

## 3<sup>rd</sup> Submittal of Public Comment

**From:** [Christina Flores](#)  
**To:** [Bridget Kean](#); [Mary Savage-Dunham](#)  
**Subject:** FW: Opposition to the Westmoreland project #P24-070  
**Date:** Monday, November 4, 2024 2:01:03 PM

---

Good afternoon,

Please see below and add to the official record.

Christina Flores  
Senior Executive Assistant  
Office of the Mayor and City Council  
o. 772-871-5159  
City of Port St. Lucie | Heart of the Treasure Coast  
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

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

From: cecile rena <[cecile.rivervista@gmail.com](mailto:cecile.rivervista@gmail.com)>  
Sent: Sunday, November 3, 2024 7:25 PM  
To: Jolien Caraballo <[Jolien.Caraballo@cityofpsl.com](mailto:Jolien.Caraballo@cityofpsl.com)>  
Subject: Opposition to the Westmoreland project #P24-070

Dear Vice mayor Caraballo

I have been a resident on Morningside blvd since 2017 and is writing to you in hope that you will be listening to your constituents. I am The Vice President of River Vista Home owner Association and write to you on behalf of our owners.

We are firmly opposed to the rezoning of the parcel situated at the corner of Westmoreland and Morningside blue as requested by Mr Ryan under the project ref # P24-070 for multi please reasons.

Our biggest concern is the flood risk that will increase after the natural habitat of this parcel will be clears and transform into a concrete parking lot and building proposed by the developer. This area already has flooding issues during big rain and hurricane events. Morningside is the only way out for the 77 homes in River vista. There is to consider as well Tarpoon bay, Sandpiper Bay villa, The sport Academy, kitchen Cove, and all the homes located south on Morningside, Pruitt ave and other small streets. This represents a very significant amount of residents that I would hope as a Council Member you would not want to jeopardize their safety.

A second concerns is the flaws of the reports given by Mrs Ryan regarding traffic and contaminated soil. Traffic studies given to the city are based on a report conducted in 2014 with very small adjustment done. I can only speak about River Vista but sense the same is applicable for the sandpiper area. Our residents used to be snow birds that would spend 5 to 6 months in Port St Lucie. 90% of home sold in River vista are now full time residents. The city as you know has grown tremendously and I have witnesses a very large increase of traffic in our area. Rivella which did not have many home build in 2019 is now a full blown developed area with at least 2 cars per household.

The report of contaminated soil should in our opinion be conducted by the city or a federal agency and not a company hired by Mr. Ryan. The City owe to assure a piece of land is safe to build upon. There has been many cases in the USA about soil contamination that led to cancer, immune disease and developmental disorders. We do

not want Port st Lucie to be known for being negligent and issuing permits to builders just for revenues.

I am available to discuss further our opinion, Thank you for reading this letter and take the opinion of the residents of Sandpiper Bay into account.

Sincerely,  
CECILE RENNA

Tel: 347-330-9840

**From:** [Christina Flores](#)  
**To:** [Bridget Kean](#); [Mary Savage-Dunham](#)  
**Subject:** FW: Subject Map - Subject: Correction and Amendment Request for Notice of Meeting on Agenda Item P24-070 (Section 8b)  
**Date:** Monday, November 4, 2024 2:00:59 PM  
**Attachments:** [noticePZmeetinga.pdf](#)  
[NoticePSmeetingb.pdf](#)  
[map of Rivella.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

---

Good afternoon,

Please see below and add to the official record.



**Christina Flores**  
*Senior Executive Assistant*  
**Office of the Mayor and City Council**  
o. 772-871-5159

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

---

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



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**From:** D L <[lipps46@gmail.com](mailto:lipps46@gmail.com)>  
**Sent:** Sunday, November 3, 2024 4:22 PM  
**To:** Jolien Caraballo <[Jolien.Caraballo@cityofpsl.com](mailto:Jolien.Caraballo@cityofpsl.com)>  
**Subject:** Fwd: Subject Map - Subject: Correction and Amendment Request for Notice of Meeting on Agenda Item P24-070 (Section 8b)

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

**From:** D L <[lipps46@gmail.com](mailto:lipps46@gmail.com)>  
**Date:** Sun, Nov 3, 2024 at 3:41 PM  
**Subject:** Fwd: Subject Map - Subject: Correction and Amendment Request for Notice of Meeting on Agenda Item P24-070 (Section 8b)  
**To:** <[BKean@cityofpsl.com](mailto:BKean@cityofpsl.com)>

Cc: <kellylee06@comcast.net>, Nadia <nadiaj@auroracruises.com>, lisa D <lisad1255@gmail.com>, Charlie <choycedag@comcast.net>, zonepsl <zonepsl@yahoo.com>, <tomkingion@gmail.com>, <tkut@yahoo.com>, Barry <barryglee66@gmail.com>

I wanted to further address the issues found with the Notice to Residents letter and the discovery of certain inconsistencies in the City's Planning and Zoning Website Map.

We are requesting that this Agenda Item P24-070 be Tabled until a corrected Public Notice to the Residents of the area is provided.

The letter sent to residents provides a location to the proposed project site misleading,

For those who may have received the letter without knowing about the proposed changes and location. The notice to the residents is overly confusion and misleading.

We are aware that you have have had multiple calls about the confusion of the location of the project area involved regarding this notice to the residents, yet it is still impossible to know how many residents are not responding or have ignored the letter because of this confusion.

We conclude, because of the confusing nature of this letter, proper notification has not been provided to the affected residents

Can you please see that this email gets attached to the Agenda Item for the Planning and Zoning Meeting, November 6th at 6pm

As noted in our earlier email, also, Sandpiper has "Snowbirds" who are away (usually until after Thanksgiving) and are not informed about the current changes to their neighborhood.

Sandpiper also has residents within the notification area that still do not know the area is scheduled for development, despite our best efforts.

Many Residents will associate the location of this project to the Wilderness Park as referenced by the arrow that was provided on the map in the letter to the residents.

Regarding the arrow on the map:

The arrow points to the area referencing the **River Point PUD First Replat - Dedication Dated 10.15.2002 (Plat Book 41 Pg 21, Sheets b, c, d - Tract J).**

Ownership of this property was dedicated to the City of Port Saint Lucie, to be used as OSR. Now known as Wilderness Park.

Here are the details from the property appraiser's notes:

- **Owner:** Port St. Lucie City of
- **Address:** 2701 SE Westmoreland Blvd
- **Zoning:** Planned Unit Development (PUD)
- **Land Use:** OSR
- **Council Person:** Jolien Caraballo
- **Legal Description:** River Point PUD First Replat (PB 41-21) Tract J (56.443 AC)  
(As per Plat Dedication Dated 10-15-02)

Please note that the legal description of the Plat provided above has not changed since the dedication. This is the location referenced by the arrow on the letter sent to residents.

