



ITEM #



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: Planning and Zoning Board Members

FROM: Bonnie Landry, AICP

RE: P21-025 River Place LLC

DATE: Tuesday, August 31, 2021

The following comments were included in the March 2, 2021 agenda item which was tabled at the applicant's request.

River Place Petition

WE OPPOSE THE ZONING CHANGE

We, the undersigned residents of River Place and taxpayers of Port St. Lucie, petition the Planning & Zoning Department to REJECT Comprehensive Plan Amendment P21-025, which will negatively impact our entire community. We urge Planning & Zoning Board Members to vote NO.

The applicant's Justification Statement is misleading. Multiple undeveloped parcels, already zoned residential, exist in the River Place PUD. Additional residential parcels still sit incomplete after nearly 20 years. The notion that a small, partially occupied Publix plaza 2 miles away meets the community's commercial need is unfounded and unsupported by any research. Further, the applicant can develop a different, nearby residential parcel without rezoning.

The plan presented by HJA Design Studio and Pugliese Creative Ventures to our community was incomplete, hastily assembled, and unprofessional. The project layout and concept conflict with our PUD guidelines in countless ways. Their representatives failed to answer the most basic questions our residents asked at the meeting. Our board voted AGAINST their proposal at the next meeting. Residents and board members OPPOSE this project and zoning change. The proposed project lacks consideration for the existing community which has paid into the CDD for almost 20 years.

River Place was founded as a PUD with a very specific vision, spelled out in our documents. It is up to our residents and board to safeguard that vision. Now companies from Delray Beach and Stuart, outsiders who have never slept a night in River Place, want to change our zoning and our constitution without our approval, without our consent, and without discussion. We demand to stop these unwelcome changes being forced upon us.

RECEIVED

MAR 01 2021

Sincerely,

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE FL

Signature	Name	Address	Date
	Brian Neal	462 ^{NE} Bluefish Pt.	2/27/21
	B. Sabatelli	420 NE DEEP WATER	2/27/21
	Bruce W. Wells	420 NE DEEP WATER	2/27/21
	Wendy Curtis	460 N.E. Bluefish	2-26-21
	M.C. Truppi	460 NE Bluefish	2-26-21
	R. Wright	461 NE Canal	2-26-21

WE OPPOSE THE ZONING CHANGE P21-025

Signature	Name	Address	Date
	Ken Weber	461 NE Canal Park	Feb 26, 2021
	Cheryl Kazalunas	466 NE Bluefish Pt	2/26/21
	Paul Kazalunas	466 Bluefish	2/26
	Steven Waddell	463 NE Bluefish	2/27
	Amber Cornett	463 NE Bluefish	2/27
	Bryon Cornett	463 NE Bluefish	2/27
	M. Celeste Butzke	459 Bluefish	2/27
	Nichole Dash	463 NE Bluefish	2/27
	Judy Stamos	483 NE Canal Park	2/27
	Roger A. Fowler, Jr.	516 NE Canal Park	2/27/2021
	Lesli M. Fowler	516 NE Canal Park	2/27/2021
	Heidi E. Henningsen	453 NE ^{Park} Canoe	2/27/2021
	Harold C. Henningsen	453 NE ^{Park} Canoe	2/27/2021
	Rick Tinsley	446 NE Little Mullet	2/27/2021
	Jackie Tinsley	446 NE Little Mullet	2/27/2021
	Dykyn Tinsley	446 NE Little Mullet	2/27/2021
	Kaitlyn Tinsley	446 NE Little Mullet	2/27/2021
	Camille Farkas	490 NE Canoe	2/27/21
	Robert Farkas	490 NE Canoe	2/27/21
	Hannah Metton	655 NE Turtleback	2/27/21
	Jeff Steffel	404 NE Ginger Lily	2/27/21
	Violet Steffel	404 NE Ginger Lily	2/27/21
	Todd Dugmore	478 NE Stillwater	2/27/21
	Sandee Dugmore	478 NE Stillwater Cove	2/27/21
	Jason Powers	458 NE Bluefish Pt.	2/27/21

WE OPPOSE THE ZONING CHANGE P21-025

Signature	Name	Address	Date
<i>Lori Powers</i>	Lori Powers	458 NE Bluefish Pt	2/27/21
<i>ED MARILL</i>	ED MARILL	433 NE CANOE PARK	2/27/21
<i>Daisy Marie</i>	DAISY MARILL	433 NE CANOE PARK	2/27/21
<i>Sarah Ashbrook</i>	Sarah Ashbrook	444 Little Mullet Ct	2/27/21
<i>James Ashbrook</i>	James Ashbrook	444 Little Mullet Ct	2/27/21
<i>Anta Neal</i>	Anta Neal	462 Bluefish Pt	2/27/21
<i>Melvin Miller</i>	MEHVIN MILLER	423 NE ^{Frog Leap} Leaping	2-27-21
<i>Kety Miller</i>	Kety Miller	423 NE Leaping Frogway	2/27/21
<i>Tony Frias</i>	Tony Frias	435 N.E. Zunge	2/27/21
<i>Jacqueline Frias</i>	Jacqueline Frias	435 NE Zunge Pt	2/27/21
<i>Linda K. Bybee</i>	Linda K. Bybee	519 NE Canoe Park	2/27/21
<i>Darral Bybee</i>	Darral Bybee	519 NE Canoe Park	2/27/21
<i>Walter C. Dorsett</i>	WALTER C. DORSETT	477 NE STILLWATER	2/27/21
<i>Chuck & Elaine Lyd</i>	Chuck & Elaine Lyd	440 NE Leaping Frogway	2/27/21
<i>Stacy Baldino</i>	Stacy Baldino	449 NE Little Mullet Ct	2/27/21
<i>Gndee Shevak</i>	Gndee Shevak	524 NE CPC	2/27/21
<i>Alan Shevak</i>	Alan Shevak	524 NE Canoe Park Circle	2/27/21
<i>Sarah Zaragoza</i>	Sarah Zaragoza	461 NE Bluefish	2/27/21
<i>Alexis Zaragoza</i>	Alexis Zaragoza	461 NE Bluefish Pt	2/27/21
<i>Ava Zaragoza</i>	Ava Zaragoza	461 NE Bluefish Pt	2/27/21
<i>KAREN HOLTZMADER</i>	KAREN HOLTZMADER	475 N.E. CANOE PK	2/28/21
<i>Erickmann</i>	Erickmann	464 NE Bluefish Pt	2/28/21
<i>JANICE CUMMINS</i>	JANICE CUMMINS	551 NE Canoe Park Circle	2/28/21
<i>John Manocchio</i>	John Manocchio	474 NE STILLWATER	3-1-21
<i>Hui mao</i>	Hui mao	474 NE STILLWATER	3-1-21

WE OPPOSE THE ZONING CHANGE P21-025

Signature	Name	Address	Date
	Rene Romano	464 NE Bluefish	2/28/21
	STEVEN VIDAL	644 NE MOSKAT	2/28/21
	Cindy Brookes	679 NE Little Kayak Pt.	2/28/2021
	John Brookes	679 NE Little Kayak Pt.	2/28/2021
	KENNETH R. MISNICK	649 NE MUSKRAT RD	2/28/21
	SHARON R. MISNICK	649 NE MUSKRAT RD	2/28/21
	^{Peggy} Constance Morello	471 N.E. CPC	2/28/21
	LILLIAN VIDAL	644 NE Muskrat Rd	2/28/21
	Tracey Mathey	486 NE Stillwater	2/28/21
	Kaitlin Mathey	486 NE Stillwater	2/28/21
	RICHARD J. WATKINS	427 NE LIZARDING FRY	2/28/21
	Gail Barnes	580 NE Canoe Park Cir.	2/28/21
	Richard Barnes	580 NE Canoe Park Cir.	2/28/21
	ERICK PEITH	575 NE CANOE PARK	2/28/21
	HARRY BUTSKO	459 Bluefish Pt	2-28-21
	Katherine Neal	462 NE Bluefish pt	2/28/21
	Alice Marceau	559 NE Canoe Park Cir.	2/28/21
	Emilia Zaragoza	461 NE Bluefish Pt	2/28/21
	Hermana Cristina	461 NE Bluefish Pt.	2/18/21
	Max Zaragoza	461 NE Bluefish Pt.	2/28/21
	Zoey Antolini	438 ne canoe park	2/28/21
	Belinda Antolini	438 ne canoe park	2/28/21
	Rodney Reinert	438 ne canoe park	2/28/21
	Peter C. Marceau	537 NE CANOE PARK	3/1/21
	Tony Romano	464 NE Bluefish	3/1/21

