

From: [Bryan Pankhurst](#)
To: [Jessica Heinz](#)
Cc: [Sally Walsh](#)
Subject: FW: River Place Letter
Date: Tuesday, November 30, 2021 12:46:52 PM
Attachments: [Zoning letter2.doc](#)
[image001.png](#)

Please add the email and attached to Ord 21-18. Thank you!



"A City for All Ages"

Bryan Pankhurst

Assistant City Clerk

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd.

Port St. Lucie, Florida 34984-5099

772.871.7341 office | 772.203.8802 cell

BPankhurst@CityofPSL.com

From: Brandon Dolan <BDolan@cityofpsl.com>

Sent: Tuesday, November 30, 2021 12:46 PM

To: David Pickett <David.Pickett@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Shannon Martin <Mayor@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Sally Walsh <SWalsh@cityofpsl.com>

Cc: Bryan Pankhurst <BPankhurst@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>

Subject: River Place Letter

Good Afternoon,

Please see the letter from Darrel Bybee regarding P&Z item P21-025, River Place.

Sally, please enter this into the record.

Thank you,



"A City for All Ages"

Brandon Dolan

Executive Assistant

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From: Darrel Bybee <dkbybee@gmail.com>
Sent: Tuesday, November 30, 2021 12:01 PM
To: Brandon Dolan <BDolan@cityofpsl.com>
Subject:

would you please make sure our council members get a copy of my letter. thank you

November 29, 2021

City of Port St. Lucie

Subject: Vote No - P20-025

Dear Council person,

I am writing about the the change of zoning from commercial to residential on a parcel generally described as Parcel N, River Place on the St. Lucie. on P21-025 and is property ID of 3416-675-0034-000-7.

I reside in River Place at 519 NE Canoe Park Circle, although technically not considered an "adjacent" property owners, I am certainly affected by the proposed zoning change, as a resident of River Place on the St. Lucie. Our Property Owners Association was given a presentation of the proposed development by Michael Houston and Alejandro Zurita et al(hereafter known as developers) for the land in question, if the land designation was changed from commercial(CG) to residential(RL).

After the initial presentation, where the developers could undoubtedly feel the strong negative vibes, the developers changed their presentation and *implied* commercial properties that might go in like gas stations, bars and rental truck storage, none of which are permitted under our PUD documents. He also *implied* the developers owned the property. It was only after they offered our POA president a \$120,000 to our POA , that the POA changed the vote from against the property to in favor. The vast majority of the property owners at POA meeting the meeting(of which I was included)were all against the proposal. Later a survey was sent to home owners on the change (written and sent by the developers and worded the survey in such as do you want nice residential neighborhood or do you want high traffic commercial properties. The survey was clearly written to skew the vote for the change. However one of our property owners had a petition signed by several hundred residents opposing the change of zoning.

As a resident of River Place on the St. Lucie I, like many of my neighbors, are against the rezoning of this property. The reasoning against this proposal is multi faceted and includes among others traffic considerations, our River Place amenities being over burdened, the current undeveloped portions of River Place and the over abundance of new residential neighborhoods very close by on Selvitz, St. James Blvd and on Peachtree Blvd. I plan on attending the council meeting where comments will be heard, but want my objection to the rezoning in writing.

I was at the zoning meeting and spoke against the change in zoning just like several of my neighbors did. I was totally shocked that despite strong public feeling against the zoning change the board chose to send the proposal to the city council for consideration. I hope that you and the city council will vote with the people and vote no on P21-025.

Thank you.

Respectively Submitted

Darrel K Bybee

519 NE Canoe Park Circle, Port St. Lucie