, roads, security and opens the community to more of a possibility of rental misuse, This project doesn't add to the value of the Valencia Parc development. Request reconsideration of approval.

Regards

Paul Rathert



**From:** [Brandon Dolan](#)  
**To:** [City Council All](#)  
**Cc:** [Sally Walsh](#); [Jessica Heinz](#)  
**Subject:** FW: # 7.J. - PSL Counsel Meeting Aug 26 " 24  
**Date:** Friday, August 23, 2024 4:55:17 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

---

Good Afternoon,

Please see the email below regarding item 7.j.



**Brandon Dolan**  
*Executive Assistant,  
Special Assistant to the Mayor*  
**Office of the Mayor & City Council**  
o. 772-871-5159

**City of Port St. Lucie | *Heart of the Treasure Coast***

---

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



---

**From:** Jodi Tate <hurryhome@comcast.net>  
**Sent:** Friday, August 23, 2024 4:36 PM  
**To:** Mike.Fogarty@GLHomes.com  
**Cc:** Brandon Dolan <BDolan@cityofpsl.com>; DarrenG@VelconFL.com  
**Subject:** # 7.J. - PSL Counsel Meeting Aug 26 ' 24

We are delighted to be building a GL Home in PSL and look forward to our move. However, we do have concerns about the proposed building of townhouses/patio homes in Valencia Parc.

Our primary concern is the impact the increased density will have on the Parc amenities – clubhouse and traffic. Although we understand that the clubhouse is going to be a little bigger, we don't believe the increased size will absorb the increased population.

Perhaps a second clubhouse can be built in the Parc or another phase of Valencia

Riverland can be dedicated to townhouses/patio homes.

We hope our concerns will be taken into consideration in moving forward with the Valencia Riverland's expansion.

Respectfully,

Jodi & Nick Tate

**From:** [Brandon Dolan](#)  
**To:** [City Council All](#)  
**Cc:** [Sally Walsh](#); [Jessica Heinz](#)  
**Subject:** FW: Agenda file #7J  
**Date:** Monday, August 26, 2024 8:46:57 AM

---

Good Morning,

Please see the comments below regarding 7.j.

Thank you,

Brandon Dolan  
Executive Assistant,  
Special Assistant to the Mayor  
Office of the Mayor & City Council  
o. 772-871-5159  
City of Port St. Lucie | Heart of the Treasure Coast  
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

-----Original Message-----

From: Annette Bauer <bauer1225@comcast.net>  
Sent: Friday, August 23, 2024 5:17 PM  
To: Brandon Dolan <BDolan@cityofpsl.com>; mike.fogarty@glhomes.com; darreng@velcon.com  
Subject: Agenda file #7J

I am writing regarding the proposed townhouse build in the Valencia Parc community. GL Homes wasn't transparent about intention of building this type of multi family dwelling to me when I was purchasing my home in the Parc. I specifically asked if the community was going to be single family homes as I had absolutely no desire to live in a community with multi family homes. I do not wish to live in this type of the community for many reasons but especially due to the population density it will have. We were told that only the houses shown in the current map of the sales center would be sharing amenities as "Valencia Parc".

I am so disappointed that I would go so far to ask GL Homes for a refund on my purchase for deceiving me as a buyer. I hope this concern does not fall on deaf ears as many of the Parc buyers have a lot concerns about sharing a community with multi family dwellings, that is not what we signed up for.

Annette Bauer  
954-805-4667

Sent from my iPhone