WE OPPOSE THE ZONING CHANGE P21-025

Signature	Name	Address	Date
Margaret Gualdon	MARGARET GERALDSON	408 NE Ginger Lily Pl	2/27/21
Gary Gualdon	GARY GERALDSON	408 NE Ginger Lily Pl	2/27/21
Stacy Jackson	Stacy Jackson	406 NE Ginger Lily	2/27-21
Terry Jackson	Terry Jackson	406 NE Ginger Lily	2/27/2021
Sharon Jackson	Sharon Jackson	406 NE Ginger Lily	2/27/2021
Angela Chichester	Angela Chichester	477 NE STILLWATER COVE	2-27-2021
Neil Eaton	Neil Eaton	494 NE Canoe Park	3-1-2021
Toni Feldman	Toni Feldman	665 Best Paddle	3-1-2021
Bill Milne	Bill Milne	441 Canoe	3-1-21
Deb Milne	Deb Milne	441 Canoe Park	3-1-21
Pat Tompe	PAT Tompe	665 Best Paddle	3-1-21
Kent Eaton	Kent Eaton	494 NE Canoe Park	3-7-21
Carole Mearns	Carole Mearns	532 NE Canoe Park Cir	3-1-21
Barb Milne	BARB MILNE	416 NE DEEPWATER COVE	3-1-21
Dave Milne	DAVE MILNE	416 NE DEEPWATER	3-1-21
Gladys Milne	GLADYS MILNE	416 NE DEEPWATER	3-1-21
Karen Yetzer	Karen Yetzer	487 NE Stillwater	3/1/21
Carol Brown	CAROL BROWN	480 NE Stillwater	3/1/2021
Bert Bless	Bert Bless	480 NE Stillwater	3/1/21

Patti Tobin

From: Lorraine Prussing on behalf of Planning
Sent: Tuesday, March 2, 2021 9:17 AM
To: Patti Tobin
Subject: FW:

From: LEWIS, SHAWN R. <SHAWN.LEWIS@stlucieschools.org>
Sent: Monday, March 1, 2021 5:54 PM
To: Planning <Planning@cityofpsl.com>
Subject:

Myself and my wife live in Riverplace in Canoe Park. We wish to have our names added to the petition to not have our parcel in River Place changed from Commercial to Residential.

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Patti Tobin

From: Lorraine Prussing on behalf of Planning
Sent: Tuesday, March 2, 2021 9:16 AM
To: Patti Tobin
Subject: FW: River Place Petition

From: Roger Sherwood <nukerog@gmail.com>
Sent: Tuesday, March 2, 2021 8:41 AM
To: Planning <Planning@cityofpsl.com>
Subject: River Place Petition

To Whom It May Concern:

I would like to add my name to the petition for the Parcel N at St James and River Place proposed zoning change.

Roger Sherwood
646 NE Muskrat Run, Port St Lucie, FL 34983
Parcel 3416-676-0035-000-7



Anita Neal
462 NE Bluefish Point
Port St. Lucie, FL 34983

February 26, 2021

Patricia A. Tobin, AICP
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Blvd., Bldg. B
Port St. Lucie, FL 34984-5099

Re: KTLC River Place, LLC P21-025

Dear Ms. Tobin,

Our family owns a residence in River Place on the St. Lucie, specifically at the location stated above. We deliberated a long time before determining that this development was the right fit for us. We are grateful for the amenities provided and the friendliness of the community.

I am concerned after receiving a letter from the City of Port St. Lucie, dated February 18, 2021, advising our family of a request from HJA Design Studio to rezone Parcel N (property ID # 3416-675-0034-000-7). The presentation made by HJA Design Studio left many questions unanswered and concerns from many of our neighbors. In fact, the River Pace POA voted against moving forward with HJA Design Studio's proposal at their February 9th POA meeting.

We chose to live in Canoe Creek because we liked the look of the homes with metal roofs and hardiplank siding. The development has preserved much of the natural environment which allows for visitors of all shapes and sizes. It also provides a green corridor for some of our larger visitors, like fox and bobcats connecting with the Oxbow Learning Center acreage.

I feel after learning of the developers plans, this is not the right fit for our community. I ask that you deny the proposed zoning change to Parcel N.

Sincerely,



Anita Neal

Patti Tobin

From: Karen Yetzer <ksyetzer@gmail.com>
Sent: Thursday, February 25, 2021 1:43 PM
To: Patti Tobin
Subject: REGADIBG P21-025, PROPERTY ID#3416-675-0934-000-7

Dear City of Port St Lucie Planning & Zoning Department Member-

I write to voice my strong opposition to the proposed zoning change. Many River Place residents raised serious concerns to HJA Design Studio at their February 9 presentation to our community. We still have no answers for these concerns and are distressed to learn of this proposed zoning change via the Notice To Adjacent Property Owners letter. The River Place POA Board voted against moving forward with HJA Design Studio's proposal on February 16.

RIVER PLACE – PLANNED UNIT DEVELOPMENT

Our beautiful community was conceived to reflect the natural environment and active Florida lifestyle, which we have maintained for nearly 20 years. Our PUD documents protect that vision to the benefit of our residents, and specify in great detail what can and cannot be built.

To date, River Place has no commercial development, and undeveloped Parcel N is the only potential site in our PUD that would allow it: "There is one pod, 'N', which falls into this category (commercial retail area)". In section V-7, the PUD describes a Retail Community Shopping Center – Commercial Retail Area / River Place Plaza. The proposed zoning downgrade from commercial to residential ends the dream of a neighborhood shopping/activity center within walking distance for thousands of residents.

ENVIRONMENTAL CONCERNS

The nearest shopping plaza, the Publix roughly two miles away, is an 80 minute round trip walk and includes a major street crossing. River Place residents drive there – increasing the amount of trips on St. James. I have listened to my neighbors express hope that a neighborhood plaza will be built on Parcel N some day. We imagine local businesses to patronize within walking distance – a dog groomer, farmer's market, coffee shop, florist, stylist, takeout or other business that our PUD permits. For River Place residents, commercial development of Parcel N would decrease road utilization, decrease trips and traffic on St. James, and benefit the environment with less driving. Downgrading the zoning to residential ends that possibility.

PLANNED UNIT DEVELOPMENT DESCRIPTION OF PARCEL N

These excerpts from the River Place PUD outline a pleasing concept for commercial development:

- The commercial shopping center, River Place Plaza, may be developed by River Place, Inc and built by an experienced, reputable shopping center developer
- The retail center will enjoy a generously landscaped water feature... and therefore must make a strong arrival statement
- The pedestrian paths connect the shopping plaza with the internal residential, institutional and office pods
- There will be an opaque vegetative buffer to screen the parking lot of the shopping plaza and the side and rear elevations of the shops from the view of the residential dwellings

- The Natural Environment and existing vegetation will be preserved as much as possible
- The landscaping will be designed to further convey a natural environment as opposed to a formal appearance

We accept that Parcel N may be developed at some point, and that development may be commercial or residential, as best suits the community. However, the current proposed amendment is the wrong choice, based on the wrong plan, and from the wrong developer. The applicant requesting the amendment is plowing ahead without the support of River Place residents and without the support of our POA Board. Their proposal remains in direct conflict with a multitude of provisions in the River Place PUD documents. Rezoning Parcel N to residential places the City's zoning at odds with the PUD requirements and limits the options for our community.

We urge you to vote against it.

Thank you for your consideration.”

Karen Yetzer
487 NE Stillwater Cove
Port St. Lucie, FL 34983

Patti Tobin

From: Darrel Bybee <dkbybee@yahoo.com>
Sent: Thursday, February 25, 2021 2:39 PM
To: Patti Tobin
Subject: Objection to rezoning

I am writing about the letter sent to adjacent property owners dated Feb 18 regarding the request to change the designation of a parcel generally described as Parcel N, River Place on the St. Lucie and is property ID of 3416-675-0034-000-7.

I reside in River Place at 519 NE Canoe Park Circle, although not directly in the "adjacent" property owners, I am certainly affected by the proposed zoning change. Our Property Owners Association(POA) was given a presentation of the proposed development by Michael Houston and Alejandro Zurita et al to change the land in question from commercial(CG) to residential(RL). This development they called River Place Village and the land re-zoning was discussed at length at the next POA meeting.

The discussions involved whether the POA would provide the proposed developers a letter of support on the rezoning. The vast majority of the property owners at the meeting(of which I was included)were all against the proposal, and the POA voted to not provide a letter of support.

As a resident of River Place on the St. Lucie I am against the rezoning of this property, based on the proposal for River Place Village, a single-family Development made by HJA Design Studio et al. The reasoning against this proposal is multi faceted and includes among others, traffic considerations, River Place amenities over burdening and type of housing proposed by the requestors.