The area Tract J of the above Plat, was dedicated by Mr. Steve Vitale to the City of Port Saint Lucie, accepted and approved by Mayor Minsky and City Council on September 23, 2002, then certified on September 30 by the previous owner, Steven G. Vitale.

Please see the link to the Property Appraiser site for this description

<https://www.paslc.gov/RECard/#/propCard/parcel/441170100140007>

Also

Please see the Screen Shot of the Planning and Zoning website Map - (SEE Attachment "MAP POINTS TO RIVERPOINTPLAT") which provides the Planning and Zoning Boards description and links to the area that the arrow on the map points to on the Letter of Notice to the residents.

The information provided by searching the City of Port Saint Lucie *Planning and Zoning Map website also points to the Plat Book 41 Pg 21 - which is the River Point PUD First Replat and not the correct Plat for the project with is Tesoro Preserve Plat No 4 - Tract A (Plat Book 51 Pg 5)*

The Letter to the residents Indicates that the Project ID P24-070 Will be the Tesoro Plat No 4 - Tract A - Which is not consistent with the Area shown on the map in the letter to the residents.

\*Please reference the attachments - *noticePZmeetina.pdf and noticepsmeetingb*

To make things a bit more confusing for the residents

The Cities Planning and Zoning Website Map of ongoing projects shows that the Project ID P24-070 is located in Conservation Tract 3 - of the Tesoro Preserve Plat No 4 - CT3 ( Plat Book 51 Pg 5) - which is incorrect

Please see the attachment - Wronglocationzonemap070.jpg

When linking to the Planning and Zoning Board documents for the information about the on file for P24-070 - The Project P24-070 Shows that the location placement of the Project Identification mark for P24-070 is located in the Conservation Tract of the Tesoro Preserve Plat No 4 - CT3 ( Plat Book 51 Pg 5)

Please See attachment - ZoneMapLocationPointstoCT3-notA.jpg

Again we are only asking to have this Agenda Item tabled until a corrected letter can be sent out that is less confusing to the residents.

Every resident has a right to know what is going on in their neighborhood.

We are just asking for the Planning and Zoning Board and the City to assure that no one is left behind

Thank you for all of your help

The Residents of Port Saint Lucie and the Surrounding Communities

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

From: D L <[lipps46@gmail.com](mailto:lipps46@gmail.com)>

Date: Fri, Nov 1, 2024 at 3:08 PM

Subject: Subject Map - Subject: Correction and Amendment Request for Notice of Meeting on Agenda Item P24-070 (Section 8b)

To: <[BKean@cityofpsl.com](mailto:BKean@cityofpsl.com)>

Subject: Correction and Amendment Request for Notice of Meeting on Agenda Item P24-070 (Section 8b)

Dear Ms. Kean,

I hope this message finds you well. We are writing to bring to your attention an error in the Notice of Meeting sent to residents concerning Agenda Item P24-070 (Section 8b), scheduled

to be heard by the Planning and Zoning Board on November 6th at 6 PM.

Upon reviewing the document, we noticed that the referenced location of the development is incorrect.

Additionally, the map included with the notice points to the City-owned park along Morningside and Cambridge.

Please note that this area, as well as Visconti development, is no longer part of the Rivella Development.

It's important to mention that several residents within the notified area are "snowbirds" who may not return to Port St. Lucie until after Thanksgiving.

If these residents received the notice, the provided information would not be sufficient for them to understand the actual location, potentially preventing them from calling to inquire further.

We kindly request that this issue be resolved and that amended letters containing the correct information be sent out promptly.

Additionally, we ask that this email and the attached documents be included in the current agenda for review when it comes before the Planning and Zoning Board.

Thank you very much for your attention to this matter and for all your efforts.

Best regards,

The Residents of Sandpiper Bay and the Surrounding Communities

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Please note the attached copies of the front and back sides of the notice as well as a map of the actual location of the parcel

