

Colt Schwerdt

From: Tony Palumbo <Tony.Palumbo@mattamycorp.com>
Sent: Wednesday, August 30, 2023 10:35 AM
To: Elijah Wooten; Alex Akel; Austin Burr; Autumn Sorrow; Azlina Siegel; Bill Hachmeister; Bob Blazer; Bobby Burns; bradcurrie@edc-inc.com; Butch Terpening; Charlie Cangianelli; Chris Frederick; Clyde Cuffy; Colleen Jacobsen; Colt Schwerdt; Craig Fuller; Dan Liparini; Dan Sorrow; Darren Guettler; Darren Weimer; Dave Lindley; David Graham; David Morgan - Guettler Brothers Construction (dave@guettlerconstruction.com); Deb Frazier (deb@treasurecoastba.com); Derek Fenech; Diana Spriggs; Donna Rhoden; Freddy; Garrett Dinsmore; Gary O'Dell; Greg Pettibon; Heath Stocton; Horacio Moncada; Howard Ehrsam (Howard@VenergyGroup.com); Jay Wickham; Jennifer Davis; Jesus Merejo; Joel Dramis; John Argenziano; John Edward Rosebush; Joseph Sabater; Kelly Cranford; Kevin Brokaw; Kevin Matyjaszek; Kevin Ratterre; Kim Little; Husainy, Kinan; Laney Southerly; Maddie Williams - Treasure Coast Builders Association (maddie@treasurecoastba.com); Mellissa Corbett; Michael Peter; Michele Holler; Mike.Fogarty@glhomes.com; Oscar Vilchez - Shared Mailbox; Patrick Gonzalez; Patrick McGregan (mcgreganandsons@aol.com); Paul Buri; Ramsey Akel; Randy Rodgers; Randy Stringer; Randy Tyo; Regina Linsley; Richardson, Ben; RJ Buchmeyer (rj@hawkinspaving.net); Robert Fromm; Robert Snowe - American Concrete Industries (bob@aciprecast.com); Ron Buchmeyer; Ryan Courson; Scott Clements; Scott Glaubitz; Scott Morton; Shaun MacKenzie; Stephanie Heidt; Steve Brickley; Steve Garrett; Steve Harnage; Taronson@StLucieChamber.org; Teresa Lamar-Sarno; Thomas Lanahan; Tracy Valure; William Smith; Frank Covelli
Cc: Tara Toto
Subject: RE: [EXTERNAL] Commercial and Residential Developers Stakeholder Meeting 9/7/23

All

[This is a bad code change .](#)

[Stabilized Fire access appears to make sense.](#)

[The requirement to force secondary access points at 100 homes appears to have no basics.](#)

[In my 35 years of Community Development access has been driven by Traffic Engineers and common sense.](#)

[At a minimum 800 to 1000 home sites should be the range if a code change is really needed as requirement for the City of Port St Lucie. 😞](#)

[A simple last point is the additional cost added to a 100 homesites for this code is in excess of \\$500,000.Dollars](#)

Respectfully

Tony Palumbo



Tony Palumbo
Vice President of Land Acquisitions & Entitlements
Southeast Florida Division

Cell 954-826-7487

Tony.Palumbo@mattamycorp.com

2500 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426

Notice: This email is intended for use of the party to whom it is addressed and may contain confidential information. If you have received this email in error, please inform me and delete it. Thank you.

From: Elijah Wooten <EWooten@cityofpsl.com>

Sent: Wednesday, August 30, 2023 9:00 AM

To: Alex Akel <Alex@akelhomes.com>; Austin Burr <aburr@greenpointllc.com>; Autumn Sorrow <autumn@ajentitlements.com>; Azlina Siegel <azlina.siegel@glhomes.com>; Bill Hachmeister <billh@themilcorgroup.com>; Bob Blazer <bob@blazerconstruction.net>; Bobby Burns <bburns@ecunderground.net>; bradcurrie@edc-inc.com; Butch Terpening <bterpening@ct-eng.com>; Charlie Cangianelli <ccangianelli@ecslimited.com>; Chris Frederick <cfrederick@greenpointllc.com>; Clyde Cuffy <CCuffy@cityofpsl.com>; Colleen Jacobsen <CJacobsen@cityofpsl.com>; Colt Schwerdt <CSchwerdt@cityofpsl.com>; Craig Fuller <cfuller@civilsurv.com>; Dan Liparini <DJLiparini@drhorton.com>; Dan Sorrow <DSorrow@Cotleur-Hearing.com>; Darren Guettler <darreng@velcongroup.com>; Darren Weimer <dweimer@kolter.com>; Dave Lindley <dave@cwiasoc.com>; David Graham <DGraham@cityofpsl.com>; David Morgan - Guettler Brothers Construction (dave@guettlerconstruction.com) <dave@guettlerconstruction.com>; Deb Frazier (deb@treasurecoastba.com) <deb@treasurecoastba.com>; Derek Fenech <dfenech@kolter.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Donna Rhoden <DRhoden@cityofpsl.com>; Freddy <freddy@centerlineinc.com>; Garrett Dinsmore <garrett.dinsmore@pulte.com>; Gary O'Dell <gary.odell@glhomes.com>; Greg Pettibon <greg.pettibon@lennar.com>; Heath Stocton <HStocton@cityofpsl.com>; Horacio Moncada <horacio@akelhomes.com>; Howard Ehram (Howard@VenergyGroup.com) <Howard@VenergyGroup.com>; Jay Wickham <JWickham@cityofpsl.com>; Jennifer Davis <JDavis@cityofpsl.com>; Jesus Merejo <jmerejo@cityofpsl.com>; Joel Dramis <Jdramis@cityofpsl.com>; John Argenziano <John.Argenziano@Ferguson.com>; John Edward Rosebush <JERosebush@drhorton.com>; Joseph Sabater <SabaterJ@stlucieco.org>; Kelly Cranford <kcranford@ct-eng.com>; Kevin Brokaw <brokawdevelopment@outlook.com>; Kevin Matyjaszek <KMatyjaszek@cityofpsl.com>; Kevin Ratterre <kevin.ratterree@glhomes.com>; Kim Little <kiml@themilcorgroup.com>; Husainy, Kinan <kinan.husainy@kimley-horn.com>; Laney Southerly <LSoutherly@cityofpsl.com>; Maddie Williams - Treasure Coast Builders Association (maddie@treasurecoastba.com) <maddie@treasurecoastba.com>; Melissa Corbett <melissac@themilcorgroup.com>; Michael Peter <MPeter@cityofpsl.com>; Michele Holler <MHoller@cityofpsl.com>; Mike.Fogarty@glhomes.com; Oscar Vilchez - Shared Mailbox <Oscar.Vilchez@mattamycorp.com>; Patrick Gonzalez <pgonzalez@pulte.com>; Patrick McGregan (mcgreganandsons@aol.com) <mcgreganandsons@aol.com>; Paul Buri <buri@simmonsandwhite.com>; Ramsey Akel <ramsey@akelhomes.com>; Randy Rodgers <randyr@velcongroup.com>; Randy Stringer <randy@centerlineinc.com>; Randy Tyo <randy@pipelineutilities.com>; Regina Linsley <RLinsley@cityofpsl.com>; Richardson, Ben <Ben.Richardson@fpl.com>; RJ Buchmeyer (rj@hawkinspaving.net) <rj@hawkinspaving.net>; Robert Fromm <rfromm@kolter.com>; Robert Snowe - American Concrete Industries (bob@aciprecast.com) <bob@aciprecast.com>; Ron Buchmeyer <ron@hawkinspaving.net>; Ryan Courson <Ryan.courson@glhomes.com>; Scott Clements <scott.clements@pultegroup.com>; Scott Glaubitz <sglaubitz@bseconsult.com>; Scott Morton <smorton@kolter.com>; Shaun MacKenzie <shaun@mackenzieengineeringinc.com>; Stephanie Heidt <sheidt@tcrpc.org>; Steve Brickley <sbrickley@bowmanconsulting.com>; Steve Garrett <sgarrett@lucidodesign.com>; Steve Harnage <SHarnage@cityofpsl.com>; TAronson@StLucieChamber.org; Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Thomas Lanahan <tlanahan@tcrpc.org>; Tony Palumbo <Tony.Palumbo@mattamycorp.com>; Tracy Valure <TValure@cityofpsl.com>; William Smith <wsmith@civilsurv.com>

Subject: [EXTERNAL] Commercial and Residential Developers Stakeholder Meeting 9/7/23

Development Community:

The City of Port St. Lucie is proposing changes to the Land Development Code for Secondary Access Standards for residential developments, and we would like to receive your feedback and suggestions on the below thresholds for secondary access requirements. Please note that the first reading of the ordinance was August 28th, so time is of the essence, and the second reading is going to be scheduled for September 25th. Therefore, please make it a point to provide your feedback and suggested thresholds by next Wednesday September 6th by NOON. We would also like to schedule a virtual meeting for September 7th to discuss your proposed changes. So please make sure someone from your development team can attend this meeting. We appreciate your understanding on this short timeframe, as this will accommodate the mandated timeframes for scheduling City Council items and to make changes if necessary.

Please note we are seeking feedback on four critical items as follows:

- 1) Residential Unit Threshold for 1 permanent access point and 1 emergency access point. Currently proposed at 1 to 99 residential units.
- 2) Timing threshold for when the emergency access point must be installed for number one above. Currently proposed prior to 50% building permit issuance.
- 3) Residential Unit Threshold for 2 permanent access points suitable for all. Currently proposed at 100 or more residential units.
- 4) Timing threshold for second permanent access point for number three above. Currently proposed prior to the 75th building permit issuance.

Important Dates:

- **Wednesday September 6th. Feedback on the above questions is due by noon.**
- **Thursday September 7th (1:00 to 3:00) virtual workshop meeting to discuss feedback and access requirements.**
- **Monday September 25th Second Reading of Ordinance at City Council**

The proposed ordinance language and thresholds are shown below via the underlined text.

- (1) The minimum number of residential development access points are provided below, or as determined by a traffic study, or the Fire Marshall, whichever is more stringent. Additional access points may be required as determined by the Site Plan Review Committee.
 - a. One to 99 units. Site must provide a minimum of two access points. One access point may operate as an emergency access point only and may utilize a stabilized, pervious surface approved by the City Engineer and Fire Marshall. The secondary access point shall be located on a different public roadway than the primary access point and on different sides of the development where feasible. Installation of a secondary access point shall be completed prior to 50 percent of building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum, which shall be constructed in conformance with the City's Engineering Standards for Land Development.
 - b. 100 or more units. Site must provide a minimum of two access points with impervious surfaces suitable for all users and shall be located on public roadways independent of one another and on different sides of the development where feasible. Installation of the secondary access point shall be completed prior to the 75th building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access

point shall include construction of the public roadway up to the secondary access point at a minimum, which shall be constructed in conformance with the City's Standards for Land Development.

We appreciate your participation in this process, and for working within the tight timeline.

Thanks,



"A City for All Ages"
www.cityofpsl.com

Elijah Wooten, Jr., MBA

Economic Development Administrator

City Manager's Office

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

Port St. Lucie, Florida 34984-5099

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ewooten@cityofpsl.com

For more information about Port St Lucie's dynamic retail and restaurant marketplace please visit.

www.cityofpsl.com/retail

Colt Schwerdt

From: Austin Burr <aburr@greenpointllc.com>
Sent: Tuesday, September 5, 2023 4:16 PM
To: Elijah Wooten; Colt Schwerdt; Clyde Cuffy; Teresa Lamar-Sarno; Diana Spriggs
Cc: Brennan Dwyer; Butch Terpening; Husainy, Kinan; Steve Garrett
Subject: RE: Commercial and Residential Developers Stakeholder Meeting 9/7/23

Good afternoon all,

I dropped off most of the group so as to try and avoid ruffling feathers, but please feel free to forward along as you see fit. I know this is a sensitive topic and we want to be good partners and work with the City where we can. In general, I believe that establishing thresholds for emergency and secondary access points is a great idea and will be beneficial for all parties so that we can plan appropriately. However, the thresholds that have been laid out seem to be far below thresholds we see in other areas of the state and do not seem to be reasonable. We are of course sensitive to public safety, but I think it is important to take the necessary time to work with traffic engineers and the development community to establish reasonable thresholds.

I've copied in my thoughts in red below. Looking forward to speaking with everyone on Thursday.

Please note we are seeking feedback on four critical items as follows:

- 1) Residential Unit Threshold for 1 permanent access point and 1 emergency access point. Currently proposed at 1 to 99 residential units.
 - a. 200 to 599 residential units
- 2) Timing threshold for when the emergency access point must be installed for number one above. Currently proposed prior to 50% building permit issuance.
 - a. 200 building permits issued
- 3) Residential Unit Threshold for 2 permanent access points suitable for all. Currently proposed at 100 or more residential units.
 - a. 600 or more residential units
- 4) Timing threshold for second permanent access point for number three above. Currently proposed prior to the 75th building permit issuance.
 - a. 600 building permits issued for full secondary access, emergency access must be provided at 200th building permit

Important Dates:

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- **Monday September 25th Second Reading of Ordinance at City Council**

The proposed ordinance language and thresholds are shown below via the underlined text.

- (1) The minimum number of residential development access points are provided below, or as determined by a traffic study, or the Fire Marshall, whichever is more stringent. Additional access points may be required as determined by the Site Plan Review Committee. This language leaves too much room for ambiguity. If a traffic study supports X number of access points then that should be the guidance. If the City would like a set number of units for all projects, that should be dictated by working

with traffic engineer and the development community to determine reasonable thresholds.

