

From: [Mattino, Ronald T Jr](#)
To: [Bethany Grubbs](#)
Subject: Landscape Modification Application
Date: Thursday, May 1, 2025 8:44:53 AM

Good morning,

My name is Ron Mattino and I live at 840 SE Villandry Way Port Saint Lucie Fl. I just received notice of the Landscape Modification Application. I wanted to say that I am not in favor of this exemption. The builder built this development with the understanding of the requirements. He should abide by the rule. I also have multiple people from the development walking in my back yard and coming onto Villandry Way. The wall may curb some of this behavior.

Thank you for allowing me to weigh in on this application.

Ron Mattino

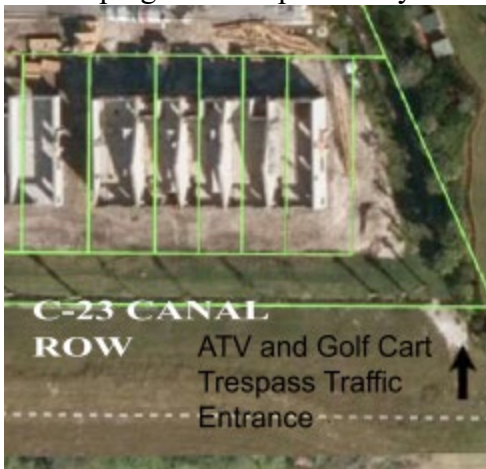
From: [Heather Lucadamo](#)
To: [Bethany Grubbs](#)
Cc: [Kathy Finn](#)
Subject: Opposition to Veranda Landings HOA waive requirement for architectural wall
Date: Friday, May 2, 2025 8:53:09 AM
Attachments: [image.png](#)

Hi Bethany,

I am writing in regards to the upcoming Planning and Zoning Board meeting scheduled for May 6 @ 6pm in which the Veranda Landings HOA has requested to waive requirement for architectural wall opting for a landscape wall instead.

I live in Veranda Gardens and am on the Board of Directors for the Veranda Gardens HOA. I am OPPOSED to this request for a number of reasons outlined below.

1) Residents of Veranda Landings use a combination of this access point along with SFWMD to access our neighborhood with motorized vehicles including golf carts and ATV's. A photo from Google Earth confirms the access point WITH viewable golf cart tracks (over landscaping that was previously installed).



2) There is some existing landscaping that we installed along the plot line perimeter separating our communities that has been trampled by residents from Veranda Landings to access our neighborhood. This has already been replaced at our expense, and additional fencing has been installed at our expense to discourage this behavior.

3) The area requested for landscape placement is a known wash and it floods frequently with heavy rains. When flooding occurs, it washes out the vegetation and/or causes the plants to die. A fence is a more practical permanent solution.

We hope that you will consider our request to DENY this Waiver and require the builder to install an architectural wall as originally specified.

--

Best Regards,
Heather Lucadamo

From: [Josh Kohler](#)
To: [Bethany Grubbs](#)
Subject: Veranda gardens wall
Date: Thursday, May 1, 2025 4:05:54 PM

I live in Veranda Gardens, neighboring community to the Landings Townhomes. We got a letter that their builder is trying to get out of constructing the wall between our communities that was part of them getting their permit. We have experienced a lot more people accessing our neighborhood at the SE Villandry Way cul-de-sac. It's a grassy area and I believe people think it is okay to just access our neighborhood there. One Mom brought her son over with a motorcycle to ride up and down our berm and we also are having golf carts, ATVs, bikes, dog walkers etc. coming over. For security reasons, we think the wall should be built to definitely delineate the end of their community and the start of ours. When building, they took down a lot of our landscaping and never repaired it. They also added a large transformer to Veranda Gardens property. Now they say they want to provide landscaping in lieu of the wall. This is unacceptable, and they should have to provide this wall, especially as it was part of them being able to get their permit. Thank you

Josh Kohler
Blackfin Homes
561-310-6004

From: [Stephanie Tufano](#)
To: [Bethany Grubbs](#)
Subject: Veranda Landings wall
Date: Thursday, May 1, 2025 4:15:08 PM

Hi Bethany,

As a resident of Veranda Gardens, I am writing to highly encourage the permit stay in place to build the wall between the two communities.

I've seen multiple people cut through the grassy areas and use Villandry Way as a playground with motorcycles and ATVS.

My family and I have lived here for many years and pay a premium for our HOA as a gated community and I feel it's not safe to have others accessing our community.

Thanks so much!
Stephanie T

From: [JEFFREY KESWICK](#)
To: [Bethany Grubbs](#)
Subject: Landing Townhomes wall
Date: Friday, May 2, 2025 10:40:45 AM

The wall between the Landing Townhomes and Veranda Gardens should be built. It was part of their of how they obtained a permit to build. We have experienced numerous trespassers. During construction the Landing Townhomes builder took down a lot of Veranda Gardens Landscaping and never repaired it. Apparently they also added a large transformer to Veranda Gardens property. Now they propose landscaping instead of a wall . This is unacceptable

Sent from my iPad

Jeff Keswick
Veranda Gardens home owner
Port St Lucie

From: [Rob](#)
To: [Bethany Grubbs](#)
Subject: Landscape modification
Date: Friday, May 2, 2025 10:33:43 AM

Good morning,

I am the owner of 595 se Villandry way in Veranda gardens and it's been brought to the attention of residents in veranda that there is a request to put landscaping in lieu of a wall at the end of Villandry separating our community from a different one. We WANT the wall put up. I am writing an email to put in writing that we DO NOT want landscaping in lieu of the wall.

Build the wall!

Thank you,
Robert Cline & Evgeni Kolton

From: [Brigette Carbone](#)
To: [Bethany Grubbs](#)
Subject: Opposition to Veranda Landings P25-029
Date: Sunday, May 4, 2025 8:19:03 AM

Good morning Bethany,

I am writing this letter with regards to the notice that we received in the mail regarding the agent wanting to waive the requirement for the architectural wall on the east perimeter of my development in Veranda Gardens.

We are absolutely in opposition of having them put landscaping in lieu of a wall that is required for a single family gated community development. We live on Villandry Way close to the cul-de-sac and we express a strong concern about people coming in and out of our development especially on the street where we live. We have a bunch of young children that live on the street and we do not need people from other developments accessing our community when they are not allowed to be in here.

We wanted to make sure you were aware that many others are obviously in opposition of this as well. Please bring this email to your meeting on Tuesday, May 6th.

We appreciate your attention to this very important matter.

Thank you.

Regards,
Barry & Brigitte Muglia

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Denise D](#)
To: [Bethany Grubbs](#)
Subject: Veranda Gardens Opposition
Date: Monday, May 5, 2025 8:53:56 AM

Good morning,

I am a current homeowner inside the community of Veranda Gardens. We have recently been notified that the builder of the apartments next door to our property has neglected to construct a wall between delineating our gated community and theirs. This isn't a gated community without the provision of that wall being built and planting landscaping doesn't prevent trasoassrts that we've seen now using our facilities that we pay for. Much less riding ATVs and motorcycles on the berm behind our properties.

Please ensure the wall is built per permit.

Regards,
Denise Dillon
denisedillon21@gmail.com

From: [Laurel](#)
To: [Bethany Grubbs](#)
Subject: Wall between Veranda Gardens and Veranda Landing
Date: Friday, May 2, 2025 3:18:56 PM

I am sending this email as a resident of Veranda Gardens to request that the builder of the apartment complex, Veranda Landing, be required to build the wall between the apartments and Veranda Gardens. This wall was required as a part of their building permit.

Laurel Goll