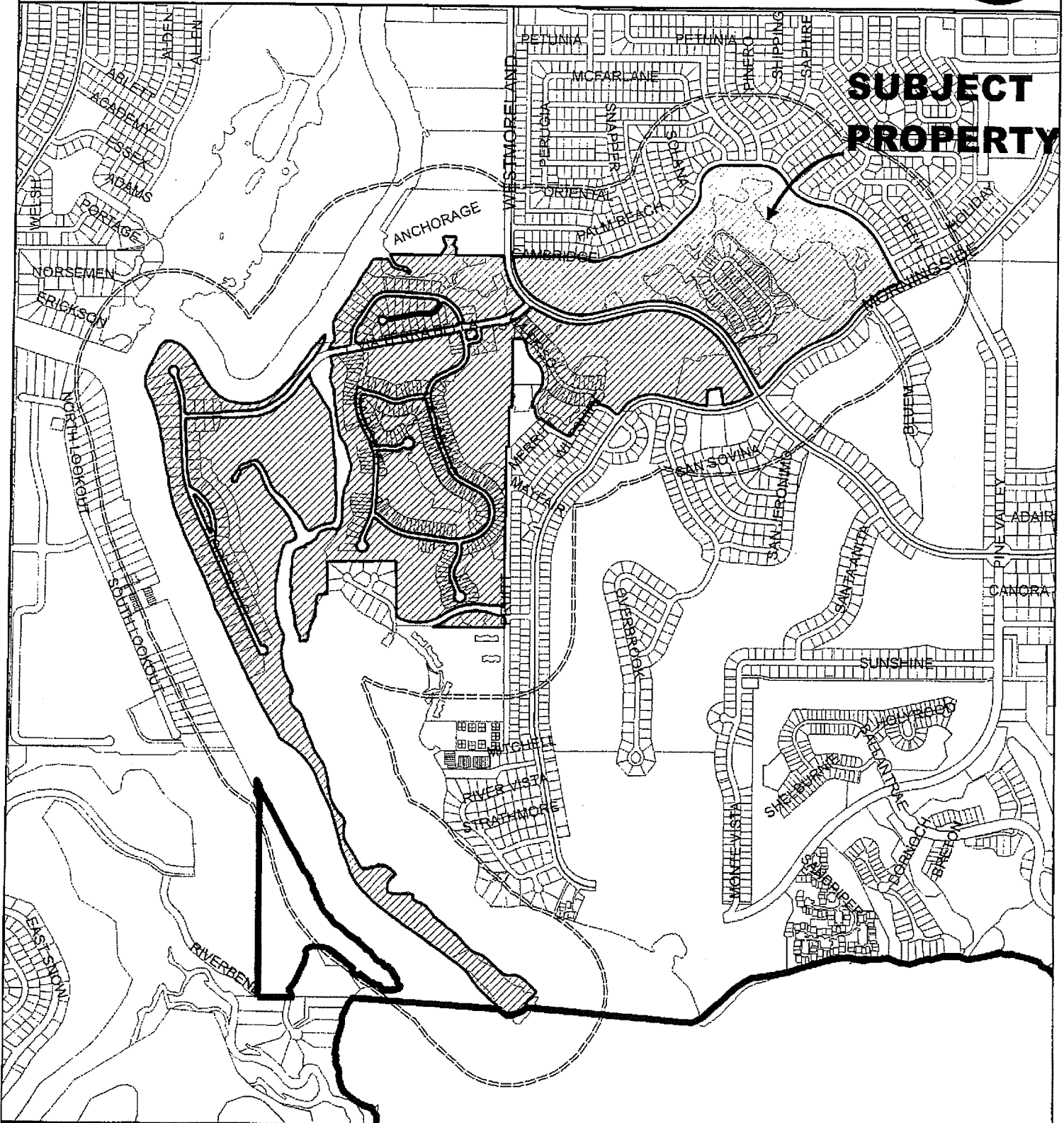


# NOTICE TO PROPERTY OWNERS MAP



Parcels within 750' of subject property to be notified

===== 750' buffer line



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

PUD AMENDMENT NO. 10  
RAVELLO DEVELOPMENT LLC - RIVELLA PUD  
TESORO PRESERVE PLAT NO. 4, TRACT 'A'

DATE: 9/1/2024  
APPLICATION NUMBER: P24-070  
USER: patricias  
SCALE: 1 in = 1,400 ft



**From:** [cecile renna](#)  
**To:** [Bridget Kean](#)  
**Subject:** Opposition to the Westmoreland project #P24-070  
**Date:** Sunday, November 3, 2024 7:24:17 PM

---

Dear Mrs Kean

I have been a resident on Morningside blvd since 2017 and is writing to you in hope that you will be listening to your constituents. I am The Vice President of River Vista Home owner Association and write to you on behalf of our owners.

We are firmly opposed to the rezoning of the parcel situated at the corner of Westmoreland and Morningside blue as requested by Mr Ryan under the project ref # P24-070 for multi please reasons.

Our biggest concern is the flood risk that will increase after the natural habitat of this parcel will be clears and transform into a concrete parking lot and building proposed by the developer. This area already has flooding issues during big rain and hurricane events. Morningside is the only way out for the 77 homes in River vista. There is to consider as well Tarpoon bay, Sandpiper Bay villa, The sport Academy, kitchen Cove, and all the homes located south on Morningside, Pruitt ave and other small streets. This represents a very significant amount of residents that I would hope as a Council Member you would not want to jeopardize their safety.

A second concerns is the flaws of the reports given by Mrs Ryan regarding traffic and contaminated soil. Traffic studies given to the city are based on a report conducted in 2014 with very small adjustment done. I can only speak about River Vista but sense the same is applicable for the sandpiper area. Our residents used to be snow birds that would spend 5 to 6 months in Port St Lucie. 90% of home sold in River vista are now full time residents. The city as you know has grown tremendously and I have witnesses a very large increase of traffic in our area. Rivella which did not have many home build in 2019 is now a full blown developed area with at least 2 cars per household.

The report of contaminated soil should in our opinion be conducted by the city or a federal agency and not a company hired by Mr. Ryan. The City owe to assure a piece of land is safe to build upon. There has been many cases in the USA about soil contamination that led to cancer, immune disease and developmental disorders. We do not want Port st Lucie to be known for being negligent and issuing permits to builders just for revenues.

I am available to discuss further our opinion,

Thank you for reading this letter and take the opinion of the residents of Sandpiper Bay into account.

Sincerely,  
CECILE RENNA

Tel: 347-330-9840

**From:** cecile renna  
**To:** Bridget Kean  
**Subject:** Opposition to the Westmoreland project #P24-070  
**Date:** Sunday, November 3, 2024 7:24:17 PM

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Sincerely,  
CECILE RENNA

Tel: 347-330-9840

**From:** [Terri Warner](#)  
**To:** [Bridget Kean](#)  
**Cc:** [Jolien Caraballo](#)  
**Subject:** Rivella/Ravello PUD  
**Date:** Saturday, November 2, 2024 8:07:41 PM

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Good Evening -

My grandmother relocated to Sandpiper 50 years ago. My parents and several family members followed. Two of my sisters worked for Ginn Corp and we used to ride bikes through the Rivella community when I visited the area. Three years ago I was fortunate to purchase a home here. The area was desirable for its quiet, green space, wildlife and walkability.

I urge our community leaders and zoning board to reconsider the current and proposed changes to the Ravello/Rivella PUD. Many of the land use decisions driving these changes were made several years ago and so much has changed. The PUD and property proposed will eliminate green space, displace wildlife, and disrupt the community and neighborhood that we now enjoy at Morningside and Westmoreland. There are environmental, traffic, infrastructure, flooding and safety issues that have not adequately been addressed nor considered.

I oppose the PUD change proposed. Thank you.