- a. One to 99 units. Site must provide a minimum of two access points. One access point may operate as an emergency access point only and may utilize a stabilized, pervious surface approved by the City Engineer and Fire Marshall. The secondary access point shall be located on a different public roadway than the primary access point and on different sides of the development where feasible. Does “where feasible” apply to different public roadways and different sides of the development? This is not always feasible, especially for projects that only front on one public roadway. Installation of a secondary access point shall be completed prior to 50 percent of building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum, which shall be constructed in conformance with the City’s Engineering Standards for Land Development. As long as the public roadway is 100% mobility fee creditable, this seems manageable. This should be dealt with more on a case by case basis though, for DRIs that have determined roadways to be built by the developer, this should not be an additional cost to the developer.
- b. 100 or more units. Site must provide a minimum of two access points with impervious surfaces suitable for all users and shall be located on public roadways independent of one another and on different sides of the development where feasible. Does “where feasible” apply to different public roadways and different sides of the development? This is not always feasible, especially for projects that only front on one public roadway. Also, what does “independent of one another” mean? Installation of the secondary access point shall be completed prior to the 75th building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum, which shall be constructed in conformance with the City’s Standards for Land Development. As long as the public roadway is 100% mobility fee creditable, this seems manageable. This should be dealt with more on a case by case basis though, for DRIs that have determined roadways to be built by the developer, this should not be an additional cost to the developer.

Please feel free to call me on my cell if you would like to discuss anything prior to the meeting on Thursday.

Thank you,

R. Austin Burr

Regional President, South Florida

Mobile: (904)910-7256

ABurr@GreenPointeLLC.com

From: Michael Peter <MPeter@cityofpsl.com>

Sent: Tuesday, September 5, 2023 10:07 AM

To: Elijah Wooten <EWooten@cityofpsl.com>; Alex Akel <Alex@akelhomes.com>; Austin Burr <aburr@greenpointellc.com>; Autumn Sorrow <autumn@ajentitlements.com>; Azlina Siegel <azlina.siegel@glhomes.com>; Bill Hachmeister <billh@themilcorgroup.com>; Bob Blazer <bob@blazerconstruction.net>; Bobby Burns <bburns@ecunderground.net>; bradcurrie@edc-inc.com; Butch Terpening <bterpening@ct-eng.com>; Charlie Cangianelli <ccangianelli@ecslimited.com>; Chris Frederick <cfrederick@greenpointellc.com>; Clyde Cuffy <CCuffy@cityofpsl.com>; Colleen Jacobsen <CJacobsen@cityofpsl.com>; Colt Schwerdt <CSchwerdt@cityofpsl.com>; Craig Fuller <cfuller@civilsurv.com>; Dan Liparini <DJLiparini@drhorton.com>; Dan Sorrow <DSorrow@Cotleur-Hearing.com>; Darren Guettler <darreng@velcongroup.com>; Darren Weimer <dweimer@kolter.com>; Dave Lindley <dave@cwiasoc.com>; David Graham <DGraham@cityofpsl.com>; David Morgan - Guettler Brothers Construction (dave@guettlerconstruction.com) <dave@guettlerconstruction.com>; Deb Frazier (deb@treasurecoastba.com) <deb@treasurecoastba.com>; Derek Fenech <dfenech@kolter.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Donna Rhoden <DRhoden@cityofpsl.com>; Freddy <freddy@centerlineinc.com>; Garrett Dinsmoro <garrett.dinsmore@pulte.com>; Gary O'Dell <gary.odell@glhomes.com>; Greg Pettibon <greg.pettibon@lennar.com>; Heath Stocton <HStocton@cityofpsl.com>; Horacio Moncada <horacio@akelhomes.com>; Howard Ehrsam (Howard@VenergyGroup.com) <Howard@VenergyGroup.com>; Jay Wickham <JWickham@cityofpsl.com>; Jennifer Davis <JDavis@cityofpsl.com>; Jesus Merejo <jmerejo@cityofpsl.com>; Joel Dramis <Jdramis@cityofpsl.com>; John Argenziano <John.Argenziano@Ferguson.com>; John Edward Rosebush <JERosebush@drhorton.com>; Joseph Sabater <SabaterJ@stlucieco.org>; Kelly Cranford <kcranford@ct-eng.com>; Kevin Brokaw <brokawdevelopment@outlook.com>; Kevin Matyjaszek <KMatyjaszek@cityofpsl.com>; Kevin Ratterre <kevin.ratterree@glhomes.com>; Kim Little <kiml@themilcorgroup.com>; Husainy, Kinan <kinan.husainy@kimley-horn.com>; Laney Southerly <LSoutherly@cityofpsl.com>; Maddie Williams - Treasure Coast Builders Association (maddie@treasurecoastba.com) <maddie@treasurecoastba.com>; Melissa Corbett <melissac@themilcorgroup.com>; Michele Holler <MHoller@cityofpsl.com>; Mike.Fogarty@glhomes.com; Oscar Vilchez <Oscar.Vilchez@mattamycorp.com>; Patrick Gonzalez <pgonzalez@pulte.com>; Patrick McGregan (mcgreganandsons@aol.com) <mcgreganandsons@aol.com>; Paul Buri <buri@simmonsandwhite.com>; Ramsey Akel <ramsey@akelhomes.com>; Randy Rodgers <randyr@velcongroup.com>; Randy Stringer <randy@centerlineinc.com>; Randy Tyo <randy@pipelineutilities.com>; Regina Linsley <RLinsley@cityofpsl.com>; Richardson, Ben <Ben.Richardson@fpl.com>; RJ Buchmeyer (rj@hawkinspaving.net) <rj@hawkinspaving.net>; Robert Fromm <rfromm@kolter.com>; Robert Snowe - American Concrete Industries (bob@aciprecast.com) <bob@aciprecast.com>; Ron Buchmeyer <ron@hawkinspaving.net>; Ryan Courson <Ryan.courson@glhomes.com>; Scott Clements <scott.clements@pultegroup.com>; Scott Glaubitz <sglaubitz@bseconsult.com>; Scott Morton <smorton@kolter.com>; Shaun MacKenzie <shaun@mackenzieengineeringinc.com>; Stephanie Heidt <sheidt@tcrpc.org>; Steve Brickley <sbrickley@bowmanconsulting.com>; Steve Garrett <sgarrett@lucidodesign.com>; Steve Harnage <SHarnage@cityofpsl.com>; TAranson@StLucieChamber.org; Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Thomas Lanahan <tlanahan@tcrpc.org>; Tony Palumbo <Tony.Palumbo@mattamycorp.com>; Tracy Valure <TValure@cityofpsl.com>; William Smith <wsmith@civilsurv.com>

Cc: Joel Dramis <Jdramis@cityofpsl.com>; Tracy Valure <TValure@cityofpsl.com>; Beth Barensen <BBarensen@cityofpsl.com>; Vincent Montalto <VMontalto@cityofpsl.com>; Richard Bartholomew <RBartholomew@cityofpsl.com>

Subject: RE: Commercial and Residential Developers Stakeholder Meeting 9/7/23

Good morning, Elijah,

Building permits and certificates of occupancy are statutory processes intended to ensure and document compliance with the Florida Building Code (FS 553). The Building Department can't withhold the issuance of building permits or certificates of occupancy for non-building code violations. Please revise the language to eliminate all restrictions on issuing building permits and certificates of occupancy.

Thank you.

Michael H Peter, P.E.

Assistant Building Official

City of Port St. Lucie Building Department

121 S.W. Port St. Lucie Blvd, Bldg. B

Port St. Lucie, Florida 34984

Office: 772-871-5050

Mpeter@cityofpsl.com



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Sent: Wednesday, August 30, 2023 9:00 AM

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point shall include construction of the public roadway up to the secondary access point at a minimum, which shall be constructed in conformance with the City's Engineering Standards for Land Development.

- b. 100 or more units. Site must provide a minimum of two access points with impervious surfaces suitable for all users and shall be located on public roadways independent of one another and on different sides of the development where feasible. Installation of the secondary access point shall be completed prior to the 75th building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum, which shall be constructed in conformance with the City's Standards for Land Development.

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Economic Development Administrator

City Manager's Office

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

Port St. Lucie, Florida 34984-5099

772-873-6374 direct | 772-206-1550 cell

ewooten@cityofpsl.com

For more information about Port St Lucie's dynamic retail and restaurant marketplace please visit.

www.cityofpsl.com/retail

Colt Schwerdt

From: Dan Sorrow <dsorrow@cotleur-hearing.com>
Sent: Wednesday, September 6, 2023 9:46 AM
To: Elijah Wooten; Bethany Grubbs; Colt Schwerdt
Subject: RE: Commercial and Residential Developers Stakeholder Meeting 9/7/23
Attachments: Secondary Access - Revisions 9-6-23.pdf

Please find the attached memo for the meeting tomorrow. – Thanks!

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C

Senior Partner
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Landscape Architects • Land Planners • Transportation
1934 Commerce Lane, Suite 1 | Jupiter, FL 33458 | www.cotleurhearing.com



CHanging the Way we live to preserve Where we live.

From: Elijah Wooten <EWooten@cityofpsl.com>
Sent: Wednesday, August 30, 2023 9:00 AM
To: Alex Akel <Alex@akelhomes.com>; Austin Burr <aburr@greenpointllc.com>; Autumn Sorrow <autumn@ajentitlements.com>; Azlina Siegel <azlina.siegel@glhomes.com>; Bill Hachmeister <billh@themilcorgroup.com>; Bob Blazer <bob@blazerconstruction.net>; Bobby Burns <bburns@ecunderground.net>; Brad Currie <bradcurrie@edc-inc.com>; Butch Terpening <bterpening@ct-eng.com>; Charlie Cangianelli <ccangianelli@eclslimited.com>; Chris Frederick <cfrederick@greenpointllc.com>; Clyde Cuffy <Ccuffy@cityofpsl.com>; Colleen Jacobsen <CJacobsen@cityofpsl.com>; Colt Schwerdt <CSchwerdt@cityofpsl.com>; Craig Fuller <cfuller@civilsurv.com>; Dan Liparini <DJLiparini@drhorton.com>; Dan Sorrow <dsorrow@cotleur-hearing.com>; Darren Guettler <darreng@velcongroup.com>; Darren Weimer <dweimer@kolter.com>; David Lindley <dave@cwiasoc.com>; David Graham <DGraham@cityofpsl.com>; David Morgan - Guettler Brothers Construction (dave@guettlerconstruction.com) <dave@guettlerconstruction.com>; Deb Frazier (deb@treasurecoastba.com) <deb@treasurecoastba.com>; Derek Fenech <dfenech@kolter.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Donna Rhoden <DRhoden@cityofpsl.com>; Freddy <freddy@centerlineinc.com>; Garrett Dinsmore <garrett.dinsmore@pulte.com>; Gary O'Dell <gary.odell@glhomes.com>; Greg Pettibon <greg.pettibon@lennar.com>; Heath Stocton <hstocton@cityofpsl.com>; Horacio Moncada <horacio@akelhomes.com>; Howard Ehram (Howard@VenergyGroup.com) <Howard@VenergyGroup.com>; Jay Wickham <JWickham@cityofpsl.com>; Jennifer Davis <JDavis@cityofpsl.com>; Jesus Merejo <jmerejo@cityofpsl.com>; Joel Dramis <Jdramis@cityofpsl.com>; John Argenziano <John.Argenziano@Ferguson.com>; John JR Rosebush <JERosebush@drhorton.com>; Joseph Sabater <SabaterJ@stlucieco.org>; Kelly Cranford <kcranford@ct-eng.com>; Kevin Brokaw <brokawdevelopment@outlook.com>; Kevin Matyjaszek <KMatyjaszek@cityofpsl.com>; Kevin Ratterree <kevin.ratterree@glhomes.com>; Kim Little <kiml@themilcorgroup.com>; Husainy, Kinan <kinan.husainy@kimley-horn.com>; Laney Southerly <LSoutherly@cityofpsl.com>; Maddie Williams - Treasure Coast Builders Association (maddie@treasurecoastba.com) <maddie@treasurecoastba.com>; Melissa Corbet <melissac@themilcorgroup.com>; Michael Peter <mpeter@cityofpsl.com>; Michele Holler <MHoller@cityofpsl.com>; Mike.Fogarty@glhomes.com; Oscar Vilchez <Oscar.Vilchez@mattamycorp.com>; Patrick Gonzalez <pgonzalez@pulte.com>; Patrick McGregan (mcgreganandsons@aol.com) <mcgreganandsons@aol.com>; Paul Buri <buri@simmonsandwhite.com>; Ramsey Akel <ramsey@akelhomes.com>; Randy Rodgers <randyr@velcongroup.com>; Randy Stringer <randy@centerlineinc.com>; Randy Tyo <randy@pipelineutilities.com>; Regina Linsley <RLinsley@cityofpsl.com>; Richardson, Ben <Ben.Richardson@fpl.com>; RJ Buchmeyer (rj@hawkinspaving.net) <rj@hawkinspaving.net>; Robert Fromm

<rfromm@kolter.com>; Robert Snowe - American Concrete Industries (bob@aciprecast.com) <bob@aciprecast.com>; Ron Buchmeyer <ron@hawkinspaving.net>; Ryan Courson <Ryan.courson@glhomes.com>; Scott Clements <scott.clements@pultegroup.com>; Scott Glaubitz <sglaubitz@bseconsult.com>; Scott Morton <smorton@kolter.com>; Shaun MacKenzie <shaun@mackenzieengineeringinc.com>; Stephanie Heidt <sheidt@tcrpc.org>; Steve Brickley <sbrickley@bowmanconsulting.com>; Steve Garrett <sgarrett@lucidodesign.com>; Steve Harnage <sharnage@cityofpsl.com>; TAranson@StLucieChamber.org; Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Thomas Lanahan <tlanahan@tcrpc.org>; Tony Palumbo <tony.palumbo@mattamycorp.com>; Tracy Valure <TValure@cityofpsl.com>; William Smith <wsmith@civilsurv.com>

Subject: Commercial and Residential Developers Stakeholder Meeting 9/7/23

Development Community:

The City of Port St. Lucie is proposing changes to the Land Development Code for Secondary Access Standards for residential developments, and we would like to receive your feedback and suggestions on the below thresholds for secondary access requirements. Please note that the first reading of the ordinance was August 28th, so time is of the essence, and the second reading is going to be scheduled for September 25th. Therefore, please make it a point to provide your feedback and suggested thresholds by next Wednesday September 6th by NOON. We would also like to schedule a virtual meeting for September 7th to discuss your proposed changes. So please make sure someone from your development team can attend this meeting. We appreciate your understanding on this short timeframe, as this will accommodate the mandated timeframes for scheduling City Council items and to make changes if necessary.

