

Public Comment

From: [Anne Cox](#)
To: [Bridget Kean](#)
Cc: [Christina Flores](#)
Subject: FW: Proposed multi family and Trail next to Del Webb
Date: Monday, May 2, 2022 2:54:00 PM

fyi

Anne Cox, AICP
Assistant Director of Planning and Zoning
City of Port St. Lucie
(772)871-5218
annec@cityofpsl.com

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

From: Christina Flores <CFlores@cityofpsl.com>
Sent: Monday, May 2, 2022 2:50 PM
To: Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>
Cc: Lorraine Prussing <LorraineP@cityofpsl.com>; Sally Walsh <SWalsh@cityofpsl.com>
Subject: FW: Proposed multi family and Trail next to Del Webb

Good afternoon,

Mayor Martin received the below email opposed to P22-095- Rezoning from AG5 to MPUD. Can we please add this to the record for this item?

Thank you,

Christina Flores
Executive Assistant
Office of the Mayor and City Council
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984
(772) 873-6472 office; (772) 871-7382 fax cflores@cityofpsl.com

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

From: Hillary <hillarytx@yahoo.com>
Sent: Monday, May 02, 2022 2:48 PM
To: Christina Flores <CFlores@cityofpsl.com>
Subject: Proposed multi family and Trail next to Del Webb

Mayor Martin

I am a homeowner in Del Webb. I want to to know that I and many neighbors are adamantly opposed to changing this MUD and to include the Tradition Trail that you know we are adamantly opposed to. I cannot believe that the City would approve this.

I and many neighbors will attend the Planning and Zoning Meeting, and the City council meeting. I sincerely hope that you and Council will not approve Mattamys request and abide by the wishes of your constituents.

Sincerely
Hillary Goldstein
12820 SW AUREOLIAN LN

Name: [redacted]
To: [redacted]
Cc: [redacted]
Subject: [redacted]

Anna Cox, ACP
Assistant Director of Planning and Zoning
City of Port St. Lucie
(772) 371-5218
anna@psl.net

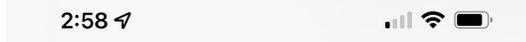
From: Christina Flores <cflores@psl.net>
Sent: Monday, May 2, 2022 8:18 AM
To: Anna Cox; Anna Cox <anna@psl.net>; Anna Cox <anna@psl.net>
Cc: Lorraine Pruning <lorraine@psl.net>; Sally Walsh <swalsh@psl.net>
Subject: FW: Request by Mattamy

Good morning,
Mayor Martin received the below email opposed to PZ-2019- Rezoning from AGS to MPUD. Can we please add this to the record for this item?
Thank you,

Christina Flores
Executive Assistant
Office of the Mayor and City Council
City of Port St. Lucie
112 SW Park St, Lucie, FL
Port St. Lucie, FL 34984
(772) 371-5218 ext: 2172 873-7382 fax
cflores@psl.net

From: Charles [redacted]
Sent: Saturday, April 30, 2022 9:17 PM
To: Lorraine Martin <lorraine@psl.net>
Subject: Request by Mattamy

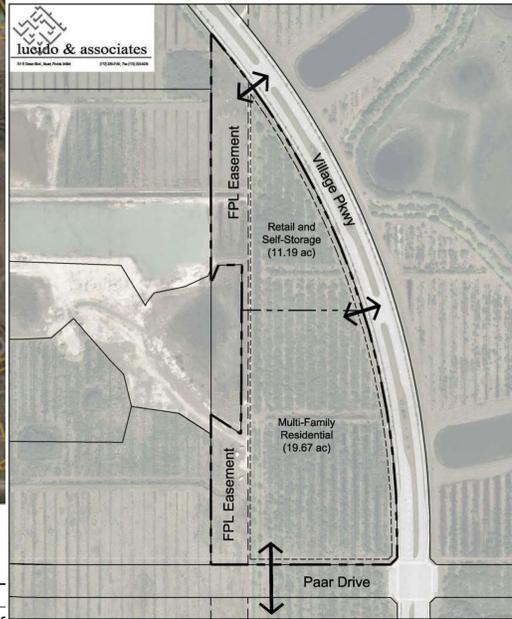
to rezone 30.89 acres from Agriculture to Multi-use!
I have attached pictures and can save you an aware of this proposal that will be in front of the Planning and Zoning Council May 3rd at 6pm! This parcel is adjacent to Del Webb and happens to be where you had suggested the Trail to be removed instead of dissecting our private road and separating our private gated community! We are being told by Mattamy that they are two years away from starting the section of the Trail that has caused us concern! Seems they are not willing to reduce our options! When someone has good reason to "hurry to rezone all day when there is bad news one will delay and receive other months or even a "Patience/Correct they aren't" backdoor for your cartilage with sign to Mayor, donated to rezone to you and Anthony and provided both your collaboration! We believe in you but it is our home that is at jeopardy and we have asked for your help! If you can't just say no because maybe you can point us in the right direction! Asking us to try to resolve this with Mattamy/ Palumbo/ Garatti has been nothing but promised meetings that never happen but the have time to try to make the above rezoning application! Thank you! Charlie Adams Del Webb resident and Trail Committee member for 5 productive months!