Terri Warner  
255 SE Via Bisento  
Port St. Lucie 34952

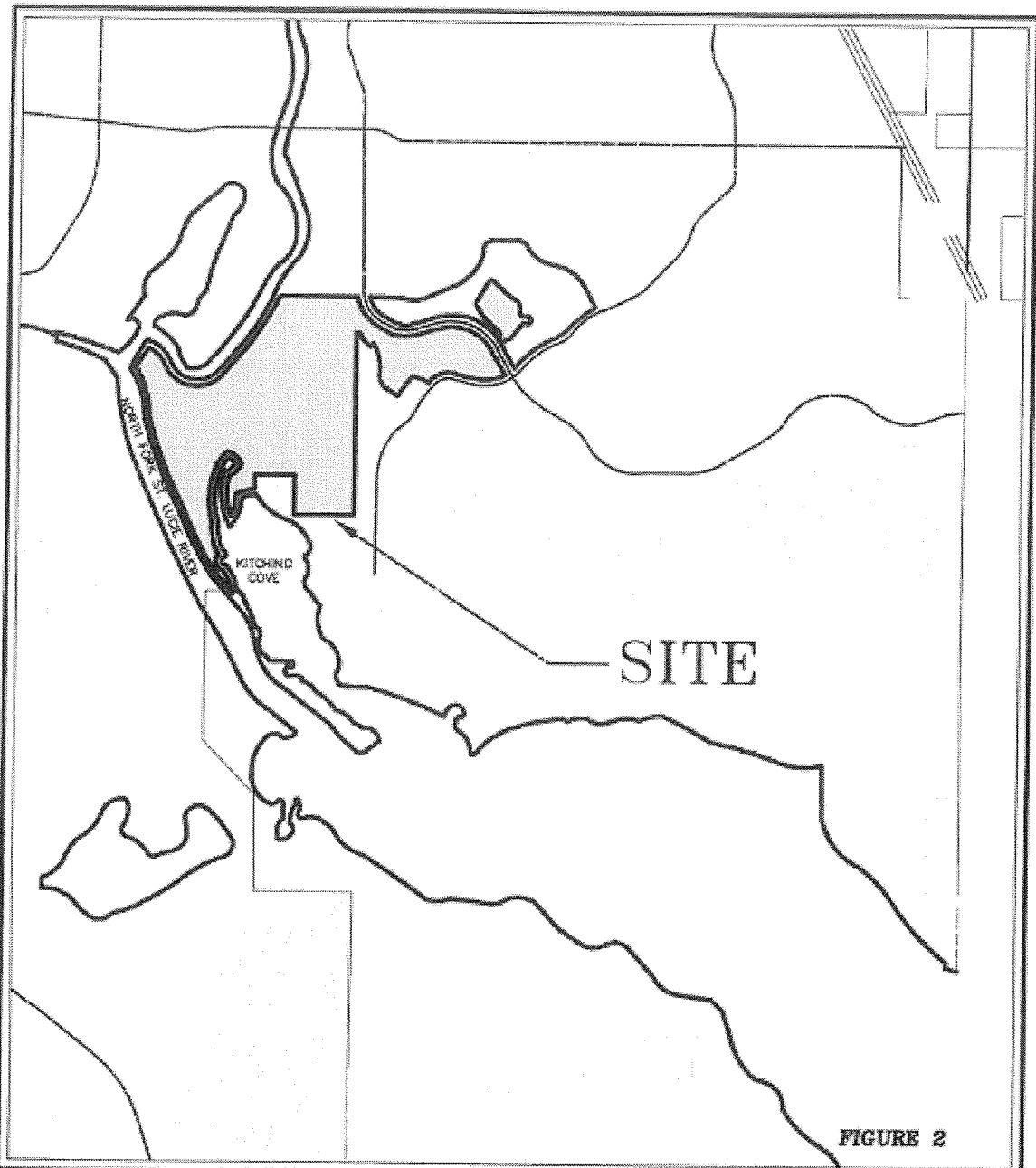
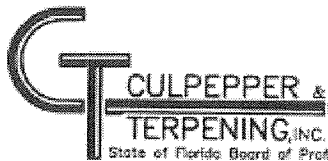


FIGURE 2



State of Florida Board of Professional Engineers Authorization No. 4286

CONSULTING ENGINEERS  
&  
LAND SURVEYORS  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
(772) 464-3537

RIVELLA PRESERVE P.U.D.

LOCATION MAP

JOB NO: 04035

SCALE: N.T.S.

FILE: 04035EXH.DWG

DATE: 2-17-04

**From:** [DL Langford](#)  
**To:** [Bridget Kean](#)  
**Subject:** Re: REQUEST FOR AMENDMENT OF PUD ZONING REGULATION BOOK AND CONCEPT PLAN P24-070-RAVELLO (PLANNED UNIT DEVELOPMENT) 10TH AMENDMENT  
**Date:** Friday, November 1, 2024 5:14:00 PM  
**Attachments:** [image001.png](#)  
[Image\\_20241031\\_0001.pdf](#)

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Did you review the map of "subject property" I previously attached? Here it is again for you. The other requests for a new NOTIFICATION and a new meeting date to be scheduled according to the procedures for PZ notifications are still intact. Could you please respond.

---

**From:** Bridget Kean <BKean@cityofpsl.com>  
**Sent:** Thursday, October 31, 2024 2:22 PM  
**To:** DL Langford <dlleo@outlook.com>  
**Cc:** Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Teresa Lamar-Sarno <tsarno@cityofpsl.com>  
**Subject:** RE: REQUEST FOR AMENDMENT OF PUD ZONING REGULATION BOOK AND CONCEPT PLAN P24-070-RAVELLO (PLANNED UNIT DEVELOPMENT) 10TH AMENDMENT

Good afternoon.

As I mentioned in my previous email, the map was depicting the location for the Ravello PUD and not a specific property since the amendment is to the PUD document. I apologize for the confusion.

Your comments will be added to the public record for the Planning and Zoning Board Meeting on Nov. 6 beginning at 6:00 pm. The public hearing for the City Council is scheduled for Nov. 25, 2024 and the second reading of the ordinance is on December 9, 2024.

Please contact me if I can be of further assistance.



[www.CityofPSL.com](http://www.CityofPSL.com)

**Bridget Kean**

*Deputy Director*

**Planning and Zoning Department**

O. 772-873-6489 C. 772-418-3987

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



---

**From:** DL Langford <dlleo@outlook.com>  
**Sent:** Thursday, October 31, 2024 2:07 PM

**To:** Bridget Kean <BKean@cityofpsl.com>

**Cc:** Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>

**Subject:** Re: REQUEST FOR AMENDMENT OF PUD ZONING REGULATION BOOK AND CONCEPT PLAN P24-070-RAVELLO (PLANNED UNIT DEVELOPMENT) 10TH AMENDMENT

This is the SECOND request for clarification regarding the 'subject property' as identified in the referenced notice. It is regrettable that additional time has lapsed to make the public clarification.

Please resend the Notification to amend the "subject property", and a new date for a City Council meeting to be scheduled in accordance with established PZ rules for public notice. It is my understanding that the letter has to be sent out 7 days prior to the Meeting, therefore a new meeting date should be announced as well. I hope PZ will honor its commitment to public notification, and readily correct the error of the subject property. I am attaching a copy of the map on the back of the NOTIFICATION for your reference.

There are many in the community surrounding the ALF who have received up to three notification letters. The public is entitled to clear and correct information from the City.

Also, can you advise if a notice was sent to the local papers, indicating change to the correct location of the 'subject property' and change to the next meeting date.

The favor of your reply is requested.