I understand that at this time, all you are only considering the change of use designation(zoning) and I am totally against the change at this time. I plan on attending the meeting but want my objection to the rezoning in writing. Thank you

Respectively Submitted

Darrel Bybee

Patti Tobin

From: Cheryl Kazalunas <ckazalunas@yahoo.com>
Sent: Thursday, February 25, 2021 2:49 PM
To: Patti Tobin; River Place
Subject: Zoning Change - St. James and RiverPlace

February 25, 2021

To: ptobin@cityofpsl.com

Re: Zone change – Parcel N P21-025, Property ID: 3416-675-0034-000-7

Dear Members of the Planning and Zoning Committee – Port St. Lucie,

On Tuesday, February 23rd, several neighbors received a letter from the Planning & Zoning department stating that a zoning change is being requested in RiverPlace neighborhood. The individuals are requesting that Parcel N be changed from commercial to residential. I had personally not received the notification of the zoning change, but just yesterday I saw the zoning change sign out on St. James. I do not have all the means to contact everyone in this development but after our last Board meeting the consensus was a strong NO vote as to the zoning change.

I strongly request that this zoning change be denied. When questioned about the residential proposal, the company was very evasive about what details were going to be in the development. Naturally I am concerned since I live in Canoe Park and the beautiful entranceway to RiverPlace will be destroyed.

I recently moved here from Connecticut and when I saw this home and the development of RiverPlace, the house was on the market one day when I made the offer. This area is very serene, quiet and clean which is what I desired when looking for a home. I chose Port St Lucie and RiverPlace because of the canal in my back yard, the treed walking path behind me and the overall quiet area close to several amenities. With the proposed 80+, 1000 square foot homes, some two story, not set back, with several road accesses in and out of RiverPlace, the environment and esthetics of RiverPlace will just not be the same. Also, the developers would not or could not assure us that the homes being built would follow the same design (metal roofs, Hardi plank, brick driveways, etc.) as to fit in with the current residential homes on Canoe Park. The developers were very evasive when asked questions about their plans and kept saying that they "would work with us". What does that mean? They would not even attempt to elaborate.

At this point I have reached out to RiverPlace Community residents who agree that this company requesting the zoning change is not looking out for the betterment of the community and long-time residents of Canoe Park. I believe that they are looking to build what would be inexpensive, quick to build (time and money) and not in accordance with Canoe Park in general.

I know at some point the land will be developed. As a new resident, and along with many long-time residents, we would like to be reassured that this Parcel N property would be developed into a beautiful, blended community such as Canoe Park, or a commercial property that was designated per the PUD when the area was being constructed. So, if and when a vote is taken, please consider this letter and the concerns of the Canoe Park residents whose back yard will be looking at this project as a definite NO!

Thank you very much for your consideration to this concern.

Patti Tobin

From: River Place <riverplace34983@gmail.com>
Sent: Thursday, February 25, 2021 7:03 PM
To: Patti Tobin
Subject: Project # P21-025. River Place Parcel N

Dear Patricia,

On February 9, 2021 our Board of Directors and membership saw a presentation from Pugliese Creative Ventures and HJA Design Studio to convert our Parcel N Parcel ID: 3416-675-0034-000-7 from commercial zoning to low density residential. After much consideration, this Board has rejected their proposal and do not wish to convey to the City a vote of confidence in this project.

Therefore, we wish to make clear our Board's and communities opposition to this application. I am forwarding you below our email to Pugliese Company notifying them of our rejection of this project.

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

Sincerely,

Karen Shaw Fopiano

**PRESIDENT, RIVER PLACE ON THE ST. LUCIE OWNERS ASSOCIATION; AND
SUPERVISOR, RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT
mobile: 772-281-6203
email: RiverPlace34983@gmail.com**

----- Forwarded message -----

From: **Alejandro Zurita** <azurita@puglieseco.com>
Date: Wed, Feb 10, 2021 at 4:43 PM
Subject: RE: River Place Parcel N
To: River Place <riverplace34983@gmail.com>, merylstumberger@gmail.com <merylstumberger@gmail.com>

We received your email with your concerns. Meril and I are literally going over them as I'm typing this message. We'll discuss them at our office meeting tomorrow and get back to you with the outcome.

THANK you again!

Alejandro Zurita

Vice-President - Planning & Development

PUGLIESE CREATIVE VENTURES

MOBILE: (561) 441-4203

DIRECT: (561) 454-1625 - FAX: (561) 454-1626

E-mail: azurita@puglieseco.com

Every ton of paper costs 17 trees, 7,000 gallons of water and 60 pounds of air pollution. Please consider the environment before printing this email

From: River Place <riverplace34983@gmail.com>

Sent: Wednesday, February 10, 2021 4:33 PM

To: Alejandro Zurita <azurita@puglieseco.com>; merylstumberger@gmail.com

Cc: River Place <riverplace34983@gmail.com>

Subject: River Place Parcel N

Thank you for your proposal regarding our Parcel N in River Place. Although your presentation looked interesting, after hearing from the community at large, last night the Board decided not to provide a vote of confidence to Pugliese Company and/or Land America LLC to go forward with this project. The main reasons are as follows:

1) The photos provided showed homes from our premier Parcel K - Canoe Park neighborhood, with tin roofs, hardiboard siding, paved driveways and wide lots. However, the project stated it would be in accordance with Parcel C - Little Turtle, which does not have these premier features.

2) Because our PUD allows for other tracts to have more density of residential units, our community feels that sharing the amenities with 80 additional homes would put a strain on our resources. If a new proposal was to be considered, the developer should offer to the community incentives in the form of additional amenities.

3) Parking and traffic are major concerns. There are no guest parking places allotted in your proposal, and they are necessary. The community would also prefer ingress and egress from St James so as to not interfere with the current traffic pattern.

4) Two story homes are not desirable, it should be the flavor of Canoe Park area which you can clearly come see and which were the photos included in the presentation.

If you have a proposal to bring forth in the future that addresses these issues, then the Board would be glad to take another look.

Sincerely,

Karen Shaw Fopiano

PRESIDENT, RIVER PLACE ON THE ST. LUCIE OWNERS ASSOCIATION; AND

SUPERVISOR, RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT

mobile: 772-281-6203

email: RiverPlace34983@gmail.com

February 26, 2021

City of Port St. Lucie
Planning & Zoning Department

Dear Planning & Zoning Board-

My letter concerns Zoning Application P21-025. I can see this parcel from my backyard. The undeveloped land is currently zoned Commercial. My neighbors on Bluefish Point and I ask you to keep it that way, and reject this application to change the zoning. Parcel N is the most visible parcel in our community, fronting on St. James and passed by every single car that turns in to our development on Lazy River Parkway. Parcel N literally sets the tone for all of River Place and was set aside as a local commercial parcel when the community was founded.

River Place is governed by a long PUD document. I can't park my car on the street overnight, I can't put my trash can out before 6pm, and I absolutely cannot have more than 3 Christmas ornaments on my lawn. If I don't follow these rules, I will be cited and fined. River Place residents follow the rules out of respect for our community.

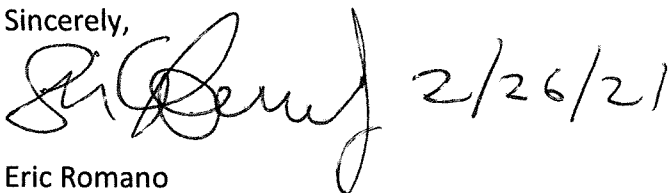
So how can a developer come in and completely ignore all the rules laid out in that same PUD document? Our PUD designates Parcel N as Commercial with very specific architectural requirements - rezoning creates a conflict between the zoning and PUD, and that is only the first and most fundamental conflict between Pugliese/HJA's proposal and our PUD documents.

We sat through Alejandro Zurita's painful presentation of the developer's plan. We asked him how this development would benefit our community and our residents. He literally had no answer. In fact he seemed shocked by the question. He also never mentioned their rezoning application was already underway.

HJA Design Studio's site plan and PDF proposal would require countless amendments to our PUD documents. They made no effort to conform to existing residential standards and environmental requirements, instead the developer expects River Place, an established Port St. Lucie Community of nearly 20 years, to change to meet their needs. The developer was unprepared to answer questions related to these significant discrepancies.

I ask again, how can we allow outsiders to violate our rules and fundamentally change a community that has followed and upheld its rules for decades? Please reject this zoning change.

Sincerely,

Handwritten signature of Eric Romano in black ink, followed by the date 2/26/21.