Please note we are seeking feedback on four critical items as follows:

- 1) Residential Unit Threshold for 1 permanent access point and 1 emergency access point. Currently proposed at 1 to 99 residential units.
- 2) Timing threshold for when the emergency access point must be installed for number one above. Currently proposed prior to 50% building permit issuance.
- 3) Residential Unit Threshold for 2 permanent access points suitable for all. Currently proposed at 100 or more residential units.
- 4) Timing threshold for second permanent access point for number three above. Currently proposed prior to the 75th building permit issuance.

Important Dates:

- **Wednesday September 6th. Feedback on the above questions is due by noon.**
- **Thursday September 7th (1:00 to 3:00) virtual workshop meeting to discuss feedback and access requirements.**
- **Monday September 25th Second Reading of Ordinance at City Council**

The proposed ordinance language and thresholds are shown below via the underlined text.

- (1) The minimum number of residential development access points are provided below, or as determined by a traffic study, or the Fire Marshall, whichever is more stringent. Additional access points may be required as determined by the Site Plan Review Committee.
 - a. One to 99 units. Site must provide a minimum of two access points. One access point may operate as an emergency access point only and may utilize a stabilized, pervious surface approved by the City Engineer and Fire Marshall. The secondary access point shall be located on a different public roadway than the primary access point and on different sides of the development where feasible. Installation of a secondary access point shall be completed prior to 50 percent of building permit issuance. When the public roadway is not yet

constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum, which shall be constructed in conformance with the City's Engineering Standards for Land Development.

- b. 100 or more units. Site must provide a minimum of two access points with impervious surfaces suitable for all users and shall be located on public roadways independent of one another and on different sides of the development where feasible. Installation of the secondary access point shall be completed prior to the 75th building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum, which shall be constructed in conformance with the City's Standards for Land Development.

We appreciate your participation in this process, and for working within the tight timeline.

Thanks,



"A City for All Ages"
www.cityofpsl.com

Elijah Wooten, Jr., MBA

Economic Development Administrator

City Manager's Office

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

Port St. Lucie, Florida 34984-5099

772-873-6374 *direct* | 772-206-1550 *cell*

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www.cityofpsl.com/retail

September 6, 2023

Ms. Bethany Grubbs, Planner III
City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

RE: City of Port St. Lucie Text Amendment Chapter 156 – Subdivision Regulations, Section 156.094 and Chapter 158 – Zoning Code, Section(s) 158.172, 158.187 & 158.222 P23-113

Dear Mrs. Grubbs,

Thank you for considering changes to land development code to address additional access points required for the development community. Although I understand the goals of the staff, the changes are not yet ripe for adoption. More time and consideration needs to be given so that any proposed changes treat all stakeholders fair as transparency is the goal of the city. It's my understanding that a mini workshop will be held virtually on September 7th at 1:00 to discuss the proposed changes and to give the development community roughly 2 hours to provide feedback on the proposed legislation. Although I anticipate this being a productive meeting, the ramifications of this proposed text amendment could have long lasting detrimental and devastating effects on business and development in the City. Therefore, I request that adoption of these changes be postponed until more time can be made available for dialogue with the development community. Below, I have proposed several changes that I hope staff will consider that can be discussed during the virtual Commercial and Residential Developer Stakeholder Meeting.

- (B) **Relation to Major Transportation Facilities.** MPUD districts shall be so located with respect to arterial or major streets, highways, collector streets, or other transportation facilities as to provide suitable access to those districts.
1. The minimum number of residential development access points are outlined below, or as determined by ~~a traffic study, or~~ the Fire Marshall, consistent with the Florida Building Code or St. Lucie County Fire District standard, whichever is more stringent. ~~Additional access points may be required as determined by the Site Plan Review Committee.~~ Note: The requirement allowing the Site Plan Review Committee authority to require additional access is too vague. It will allow the SPRC to apply different standards to different projects and developers without any predictability. There are no standards to which the SPRC will be required to abide by, which will result in arbitrary decisions with inequitable results.

- a. One to ~~99~~ 299 units. Site must provide a minimum of two access points. One access may operate as an emergency only and may utilize a stabilized, pervious surface approved by the City Engineer and Fire Marshall. The secondary access point shall be located on currently existing and constructed public roadways adjacent to the parcel, and if feasible, on a different public roadway than the primary access only when the parcel abuts the secondary roadway. If no secondary roadway exists, then the site must meet all FDOT separation requirements for same road access locations. ~~and on different sides of the development where feasible.~~ Installation of a secondary access point shall be completed prior to 50 percent of building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the secondary access up to the point of connection with the public roadway so that it can be connected once the public roadway is constructed ~~at a minimum; and which shall be constructed in conformance with the City's Engineering Standards for Land Development.~~
- b. ~~100~~ 300 or more units. Site must provide a minimum of two access points with impervious surfaces suitable for all users and shall be located on currently existing and constructed public roadways adjacent to the parcel independent of one another and on different sides of the development where feasible. Installation of the secondary access point shall be completed prior to ~~the~~ 50 percent ~~75th~~ building-permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the secondary access up to the point of connection with the public roadway so that it can be connected once the public roadway is constructed ~~at a minimum; and which shall be constructed in conformance with the City's Engineering Standards for Land Development.~~

Nothing about the above access requirements shall be applied to require expedited construction of roadways as set forth in vested Development Orders

I trust that this letter provides meaningful content for codifying the need for secondary access into the land development code of Port St. Lucie. We look forward to discussing the issue during the upcoming virtual event.

Should you have any questions, please do not hesitate to contact me at 561-747-6336 or dsorrow@cotleur-hearing.com.

Sincerely yours,



Daniel T. Sorrow, AICP, PLA, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Colt Schwerdt

From: Azlina Goldstein <Azlina.Goldstein@glhomes.com>
Sent: Wednesday, September 6, 2023 9:46 AM
To: Colt Schwerdt; Diana Spriggs; Heath Stocton
Cc: Teresa Lamar-Sarno; Mary Savage-Dunham; Anne Cox; Azlina Goldstein
Subject: Riverland Comments on Proposed Code Amendment re MPUD Access Points
Attachments: Riverland Ltr re Access Code Change - FINAL 9.6.23 w. EX.pdf

Colt,
Please see the attached letter concerning our review and comments on the City's proposed text amendment to the City Code concerning secondary access points for residential developments.

As always, please do not hesitate to give me a call if you have any questions.
Very Best Regards,
Azlina

Azlina Goldstein, Esq.

RIVERLAND ~ VP, ENTITLEMENTS, ST. LUCIE

12320 SW Calm Pointe, Ct.

Port Saint Lucie, FL 34987

Cell: (954) 559-0465

Email: azlina.goldstein@glhomes.com



Riverland/Kennedy II, LLC

1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, FL 33323

VIA EMAIL

COLT SCHWERDT, P.E., ASST. DIRECTOR & CITY ENGINEER

CITY OF PORT ST. LUCIE PUBLIC WORKS DEPARTMENT

CITY OF PORT ST. LUCIE

121 SW Port St. Lucie Boulevard

Port St. Lucie, FL 34984

September 6, 2023

RE: P23-113 City Initiated Text Amendment re Secondary Access Standard

Dear Colt,

On behalf of Riverland/Kennedy II, LLC (referred to herein as “GL”), we support of the City’s efforts to codify minimum vehicular access standards for residential developments. As you can see in the attached graphics that depict the beginning stages of our four (4) approved residential parcels (Parcels A through D), we are implementing the very access standards that the City seeks to codify. Each of our residential development subdivisions have two (2) permanent access points on two (2) different roadway frontages. Additionally, we provide a permanent access point (at the main entry to a community) and a temporary emergency secondary access point before the first certificate of occupancy is issued. While we agree that standards should be codified, GL is not supportive, however, of the current Staff proposal.

For those larger-scaled developments that have over 500 homes, and especially those that have over 1,000 homes in a single community (like those in Riverland), it is unrealistic to expect a permanent secondary access gets developed prior to the issuance of the 75th building permit. If we were required to follow this 75th building permit standard, the secondary access points for each of our communities would lead to undeveloped land and remain as a road connection to nowhere, which would be confusing for emergency response vehicles (and residents) and would serve no purpose as there would be no physical internal connection between the two access points.

Rather, we suggest the City consider a threshold standard based on a percentage of building permits issued as this approach can be applied to developments of varying sizes.

City Staff proposed the following language for Section 158.187, which was presented on August 28, 2023, to City Council by City Staff at first reading of Ordinance 23-53. Below are our proposed edits to the current proposed code amendment language. The underlined text is the City’s current proposed language, and our ~~proposed deletions~~ are noted via ~~striketrough font~~ and the ***proposed additions are noted via bold and italicized font.***

(B) Relation to Major Transportation Facilities. MPUD districts shall be so located with respect to arterial or major streets, highways, collector streets, or other transportation facilities as to provide suitable access to those districts.

(1) The minimum number of residential development access points are outlined below, or as determined by a traffic study, or the Fire Marshall, whichever is more stringent. Additional access points may be required as determined by the Site Plan Review Committee.

- a. One to 99 units. Site must provide a minimum of two access points. One access may operate as an emergency only and may utilize a stabilized, pervious surface approved by the City Engineer and Fire Marshall. The secondary access point shall be located on different public roadway than the primary access and on different sides of the development where feasible. Installation of a secondary access point shall be completed prior to 50 percent of building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum; and which shall be constructed in conformance with the City's Engineering Standards for Land Development.

100 or more units. Site must provide a minimum of two access points with impervious surfaces suitable for all users and shall be located on public roadways independent of one another and on different sides of the development where feasible. *One of the two access points may initially operate as a temporary emergency access only and may utilize a stabilized, pervious surface approved by the City Engineer and Fire Marshall. Any temporary access point utilized for secondary emergency access shall be completed prior to the first non-model residential certificate of occupancy and shall remain in place until the permanent secondary access is complete. Construction of the permanent secondary access point shall commence prior to 50 percent of building permit issuance.* ~~Installation of the secondary access point shall be completed prior to the 75th building permit issuance.~~ When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum; and which shall be constructed in conformance with the City's Engineering Standards for Land Development.

Should you have any questions or need any additional information regarding our foregoing review and comments on the City's proposed codification of access standards, please do not hesitate to contact us.

Best regards,

RIVERLAND/KENNEDY II, LLC

s/Azlina Goldstein

Azlina Goldstein

Email: Azlina.Goldstein@glhomes.com

Encl.

cc: Diana, Spriggs, P.E., Regulatory Division Director



RIVERLAND PARCEL A
78 NON-MODEL UNITS STARTED
(1/2019)
+ 24 permits / 2wks "ready to go"
= **102 PERMITS ISSUED**

17 PLATS PERMITTED with MAJOR OFFSITE UTILITIES

ENT #2

Temp. Emer. Access

1.6 mi

ENT #1



RIVERLAND PARCEL C
66 NON-MODEL UNITS STARTED
(1/2021)
+ 24 permits / 2wks "ready to go"
= 90 PERMITS ISSUED

ENT #2

Temp. Emer. Access

1.6 mi

ENT #1

RIVERLAND PARCEL B
188+ NON-MODEL UNITS STARTED
(4/2023)
+ 24 permits / 2wks "ready to go"
= 212 PERMITS ISSUED