---

**From:** DL Langford <dlleo@outlook.com>

**Sent:** Monday, October 28, 2024 4:39 PM

**To:** Bridget Kean <BKean@cityofpsl.com>

**Cc:** jolien.caraballo@cityofpsl.com <jolien.caraballo@cityofpsl.com>

**Subject:** Re: REQUEST FOR AMENDMENT OF PUD ZONING REGULATION BOOK AND CONCEPT PLAN P24-070-RAVELLO (PLANNED UNIT DEVELOPMENT) 10TH AMENDMENT

Greetings,

I appreciate your reply. However I'm unsure what "the buffer" means. There is some confusion concerning the map on the reverse side of the notice. The "subject property" shown on the notice I received indicates a piece of property beyond the tree line in the preserve behind Visconti (approximately Morningside and Cambridge). This isn't the Ravello PUD, to my understanding.

As requested, please resend the Notification to amend the "subject property" or otherwise please clarify by sending a new NOTICE to confirm the "subject property" and a new date for a City Council meeting be scheduled in accordance to established notification timelines.

Thank you for your accommodations.

Regards,

DL Langford

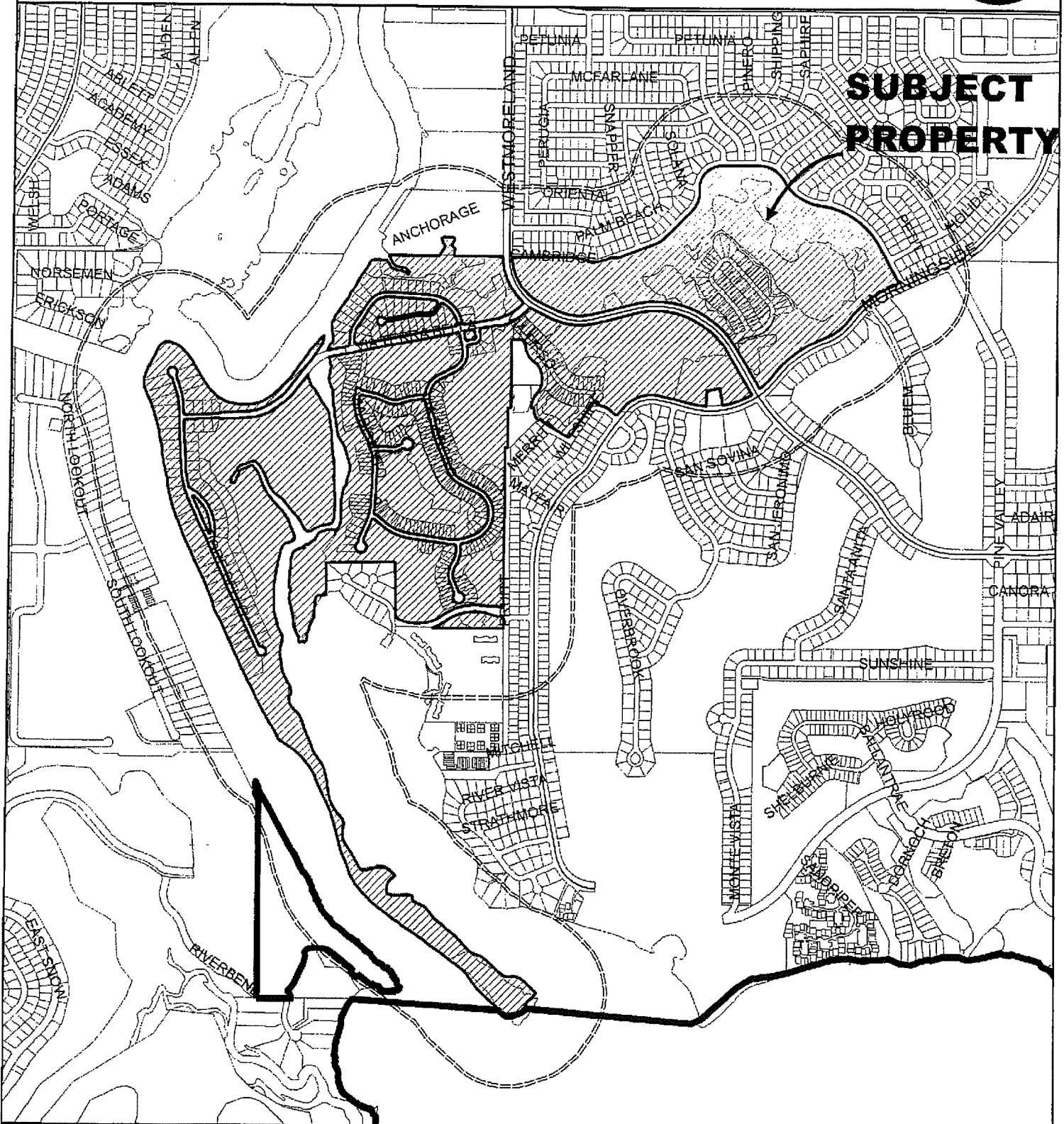


# NOTICE TO PROPERTY OWNERS MAP



Parcels within 750' of subject property to be notified

===== 750' buffer line



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

PUD AMENDMENT NO. 10  
RAVELLO DEVELOPMENT LLC - RIVELLA PUD  
TESORO PRESERVE PLAT NO. 4, TRACT 'A'

DATE: 9/1/2024  
APPLICATION NUMBER: P24-070  
USER: patricias  
SCALE: 1 in = 1,400 ft

303 594 1880

---

**From:** Bridget Kean <[BKean@cityofpsl.com](mailto:BKean@cityofpsl.com)>

**Sent:** Monday, October 28, 2024 2:39 PM

**To:** DL Langford <[dlleo@outlook.com](mailto:dlleo@outlook.com)>

**Subject:** RE: REQUEST FOR AMENDMENT OF PUD ZONING REGULATION BOOK AND CONCEPT PLAN P24-070-RAVELLO (PLANNED UNIT DEVELOPMENT) 10TH AMENDMENT

Good afternoon and thank you for providing public comment. Your comments will be added to the public record for the Planning and Zoning Board Meeting on Nov. 6 beginning at 6:00 pm. The public hearing for the City Council is scheduled for Nov. 25, 2024 and the second reading of the ordinance is on December 9, 2024. The letter says tentative in case the item is tabled by the P&Z Board which would postpone the public hearing before the City Council and the second reading of the ordinance.

I apologize if the buffer is confusing. It is intended to point out the location of the Ravello PUD and not any specific property.

You can attend the meeting for Planning and Zoning Board and provide comments or you can send any additional comments to me and they will be entered in the Public Record.