Eric Romano
River Place – Canoe Park

February 25, 2021

City of Port St. Lucie - Planning & Zoning Department
121 SW Port St. Lucie Blvd, Bldg B
Port St. Lucie FL 34984

Ref: Application Number P21-025

Dear Planning & Zoning Department Board Member,

On Tuesday, February 23rd, I opened a letter from the Planning & Zoning department notifying me of a zoning change in my neighborhood, right in my back yard. I was shocked to learn that Parcel N of River Place was about to be rezoned to residential.

The same company that presented at our February 9th board meeting is behind this?

Why didn't they mention the zoning change to our residents during the meeting?

Why are they pursuing a zoning change after our board just rejected their proposal?

Why am I finding out about this less than a week from the hearing?

I called the POA President right away - she had not gotten the letter and was completely blindsided, just like me. You see, only residents within a small radius got the letter, which included none of our board members. We had a board meeting already scheduled that afternoon, but only 3 hours to prepare to discuss this issue and raise awareness. If I hadn't called Karen, it wouldn't have even come up at our board meeting.

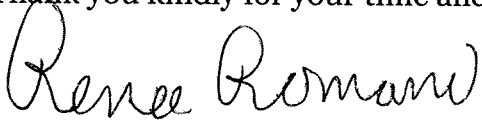
River Place residents had less than one week to research, discuss, and mount a response to this unwelcome proposed zoning change. **This is my first zoning hearing.** The Facebook page for HJA Design Studios says "**HJA has represented countless master/site plan approvals, rezoning, land use amendments, developments of regional impact and special exceptions in counties and cities throughout the Treasure Coast.**"

Our community is at a severe disadvantage, up against companies from outside our city, and it feels intentional. The application shows that Pugliese & HJA Design Studios has been working on this rezoning for months, yet failed to mention that in their

recent public presentation to our community. Please understand that for every letter and every person at the meeting there are many River Place residents caught off guard and lacking the time or ability to respond. We are not real estate attorneys; we are working people with families, dogs, bills and obligations. I trust my letter represents to you the folks in my community who are not able to voice their opposition to the change within the brief window of time we had. Many residents considered this a dead issue after the board voted NO, and after residents voiced strong opposition to the developer. One week is not enough time to write and mail a letter, so anyone elderly or lacking computer access cannot be heard.

I don't need more time to clearly say NO to the proposed zoning change in application P21-025. I just wish we had more time to amplify that NO to make it known that River Place does not support this zoning change. Please keep Parcel N zoned commercial the way it is. We have made that clear to the developer and now must make that clear to the Planning & Zoning Department. Our PUD specifies a commercial property with a shopping plaza - that's what was designed and promised when the neighborhood was first built. We still have undeveloped residential parcels available.

Thank you kindly for your time and attention.

A handwritten signature in cursive script that reads "Renee Romano".

Renee Romano, River Place Resident
464 NE Bluefish Point
Port St Lucie FL 34983

Regarding P21-025, Property ID # 3416-675-0034-000-7

Patty Tobin
Planning & Zoning Department
City of Port St. Lucie

City of Port St Lucie Planning & Zoning Department-

I write to voice my strong opposition to the proposed River Place zoning change. Many River Place residents raised serious concerns to HJA Design Studio at their January presentation to our community. We still have no answers for these concerns and are distressed to learn of this proposed zoning change via the Notice To Adjacent Property Owners letter. The River Place POA Board voted against moving forward with HJA Design Studio's proposal on February 9.

RIVER PLACE – PLANNED UNIT DEVELOPMENT

Our beautiful community was conceived to reflect the natural environment and active Florida lifestyle, which we have maintained for nearly 20 years. Our PUD documents protect that vision to the benefit of our residents, and specify in great detail what can and cannot be built.

To date, River Place has no commercial development, and undeveloped Parcel N is the only potential site in our PUD that would allow it: *"There is one pod, 'N', which falls into this category (commercial retail area)"*. In section V-7, the PUD describes a Retail Community Shopping Center – Commercial Retail Area / River Place Plaza. The proposed zoning downgrade from commercial to residential ends the dream of a neighborhood shopping/activity center within walking distance for thousands of residents.

ENVIRONMENTAL CONCERNS

The nearest shopping plaza, the Publix roughly two miles away, is an 80 minute round trip walk and includes a major street crossing. River Place residents drive there – increasing the amount of trips on St. James. I have listened to my neighbors express hope that a neighborhood plaza will be built on Parcel N some day. We imagine local businesses to patronize within walking distance – a dog groomer, farmer's market, coffee shop, florist, stylist, takeout or other business that our PUD permits. For River Place residents, commercial development of Parcel N would decrease road utilization, decrease trips and traffic on St. James, and benefit the environment with less driving. Downgrading the zoning to residential ends that possibility.

PLANNED UNIT DEVELOPMENT DESCRIPTION OF PARCEL N

These excerpts from the River Place PUD outline a pleasing concept for commercial development:

- *The commercial shopping center, River Place Plaza, may be developed by River Place, Inc and built by an experienced, reputable shopping center developer*
- *The retail center will enjoy a generously landscaped water feature... and therefore must make a strong arrival statement*
- *The pedestrian paths connect the shopping plaza with the internal residential, institutional and office pods*
- *There will be an opaque vegetative buffer to screen the parking lot of the shopping plaza and the side and rear elevations of the shops from the view of the residential dwellings*
- *The Natural Environment and existing vegetation will be preserved as much as possible*
- *The landscaping will be designed to further convey a natural environment as opposed to a formal appearance*

DISTANCE FROM MY HOUSE TO THE NEAREST...

Independent Coffee Shop	6.9 miles
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Compared to less than ½ mile for anything built on Parcel N.

We accept that Parcel N may be developed at some point, and that development may be commercial or residential, as best suits the community. However, the current proposed amendment is the wrong choice, based on the wrong plan, and from the wrong developer. The applicant requesting the amendment is plowing ahead without the support of River Place residents and without the support of our POA Board. Their proposal remains in direct conflict with a multitude of provisions in the River Place PUD documents. Rezoning Parcel N to residential places the City's zoning at odds with our PUD requirements and limits the options for our community.

We urge you to vote against it.

Thank you for your consideration,



Tony Romano
464 NE Bluefish Pt
Port St. Lucie FL 34983

Byron H. Neal
462 NE Bluefish Point
Port St. Lucie, FL 34983

February 26, 2021

Patricia A. Tobin, AICP
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Blvd., Bldg. B
Port St. Lucie, FL 34984-5099

Re: KTLC River Place, LLC P21-025

Dear Ms. Tobin,

I am writing to voice my strong opposition to the proposed zoning change to Parcel N, River Place on the St. Lucie, property ID # 3416-675-0034-000-7. We received a letter from the City of Port St. Lucie, dated February 18, 2021, advising us of a request from HJA Design Studio to rezone parcel N. The River Place POA voted against moving forward with HJA Design Studio's proposal. Which makes me wonder why the decision to rezone was not shared at the February 9th POA meeting when they presented their project.

River Place on the St. Lucie already has undeveloped residential parcels, I do not see a need to rezone this commercial space. We have been saddled with several partially completed residential developments for years and this could create yet another one. After learning of the developers plans, this is not the right fit for our community.

We chose to live in Port St. Lucie in the Canoe Creek area because we liked the look of the homes with metal roofs and hardiplank siding. The development has preserved much of the natural environment which allows for visitors of all shapes and sizes.

I ask on behalf of my family that you strongly consider denying the proposed zoning change to Parcel N.

Sincerely,



Byron H. Neal

February 26, 2021

City of Port St. Lucie
Planning & Zoning Department

Dear Planning & Zoning Board-

My letter concerns Zoning Application P21-025. I can see this parcel from my backyard. The undeveloped land is currently zoned Commercial. My neighbors on Bluefish Point and I ask you to keep it that way, and reject this application to change the zoning. Parcel N is the most visible parcel in our community, fronting on St. James and passed by every single car that turns in to our development on Lazy River Parkway. Parcel N literally sets the tone for all of River Place and was set aside as a local commercial parcel when the community was founded.

River Place is governed by a long PUD document. I can't park my car on the street overnight, I can't put my trash can out before 6pm, and I absolutely cannot have more than 3 Christmas ornaments on my lawn. If I don't follow these rules, I will be cited and fined. River Place residents follow the rules out of respect for our community.

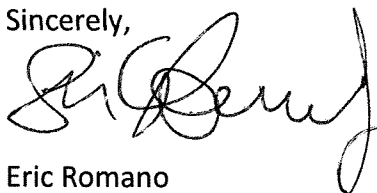
So how can a developer come in and completely ignore all the rules laid out in that same PUD document? Our PUD designates Parcel N as Commercial with very specific architectural requirements - rezoning creates a conflict between the zoning and PUD, and that is only the first and most fundamental conflict between Pugliese/HJA's proposal and our PUD documents.