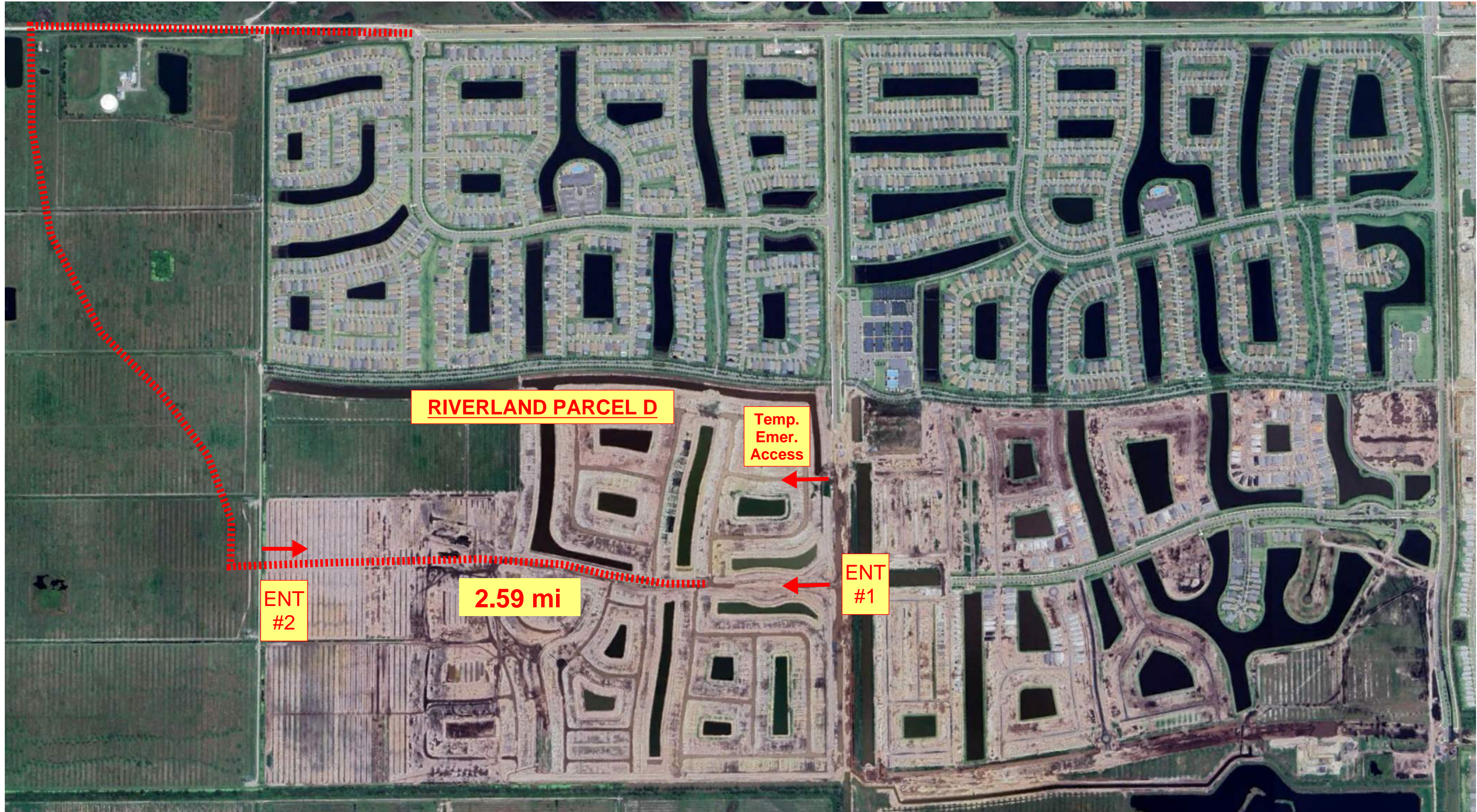


ENT #1

1.55 mi

**Temp.
Emer.
Access**

ENT #2



Colt Schwerdt

From: Steve Garrett <sgarrett@lucidodesign.com>
Sent: Wednesday, September 6, 2023 11:49 AM
To: Colt Schwerdt; Tony Palumbo; Elijah Wooten; Alex Akel; Austin Burr; Autumn Sorrow; Azlina Siegel; Bill Hachmeister; Bob Blazer; Bobby Burns; bradcurrie@edc-inc.com; Butch Terpening; Charlie Cangianelli; Chris Frederick; Clyde Cuffy; Colleen Jacobsen; Craig Fuller; Dan Liparini; Dan Sorrow; Darren Guettler; Darren Weimer; Dave Lindley; David Graham; David Morgan - Guettler Brothers Construction (dave@guettlerconstruction.com); Deb Frazier (deb@treasurecoastba.com); Derek Fenech; Diana Spriggs; Donna Rhoden; Freddy; Garrett Dinsmore; Gary O'Dell; Greg Pettibon; Heath Stocton; Horacio Moncada; Howard Ehrsam (Howard@VenergyGroup.com); Jay Wickham; Jennifer Davis; Jesus Merejo; Joel Dramis; John Argenziano; John Edward Rosebush; Joseph Sabater; Kelly Cranford; Kevin Brokaw; Kevin Matyjaszek; Kevin Ratterre; Kim Little; Husainy, Kinan; Laney Southerly; Maddie Williams - Treasure Coast Builders Association (maddie@treasurecoastba.com); Mellissa Corbett; Michael Peter; Michele Holler; Mike.Fogarty@glhomes.com; Oscar Vilchez - Shared Mailbox; Patrick Gonzalez; Patrick McGregan (mcgreganandsons@aol.com); Paul Buri; Ramsey Akel; Randy Rodgers; Randy Stringer; Randy Tyo; Regina Linsley; Richardson, Ben; RJ Buchmeyer (rj@hawkinspaving.net); Robert Fromm; Robert Snowe - American Concrete Industries (bob@aciprecast.com); Ron Buchmeyer; Ryan Courson; Scott Clements; Scott Glaubitz; Scott Morton; Shaun MacKenzie; Stephanie Heidt; Steve Brickley; Steve Harnage; TAranson@StLucieChamber.org; Teresa Lamar-Sarno; Thomas Lanahan; Tracy Valure; William Smith; Frank Covelli
Cc: Tara Toto
Subject: RE: [EXTERNAL] Commercial and Residential Developers Stakeholder Meeting 9/7/23
Attachments: Emergency and Secondary Access SG recommendations 090623.pdf

Colt –

Find attached my thoughts and recommendations for staff's consideration and use in tomorrows workshop.

Thank you!

Steve Garrett, RLA

Senior Partner

Lucido & Associates

701 S.E. Ocean Blvd. Stuart, FL 34994

mobile: 772.403.3725

From: Colt Schwerdt <CSchwerdt@cityofpsl.com>

Sent: Wednesday, August 30, 2023 11:38 AM

To: Tony Palumbo <Tony.Palumbo@mattamycorp.com>; Elijah Wooten <EWooten@cityofpsl.com>; Alex Akel <Alex@akelhomes.com>; Austin Burr <aburr@greenpointllc.com>; Autumn Sorrow <autumn@ajentitlements.com>; Azlina Siegel <azlina.siegel@glhomes.com>; Bill Hachmeister <billh@themilcorgroup.com>; Bob Blazer <bob@blazerconstruction.net>; Bobby Burns <bburns@ecunderground.net>; bradcurrie@edc-inc.com; Butch Terpening <bterpening@ct-eng.com>; Charlie Cangianelli <ccangianelli@ecslimited.com>; Chris Frederick <cfrederick@greenpointllc.com>; Clyde Cuffy <CCuffy@cityofpsl.com>; Colleen Jacobsen <CJacobsen@cityofpsl.com>; Craig Fuller <cfuller@civilsurv.com>; Dan Liparini <DJLiparini@drhorton.com>; Dan Sorrow <DSorrow@Cotleur-Hearing.com>; Darren Guettler <darreng@velcongroupp.com>; Darren Weimer <dweimer@kolter.com>; Dave Lindley

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Cc: Tara Toto <Tara.Toto@mattamycorp.com>; Colt Schwerdt <CSchwerdt@cityofpsl.com>
Subject: RE: [EXTERNAL] Commercial and Residential Developers Stakeholder Meeting 9/7/23

Thanks for the feedback, and we will take it under consideration.

Colt Schwerdt, PE

Assistant Director & City Engineer
Public Works Department
cschwerdt@cityofpsl.com

City of Port St. Lucie

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From: Tony Palumbo <Tony.Palumbo@mattamycorp.com>

Sent: Wednesday, August 30, 2023 10:35 AM

To: Elijah Wooten <EWooten@cityofpsl.com>; Alex Akel <Alex@akelhomes.com>; Austin Burr <aburr@greenpointllc.com>; Autumn Sorrow <autumn@ajentitlements.com>; Azlina Siegel

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Cc: Tara Toto <Tara.Toto@mattamycorp.com>

Subject: RE: [EXTERNAL] Commercial and Residential Developers Stakeholder Meeting 9/7/23

All

[This is a bad code change .](#)

Stabilized Fire access appears to make sense.

The requirement to force secondary access points at 100 homes appears to have no basics.

In my 35 years of Community Development access has been driven by Traffic Engineers and common sense.

At a minimum 800 to 1000 home sites should be the range if a code change is really needed as requirement for the City of Port St Lucie. 😞

A simple last point is the additional cost added to a 100 homesites for this code is in excess of \$500,000.Dollars

Respectfully
Tony Palumbo



Tony Palumbo
Vice President of Land Acquisitions & Entitlements
Southeast Florida Division
Cell 954-826-7487

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From: Elijah Wooten <EWooten@cityofpsl.com>
Sent: Wednesday, August 30, 2023 9:00 AM
To: Alex Akel <Alex@akelhomes.com>; Austin Burr <aburr@greenpointellc.com>; Autumn Sorrow <autumn@ajentitlements.com>; Azlina Siegel <azlina.siegel@glhomes.com>; Bill Hachmeister <billh@themilcorgroup.com>; Bob Blazer <bob@blazerconstruction.net>; Bobby Burns <bburns@ecunderground.net>; bradcurrie@edc-inc.com; Butch Terpening <bterpening@ct-eng.com>; Charlie Cangianelli <ccangianelli@ecslimited.com>; Chris Frederick <cfrederick@greenpointellc.com>; Clyde Cuffy <CCuffy@cityofpsl.com>; Colleen Jacobsen <CJacobsen@cityofpsl.com>; Colt Schwerdt <CSchwerdt@cityofpsl.com>; Craig Fuller <cfuller@civilsurv.com>; Dan Liparini <DJLiparini@drhorton.com>; Dan Sorrow <DSorrow@Cotleur-Hearing.com>; Darren Guettler <darreng@velcogroup.com>; Darren Weimer <dweimer@kolter.com>; Dave Lindley <dave@cwiasoc.com>; David Graham <DGraham@cityofpsl.com>; David Morgan - Guettler Brothers Construction (dave@guettlerconstruction.com) <dave@guettlerconstruction.com>; Deb Frazier (deb@treasurecoastba.com) <deb@treasurecoastba.com>; Derek Fenech <dfenech@kolter.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Donna Rhoden <DRhoden@cityofpsl.com>; Freddy <freddy@centerlineinc.com>; Garrett Dinsmore <garrett.dinsmore@pulte.com>; Gary O'Dell <gary.odell@glhomes.com>; Greg Pettibon <greg.pettibon@lennar.com>; Heath Stocton <HStocton@cityofpsl.com>; Horacio Moncada <horacio@akelhomes.com>; Howard Ehram (Howard@VenergyGroup.com) <Howard@VenergyGroup.com>; Jay Wickham <JWickham@cityofpsl.com>; Jennifer Davis <JDavis@cityofpsl.com>; Jesus Merejo <jmerejo@cityofpsl.com>; Joel Dramis <Jdramis@cityofpsl.com>; John Argenziano <John.Argenziano@Ferguson.com>; John Edward Rosebush <JERosebush@drhorton.com>; Joseph Sabater <SabaterJ@stlucieco.org>; Kelly Cranford <kcranford@ct-eng.com>; Kevin Brokaw <brokawdevelopment@outlook.com>; Kevin Matyjaszek <KMatyjaszek@cityofpsl.com>; Kevin Ratterre <kevin.ratterree@glhomes.com>; Kim Little <kiml@themilcorgroup.com>; Husainy, Kinan <kinan.husainy@kimley-horn.com>; Laney Southerly <LSoutherly@cityofpsl.com>; Maddie Williams - Treasure Coast Builders Association (maddie@treasurecoastba.com) <maddie@treasurecoastba.com>; Melissa Corbett <melissac@themilcorgroup.com>; Michael Peter <MPeter@cityofpsl.com>; Michele Holler <MHoller@cityofpsl.com>; Mike.Fogarty@glhomes.com; Oscar Vilchez - Shared Mailbox <Oscar.Vilchez@mattamycorp.com>; Patrick Gonzalez <pgonzalez@pulte.com>; Patrick McGregan (mcmgreganandsons@aol.com) <mcmgreganandsons@aol.com>; Paul Buri <buri@simmonsandwhite.com>; Ramsey Akel <ramsey@akelhomes.com>; Randy Rodgers <randyr@velcogroup.com>; Randy Stringer <randy@centerlineinc.com>; Randy Tyo <randy@pipelineutilities.com>; Regina Linsley <RLinsley@cityofpsl.com>; Richardson, Ben <Ben.Richardson@fpl.com>; RJ Buchmeyer (rj@hawkinspaving.net) <rj@hawkinspaving.net>; Robert Fromm <rfromm@kolter.com>; Robert Snowe - American Concrete Industries (bob@aciprecast.com) <bob@aciprecast.com>; Ron Buchmeyer <ron@hawkinspaving.net>; Ryan Courson <Ryan.courson@glhomes.com>; Scott Clements <scott.clements@pultegroup.com>; Scott Glaubitz <sglaubitz@bseconsult.com>; Scott Morton

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Subject: [EXTERNAL] Commercial and Residential Developers Stakeholder Meeting 9/7/23

Development Community:

The City of Port St. Lucie is proposing changes to the Land Development Code for Secondary Access Standards for residential developments, and we would like to receive your feedback and suggestions on the below thresholds for secondary access requirements. Please note that the first reading of the ordinance was August 28th, so time is of the essence, and the second reading is going to be scheduled for September 25th. Therefore, please make it a point to provide your feedback and suggested thresholds by next Wednesday September 6th by NOON. We would also like to schedule a virtual meeting for September 7th to discuss your proposed changes. So please make sure someone from your development team can attend this meeting. We appreciate your understanding on this short timeframe, as this will accommodate the mandated timeframes for scheduling City Council items and to make changes if necessary.

Please note we are seeking feedback on four critical items as follows:

- 1) Residential Unit Threshold for 1 permanent access point and 1 emergency access point. Currently proposed at 1 to 99 residential units.
- 2) Timing threshold for when the emergency access point must be installed for number one above. Currently proposed prior to 50% building permit issuance.
- 3) Residential Unit Threshold for 2 permanent access points suitable for all. Currently proposed at 100 or more residential units.
- 4) Timing threshold for second permanent access point for number three above. Currently proposed prior to the 75th building permit issuance.

Important Dates:

- **Wednesday September 6th. Feedback on the above questions is due by noon.**
- **Thursday September 7th (1:00 to 3:00) virtual workshop meeting to discuss feedback and access requirements.**
- **Monday September 25th Second Reading of Ordinance at City Council**

The proposed ordinance language and thresholds are shown below via the underlined text.