Sincerely,



[www.CityofPSL.com](http://www.CityofPSL.com)

**Bridget Kean**

*Deputy Director*

**Planning and Zoning Department**

O. 772-873-6489 C. 772-418-3987

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



---

**From:** DL Langford <[dlleo@outlook.com](mailto:dlleo@outlook.com)>

**Sent:** Sunday, October 27, 2024 6:09 PM

**To:** Bridget Kean <[BKean@cityofpsl.com](mailto:BKean@cityofpsl.com)>

**Subject:** REQUEST FOR AMENDMENT OF PUD ZONING REGULATION BOOK AND CONCEPT PLAN P24-070-RAVELLO (PLANNED UNIT DEVELOPMENT) 10TH AMENDMENT

I am in receipt of this notice dated 10/24/24. I am disturbed by the pace at which Pand Z are

scheduling a public hearing to be followed by "Official Action" by the City Council in November and December. I note that contact should be made with the City Clerk's office to confirm the meeting dates. Can I suggest that you send out confirmation of those dates prior to those dates for those within 750' of the subject property, because the community does not want to miss an opportunity to listen and speak on the many issues concerning this property.

Also, the limitation of notification per the above (750') is a slight to the whole Sandpiper Bay community who are largely engaged in questioning the zoning for this project.

In addition, this notification has an inaccurate location for the "subject property", leading to much confusion as to exactly what the "subject property" is. As you may be aware, there are several properties involved in rezoning issues in Sandpiper Bay. The one identified by the map is neither of those.

I respectfully request that a new NOTICE be sent to confirm the "subject property" and a new date for a City Council meeting be scheduled in accordance to established notification timelines. Everyone needs a little time to digest the result of the Election as of the date currently scheduled, as well as avoid the 'rush' City Council now wants. This project has been in the works for years, without the knowledge of many in the Sandpiper Bay community, nor disclosed to buyers by builders in the area.

Regards,  
DL Langford  
303 594 1880

**From:** [Christina Flores](#)  
**To:** [Bridget Kean](#); [Mary Savage-Dunham](#)  
**Subject:** FW: Subject Map - Subject: Correction and Amendment Request for Notice of Meeting on Agenda Item P24-070 (Section 8b)  
**Date:** Monday, November 4, 2024 2:02:22 PM  
**Attachments:** [noticePZmeetinga.pdf](#)  
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[image005.png](#)  
[image006.png](#)  
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[image008.png](#)

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Good afternoon,

Please see below and add to the official record.



**Christina Flores**  
*Senior Executive Assistant*  
**Office of the Mayor and City Council**  
o. 772-871-5159

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

---

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



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**From:** D L <lipps46@gmail.com>  
**Sent:** Friday, November 1, 2024 3:16 PM  
**To:** Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>  
**Subject:** Fwd: Subject Map - Subject: Correction and Amendment Request for Notice of Meeting on Agenda Item P24-070 (Section 8b)

I wanted to send this out to you in a separate email so there can be no concern about the Sunshine law as it is not being discussed or shared between the council members as a group

Hope you are doing well and enjoying a little time away from the everyday stress of City Life :)

The Residents of Port Saint Lucie and the Surrounding Neighborhoods

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

From: D L <[lipps46@gmail.com](mailto:lipps46@gmail.com)>

Date: Fri, Nov 1, 2024 at 3:08 PM

Subject: Subject Map - Subject: Correction and Amendment Request for Notice of Meeting on Agenda Item P24-070 (Section 8b)

To: <[BKean@cityofpsl.com](mailto:BKean@cityofpsl.com)>

Subject: Correction and Amendment Request for Notice of Meeting on Agenda Item P24-070 (Section 8b)

Dear Ms. Kean,

I hope this message finds you well. We are writing to bring to your attention an error in the Notice of Meeting sent to residents concerning Agenda Item P24-070 (Section 8b), scheduled to be heard by the Planning and Zoning Board on November 6th at 6 PM.

Upon reviewing the document, we noticed that the referenced location of the development is incorrect.

Additionally, the map included with the notice points to the City-owned park along Morningside and Cambridge.

Please note that this area, as well as Visconti development, is no longer part of the Rivella Development.

It's important to mention that several residents within the notified area are "snowbirds" who may not return to Port St. Lucie until after Thanksgiving.

If these residents received the notice, the provided information would not be sufficient for them to understand the actual location, potentially preventing them from calling to inquire further.

We kindly request that this issue be resolved and that amended letters containing the correct information be sent out promptly.

Additionally, we ask that this email and the attached documents be included in the current agenda for review when it comes before the Planning and Zoning Board.

Thank you very much for your attention to this matter and for all your efforts.

Best regards,

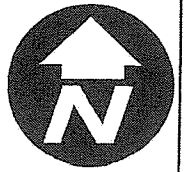
The Residents of Sandpiper Bay and the Surrounding Communities

.

Please note the attached copies of the front and back sides of the notice as well as a