We sat through Alejandro Zurita's painful presentation of the developer's plan. We asked him how this development would benefit our community and our residents. He literally had no answer. In fact he seemed shocked by the question. He also never mentioned their rezoning application was already underway.

HJA Design Studio's site plan and PDF proposal would require countless amendments to our PUD documents. They made no effort to conform to existing residential standards and environmental requirements, instead the developer expects River Place, an established Port St. Lucie Community of nearly 20 years, to change to meet their needs. The developer was unprepared to answer questions related to these significant discrepancies.

I ask again, how can we allow outsiders to violate our rules and fundamentally change a community that has followed and upheld its rules for decades? Please reject this zoning change.

Sincerely,



2/26/21

Eric Romano
River Place – Canoe Park

RECEIVED

FEB 28 2021

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE FL

- Re: P21-025
- River Place PUD Excerpts

Section III

River Place Product Types

III-1 Retail Community Center General Description

- a) The retail community center (CG) is a 21 acre/150,000 sq. ft. shopping plaza. Within parcel "N," multi-family residential units, professional offices, banking institutions, gasoline stations with convenience stores and school will be permitted. Residential units that may be added to Parcel N site plan may not cause the number of residential units to exceed the total number of residential units permitted in the overall PUD

The retail center will enjoy a generously landscaped water feature the landscaped County retention pond (fronting on St. James) and a handsomely landscaped, divided roadway which serves as the main ingress/egress to the residential neighborhoods - and therefore must make a strong arrival statement.

- b) The retail community center will have landscaped medians to soften required parking areas, plus the treed buffer described below.
- c) Roof lines, exterior building materials and color Selections will convey a residential flavor to soften the commercial nature of the retail pod and be more compatible to the neighborhoods this retail pod will be serving.
- d) The layout of the retail center will integrate pedestrian walkways and landscaped seating areas to provide a pleasant pedestrian experience. The pedestrian paths connect the shopping plaza with the internal residential, institutional and office pods.
- e) There will be an opaque vegetative buffer to screen the parking lot of the shopping plaza and the side and rear elevations of the shops from the view of the residential dwellings which exist across the canal of the south property line from the commercial area. This soft screen would protect both the first floor sight line for the Royce Avenue homes. The roofline of the plaza will likely show but would not be an offensive color and will be designed with flavor harmonious to other pods in the development.

III-2 Office Area within ROI General Development

An office complex may be located on pods "H" and "I," within the ROI area. The office complex is intended but not required to sprawl horizontally to convey a woodsy residential flavor for optimum compatibility with the neighborhood environment. The buildings may be one, two or three story structures, attached or detached, limited to 35' in height.

The above concept is conducive to professional office condominiums or to a campus style office complex for lease. The roof lines, exterior building materials, colors, and landscaping will commingle with the woodsy setting and take on a residential flavor. The professionals working

Section I:-

Conveying the Theme of River Place on the St. Lucie With Development Standards

I-1 General Theme Conveyance

River Place on the St. Lucie is a mixed use residential, retail/commercial, office, and institutional community, generally referred to as a Planned Unit Development (PUD). The River Place PUD's theme is based upon the wonders, joy, and peace attributed to life on the river, and nature on the fringe of a wilderness. Quality of life and opportunities in still family values will be emphasized along with the natural setting.

The natural environment and existing vegetation will be preserved as much as possible to reinforce the theme and to provide relief and screening to the various areas, each with its own function. The landscaping will be designed to further convey a natural environment as opposed to a formal appearance.

The streets will be named after, environmental elements and plant life indigenous to the community, and elements appropriate to a river life theme.

I-2 Community Development District

The River Place on the St. Lucie Community Development District (the "District" or the "CDD") was established by Ordinance 00-99 of the City Council of the City of Port St. Lucie, effective October 23, 2000.

The District was established pursuant to the Uniform Community Development District Act of 1980, Chapter-190, Florida Statutes (the "Act") for the purpose of delivering specialized services and facilities, including roads, water, sewer, drainage and recreation. The Act authorizes the District to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining facilities relating to such services, and other basic' infrastructure projects within or without the boundaries of the District.

The district encompasses approximately 293 acres of land, of which approximately 156.24 acres are deemed specially benefited by the project and will, initially, be subject to the Special Assessment. The balance of the acreage in the District is comprised of wetlands, lakes, roads, open space, recreational facilities and easement areas.

The CDD owns, in simple terms, all streets and rights-of-way, except Lazy River Parkway; all nature trails; wetlands and preserves; the Canoe Park Circle canoe/kayak launch; the Windy River Way Power Boat Launch; River Plantation House (the clubhouse & pool complex); the Boat Storage area and Drydock Storage for canoes/kayaks.

The overall pattern of trees in the landscape is typically the most important visual impact element of a community. To enhance the overall appearance of the PUD, essential landscape elements are needed to complete each pod as it relates to the composite PUD

The existing natural high quality vegetation and environmental nature of River Place on the St. Lucie has set the tone for a naturalistic approach to landscape design to further convey the theme. The pedestrian paths integrated within the preservation areas, the sensitivity to wildlife in maintaining the theme and the general emphasis on commingling of people with nature in a respectful manner is what River Place on a river in Florida is all about,

- a) 50% of the tree plantings will be native throughout the development.

Preservation of existing vegetation, including understory, will be given high priority before undertaking any site clearing and preparation of the landscape" plan.

- b) Landscape plans for non residential and multi-family buildings shall be designed by a registered landscape architect, prepared in conformance with the City of Port St. Lucie Landscape Code. The Developer shall review and approve all plans prior to submittal to the City to ensure theme continuity.

- c) Single family residential landscape plans will be reviewed by the Developer's landscape architect to insure conformance on new construction. Thereafter, tree plantings by owners must be approved in writing by the architectural Review Board of the Property Owners association for the PUD.

Concluding development, no existing hardwood tree (oak, holly, maple) with a caliper greater than 4" above existing grade may be removed from the PUD without prior approval in writing from the Property Owner's Association and the District and no vegetation may be disturbed or removed from any designated preservation area or conservancy district without prior written approval from the Property Owner's Association, the District and the Planning & Zoning Department of Port St. Lucie.

The duties and responsibilities of the District and the POA's protective covenants for the PUD will provide for ongoing mandatory control of invasive exotics.

I-12 Buffers, Preservation, and Clearing

- a) The existing perimeter vegetation will be retained as much as feasible to create a greenbelt or natural buffer for the adjoining property owners and to reinforce value and privacy at River Place. Clearing plans shall designate and retain a minimum of 25% of the existing native vegetation in the PUD.
- b) Wetland and upland preservation areas shall be roped off in the field and this roping approved by the Planning and Zoning Department prior to issuance of clearing permits.

Surveys for listed plant and animal species shall be submitted for review prior to issuance of clearing permits. Management plans shall be submitted for review and approval in the event any listed plant or animal species are found.

- d) The St. James frontage buffer will be 25' from right-of-way, except for the frontage between parcel A and the St. James roadway, which natural vegetated or landscape buffer shall be a minimum of 15' and an average of 25'; the south property line buffer will be 25' from the canal right-of-way. Interior buffers will separate the various pods in the form of conservancy districts which will be separate the various pods from all conservancy districts which will be reinforced with preservation easements over affected properties within the development. Preserved wetlands and water management detention basins will be merchandised as wildlife sanctuaries.

I-13 Waterways

- a) The C-107 Canal bisects the PUD. a) The District and the City of Port St. Lucie have an Interlocal Agreement allowing the District to enhance the appearance of the C-107 Canal by providing ongoing weed control, mowing, trash collection and vegetation maintenance so that the C-107 Canal becomes an asset to all parties concerned. No modification of waterways would be undertaken without specific authorization by the City Engineer in writing, and because the canal is adjacent to a County detention basin reliant upon the canal's functional integrity, we have agreed with the county engineers to obtain their approvals in writing for any such activities as well:
- b) The District has an Agreement with the County to enhance and provide ongoing maintenance for two detention basins abutting the PUD which the County owns for the purpose of St. James Dr. surface water management.
- c) The basin on the north of the property would be a pond, slightly reshaped/landscaped, and provide an aesthetically pleasing water feature to the neighborhood which would be maintained by the District through the Property Owners' Association for River Place on the St. Lucie.
- d) The County's dry detention basin to the south will be converted to a pond. The berm would be planted with trees and shrubs. Mowing, weed control, vegetation maintenance would be provided by the District through the Property Owner's Association for River Place on the St. Lucie.
- e) No buildings shall be allowed within, flood plain limits. No construction activities shall be allowed, except as related to the approved recreation amenities; in which case, appropriate permits will be obtained as necessary, in addition to express approval by the Planning & Zoning Department of the City of Port St. Lucie.