- (1) The minimum number of residential development access points are provided below, or as determined by a traffic study, or the Fire Marshall, whichever is more stringent. Additional access points may be required as determined by the Site Plan Review Committee.
 - a. One to 99 units. Site must provide a minimum of two access points. One access point may operate as an emergency access point only and may utilize a stabilized, pervious surface approved by the City Engineer and Fire Marshall. The secondary access point shall be located on a different public roadway than the primary access point and on different sides of the development where feasible. Installation of a secondary access point shall be completed prior to 50 percent of building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access

point at a minimum, which shall be constructed in conformance with the City's Engineering Standards for Land Development.

- b. 100 or more units. Site must provide a minimum of two access points with impervious surfaces suitable for all users and shall be located on public roadways independent of one another and on different sides of the development where feasible. Installation of the secondary access point shall be completed prior to the 75th building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum, which shall be constructed in conformance with the City's Standards for Land Development.

We appreciate your participation in this process, and for working within the tight timeline.

Thanks,



"A City for All Ages"
www.cityofpsl.com

Elijah Wooten, Jr., MBA

Economic Development Administrator

City Manager's Office

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

Port St. Lucie, Florida 34984-5099

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For more information about Port St Lucie's dynamic retail and restaurant marketplace please visit.

www.cityofpsl.com/retail

Emergency and Secondary Access:
City of PSL

Analysis and Recommendations for City Consideration:

Prepared by: Steven Garrett, RLA (Lucido & Associates) September 6, 2023

1. Fully support memorialization of minimum standards that all residential development can use consistently versus general 'policy' standards that have historically varied.
2. Emergency Access is different than Secondary Access and should not be treated as the same thing from a minimum standard/ requirement (they can ultimately be one in the same at some future point since a full access resident entrance provides emergency access BUT an emergency access DOES NOT provide the same for residents);
3. **Emergency Access Standards:**
 - a. Emergency access should be provided from the first phase of a neighborhood development so that the first home has coverage (example of Manderlie 173 units – Emergency Access provided in the first phase) – many recent developments plan for this at the beginning.
 - b. Additional Emergency access should be assessed and required as EITHER additional resident access points (which by their nature meet the requirement) or at defined unit count (if the secondary access requirement is a higher count).
 - i. Example: 250 unit neighborhood – requires two access points (1) emergency and (1) resident. A full secondary resident access is required at 600 units – would a second emergency access be beneficial or needed prior to that 600 unit?
 - c. We need significant data and input from the St Lucie County Fire District beyond a letter of support. The drafting and future implementation of the ordinance changes are a positive step forward and I personally would be shocked not to have a letter of support BUT what is truly needed here is actual data of the SLCFD experiences of response. What are the specific issues they document and face when responding to emergency calls? Is it length of roads within the community? Is it have additional access points? Should emergency access be paved versus stabilized? What other factors within individual neighborhoods effect response times? Are there different factors for apartments than single family neighborhoods?
4. **Secondary Access Thresholds:**
 - a. Currently proposed changes dictate 2nd paved access at 100 units – this is simply too low of a number and not supported by historic development/ previous and current entitlement and approvals and generally accepted thresholds applied by the City of PSL even with 'policy' being used;
 - b. Stated on the record, that there are very few examples or best practices to pull from, and in fact only stating Orlando as an example does not provide enough data and analysis to form City-wide ordinance changes from. What is the data set specific to Orlando, this requirement and Fire/EMS response times? Did Orlando allow a greater number and then go down to this? If so – what increases or benefits were derived from the change? What negative effects occurred?

- c. Any threshold amounts should be established and set – having clarity and appropriate language that provides for all of the special, unique situations (land locked, only one road access, etc) that exist;
- d. I have planned many neighborhoods within PSL over three decades with the majority of them providing (2) accesses from the first phase (1) resident and (1) emergency. The resident access usually is designed as a median divided entrance which provides two paths of emergency response if needed as well. This has also been generally accepted and acknowledged by SLCFD in the past. So in practice, there are three routes or paths for EMS response.
- e. **Recommended thresholds:**
 - i. All thresholds should have an established percentage of variance (10%?) to allow for those instances that a neighborhood is planned and a couple units above the threshold – the simple reality is that whatever the threshold is there will always be the case of a couple more or even a couple less that may require the access sooner or later,
 - ii. 1-249 units: (2) access, (1) resident and (1) emergency
 - iii. 250-500 units: (2) access, both resident
 - iv. 501-999 units: (2) access and (1) emergency
 - v. 1,000 units or more: (3) access, all resident
- f. The issue of mandating road construction to implement these elements of emergency access and secondary access SHOULD NOT be included in these ordinance changes. There are simply too many variables as to how best to appropriately plan and apply secondary access for residential neighborhoods.
- g. Secondary access (beyond the threshold number) should be planned to evenly distribute residents traffic upon build out NOT within just the first 100 units; ideally having the secondary and (if warranted) third access evenly distributed throughout the neighborhood as well as (if the property location provides additional roadway frontage) access on different roadways – this more appropriately distributes traffic across the overall road network versus concentrating it to a single road or specific area within a larger context.
- h. This ordinance change is NOT the appropriate document in which to effect or require additional roadways to be constructed. Many of our recent and proposed development within the City is occurring within Developments of Regional Impacts (DRI's) of which the DRI's have Development Orders which stipulate and mandate roadway and infrastructure improvements.

Colt Schwerdt

From: Ramsey Akel <ramsey@akelhomes.com>
Sent: Wednesday, September 6, 2023 12:19 PM
To: Steve Garrett
Cc: Colt Schwerdt; Tony Palumbo; Elijah Wooten; Alex Akel; Austin Burr; Autumn Sorrow; Azlina Siegel; Bill Hachmeister; Bob Blazer; Bobby Burns; bradcurrie@edc-inc.com; Butch Terpening; Charlie Cangianelli; Chris Frederick; Clyde Cuffy; Colleen Jacobsen; Craig Fuller; Dan Liparini; Dan Sorrow; Darren Guettler; Darren Weimer; Dave Lindley; David Graham; David Morgan - Guettler Brothers Construction (dave@guettlerconstruction.com); Deb Frazier (deb@treasurecoastba.com); Derek Fenech; Diana Spriggs; Donna Rhoden; Freddy; Garrett Dinsmore; Gary O'Dell; Greg Pettibon; Heath Stocton; Horacio Moncada; Howard Ehram (Howard@VenergyGroup.com); Jay Wickham; Jennifer Davis; Jesus Merejo; Joel Dramis; John Argenziano; John Edward Rosebush; Joseph Sabater; Kelly Cranford; Kevin Brokaw; Kevin Matyjaszek; Kevin Ratterre; Kim Little; Husainy, Kinan; Laney Southerly; Maddie Williams - Treasure Coast Builders Association (maddie@treasurecoastba.com); Mellissa Corbett; Michael Peter; Michele Holler; Mike.Fogarty@glhomes.com; Oscar Vilchez - Shared Mailbox; Patrick Gonzalez; Patrick McGregan (mcgreganandsons@aol.com); Paul Buri; Randy Rodgers; Randy Stringer; Randy Tyo; Regina Linsley; Richardson, Ben; RJ Buchmeyer (rj@hawkinspaving.net); Robert Fromm; Robert Snowe - American Concrete Industries (bob@aciprecast.com); Ron Buchmeyer; Ryan Courson; Scott Clements; Scott Glaubitz; Scott Morton; Shaun MacKenzie; Stephanie Heidt; Steve Brickley; Steve Harnage; Taronson@stluciechamber.org; Teresa Lamar-Sarno; Thomas Lanahan; Tracy Valure; William Smith; Frank Covelli; Tara Toto

Subject: Re: [EXTERNAL] Commercial and Residential Developers Stakeholder Meeting 9/7/23

Since I may not be able to attend the meeting I would like to share my thoughts with everybody since it's a very important matter.

I think 3 entrances for a 1,000 homes community is too expensive for the residents and HOAs to staff to support especially when they have to be maned with security gaurd, in my past experience the magic number needed is around 1,500 units to be able to financially support two staffed entrances and one automated for age restricted community therefore some language needed to clarify the traffic justification before imposing these burdens to the future residents. Also per Steve comment I would like to say, it is very obvious this amendment is designed to circumvent the approved DRI's development orders and it lacks bases, standards and is arbitrary.

All the developments in the west Annexation area are meeting and exceeding the required access points and staff knows that VERY WELL.

Although we are willing to work with city however the city can't unilaterally pass any amendments that will alter existing development order conditions.

Ramsey Akel



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On Sep 6, 2023, at 11:49 AM, Steve Garrett <sgarrett@lucidodesign.com> wrote:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Colt –

Find attached my thoughts and recommendations for staff's consideration and use in tomorrow's workshop.

Thank you!

Steve Garrett, RLA
Senior Partner

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From: Colt Schwerdt <CSchwerdt@cityofpsl.com>

Sent: Wednesday, August 30, 2023 11:38 AM

To: Tony Palumbo <Tony.Palumbo@mattamycorp.com>; Elijah Wooten <EWooten@cityofpsl.com>; Alex Akel <Alex@akelhomes.com>; Austin Burr <aburr@greenpointellc.com>; Autumn Sorrow <autumn@ajentitlements.com>; Azlina Siegel <azlina.siegel@glhomes.com>; Bill Hachmeister <billh@themilcorgroup.com>; Bob Blazer <bob@blazerconstruction.net>; Bobby Burns <bburns@ecunderground.net>; bradcurrie@edc-inc.com; Butch Terpening <bterpening@ct-eng.com>; Charlie Cangianelli <ccangianelli@ecslimited.com>; Chris Frederick <cfrederick@greenpointellc.com>; Clyde Cuffy <CCuffy@cityofpsl.com>; Colleen Jacobsen <CJacobsen@cityofpsl.com>; Craig Fuller <cfuller@civilsurv.com>; Dan Liparini <DJLiparini@drhorton.com>; Dan Sorrow <DSorrow@Cotleur-Hearing.com>; Darren Guettler <darreng@velcngroup.com>; Darren Weimer <dweimer@kolter.com>; Dave Lindley <dave@cwiasoc.com>; David Graham <DGraham@cityofpsl.com>; David Morgan - Guettler Brothers Construction (dave@guettlerconstruction.com) <dave@guettlerconstruction.com>; Deb Frazier (deb@treasurecoastba.com) <deb@treasurecoastba.com>; Derek Fenech <dfenech@kolter.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Donna Rhoden <DRhoden@cityofpsl.com>; Freddy <freddy@centerlineinc.com>; Garrett Dinsmore <garrett.dinsmore@pulte.com>; Gary O'Dell <gary.odell@glhomes.com>; Greg Pettibon <greg.pettibon@lennar.com>; Heath Stocton <HStocton@cityofpsl.com>; Horacio Moncada <horacio@akelhomes.com>; Howard Ehsam (Howard@VenergyGroup.com) <Howard@VenergyGroup.com>; Jay Wickham <JWickham@cityofpsl.com>; Jennifer Davis <JDavis@cityofpsl.com>; Jesus Merejo <jmerejo@cityofpsl.com>; Joel Dramis <Jdramis@cityofpsl.com>; John Argenziano <John.Argenziano@Ferguson.com>; John Edward Rosebush <JERosebush@drhorton.com>; Joseph Sabater <SabaterJ@stlucieco.org>; Kelly Cranford <kcranford@ct-eng.com>; Kevin Brokaw <brokawdevelopment@outlook.com>; Kevin Matyjaszek <KMatyjaszek@cityofpsl.com>; Kevin Ratterre <kevin.ratterree@glhomes.com>; Kim Little <kiml@themilcorgroup.com>; Husainy, Kinan <kinan.husainy@kimley-horn.com>; Laney Southerly <LSoutherly@cityofpsl.com>; Maddie Williams - Treasure Coast Builders Association (maddie@treasurecoastba.com) <maddie@treasurecoastba.com>; Melissa Corbett <melissac@themilcorgroup.com>; Michael Peter <MPeter@cityofpsl.com>; Michele Holler <MHoller@cityofpsl.com>; Mike.Fogarty@glhomes.com; Oscar Vilchez - Shared Mailbox <Oscar.Vilchez@mattamycorp.com>; Patrick Gonzalez <pgonzalez@pulte.com>; Patrick McGregan (mcgreganandsons@aol.com) <mcgreganandsons@aol.com>; Paul Buri <buri@simmonsandwhite.com>; Ramsey Akel <ramsey@akelhomes.com>; Randy Rodgers <randyr@velcngroup.com>; Randy Stringer <randy@centerlineinc.com>; Randy Tyo <randy@pipelineutilities.com>; Regina Linsley <RLinsley@cityofpsl.com>; Richardson, Ben <Ben.Richardson@fpl.com>; RJ Buchmeyer (rj@hawkinspaving.net) <rj@hawkinspaving.net>; Robert Fromm <rfromm@kolter.com>; Robert Snowe - American Concrete Industries (bob@aciprecast.com) <bob@aciprecast.com>; Ron Buchmeyer <ron@hawkinspaving.net>; Ryan Courson <Ryan.courson@glhomes.com>; Scott Clements <scott.clements@pultegroup.com>; Scott Glaubitz <sglaubitz@bseconsult.com>; Scott Morton <smorton@kolter.com>; Shaun MacKenzie <shaun@mackenzieengineeringinc.com>; Stephanie Heidt <sheidt@tcrpc.org>; Steve Brickley <sbrickley@bowmanconsulting.com>; Steve Garrett <sgarrett@lucidodesign.com>; Steve Harnage <SHarnage@cityofpsl.com>; TAronson@StLucieChamber.org; Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Thomas Lanahan <tlanahan@tcrpc.org>; Tracy Valure <TValure@cityofpsl.com>; William Smith <wsmith@civilsurv.com>; Frank Covelli <Frank.Covelli@mattamycorp.com>

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Subject: RE: [EXTERNAL] Commercial and Residential Developers Stakeholder Meeting 9/7/23

Thanks for the feedback, and we will take it under consideration.