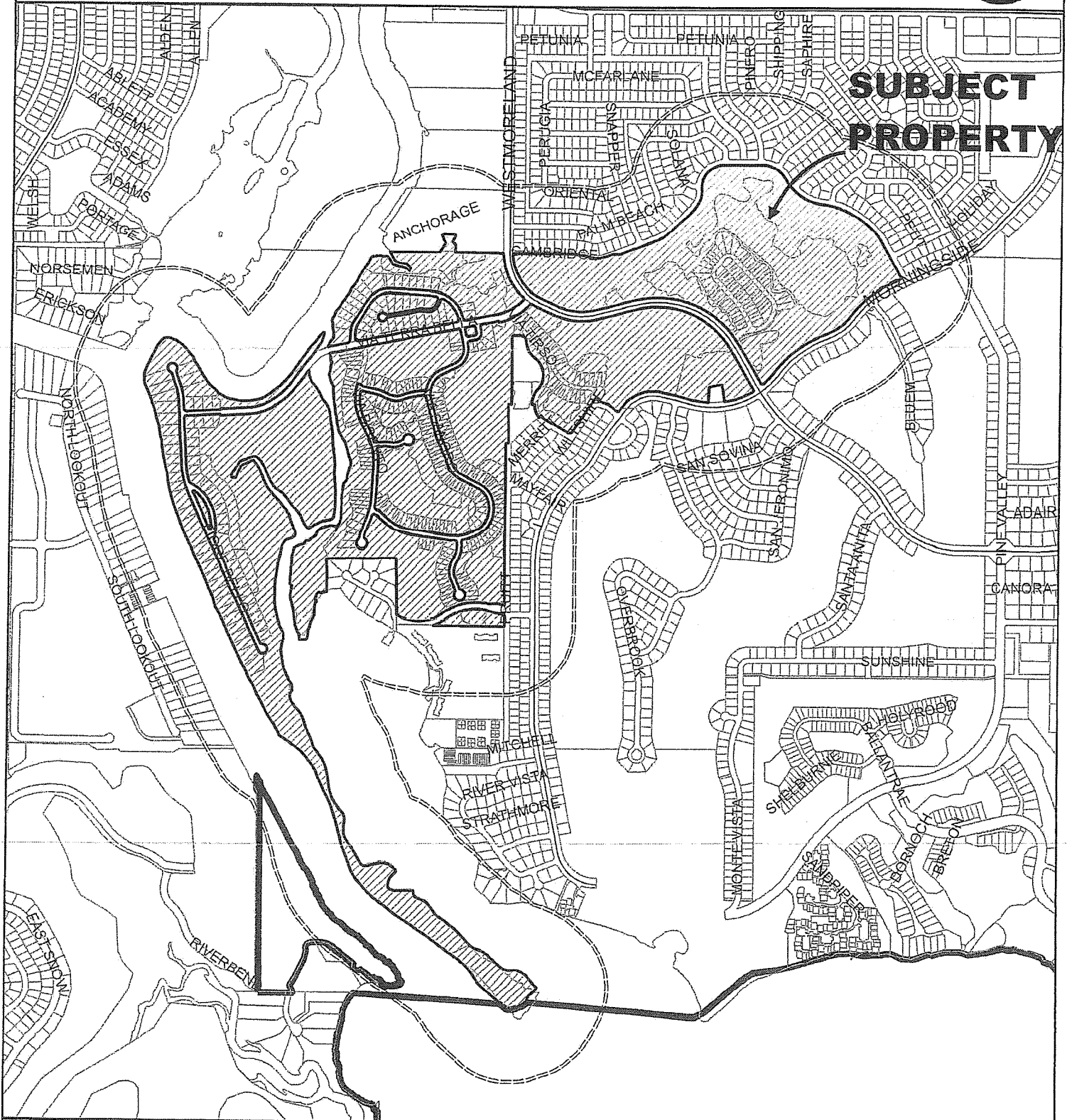
map of the actual location of the parcel

# NOTICE TO PROPERTY OWNERS MAP



Parcels within 750' of subject property to be notified

===== 750' buffer line



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

PUD AMENDMENT NO. 10  
RAVELLO DEVELOPMENT LLC - RIVELLA PUD  
TESORO PRESERVE PLAT NO. 4, TRACT 'A'

DATE:	9/1/2024
APPLICATION NUMBER:	P24-070
USER:	patricias
SCALE:	1 in = 1,400 ft





**From:** [Christina Flores](#)  
**To:** [Bridget Kean](#); [Mary Savage-Dunham](#)  
**Subject:** FW: Subject Map - Subject: Correction and Amendment Request for Notice of Meeting on Agenda Item P24-070 (Section 8b)  
**Date:** Monday, November 4, 2024 2:02:22 PM  
**Attachments:** [noticePZmeetinga.pdf](#)  
[NoticePSmeetingb.pdf](#)  
[map of Rivella.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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Good afternoon,

Please see below and add to the official record.



**Christina Flores**  
*Senior Executive Assistant*  
**Office of the Mayor and City Council**  
o. 772-871-5159

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

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



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**From:** D L <lipps46@gmail.com>  
**Sent:** Friday, November 1, 2024 3:16 PM  
**To:** Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>  
**Subject:** Fwd: Subject Map - Subject: Correction and Amendment Request for Notice of Meeting on Agenda Item P24-070 (Section 8b)

I wanted to send this out to you in a separate email so there can be no concern about the Sunshine law as it is not being discussed or shared between the council members as a group

Hope you are doing well and enjoying a little time away from the everyday stress of City Life :)

The Residents of Port Saint Lucie and the Surrounding Neighborhoods

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

From: D L <[lipps46@gmail.com](mailto:lipps46@gmail.com)>

Date: Fri, Nov 1, 2024 at 3:08 PM

Subject: Subject Map - Subject: Correction and Amendment Request for Notice of Meeting on Agenda Item P24-070 (Section 8b)

To: <[BKean@cityofpsl.com](mailto:BKean@cityofpsl.com)>

Subject: Correction and Amendment Request for Notice of Meeting on Agenda Item P24-070 (Section 8b)

Dear Ms. Kean,

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Thank you very much for your attention to this matter and for all your efforts.

Best regards,

The Residents of Sandpiper Bay and the Surrounding Communities

.

Please note the attached copies of the front and back sides of the notice as well as a

map of the actual location of the parcel

**From:** [Jessica Heinz](#)  
**To:** [Planning Zoning Group](#)  
**Cc:** [Mary Savage-Dunham](#)  
**Subject:** 11/6/2024 P&Z Board Meeting Agenda and backup \*Additional Public Comment Item 7B\*  
**Date:** Tuesday, November 5, 2024 12:55:51 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

Good afternoon,

Please see below, additional public comment for the 11/6/2024 P&Z Board Meeting Agenda and backup for item 7B.

Thank you,



**Jessica Heinz**  
**Agenda Manager**  
**City Clerk's Office**  
o. 772-871-7325  
c. 772-251-8829

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

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



**From:** Jotform <noreply@jotform.com>  
**Sent:** Tuesday, November 5, 2024 12:39 PM  
**To:** Sally Walsh <SWalsh@cityofpsl.com>; Calleigh Nazario <CNazario@cityofpsl.com>; Jessica Heinz <JHeinz@cityofpsl.com>  
**Subject:** New Submission: Comments to be Heard



## New Submission: Comments to be Heard

Meeting Date	11-06-2024
Name	LISA OHM

Phone Number (772) 370-4246

Email LOHM08@GMAIL.COM

I am a...

Resident

Is your address exempt from public records per Florida State Statute?

No

Association/Address

2857 S.E. MERRITT TER., PORT SAINT LUCIE, FL, 34952

I would like to comment on:

Agenda Items

Agenda Item Number:

P24-130

Name of Agenda Item:

Sandpiper Bay PUD Small-Scale Comprehensive Plan Amendment

I am...

Opposed

Comments:

This is not in keeping with our neighborhoods character. We value the green spaces and wildlife. Additionally, Westmoreland & Morningside are two lane roads which if widened would contribute to more future flooding in the area. As a concerned resident I ask that the board recommend denial of the future land use map amendment.