[end of section]

- d) Concrete or wood frame construction, per building code.
- e) Trash containment area must be concealed from view, enclosed on all sides and screened with landscaping.
- f) Theme

Roofing:

6/12 minimum pitch predominance of hip roof construction, with possible gable detailing; galvanized; mill finished, aluminum roof or straight or "S" tile cementuous roof

or,

There maybe a flat roof to contain mechanicals, such roof and mechanicals must be totally shielded from a three story view with a mansard, pitched roof, parapet of galvanized, mill finished aluminum or straight or "S" tile cementuous roof.

Siding:

clapboard style, horizontal, 6"exposed to weather, cementuous planking system for maintenance free, long life benefits;

or,

stucco; sand finish, with heavy banding detail to reinforce the architectural vernacular of the nautical river life and "Old Florida" community theme (no Mediterranean details)

The building elevation may combine elements from both clapboard and stucco styling, as per above.

Siding & Trim - Color Palette:

Color Palette to be approved by Developer of PUD prior to construction.

V-7. RETAIL COMMUNITY SHOPPING CENTER

Commercial Retail Area/ River Place Plaza

- a) There is one pod, "N", which falls into this category, as depicted on the site plan
- b) There will be a maximum of 150,000 square feet of retail establishments. In addition, there may be multi-family residential units, professional offices, banking institutions with drive through, gasoline station and schools.
- c) We expect one or two story retail storefronts, but in the event there is demand for professional offices and multi-family residential, building heights will conform to the City of Port St. Lucie height limitations at the time of site plan submittal. Multi-family residential may be freestanding or above the retail establishments. Multi-family residential may only be considered if other multi-family residential parcels in the, "E" and "G" do not build all the units entitled within that parcel. The remainder of the unused

multi-family entitlement within the PUD may be added to the "N" parcel product mix. In such event, the design standards will be reviewed and approved by the developer and the city on a case by case basis, but such design criteria must conform to the overall design standards of the multi-family parcels in "E" and "G" and be compatible with the single family design criteria as well.

- d) The developer will provide a police substation in one of the storefronts in this shopping plaza. The location for the substation is likely to be in the storefront closest to the St. James Drive entrance. The substation will be a minimum 500 square feet, with two finished rooms and one unisex restroom facility. There will be five designated parking spaces in the immediate area of this facility.

The developer reserves the right to prevent any business or establishment from Leasing, owning or operating a business, within reason, in the PUD on the basis of it having a potential negative impact upon a portion of or the total development.

- e) The following are permitted principal uses and structures, plus specific types of establishments or businesses appropriate to River Place Plaza:
- 1) Eat-in restaurant of good reputation, may also serve alcoholic Beverages;
 - 2) Food and beverage facility with outdoor café garden seating;
 - 3) A retail bakery;
 - 4) Laundry and dry cleaning retail establishment and other personal service shops;
 - 5) Offices for administrative, business or professional use
 - 6) A retail grocery store
 - 7) A pharmacy and retail drug store.
 - 8) Storefront schools and learning facilities for the general consumer public
 - 9) Retail shops of consumer goods
 - 10) Retail sales of alcoholic beverages for on or off premise consumption in accordance with city, county, and state regulations
 - 11) Family recreation, amusement facility
 - 12) Gas station with car wash
 - 13) Veterinary clinic providing no negative impact, such as noise pollution. Kennels must be totally enclosed, temperature controlled.
 - 14) Retail garden supply
 - 15) Recreation vehicles sales & rentals
 - 16) Automotive & equipment sales, rentals & repairs (provide repairs are enclosed with no negative noise impact)
 - 17) Business services
 - 18) Audio-Video-Electronics Sales & Service
 - 19) Banking & financial institutions with or without drive-through service
 - 20) Multi-family residential units
- f) The following enterprises or uses are not permitted:
- 1) Fast food, drive-through restaurants
 - 2) Topless bars, adult nude or semi nude entertainment facility or service
 - 3) Adult movie theaters featuring x-rated films
 - 4) Shops which sell pornographic or drug related paraphernalia, including adult theme.

- 5) Sexually orientated publications retailers;
 - 6) Kennels which are not totally enclosed, temperature controlled and
 - 7) relatively noise free to the immediate neighbors;
 - 8) A permanent or regularly occurring flea market;
 - 9) Mobile home sales or storage;
 - 10) Warehouse, mini-warehouses, or mini-storage rental lockers;
- g) There will be a minimum of 20% glass in the front elevations for retail storefronts.
 - h) Trash containment areas must be concealed from public view, totally enclosed, locked in sanitary condition, free of odors and pests and screened with landscaping in the event the enclosures themselves are visible to the public or adjoining neighbors.
 - i) Theme for "N" Pod
 - j) Architectural design plans, site plans, landscape plans and exterior materials and color palette must be approved in writing by the PUD Developer.

Roofing:

There may be a flat roof to contain mechanicals; such roof and mechanicals must be totally shielded from a two story view with a mansard, pitched roof parapet of galvanized, mill finished, aluminum or;
 the roof may be predominantly hip roof construction with some gable detailing; provided mechanicals at ground level are fully landscaped and camouflaged to be aesthetically pleasing. Such roof to be of galvanized, mill finished, aluminum

Siding:

Clapboard style, horizontal, 6" exposed to weather, cementuous planking system
 or;
 stucco, sand finish, with heavy banding detail, to reinforce the architectural vernacular of the "Old Florida" or river life theme (no Mediterranean details);

The building elevation may combine elements from both clapboard and stucco styling, as per above

Siding & Trim - Color Palette:

Color Palette to be approved by PUD Developer prior to construction start.

Detailing:

Side by side storefronts to have an arcade or awning over pedestrian walkways with minimum of 8' to reinforce the architectural vernacular. Free standing out lot establishments to have individuality consistent with the architectural vernacular.

February 25, 2021

City of Port St. Lucie - Planning & Zoning Department
121 SW Port St. Lucie Blvd, Bldg B
Port St. Lucie FL 34984

RECEIVED

FEB 25 2021

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE FL

Ref: Application Number P21-025

Dear Planning & Zoning Department Board Member,

On Tuesday, February 23rd, I opened a letter from the Planning & Zoning department notifying me of a zoning change in my neighborhood, right in my back yard. I was shocked to learn that Parcel N of River Place was about to be rezoned to residential.

The same company that presented at our February 9th board meeting is behind this?

Why didn't they mention the zoning change to our residents during the meeting?

Why are they pursuing a zoning change after our board just rejected their proposal?

Why am I finding out about this less than a week from the hearing?

I called the POA President right away - she had not gotten the letter and was completely blindsided, just like me. You see, only residents within a small radius got the letter, which included none of our board members. We had a board meeting already scheduled that afternoon, but only 3 hours to prepare to discuss this issue and raise awareness. If I hadn't called Karen, it wouldn't have even come up at our board meeting.

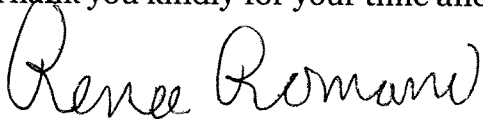
River Place residents had less than one week to research, discuss, and mount a response to this unwelcome proposed zoning change. **This is my first zoning hearing.** The Facebook page for HJA Design Studios says "**HJA has represented countless master/site plan approvals, rezoning, land use amendments, developments of regional impact and special exceptions in counties and cities throughout the Treasure Coast.**"

Our community is at a severe disadvantage, up against companies from outside our city, and it feels intentional. The application shows that Pugliese & HJA Design Studios has been working on this rezoning for months, yet failed to mention that in their

recent public presentation to our community. Please understand that for every letter and every person at the meeting there are many River Place residents caught off guard and lacking the time or ability to respond. We are not real estate attorneys; we are working people with families, dogs, bills and obligations. I trust my letter represents to you the folks in my community who are not able to voice their opposition to the change within the brief window of time we had. Many residents considered this a dead issue after the board voted NO, and after residents voiced strong opposition to the developer. One week is not enough time to write and mail a letter, so anyone elderly or lacking computer access cannot be heard.

I don't need more time to clearly say NO to the proposed zoning change in application P21-025. I just wish we had more time to amplify that NO to make it known that River Place does not support this zoning change. Please keep Parcel N zoned commercial the way it is. We have made that clear to the developer and now must make that clear to the Planning & Zoning Department. Our PUD specifies a commercial property with a shopping plaza - that's what was designed and promised when the neighborhood was first built. We still have undeveloped residential parcels available.

Thank you kindly for your time and attention.

A handwritten signature in cursive script that reads "Renee Romano".