Colt Schwerdt, PE

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cschwerdt@cityofpsl.com

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<image001.png>

<image002.png>

From: Tony Palumbo <Tony.Palumbo@mattamycorp.com>

Sent: Wednesday, August 30, 2023 10:35 AM

To: Elijah Wooten <EWooten@cityofpsl.com>; Alex Akel <Alex@akelhomes.com>; Austin Burr <aburr@greenpointellc.com>; Autumn Sorrow <autumn@ajentitlements.com>; Azlina Siegel <azlina.siegel@glhomes.com>; Bill Hachmeister <billh@themilcorgroup.com>; Bob Blazer <bob@blazerconstruction.net>; Bobby Burns <bburns@ecunderground.net>; bradcurrie@edc-inc.com; Butch Terpening <bterpening@ct-eng.com>; Charlie Cangianelli <ccangianelli@ecslimited.com>; Chris Frederick <cfrederick@greenpointellc.com>; Clyde Cuffy <CCuffy@cityofpsl.com>; Colleen Jacobsen <CJacobsen@cityofpsl.com>; Colt Schwerdt <CSchwerdt@cityofpsl.com>; Craig Fuller <cfuller@civilsurv.com>; Dan Liparini <DJLiparini@drhorton.com>; Dan Sorrow <DSorrow@Cotleur-Hearing.com>; Darren Guettler <darreng@velcongroup.com>; Darren Weimer <dweimer@kolter.com>; Dave Lindley <dave@cwiasoc.com>; David Graham <DGraham@cityofpsl.com>; David Morgan - Guettler Brothers Construction (dave@guettlerconstruction.com) <dave@guettlerconstruction.com>; Deb Frazier (deb@treasurecoastba.com) <deb@treasurecoastba.com>; Derek Fenech <dfenech@kolter.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Donna Rhoden <DRhoden@cityofpsl.com>; Freddy <freddy@centerlineinc.com>; Garrett Dinsmore <garrett.dinsmore@pulte.com>; Gary O'Dell <gary.odell@glhomes.com>; Greg Pettibon <greg.pettibon@lennar.com>; Heath Stocton <HStocton@cityofpsl.com>; Horacio Moncada <horacio@akelhomes.com>; Howard Ehsam (Howard@VenergyGroup.com) <Howard@VenergyGroup.com>; Jay Wickham <JWickham@cityofpsl.com>; Jennifer Davis <JDavis@cityofpsl.com>; Jesus Merejo <jmerejo@cityofpsl.com>; Joel Dramis <Jdramis@cityofpsl.com>; John Argenziano <John.Argenziano@Ferguson.com>; John Edward Rosebush <JERosebush@drhorton.com>; Joseph Sabater <SabaterJ@stlucieco.org>; Kelly Cranford <kcranford@ct-eng.com>; Kevin Brokaw <brokawdevelopment@outlook.com>; Kevin Matyjaszek <KMatyjaszek@cityofpsl.com>; Kevin Ratterree <kevin.ratterree@glhomes.com>; Kim Little <kiml@themilcorgroup.com>; Husainy, Kinan <kinan.husainy@kimley-horn.com>; Laney Southerly <LSoutherly@cityofpsl.com>; Maddie Williams - Treasure Coast Builders Association (maddie@treasurecoastba.com) <maddie@treasurecoastba.com>; Mellissa Corbett <melissac@themilcorgroup.com>; Michael Peter <MPeter@cityofpsl.com>; Michele Holler <MHoller@cityofpsl.com>; Mike.Fogarty@glhomes.com; Oscar Vilchez - Shared Mailbox <Oscar.Vilchez@mattamycorp.com>; Patrick Gonzalez <pgonzalez@pulte.com>; Patrick McGregan (mcgreganandsons@aol.com) <mcgreganandsons@aol.com>; Paul Buri <buri@simmonsandwhite.com>; Ramsey Akel <ramsey@akelhomes.com>; Randy Rodgers <randyr@velcongroup.com>; Randy Stringer <randy@centerlineinc.com>; Randy Tyo <randy@pipelineutilities.com>; Regina Linsley <RLinsley@cityofpsl.com>; Richardson, Ben <Ben.Richardson@fpl.com>; RJ Buchmeyer

(rj@hawkinspaving.net) <rj@hawkinspaving.net>; Robert Fromm <rfromm@kolter.com>; Robert Snowe - American Concrete Industries (bob@aciprecast.com) <bob@aciprecast.com>; Ron Buchmeyer <ron@hawkinspaving.net>; Ryan Courson <Ryan.courson@glhomes.com>; Scott Clements <scott.clements@pultegroup.com>; Scott Glaubitz <sglaubitz@bseconsult.com>; Scott Morton <smorton@kolter.com>; Shaun MacKenzie <shaun@mackenzieengineeringinc.com>; Stephanie Heidt <sheidt@tcrpc.org>; Steve Brickley <sbrickley@bowmanconsulting.com>; Steve Garrett <sgarrett@lucidodesign.com>; Steve Harnage <SHarnage@cityofpsl.com>; TAronson@StLucieChamber.org; Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Thomas Lanahan <tlanahan@tcrpc.org>; Tracy Valure <TValure@cityofpsl.com>; William Smith <wsmith@civilsurv.com>; Frank Covelli <Frank.Covelli@mattamycorp.com>
Cc: Tara Toto <Tara.Toto@mattamycorp.com>
Subject: RE: [EXTERNAL] Commercial and Residential Developers Stakeholder Meeting 9/7/23

All

This is a bad code change .

Stabilized Fire access appears to make sense.

The requirement to force secondary access points at 100 homes appears to have no basics.

In my 35 years of Community Development access has been driven by Traffic Engineers and common sense.

At a minimum 800 to 1000 home sites should be the range if a code change is really needed as requirement for the City of Port St Lucie. 😞

A simple last point is the additional cost added to a 100 homesites for this code is in excess of \$500,000.Dollars

Respectfully
Tony Palumbo

<image003.jpg>

Tony Palumbo
Vice President of Land Acquisitions & Entitlements
Southeast Florida Division
Cell 954-826-7487

Tony.Palumbo@mattamycorp.com
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426

Notice: This email is intended for use of the party to whom it is addressed and may contain confidential information. If you have received this email in error, please inform me and delete it. Thank you.

From: Elijah Wooten <EWooten@cityofpsl.com>

Sent: Wednesday, August 30, 2023 9:00 AM

To: Alex Akel <Alex@akelhomes.com>; Austin Burr <aburr@greenpointllc.com>; Autumn Sorrow <autumn@ajentitlements.com>; Azlina Siegel <azlina.siegel@glhomes.com>; Bill Hachmeister <billh@themilcorgroup.com>; Bob Blazer <bob@blazerconstruction.net>; Bobby Burns <bburns@ecunderground.net>; bradcurrie@edc-inc.com; Butch Terpening <bterpening@ct-eng.com>;

Charlie Cangianelli <ccangianelli@ecslimited.com>; Chris Frederick <cfrederick@greenpointllc.com>; Clyde Cuffy <CCuffy@cityofpsl.com>; Colleen Jacobsen <CJacobsen@cityofpsl.com>; Colt Schwerdt <CSchwerdt@cityofpsl.com>; Craig Fuller <cfuller@civilsurv.com>; Dan Liparini <DJLiparini@drhorton.com>; Dan Sorrow <DSorrow@Cotleur-Hearing.com>; Darren Guettler <darreng@velcongroup.com>; Darren Weimer <dweimer@kolter.com>; Dave Lindley <dave@cwiasoc.com>; David Graham <DGraham@cityofpsl.com>; David Morgan - Guettler Brothers Construction (dave@guettlerconstruction.com) <dave@guettlerconstruction.com>; Deb Frazier (deb@treasurecoastba.com) <deb@treasurecoastba.com>; Derek Fenech <dfenech@kolter.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Donna Rhoden <DRhoden@cityofpsl.com>; Freddy <freddy@centerlineinc.com>; Garrett Dinsmore <garrett.dinsmore@pulte.com>; Gary O'Dell <gary.odell@glhomes.com>; Greg Pettibon <greg.pettibon@lennar.com>; Heath Stocton <HStocton@cityofpsl.com>; Horacio Moncada <horacio@akelhomes.com>; Howard Ehrsam (Howard@VenergyGroup.com) <Howard@VenergyGroup.com>; Jay Wickham <JWickham@cityofpsl.com>; Jennifer Davis <JDavis@cityofpsl.com>; Jesus Merejo <jmerejo@cityofpsl.com>; Joel Dramis <Jdramis@cityofpsl.com>; John Argenziano <John.Argenziano@Ferguson.com>; John Edward Rosebush <JERosebush@drhorton.com>; Joseph Sabater <SabaterJ@stlucieco.org>; Kelly Cranford <kcranford@ct-eng.com>; Kevin Brokaw <brokawdevelopment@outlook.com>; Kevin Matyjaszek <KMatyjaszek@cityofpsl.com>; Kevin Ratterre <kevin.ratterree@glhomes.com>; Kim Little <kiml@themilcorgroup.com>; Husainy, Kinan <kinan.husainy@kimley-horn.com>; Laney Southerly <LSoutherly@cityofpsl.com>; Maddie Williams - Treasure Coast Builders Association (maddie@treasurecoastba.com) <maddie@treasurecoastba.com>; Mellissa Corbett <melissac@themilcorgroup.com>; Michael Peter <MPeter@cityofpsl.com>; Michele Holler <MHoller@cityofpsl.com>; Mike.Fogarty@glhomes.com; Oscar Vilchez - Shared Mailbox <Oscar.Vilchez@mattamycorp.com>; Patrick Gonzalez <pgonzalez@pulte.com>; Patrick McGregan (mcmgreganandsons@aol.com) <mcmgreganandsons@aol.com>; Paul Buri <buri@simmonsandwhite.com>; Ramsey Akel <ramsey@akelhomes.com>; Randy Rodgers <randyr@velcongroup.com>; Randy Stringer <randy@centerlineinc.com>; Randy Tyo <randy@pipelineutilities.com>; Regina Linsley <RLinsley@cityofpsl.com>; Richardson, Ben <Ben.Richardson@fpl.com>; RJ Buchmeyer (rj@hawkinspaving.net) <rj@hawkinspaving.net>; Robert Fromm <rfromm@kolter.com>; Robert Snowe - American Concrete Industries (bob@aciprecast.com) <bob@aciprecast.com>; Ron Buchmeyer <ron@hawkinspaving.net>; Ryan Courson <Ryan.courson@glhomes.com>; Scott Clements <scott.clements@pultegroup.com>; Scott Glaubitz <sglaubitz@bseconsult.com>; Scott Morton <smorton@kolter.com>; Shaun MacKenzie <shaun@mackenzieengineeringinc.com>; Stephanie Heidt <sheidt@tcrpc.org>; Steve Brickley <sbrickley@bowmanconsulting.com>; Steve Garrett <sgarrett@lucidodesign.com>; Steve Harnage <SHarnage@cityofpsl.com>; TAronson@StLucieChamber.org; Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Thomas Lanahan <tlanahan@tcrpc.org>; Tony Palumbo <Tony.Palumbo@mattamycorp.com>; Tracy Valure <TValure@cityofpsl.com>; William Smith <wsmith@civilsurv.com>

Subject: [EXTERNAL] Commercial and Residential Developers Stakeholder Meeting 9/7/23

Development Community:

The City of Port St. Lucie is proposing changes to the Land Development Code for Secondary Access Standards for residential developments, and we would like to receive your feedback and suggestions on the below thresholds for secondary access requirements. Please note that the first reading of the ordinance was August 28th, so time is of the essence, and the second reading is going to be scheduled for September 25th. Therefore, please make it a point to provide your feedback and suggested thresholds by next Wednesday September 6th by NOON. We would also like to schedule a virtual meeting for September 7th to discuss your proposed changes. So please make sure someone from your development team can attend this meeting. We appreciate your understanding on this short timeframe, as this will accommodate the mandated timeframes for scheduling City Council items and to make changes if necessary.

Please note we are seeking feedback on four critical items as follows:

1. Residential Unit Threshold for 1 permanent access point and 1 emergency access point. Currently proposed at 1 to 99 residential units.
2. Timing threshold for when the emergency access point must be installed for number one above. Currently proposed prior to 50% building permit issuance.
3. Residential Unit Threshold for 2 permanent access points suitable for all. Currently proposed at 100 or more residential units.
4. Timing threshold for second permanent access point for number three above. Currently proposed prior to the 75th building permit issuance.

Important Dates:

1. **Wednesday September 6th. Feedback on the above questions is due by noon.**
2. **Thursday September 7th (1:00 to 3:00) virtual workshop meeting to discuss feedback and access requirements.**
3. **Monday September 25th Second Reading of Ordinance at City Council**

The proposed ordinance language and thresholds are shown below via the underlined text.

1. The minimum number of residential development access points are provided below, or as determined by a traffic study, or the Fire Marshall, whichever is more stringent. Additional access points may be required as determined by the Site Plan Review Committee.
 1. One to 99 units. Site must provide a minimum of two access points. One access point may operate as an emergency access point only and may utilize a stabilized, pervious surface approved by the City Engineer and Fire Marshall. The secondary access point shall be located on a different public roadway than the primary access point and on different sides of the development where feasible. Installation of a secondary access point shall be completed prior to 50 percent of building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum, which shall be constructed in conformance with the City's Engineering Standards for Land Development.
 2. 100 or more units. Site must provide a minimum of two access points with impervious surfaces suitable for all users and shall be located on public roadways independent of one another and on different sides of the development where feasible. Installation of the secondary access point shall be completed prior to the 75th building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum, which

shall be constructed in conformance with the City's Standards for Land Development.