**From:** [BOSS BOSS](#)  
**To:** [Bridget Kean](#)  
**Cc:** [Shannon Martin](#); [Brandon Dolan](#); [Jolien Caraballo](#); [Christina Flores](#); [Eric Reikenis](#)  
**Subject:** OPPOSE: Parcel 1 PUD Concept 150 Assisted Living Facility  
**Date:** Tuesday, November 5, 2024 2:56:46 PM  
**Importance:** High

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Respected Colleagues

Distribution:

Ms. Shannon Miller - Mayor

Ms. Jolien Caraballo - District 4

Mr. Eric V. Reikenis - Planning Director

Ms. Bridget Kean - Planning

RE:

**OPPOSE** Rezoning Parcel 1 PUD Book and Concept Plan  
[Corner Westmorland and Morningside]

As introduction, I own two properties inside the direct perimeters of affect:

- 1005 SE Kitching Cove Lane
- 2418 SE Camarin Street

My investment is in **OPPOSITION TO** the proposed zoning change as noted.

All it takes is to drive through the affected area, to understand the **extremely negative repercussions** if this ill-advised rezoning takes place. Beautiful ponds, rolling green grass, *mostly single family one-story residences*, flowing green spaces, and **NO 150 UNIT ASSISTED TYPE BUILDINGS OF ANY KIND (what an eye sore)**.

**Ms. Caraballo**, who moved into the area in 1991, knows the wonderful beauty of this area in her district as she had advocated for the 'small town appeal'. This rezoning, and build, will *destroy that ambiance* and with it *ruin the living experiences bought into*, while *crushing property values*.

*In addition, this type facility brings along with **added demand on already stressed Fire and Police Department Resources** .. along with the added noise these operating systems bring with them to a very quiet community.*

Please use this email as required in **OPPOSITION TO** this rezoning request - and - feel free to contact me.

THANK YOU for your courtesy and considerations.

John A. Schultz

909.228.0424 M

csccmd@homail.com

**From:** [Mary Savage-Dunham](#)  
**To:** [Bridget Kean](#); [Bethany Grubbs](#); [Anne Cox](#)  
**Subject:** Fw: To City Council | Email from Website  
**Date:** Friday, November 8, 2024 12:13:16 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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FYI and for public comment in the files.

Respectfully,

Mary F. Savage-Dunham, AICP, CFM  
Planning & Zoning Director  
City of Port St. Lucie  
Phone: 772-873-6350  
Cell: 772-259-1515  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

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**From:** Christina Flores <CFlores@cityofpsl.com>  
**Sent:** Friday, November 8, 2024 12:10:55 PM  
**To:** Shannon Martin <Mayor@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; David Pickett <David.Pickett@cityofpsl.com>; Anthony Bonna <Anthony.Bonna@cityofpsl.com>  
**Cc:** Brandon Dolan <BDolan@cityofpsl.com>; Melanie Lorenzo <MLorenzo@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Dee-Diana Sanchez <DSanchez@cityofpsl.com>; Mary Savage-Dunham <mdunham@cityofpsl.com>; Sally Walsh <SWalsh@cityofpsl.com>; Teresa Lamar-Sarno <tsarno@cityofpsl.com>  
**Subject:** FW: To City Council | Email from Website

Good afternoon,

Below please find an email regarding Ravello. P24-070 and Club Med P24-130 and P24-111. This email will become part of the official record.

Thank you,

**Christina Flores**





**Senior Executive Assistant**  
**Office of the Mayor and City Council**  
o. 772-871-5159

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

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



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**From:** Roseann Mazjanis <mazjanis@gmail.com>  
**Sent:** Friday, November 8, 2024 11:46 AM  
**To:** Christina Flores <CFlores@cityofpsl.com>; Melanie Lorenzo <MLorenzo@cityofpsl.com>;  
Brandon Dolan <BDolan@cityofpsl.com>  
**Cc:** Christiana DiVaio <C\_divaio@yahoo.com>; David Lipps <lipps46@gmail.com>  
**Subject:** To City Council | Email from Website

Shannon Martin , Jolien Caraballo,  
Stephanie Morgan, David Pickett, Anthony Bonna, Sr

re: Democracy in Sandpiper Bay -Port St. Lucie  
(zoning changes)  
Ravello project  
Club Med Project

**Ravello. P24-070 (10th amendment)** 11/6/24 P&Z board meeting. The land owner is applying for a zone change. (One of many zone changes). He has a buyer waiting and will sell the property as soon as the city approves the changes.

I attended the P&Z committee meeting in October. Several spoke against the change. Yet the rubber stamp came down.. *I make a motion .. I second .. all in favor... any nays ...passed*

I attended the P&Z zoning board meeting on 11/6/24. The room was filled with speakers against the project. Problems such as flood, traffic, safety, evacuation, turtles, contaminated ground, as well as Sandpiper is a historic quaint area of PSL and this project does not fit into the neighborhood.. One speaker presented hundreds of signatures from residents of the neighborhood against this project. With help from the P&Z department - the board passed the requested zone change. It now will go before the council for a vote.

They say get out and let your voice be heard. We were there .. yet the “rubber stamp” came down. When will it stop?

Just about the entire Sandpiper Bay community is against this project for all its adverse effects yet 1

landowner is granted zone changes. I just don't get it...Why is the city allowing this against the wishes of the community?

Applicants go for zone changes in bits and pieces. One little change here and one little change there. These zone changes are usually approved.

Our elected officials, paid City employees and City volunteers are supposed to represent its citizens. After attending a few of these meetings - I question that.

As a 35 year owner/resident of our home on Morningside Blvd I am disappointed with the system. As I walked out of the meeting on 11/6/24 I heard from so many disappointed residents.

Also on the agenda of the 11/6/24 meeting..

**Club Med P24-130 and P24-111**

Let me start by saying I still have scars from the P&Z and Council meetings of 2010 when the City rubber stamped the zoning change on the entire golf course in spite of the opposition.

Here we are in 2024 with more changes. I am not against the resort nor the academy - in fact I think they are good for the neighborhood and the city.

I do not understand the zone change nor all the zoning jargon. But I ask why a change on a large portion of the property if they only need a small section for the school?

The golf course is sitting idle.

There was an offer from an outside company to the current owners to lease or buy the golf course and run it as a golf course and they refused. It is their property and they have a right to refuse.... The elephant in the room...the residents fear zoning changes will eventually lead to the golf course land being sold to a developer. That would certainly be the death of Sandpiper Bay. The current owners say this is not their plan BUT when the zoning was changed in 2010 we were told *there would always be a golf course there*.

Respectfully,  
Roseann Mazjanis  
2861 Morningside Blvd  
401 835-6556  
[mazjanis@gmail.com](mailto:mazjanis@gmail.com)