Renee Romano, River Place Resident
464 NE Bluefish Point
Port St Lucie FL 34983

Regarding P21-025, Property ID # 3416-675-0034-000-7

Patty Tobin
Planning & Zoning Department
City of Port St. Lucie

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FEB 26 2021

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CITY OF PORT ST. LUCIE FL

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Compared to less than ½ mile for anything built on Parcel N.

We accept that Parcel N may be developed at some point, and that development may be commercial or residential, as best suits the community. However, the current proposed amendment is the wrong choice, based on the wrong plan, and from the wrong developer. The applicant requesting the amendment is plowing ahead without the support of River Place residents and without the support of our POA Board. Their proposal remains in direct conflict with a multitude of provisions in the River Place PUD documents. Rezoning Parcel N to residential places the City's zoning at odds with our PUD requirements and limits the options for our community.

We urge you to vote against it.

Thank you for your consideration,



Tony Romano
464 NE Bluefish Pt
Port St. Lucie FL 34983

Patti Tobin

From: Cheryl Kazalunas <wwwdotkaz@comcast.net>
Sent: Friday, February 26, 2021 11:53 AM
To: Patti Tobin; Greg Oravec; Shannon Martin; Stephanie Morgan; Christina Flores; David Pickett; Jolien Caraballo
Subject: Opposition to Zone change

Re: Zone change – Parcel N P21-025, Property ID: 3416-675-0034-000-7

Dear Planning and Zoning Committee – Port St. Lucie,

I am writing is letter as my objection to the zone change request for the above-mentioned parcel/property.

I recently became made aware of this request and have so many concerns. According to our PUD, RiverPlace has undeveloped parcels that should be completed before a new project should begin. And the impact on the beauty of the entrance of RiverPlace will have a negative effect to the environment and the community.

Also, with the beautification project on St. James that was recently posted, how will building/rezoning that parcel help in the beautification of St. James? It should just be left as is.

If and when building should take place, please consider the burden this will place on the neighbors, especially having it in their back yards, i.e. trucks, construction, dust, noise, a mess in general.

From what I understand, the developer did not agree to support the community in their building plans. They were avoiding any questions regarding the actual buildings that would be placed there other than stating there would be 80 homes – to me that would make these homes crammed in, overcrowded properties and not meet up to the standards of Canoe Park.

I did attend a meeting with our Board and listened to what was a presentation of what the developers planned. Our Board asked residents their thoughts, concerns, ideas, etc. And in the end, our board took a vote against supporting it.

Please take into consideration any letters or emails you receive from RiverPlace residents stating a very strong NO to the zone change.

Thank you very much.

Paul Kazalunas

Byron H. Neal
462 NE Bluefish Point
Port St. Lucie, FL 34983

February 26, 2021

Patricia A. Tobin, AICP
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Blvd., Bldg. B
Port St. Lucie, FL 34984-5099

Re: KTLC River Place, LLC P21-025

Dear Ms. Tobin,

I am writing to voice my strong opposition to the proposed zoning change to Parcel N, River Place on the St. Lucie, property ID # 3416-675-0034-000-7. We received a letter from the City of Port St. Lucie, dated February 18, 2021, advising us of a request from HJA Design Studio to rezone parcel N. The River Place POA voted against moving forward with HJA Design Studio's proposal. Which makes me wonder why the decision to rezone was not shared at the February 9th POA meeting when they presented their project.

River Place on the St. Lucie already has undeveloped residential parcels, I do not see a need to rezone this commercial space. We have been saddled with several partially completed residential developments for years and this could create yet another one. After learning of the developers plans, this is not the right fit for our community.

We chose to live in Port St. Lucie in the Canoe Creek area because we liked the look of the homes with metal roofs and hardiplank siding. The development has preserved much of the natural environment which allows for visitors of all shapes and sizes.

I ask on behalf of my family that you strongly consider denying the proposed zoning change to Parcel N.

Sincerely,



Byron H. Neal

Patti Tobin

From: Karen Yetzer <ksyetzer@gmail.com>
Sent: Thursday, February 25, 2021 1:43 PM
To: Patti Tobin
Subject: REGADIBG P21-025, PROPERTY ID#3416-675-0934-000-7

Dear City of Port St Lucie Planning & Zoning Department Member-

I write to voice my strong opposition to the proposed zoning change. Many River Place residents raised serious concerns to HJA Design Studio at their February 9 presentation to our community. We still have no answers for these concerns and are distressed to learn of this proposed zoning change via the Notice To Adjacent Property Owners letter. The River Place POA Board voted against moving forward with HJA Design Studio's proposal on February 16.

RIVER PLACE – PLANNED UNIT DEVELOPMENT

Our beautiful community was conceived to reflect the natural environment and active Florida lifestyle, which we have maintained for nearly 20 years. Our PUD documents protect that vision to the benefit of our residents, and specify in great detail what can and cannot be built.

To date, River Place has no commercial development, and undeveloped Parcel N is the only potential site in our PUD that would allow it: "There is one pod, 'N', which falls into this category (commercial retail area)". In section V-7, the PUD describes a Retail Community Shopping Center – Commercial Retail Area / River Place Plaza. The proposed zoning downgrade from commercial to residential ends the dream of a neighborhood shopping/activity center within walking distance for thousands of residents.

ENVIRONMENTAL CONCERNS

The nearest shopping plaza, the Publix roughly two miles away, is an 80 minute round trip walk and includes a major street crossing. River Place residents drive there – increasing the amount of trips on St. James. I have listened to my neighbors express hope that a neighborhood plaza will be built on Parcel N some day. We imagine local businesses to patronize within walking distance – a dog groomer, farmer's market, coffee shop, florist, stylist, takeout or other business that our PUD permits. For River Place residents, commercial development of Parcel N would decrease road utilization, decrease trips and traffic on St. James, and benefit the environment with less driving. Downgrading the zoning to residential ends that possibility.

PLANNED UNIT DEVELOPMENT DESCRIPTION OF PARCEL N

These excerpts from the River Place PUD outline a pleasing concept for commercial development:

- The commercial shopping center, River Place Plaza, may be developed by River Place, Inc and built by an experienced, reputable shopping center developer
- The retail center will enjoy a generously landscaped water feature... and therefore must make a strong arrival statement
- The pedestrian paths connect the shopping plaza with the internal residential, institutional and office pods
- There will be an opaque vegetative buffer to screen the parking lot of the shopping plaza and the side and rear elevations of the shops from the view of the residential dwellings

- The Natural Environment and existing vegetation will be preserved as much as possible
- The landscaping will be designed to further convey a natural environment as opposed to a formal appearance

We accept that Parcel N may be developed at some point, and that development may be commercial or residential, as best suits the community. However, the current proposed amendment is the wrong choice, based on the wrong plan, and from the wrong developer. The applicant requesting the amendment is plowing ahead without the support of River Place residents and without the support of our POA Board. Their proposal remains in direct conflict with a multitude of provisions in the River Place PUD documents. Rezoning Parcel N to residential places the City's zoning at odds with the PUD requirements and limits the options for our community.

We urge you to vote against it.

Thank you for your consideration.”

Karen Yetzer
487 NE Stillwater Cove
Port St. Lucie, FL 34983

Patti Tobin

From: Darrel Bybee <dkbybee@yahoo.com>
Sent: Thursday, February 25, 2021 2:39 PM
To: Patti Tobin
Subject: Objection to rezoning

I am writing about the letter sent to adjacent property owners dated Feb 18 regarding the request to change the designation of a parcel generally described as Parcel N, River Place on the St. Lucie and is property ID of 3416-675-0034-000-7.

I reside in River Place at 519 NE Canoe Park Circle, although not directly in the "adjacent" property owners, I am certainly affected by the proposed zoning change. Our Property Owners Association(POA) was given a presentation of the proposed development by Michael Houston and Alejandro Zurita et al to change the land in question from commercial(CG) to residential(RL). This development they called River Place Village and the land re-zoning was discussed at length at the next POA meeting.

The discussions involved whether the POA would provide the proposed developers a letter of support on the rezoning. The vast majority of the property owners at the meeting(of which I was included)were all against the proposal, and the POA voted to not provide a letter of support.

As a resident of River Place on the St. Lucie I am against the rezoning of this property, based on the proposal for River Place Village, a single-family Development made by HJA Design Studio et al. The reasoning against this proposal is multi faceted and includes among others, traffic considerations, River Place amenities over burdening and type of housing proposed by the requestors.