We appreciate your participation in this process, and for working within the tight timeline.

Thanks,

<image004.png>
"A City for All Ages"
www.cityofpsl.com

Elijah Wooten, Jr., MBA
Economic Development Administrator
City Manager's Office
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
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For more information about Port St Lucie's dynamic retail and restaurant marketplace please visit.
www.cityofpsl.com/retail

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

<Emergency and Secondary Access SG recommendations 090623.pdf>

Colt Schwerdt

From: Greg Pettibon <greg.pettibon@lennar.com>
Sent: Wednesday, September 6, 2023 2:15 PM
To: Elijah Wooten; Alex Akel; Austin Burr; Autumn Sorrow; Azlina Siegel; Bill Hachmeister; Bob Blazer; Bobby Burns; bradcurrie@edc-inc.com; Butch Terpening; Charlie Cangianelli; Chris Frederick; Clyde Cuffy; Colleen Jacobsen; Colt Schwerdt; Craig Fuller; Dan Liparini; Dan Sorrow; Darren Guettler; Darren Weimer; dave@cwiasoc.com; David Graham; David Morgan - Guettler Brothers Construction (dave@guettlerconstruction.com); Deb Frazier (deb@treasurecoastba.com); Derek Fenech; Diana Spriggs; Donna Rhoden; Freddy; Garrett Dinsmoro; Gary O'Dell; Heath Stocton; Horacio Moncada; Howard Ehrsam (Howard@VenergyGroup.com); Jay Wickham; Jennifer Davis; Jesus Merejo; Joel Dramis; John Argenziano; John Edward Rosebush; Joseph Sabater; Kelly Cranford; Kevin Brokaw; Kevin Matyjaszek; Kevin Ratterre; Kim Little; Husainy, Kinan; Laney Southerly; Maddie Williams - Treasure Coast Builders Association (maddie@treasurecoastba.com); Mellissa Corbett; Michael Peter; Michele Holler; Mike.Fogarty@glhomes.com; Oscar Vilchez; Patrick Gonzalez; Patrick McGregan (mcgreganandsons@aol.com); Paul Buri; Ramsey Akel; Randy Rodgers; Randy Stringer; Randy Tyo; Regina Linsley; Richardson, Ben; RJ Buchmeyer (rj@hawkinspaving.net); Robert Fromm; Robert Snowe - American Concrete Industries (bob@aciprecast.com); Ron Buchmeyer; Ryan Courson; Scott Clements; sglaubitz@bseconsult.com; Scott Morton; Shaun MacKenzie; Stephanie Heidt; Steve Brickley; Steve Garrett; Steve Harnage; TAronson@StLucieChamber.org; Teresa Lamar-Sarno; Thomas Lanahan; Tony Palumbo; Tracy Valure; William Smith
Subject: RE: Commercial and Residential Developers Stakeholder Meeting 9/7/23

Good afternoon all,

For reference the team at Lennar is not in favor of this proposed change.

Each site is different, not only in its size, layout and connectivity to surrounding roadways but with its the business side elements like product, price and target market - so any moves that would add to the cost to construct and maintain additional entries or require further road building will ultimately just further drive up the cost of housing to the end user in both initial construction cost and in maintenance, etc. These added cost and constraints will also make some properties less developable and some altogether undevelopable.

I believe that this proposed change would not be the best move for both the City and the development community as a whole.

Respectfully – Greg

LENNAR

Gregory Jason Pettibon
Director of Land - Palm Atlantic Division

Mobile: (954) 415 – 0229 | Greg.Pettibon@lennar.com
3931 RCA Blvd Palm Beach Gardens Florida 33410 Suite # 3105

From: Elijah Wooten <EWooten@cityofpsl.com>

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Subject: Commercial and Residential Developers Stakeholder Meeting 9/7/23

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We appreciate your participation in this process, and for working within the tight timeline.

Thanks,



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www.cityofpsl.com

Elijah Wooten, Jr., MBA

Economic Development Administrator

City Manager's Office

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

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ewooten@cityofpsl.com

For more information about Port St Lucie's dynamic retail and restaurant marketplace please visit.
www.cityofpsl.com/retail

Colt Schwerdt

From: Elijah Wooten
Sent: Thursday, September 7, 2023 8:13 AM
To: Colt Schwerdt; Patrick Gonzalez
Subject: RE: Commercial and Residential Developers Stakeholder Meeting 9/7/23

Yes, today's workshop will be recorded.

Thanks,



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www.cityofpsl.com

Elijah Wooten, Jr., MBA
Economic Development Administrator
City Manager's Office
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
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From: Colt Schwerdt <CSchwerdt@cityofpsl.com>
Sent: Thursday, September 7, 2023 8:13 AM
To: Patrick Gonzalez <pgonzalez@pulte.com>; Elijah Wooten <EWooten@cityofpsl.com>
Cc: Colt Schwerdt <CSchwerdt@cityofpsl.com>
Subject: RE: Commercial and Residential Developers Stakeholder Meeting 9/7/23

Sorry you won't be able to make it Patrick.

Elijah – Do you know if today's workshop will be recorded?

Colt Schwerdt, PE
Assistant Director & City Engineer
Public Works Department
cschwerdt@cityofpsl.com

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121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984
T 772.344.4363
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From: Patrick Gonzalez <pgonzalez@pulte.com>
Sent: Wednesday, September 6, 2023 7:13 PM
To: Colt Schwerdt <CSchwerdt@cityofpsl.com>
Subject: RE: Commercial and Residential Developers Stakeholder Meeting 9/7/23

Hi Colt.

Is this going to be recorded. Unfortunately I can't attend but would like to listen to it later.

Thanks,

Patrick Gonzalez, P.E.

Vice President – Land Development

Pulte Group

1475 Centrepark Blvd, Suite 140 WPB, FL 33401

Office – (561) 206-1458

Cell – (561) 727-9190



From: Colt Schwerdt <CSchwerdt@cityofpsl.com>

Sent: Wednesday, September 6, 2023 2:34 PM

To: Greg Pettibon <greg.pettibon@lennar.com>; Elijah Wooten <EWooten@cityofpsl.com>; Alex Akel <Alex@akelhomes.com>; Austin Burr <aburr@greenpointllc.com>; Autumn Sorrow <autumn@ajentitlements.com>; Azlina Siegel <azlina.siegel@glhomes.com>; Bill Hachmeister <billh@themilcorgroup.com>; Bob Blazer <bob@blazerconstruction.net>; Bobby Burns <bburns@ecunderground.net>; bradcurrie@edc-inc.com; Butch Terpening <bterpening@ct-eng.com>; Charlie Cangianelli <ccangianelli@ecslimited.com>; Chris Frederick <cfrederick@greenpointllc.com>; Clyde Cuffy <CCuffy@cityofpsl.com>; Colleen Jacobsen <CJacobsen@cityofpsl.com>; Craig Fuller <cfuller@civilsurv.com>; Dan Liparini <DJLiparini@drhorton.com>; Dan Sorrow <DSorrow@Cotleur-Hearing.com>; Darren Guettler <darreng@velcongroup.com>; Darren Weimer <dweimer@kolter.com>; dave@cwiasoc.com; David Graham <DGraham@cityofpsl.com>; David Morgan - Guettler Brothers Construction (dave@guettlerconstruction.com) <dave@guettlerconstruction.com>; Deb Frazier (deb@treasurecoastba.com) <deb@treasurecoastba.com>; Derek Fenech <dfenech@kolter.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Donna Rhoden <DRhoden@cityofpsl.com>; Freddy Chesney <freddy@centerlineinc.com>; Garrett Dinsmore <garrett.dinsmore@pulte.com>; Gary O'Dell <gary.odell@glhomes.com>; Heath Stocton <HStocton@cityofpsl.com>; Horacio Moncada <horacio@akelhomes.com>; Howard Ehrsam (Howard@VenergyGroup.com) <Howard@VenergyGroup.com>; Jay Wickham <JWickham@cityofpsl.com>; Jennifer Davis <JDavis@cityofpsl.com>; Jesus Merejo <jmerejo@cityofpsl.com>; Joel Dramis <Jdramis@cityofpsl.com>; John Argenziano <John.Argenziano@Ferguson.com>; John Edward Rosebush <JERosebush@drhorton.com>; Joseph Sabater <SabaterJ@stlucieco.org>; Kelly Cranford <kcranford@ct-eng.com>; Kevin Brokaw <brokawdevelopment@outlook.com>; Kevin Matyjaszek <KMatyjaszek@cityofpsl.com>; Kevin Ratterree <kevin.ratterree@glhomes.com>; Kim Little <kiml@themilcorgroup.com>; Husainy, Kinan <kinan.husainy@kimley-horn.com>; Laney Southerly <LSoutherly@cityofpsl.com>; Maddie Williams - Treasure Coast Builders Association (maddie@treasurecoastba.com) <maddie@treasurecoastba.com>; Mellissa Corbett <melissac@themilcorgroup.com>; Michael Peter <MPeter@cityofpsl.com>; Michele Holler <MHoller@cityofpsl.com>; Mike.Fogarty@glhomes.com; Oscar Vilchez <Oscar.Vilchez@mattamycorp.com>; Patrick Gonzalez <pgonzalez@pulte.com>; Patrick McGregan (mcmgreganandsons@aol.com) <mcmgreganandsons@aol.com>; Paul Buri <buri@simmonsandwhite.com>; Ramsey Akel <ramsey@akelhomes.com>; Randy Rodgers <randyr@velcongroup.com>; Randy Stringer <randy@centerlineinc.com>; Randy Tyo <randy@pipelineutilities.com>; Regina Linsley <RLinsley@cityofpsl.com>; Richardson, Ben

<Ben.Richardson@fpl.com>; RJ Buchmeyer (rj@hawkinspaving.net) <rj@hawkinspaving.net>; Robert Fromm <rfromm@kolter.com>; Robert Snowe - American Concrete Industries (bob@aciprecast.com) <bob@aciprecast.com>; Ron Buchmeyer <ron@hawkinspaving.net>; Ryan Courson <Ryan.courson@glhomes.com>; Scott Clements <scott.clements@pultegroup.com>; sглаubitz@bseconsult.com; Scott Morton <smorton@kolter.com>; Shaun MacKenzie <shaun@mackenzieengineeringinc.com>; Stephanie Heidt <sheidt@tcrpc.org>; Steve Brickley <sbrickley@bowmanconsulting.com>; Steve Garrett <sgarrett@lucidodesign.com>; Steve Harnage <SHarnage@cityofpsl.com>; Taronson@StLucieChamber.org; Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Thomas Lanahan <tlanahan@tcrpc.org>; Tony Palumbo <Tony.Palumbo@mattamycorp.com>; Tracy Valure <TValure@cityofpsl.com>; William Smith <wsmith@civilsurv.com>
Cc: Colt Schwerdt <CSchwerdt@cityofpsl.com>
Subject: RE: Commercial and Residential Developers Stakeholder Meeting 9/7/23

External Sender

Thanks for your input Greg, it has been received and we look forward to discussing this tomorrow.

Colt Schwerdt, PE

Assistant Director & City Engineer
Public Works Department
cschwerdt@cityofpsl.com

City of Port St. Lucie

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From: Greg Pettibon <greg.pettibon@lennar.com>

Sent: Wednesday, September 6, 2023 2:15 PM

To: Elijah Wooten <EWooten@cityofpsl.com>; Alex Akel <Alex@akelhomes.com>; Austin Burr <aburr@greenpointllc.com>; Autumn Sorrow <autumn@ajentitlements.com>; Azlina Siegel <azlina.siegel@glhomes.com>; Bill Hachmeister <billh@themilcorgroup.com>; Bob Blazer <bob@blazerconstruction.net>; Bobby Burns <bburns@ecunderground.net>; bradcurrie@edc-inc.com; Butch Terpening <bterpening@ct-eng.com>; Charlie Cangianelli <ccangianelli@ecslimited.com>; Chris Frederick <cfrederick@greenpointllc.com>; Clyde Cuffy <CCuffy@cityofpsl.com>; Colleen Jacobsen <CJacobsen@cityofpsl.com>; Colt Schwerdt <CSchwerdt@cityofpsl.com>; Craig Fuller <cfuller@civilsurv.com>; Dan Liparini <DJLiparini@drhorton.com>; Dan Sorrow <DSorrow@Cotleur-Hearing.com>; Darren Guettler <darreng@velcongroupp.com>; Darren Weimer <dweimer@kolter.com>; dave@cwiasoc.com; David Graham <DGraham@cityofpsl.com>; David Morgan - Guettler Brothers Construction (dave@guettlerconstruction.com) <dave@guettlerconstruction.com>; Deb Frazier (deb@treasurecoastba.com) <deb@treasurecoastba.com>; Derek Fenech <dfenech@kolter.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Donna Rhoden <DRhoden@cityofpsl.com>; Freddy <freddy@centerlineinc.com>; Garrett Dinsmore <garrett.dinsmore@pulte.com>; Gary O'Dell <gary.odell@glhomes.com>; Heath Stocton <HStocton@cityofpsl.com>; Horacio Moncada <horacio@akelhomes.com>; Howard Ehsam (Howard@VenergyGroup.com) <Howard@VenergyGroup.com>; Jay Wickham <JWickham@cityofpsl.com>; Jennifer Davis <JDavis@cityofpsl.com>; Jesus Merejo <jmerejo@cityofpsl.com>; Joel Dramis <JDramis@cityofpsl.com>; John Argenziano <John.Argenziano@Ferguson.com>; John Edward Rosebush <JERosebush@drhorton.com>; Joseph Sabater <SabaterJ@stlucieco.org>; Kelly Cranford <kcranford@ct-eng.com>; Kevin Brokaw <brokawdevelopment@outlook.com>; Kevin Matyjaszek <KMatyjaszek@cityofpsl.com>; Kevin Ratterre

<kevin.ratterree@glhomes.com>; Kim Little <kiml@themilcorgroup.com>; Husainy, Kinan <kinan.husainy@kimley-horn.com>; Laney Southerly <LSoutherly@cityofpsl.com>; Maddie Williams - Treasure Coast Builders Association (<maddie@treasurecoastba.com>) <maddie@treasurecoastba.com>; Mellissa Corbett <melissac@themilcorgroup.com>; Michael Peter <MPeter@cityofpsl.com>; Michele Holler <MHoller@cityofpsl.com>; Mike.Fogarty@glhomes.com; Oscar Vilchez <Oscar.Vilchez@mattamycorp.com>; Patrick Gonzalez <pgonzalez@pulte.com>; Patrick McGregan (<mcgreganandsons@aol.com>) <mcgreganandsons@aol.com>; Paul Buri <buri@simmonsandwhite.com>; Ramsey Akel <ramsey@akelhomes.com>; Randy Rodgers <randyr@velcongroupp.com>; Randy Stringer <randy@centerlineinc.com>; Randy Tyo <randy@pipelineutilities.com>; Regina Linsley <RLinsley@cityofpsl.com>; Richardson, Ben <Ben.Richardson@fpl.com>; RJ Buchmeyer (<rj@hawkinspaving.net>) <rj@hawkinspaving.net>; Robert Fromm <rfromm@kolter.com>; Robert Snowe - American Concrete Industries (<bob@aciprecast.com>) <bob@aciprecast.com>; Ron Buchmeyer <ron@hawkinspaving.net>; Ryan Courson <Ryan.courson@glhomes.com>; Scott Clements <scott.clements@pultegroup.com>; <sglaubitz@bseconsult.com>; Scott Morton <smorton@kolter.com>; Shaun MacKenzie <shaun@mackenzieengineeringinc.com>; Stephanie Heidt <sheidt@tcrpc.org>; Steve Brickley <sbrickley@bowmanconsulting.com>; Steve Garrett <sgarrett@lucidodesign.com>; Steve Harnage <SHarnage@cityofpsl.com>; <Taronson@StLucieChamber.org>; Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Thomas Lanahan <tlanahan@tcrpc.org>; Tony Palumbo <Tony.Palumbo@mattamycorp.com>; Tracy Valure <TValure@cityofpsl.com>; William Smith <wsmith@civilsurv.com>

Subject: RE: Commercial and Residential Developers Stakeholder Meeting 9/7/23

Good afternoon all,

For reference the team at Lennar is not in favor of this proposed change.

Each site is different, not only in its size, layout and connectivity to surrounding roadways but with its the business side elements like product, price and target market - so any moves that would add to the cost to construct and maintain additional entries or require further road building will ultimately just further drive up the cost of housing to the end user in both initial construction cost and in maintenance, etc. These added cost and constraints will also make some properties less developable and some altogether undevelopable.

I believe that this proposed change would not be the best move for both the City and the development community as a whole.

Respectfully – Greg

LENNAR

Gregory Jason Pettibon

Director of Land - Palm Atlantic Division

Mobile: (954) 415 – 0229 | Greg.Pettibon@lennar.com

3931 RCA Blvd Palm Beach Gardens Florida 33410 Suite # 3105

From: Elijah Wooten <EWooten@cityofpsl.com>

Sent: Wednesday, August 30, 2023 9:00 AM

To: Alex Akel <Alex@akelhomes.com>; Austin Burr <aburr@greenpointllc.com>; Autumn Sorrow <autumn@ajentitlements.com>; Azlina Siegel <azlina.siegel@glhomes.com>; Bill Hachmeister <billh@themilcorgroup.com>; Bob Blazer <bob@blazerconstruction.net>; Bobby Burns <bburns@ecunderground.net>; bradcurrie@edc-inc.com; Butch Terpening <bterpening@ct-eng.com>; Charlie Cangianelli <ccangianelli@ecslimited.com>; Chris Frederick <cfrederick@greenpointllc.com>; Clyde Cuffy <CCuffy@cityofpsl.com>; Colleen Jacobsen <CJacobsen@cityofpsl.com>; Colt Schwerdt <CSchwerdt@cityofpsl.com>; Craig Fuller

<cfuller@civilsurv.com>; Dan Liparini <DJLiparini@drhorton.com>; Dan Sorrow <DSorrow@Cotleur-Hearing.com>; Darren Guettler <darreng@velcongroup.com>; Darren Weimer <dweimer@kolter.com>; dave@cwiasso.com; David Graham <DGraham@cityofpsl.com>; David Morgan - Guettler Brothers Construction (dave@guettlerconstruction.com) <dave@guettlerconstruction.com>; Deb Frazier (deb@treasurecoastba.com) <deb@treasurecoastba.com>; Derek Fenech <dfenech@kolter.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Donna Rhoden <DRhoden@cityofpsl.com>; Freddy <freddy@centerlineinc.com>; Garrett Dinsmore <garrett.dinsmore@pulte.com>; Gary O'Dell <gary.odell@glhomes.com>; Greg Pettibon <greg.pettibon@lennar.com>; Heath Stocton <HStocton@cityofpsl.com>; Horacio Moncada <horacio@akelhomes.com>; Howard Ehram (Howard@VenergyGroup.com) <Howard@VenergyGroup.com>; Jay Wickham <JWickham@cityofpsl.com>; Jennifer Davis <JDavis@cityofpsl.com>; Jesus Merejo <jmerejo@cityofpsl.com>; Joel Dramis <Jdramis@cityofpsl.com>; John Argenziano <John.Argenziano@Ferguson.com>; John Edward Rosebush <JERosebush@drhorton.com>; Joseph Sabater <SabaterJ@stlucieco.org>; Kelly Cranford <kcranford@ct-eng.com>; Kevin Brokaw <brokawdevelopment@outlook.com>; Kevin Matyjaszek <KMatyjaszek@cityofpsl.com>; Kevin Ratterree <kevin.ratterree@glhomes.com>; Kim Little <kiml@themilcorgroup.com>; Husainy, Kinan <kinan.husainy@kimley-horn.com>; Laney Southerly <LSoutherly@cityofpsl.com>; Maddie Williams - Treasure Coast Builders Association (maddie@treasurecoastba.com) <maddie@treasurecoastba.com>; Melissa Corbett <melissac@themilcorgroup.com>; Michael Peter <MPeter@cityofpsl.com>; Michele Holler <MHoller@cityofpsl.com>; Mike.Fogarty@glhomes.com; Oscar Vilchez <Oscar.Vilchez@mattamycorp.com>; Patrick Gonzalez <pgonzalez@pulte.com>; Patrick McGregan (mgreganandsons@aol.com) <mgreganandsons@aol.com>; Paul Buri <buri@simmonsandwhite.com>; Ramsey Akel <ramsey@akelhomes.com>; Randy Rodgers <randyr@velcongroup.com>; Randy Stringer <randy@centerlineinc.com>; Randy Tyo <randy@pipelineutilities.com>; Regina Linsley <RLinsley@cityofpsl.com>; Richardson, Ben <Ben.Richardson@fpl.com>; RJ Buchmeyer (rj@hawkinspaving.net) <rj@hawkinspaving.net>; Robert Fromm <rfromm@kolter.com>; Robert Snowe - American Concrete Industries (bob@aciprecast.com) <bob@aciprecast.com>; Ron Buchmeyer <ron@hawkinspaving.net>; Ryan Courson <Ryan.courson@glhomes.com>; Scott Clements <scott.clements@pultegroup.com>; sглаubitz@bseconsult.com; Scott Morton <smorton@kolter.com>; Shaun MacKenzie <shaun@mackenzieengineeringinc.com>; Stephanie Heidt <sheidt@tcrpc.org>; Steve Brickley <sbrickley@bowmanconsulting.com>; Steve Garrett <sgarrett@lucidodesign.com>; Steve Harnage <SHarnage@cityofpsl.com>; TAronson@StLucieChamber.org; Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Thomas Lanahan <tlanahan@tcrpc.org>; Tony Palumbo <Tony.Palumbo@mattamycorp.com>; Tracy Valure <TValure@cityofpsl.com>; William Smith <wsmith@civilsurv.com>

Subject: Commercial and Residential Developers Stakeholder Meeting 9/7/23

Development Community:

The City of Port St. Lucie is proposing changes to the Land Development Code for Secondary Access Standards for residential developments, and we would like to receive your feedback and suggestions on the below thresholds for secondary access requirements. Please note that the first reading of the ordinance was August 28th, so time is of the essence, and the second reading is going to be scheduled for September 25th. Therefore, please make it a point to provide your feedback and suggested thresholds by next Wednesday September 6th by NOON. We would also like to schedule a virtual meeting for September 7th to discuss your proposed changes. So please make sure someone from your development team can attend this meeting. We appreciate your understanding on this short timeframe, as this will accommodate the mandated timeframes for scheduling City Council items and to make changes if necessary.

Please note we are seeking feedback on four critical items as follows:

- 1) Residential Unit Threshold for 1 permanent access point and 1 emergency access point. Currently proposed at 1 to 99 residential units.
- 2) Timing threshold for when the emergency access point must be installed for number one above. Currently proposed prior to 50% building permit issuance.
- 3) Residential Unit Threshold for 2 permanent access points suitable for all. Currently proposed at 100 or more residential units.
- 4) Timing threshold for second permanent access point for number three above. Currently proposed prior to the 75th building permit issuance.

Important Dates:

- **Wednesday September 6th. Feedback on the above questions is due by noon.**
- **Thursday September 7th (1:00 to 3:00) virtual workshop meeting to discuss feedback and access requirements.**
- **Monday September 25th Second Reading of Ordinance at City Council**

The proposed ordinance language and thresholds are shown below via the underlined text.

- (1) The minimum number of residential development access points are provided below, or as determined by a traffic study, or the Fire Marshall, whichever is more stringent. Additional access points may be required as determined by the Site Plan Review Committee.
- a. One to 99 units. Site must provide a minimum of two access points. One access point may operate as an emergency access point only and may utilize a stabilized, pervious surface approved by the City Engineer and Fire Marshall. The secondary access point shall be located on a different public roadway than the primary access point and on different sides of the development where feasible. Installation of a secondary access point shall be completed prior to 50 percent of building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum, which shall be constructed in conformance with the City’s Engineering Standards for Land Development.
- b. 100 or more units. Site must provide a minimum of two access points with impervious surfaces suitable for all users and shall be located on public roadways independent of one another and on different sides of the development where feasible. Installation of the secondary access point shall be completed prior to the 75th building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum, which shall be constructed in conformance with the City’s Standards for Land Development.

We appreciate your participation in this process, and for working within the tight timeline.

Thanks,



“A City for All Ages”
www.cityofpsl.com

Elijah Wooten, Jr., MBA

Economic Development Administrator

City Manager’s Office

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

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For more information about Port St Lucie's dynamic retail and restaurant marketplace please visit.

www.cityofpsl.com/retail

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Colt Schwerdt

From: Elijah Wooten
Sent: Friday, September 15, 2023 8:04 AM
To: Colt Schwerdt
Cc: Heath Stocton; Teresa Lamar-Sarno; Jesus Merejo; David Graham
Subject: FW: Residential Communities - 2nd Access
Attachments: City of PSL Letter- Sept 15, 2023.pdf

Good morning Colt,

Attached are additional comments from Nik Schroth with NAI Southeast regarding the proposed requirements for secondary access for residential developments.

Thanks,



"A City for All Ages"
www.cityofpsl.com

Elijah Wooten, Jr., MBA
Economic Development Administrator
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For more information about Port St Lucie's dynamic retail and restaurant marketplace please visit.
www.cityofpsl.com/retail

From: Nik Schroth <nikschroth@naisouthcoast.com>
Sent: Friday, September 15, 2023 6:36 AM
To: Elijah Wooten <EWooten@cityofpsl.com>
Subject: Residential Communities - 2nd Access

Elijah,

This was brought to my attention, sorry this is coming after the requested Sept 7th date, but better late than never.

See attached. Please pass along to staff and council.

Thank you,

Nik

Nikolaus M. Schroth, CCIM
Principal
nikschroth@naisouthcoast.com

NAI Southcoast

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From the desk of
Nikolaus M. Schroth, CCIM
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Elijah Wooten Jr. MBA
Economic Development Administrator
City of Port St. Lucie
Ewooten@cityofpsl.com

RE: Required Second Access for Residential Developments

Mr. Wooten and City Council,

I am writing to express a concern with the proposed requirement to add a second entrance to residential communities. The idea of a second access point seems to me to be an unnecessary burden unless there is some level of logical deviation from this requirement. While we can often seek these theoretically good and just concepts, when applied to a real world situation the result can be a significant detriment to a property or complete taking or create unnecessary issues that are in excess of the benefit.

With this proposed prescriptive requirement, the city should undertake a comprehensive evaluation of all of the properties that may be effected and recognize where this requirement will result in the taking of density or the outright elimination of rights by this code. To render a property undevelopable in my opinion is a significant taking, a risk of tax payer dollars (lawuits that will come and have basis), and should not be undertaken by the city without a comprehensive analysis.

Furthermore, there is an obvious detrimental effect of this code. Many residential communities often times have one key point of access on one main road, and frontage on neighborhood streets. To split the access points is to also dump traffic onto streets that were never intended for such traffic and will detriment the quiet enjoyment of the neighborhoods surrounding the subject parcel.

Community entries are often built as a grand center for the community with dollars over and above the requirement spent to make the entry stand out. To require 2 entries is to split the investment across two, thus halving the investment in the appearance. You may find this requirement will cause the appearance of new communities to be lessened.

I appreciate your consideration of these concerns.

Thank you,

Nikolaus M. Schroth, CCIM
Broker/Principal NAI Southcoast
Managing Partner CRE Valuation Services
Manager SPEC PSL LLC