I understand that at this time, all you are only considering the change of use designation(zoning) and I am totally against the change at this time. I plan on attending the meeting but want my objection to the rezoning in writing. Thank you

Respectively Submitted

Darrel Bybee

Patti Tobin

From: Cheryl Kazalunas <ckazalunas@yahoo.com>
Sent: Thursday, February 25, 2021 2:49 PM
To: Patti Tobin; River Place
Subject: Zoning Change - St. James and RiverPlace

February 25, 2021

To: ptobin@cityofpsl.com

Re: Zone change – Parcel N P21-025, Property ID: 3416-675-0034-000-7

Dear Members of the Planning and Zoning Committee – Port St. Lucie,

On Tuesday, February 23rd, several neighbors received a letter from the Planning & Zoning department stating that a zoning change is being requested in RiverPlace neighborhood. The individuals are requesting that Parcel N be changed from commercial to residential. I had personally not received the notification of the zoning change, but just yesterday I saw the zoning change sign out on St. James. I do not have all the means to contact everyone in this development but after our last Board meeting the consensus was a strong NO vote as to the zoning change.

I strongly request that this zoning change be denied. When questioned about the residential proposal, the company was very evasive about what details were going to be in the development. Naturally I am concerned since I live in Canoe Park and the beautiful entranceway to RiverPlace will be destroyed.

I recently moved here from Connecticut and when I saw this home and the development of RiverPlace, the house was on the market one day when I made the offer. This area is very serene, quiet and clean which is what I desired when looking for a home. I chose Port St Lucie and RiverPlace because of the canal in my back yard, the treed walking path behind me and the overall quiet area close to several amenities. With the proposed 80+, 1000 square foot homes, some two story, not set back, with several road accesses in and out of RiverPlace, the environment and esthetics of RiverPlace will just not be the same. Also, the developers would not or could not assure us that the homes being built would follow the same design (metal roofs, Hardi plank, brick driveways, etc.) as to fit in with the current residential homes on Canoe Park. The developers were very evasive when asked questions about their plans and kept saying that they "would work with us". What does that mean? They would not even attempt to elaborate.

At this point I have reached out to RiverPlace Community residents who agree that this company requesting the zoning change is not looking out for the betterment of the community and long-time residents of Canoe Park. I believe that they are looking to build what would be inexpensive, quick to build (time and money) and not in accordance with Canoe Park in general.

I know at some point the land will be developed. As a new resident, and along with many long-time residents, we would like to be reassured that this Parcel N property would be developed into a beautiful, blended community such as Canoe Park, or a commercial property that was designated per the PUD when the area was being constructed. So, if and when a vote is taken, please consider this letter and the concerns of the Canoe Park residents whose back yard will be looking at this project as a definite NO!

Thank you very much for your consideration to this concern.

Patti Tobin

From: River Place <riverplace34983@gmail.com>
Sent: Thursday, February 25, 2021 7:03 PM
To: Patti Tobin
Subject: Project # P21-025. River Place Parcel N

Dear Patricia,

On February 9, 2021 our Board of Directors and membership saw a presentation from Pugliese Creative Ventures and HJA Design Studio to convert our Parcel N Parcel ID: 3416-675-0034-000-7 from commercial zoning to low density residential. After much consideration, this Board has rejected their proposal and do not wish to convey to the City a vote of confidence in this project.

Therefore, we wish to make clear our Board's and communities opposition to this application. I am forwarding you below our email to Pugliese Company notifying them of our rejection of this project.

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

Sincerely,

Karen Shaw Fopiano

**PRESIDENT, RIVER PLACE ON THE ST. LUCIE OWNERS ASSOCIATION; AND
SUPERVISOR, RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT
mobile: 772-281-6203
email: RiverPlace34983@gmail.com**

----- Forwarded message -----

From: **Alejandro Zurita** <azurita@puglieseco.com>
Date: Wed, Feb 10, 2021 at 4:43 PM
Subject: RE: River Place Parcel N
To: River Place <riverplace34983@gmail.com>, merylstumberger@gmail.com <merylstumberger@gmail.com>

We received your email with your concerns. Meril and I are literally going over them as I'm typing this message. We'll discuss them at our office meeting tomorrow and get back to you with the outcome.

THANK you again!

Alejandro Zurita

Vice-President - Planning & Development

PUGLIESE CREATIVE VENTURES

MOBILE: (561) 441-4203

DIRECT: (561) 454-1625 - FAX: (561) 454-1626

E-mail: azurita@puglieseco.com

Every ton of paper costs 17 trees, 7,000 gallons of water and 60 pounds of air pollution. Please consider the environment before printing this email

From: River Place <riverplace34983@gmail.com>
Sent: Wednesday, February 10, 2021 4:33 PM
To: Alejandro Zurita <azurita@puglieseco.com>; merylstumberger@gmail.com
Cc: River Place <riverplace34983@gmail.com>
Subject: River Place Parcel N

Thank you for your proposal regarding our Parcel N in River Place. Although your presentation looked interesting, after hearing from the community at large, last night the Board decided not to provide a vote of confidence to Pugliese Company and/or Land America LLC to go forward with this project. The main reasons are as follows:

1) The photos provided showed homes from our premier Parcel K - Canoe Park neighborhood, with tin roofs, hardiboard siding, paved driveways and wide lots. However, the project stated it would be in accordance with Parcel C - Little Turtle, which does not have these premier features.

2) Because our PUD allows for other tracts to have more density of residential units, our community feels that sharing the amenities with 80 additional homes would put a strain on our resources. If a new proposal was to be considered, the developer should offer to the community incentives in the form of additional amenities.

3) Parking and traffic are major concerns. There are no guest parking places allotted in your proposal, and they are necessary. The community would also prefer ingress and egress from St James so as to not interfere with the current traffic pattern.

4) Two story homes are not desirable, it should be the flavor of Canoe Park area which you can clearly come see and which were the photos included in the presentation.

If you have a proposal to bring forth in the future that addresses these issues, then the Board would be glad to take another look.

Sincerely,

Karen Shaw Fopiano

PRESIDENT, RIVER PLACE ON THE ST. LUCIE OWNERS ASSOCIATION; AND

SUPERVISOR, RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT

mobile: 772-281-6203

email: RiverPlace34983@gmail.com

Patti Tobin

From: Don Hornbeck <hornbeckdon@yahoo.com>
Sent: Sunday, February 28, 2021 10:39 AM
To: Patti Tobin; Greg Oravec; Shannon Martin; stephanie.morgan@cityifpsl.com; Christina Flores
Subject: River Place on the St. Lucie

My residence is at 463 NE Bluefish Point in River Place. I bought my home in 2004. After the economic crash my home value decreased by more than 50% but I didn't walk away. Instead I continued to pay my mortgage and property taxes. My property taxes last year were \$5383. Not easy for someone living primarily on social security. Now the River Place property owner of parcel "N" that fronts St. James wants to change the zoning from commercial to residential adding 80 more homes! I am strongly against this change. This zoning change conflicts with our Planned Unit Development documents. River Place has been saddled with partially developed residential communities for years and we don't need another one. And, River Place residents have to travel for all shopping. We want a shopping center we can walk to. Our POA board does not support this change. Please do not approve it.

Sincerely,

Don Hornbeck
463 NE Blueish Point
River Place on the St. Lucie
34983

Sent from Yahoo Mail on Android

Anita Neal
462 NE Bluefish Point
Port St. Lucie, FL 34983

February 26, 2021

Patricia A. Tobin, AICP
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Blvd., Bldg. B
Port St. Lucie, FL 34984-5099

Re: KTLC River Place, LLC P21-025

Dear Ms. Tobin,


Our family owns a residence in River Place on the St. Lucie, specifically at the location stated above. We deliberated a long time before determining that this development was the right fit for us. We are grateful for the amenities provided and the friendliness of the community.

I am concerned after receiving a letter from the City of Port St. Lucie, dated February 18, 2021, advising our family of a request from HJA Design Studio to rezone Parcel N (property ID # 3416-675-0034-000-7). The presentation made by HJA Design Studio left many questions unanswered and concerns from many of our neighbors. In fact, the River Pace POA voted against moving forward with HJA Design Studio's proposal at their February 9th POA meeting.

We chose to live in Canoe Creek because we liked the look of the homes with metal roofs and hardiplank siding. The development has preserved much of the natural environment which allows for visitors of all shapes and sizes. It also provides a green corridor for some of our larger visitors, like fox and bobcats connecting with the Oxbow Learning Center acreage.

I feel after learning of the developers plans, this is not the right fit for our community. I ask that you deny the proposed zoning change to Parcel N.

Sincerely,



Anita Neal

Patti Tobin

From: Jackie Frias <jackiefrias@cox.net>
Sent: Saturday, February 27, 2021 3:50 PM
To: Patti Tobin; Greg Oravec; Shannon Martin
Subject: STOP REZONING

I live in River Place and I am against the re zoning...

Please don't approve this.

Thank You
Jackie Frias
435 NE Canoe Park Circle

Sent from my iPhone