Master Planned Unit Development on



A request to rezone 30.89 acres of property located Southern Grove to MPUD (Master Planned Unit Development)
Steve Garrett, Lucido and Associates



Computer File: Zoning and land use exhibits - MPUD.dwg
Project Number: 20-370
Scale: 1" = NTS
SG10-Conceptual Land Use Plan
Port St. Lucie, Florida



From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Rezoning of AG-5 to MPUD on Village Parkway just south of Del Webb Tradition Community
Date: Monday, May 2, 2022 8:37:07 AM

From: J Jones <jfsjones101@gmail.com>
Sent: Sunday, May 1, 2022 1:48 PM
To: Planning <Planning@cityofpsl.com>; Shannon Martin <Mayor@cityofpsl.com>; anthony@anthonybonna.com
Subject: Rezoning of AG-5 to MPUD on Village Parkway just south of Del Webb Tradition Community

From: [Teresa Lamar-Sarno](#)
To: [Bridget Kean](#)
Subject: Fwd: Self Storage south of Del Webb
Date: Thursday, May 19, 2022 3:30:24 PM

Sent from my iPhone

Begin forwarded message:

From: Brandon Dolan <BDolan@cityofpsl.com>
Date: May 19, 2022 at 3:24:35 PM EDT
To: Teresa Lamar-Sarno <tsarno@cityofpsl.com>
Cc: Jessica Heinz <JHeinz@cityofpsl.com>
Subject: FW: Self Storage south of Del Webb

Please see the email below for the record.

From: Corey Jansen <coreyljansen@gmail.com>
Sent: Tuesday, May 17, 2022 11:23 AM
To: Anthony Bonna <Anthony.Bonna@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: RE: Self Storage south of Del Webb

Mr. Bonna,

I feel it is necessary to reach out to you concerning the proposed Storage unit south of my neighborhood. I am extremely unhappy with the proposed business being so near homes and neighborhoods. We bought our home with the impression that commercial business would be on the east side of Village Parkway. It would destroy the Tradition community aesthetic to have it placed so close. Please consider voting against the proposed change and business permit. There are also many other units within 5 miles already built and in use. Another storage facility seems unnecessary and redundant.

Respectfully,

--

Corey Jansen
772.341.3434
coreyljansen@gmail.com

From: [Terry Pitchford](#)
To: [Bridget Kean](#)
Subject: P22-095 Proposed Rezoning - 5/3/22 meeting - opposed
Date: Tuesday, May 3, 2022 9:15:19 AM

Ms. Kean,

I am writing in opposition to the proposed rezoning P22-095. We reside at 13072 SW Aureolian Lane; our property is indicated as #72 on the Notice to Property Owners Map included in the notice we received via USPS. When we purchased our home, we intentionally purchased a lot on the wetland that is behind our property. We routinely see otters, deer, Sandhill Cranes, Storks, Roseate Spoonbills, etc. in the wetland area behind us. Changing the parcel in question is likely to have a negative impact on the wildlife in this area. The wildlife may not be able to access the wetland if/when this parcel is rezoned. Habitat areas for wildlife continue to disappear.

Putting a self storage facility on more than 8 acres of this parcel does not fit in with the character of our residential area. Most of these facilities have 24 hour access; traffic and lights could be visible all night. We attended meetings about the proposed Tradition Trail last year. The "Walk in the Park" area will be visible across the wetland behind our property. It is planned to have an outdoor classroom and pavilion and a boardwalk in a restored wetland. It is supposed to be representative of a natural Florida area. There is a planned a trail/entrance from Village Parkway. Will that access be N or S of this parcel? How does this additional retail/commercial area align with the "Walk in the Park" area of Tradition Trail?

There are no bike lanes on Village Parkway, but many people ride bikes along the road. Until the Tradition Trail is completed, bike riders are often in danger riding along Village Parkway. Adding additional retail/commercial space on the West side increases this risk. While our community, Del Webb Tradition (DWT), is a 55+ community; Heron Preserve is not. It is located across Marshall Parkway from DWT. There are many families with children riding bikes in the area. It is already dangerous enough without this proposed rezoning.

On the East side of Village Parkway there is ample space for additional commercial development. A self storage facility would be better suited East of Village Parkway, not on the West side.

I am opposed to this proposed rezoning. Thank you.

Terry Pitchford
13072 SW Aureolian Ln.
Port St. Lucie, FL 34987



As a resident of DWT, I am adamantly opposed to this requested change in zoning!

I am not able to attend the 5/3 and 6/13 meetings but wanted to voice my opposition to be added to that of other DWT residents.

Also, what is the notification process to affected residents? We received no notification of this change other than 'community buzz' and above-pictured sign.

Thank you!

Jackie Jones

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd., Bldg B
Port St. Lucie, Florida 34984-5099
772.871.5213
772.873.6339 TDD
www.cityofpsl.com



Bridget Kean, AICP
Senior Planner
772.873.6489
bkean@cityofpsl.com

NOTICE TO ADJACENT PROPERTY OWNERS
REZONING REQUEST

P22-095 –Southern Grove 10 MPUD (Master Planned Unit Development)

The City of Port St. Lucie has received a request from Lucido and Associates, acting as agent for Mattamy Palm Beach, LLC, owner, to rezone approximately 30.89 acres of property from the zoning designation of St. Lucie County AG-5 – Agricultural, one dwelling unit per five acres, to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD). The proposed MPUD will allow for 19.67 acres of residential development, 2.70 acres for retail/commercial/office uses and 8.49 acres for warehouse/self-storage uses.

The property is generally located north of Paar Drive, south of Del Webb Tradition, west of SW Village Parkway, and east of conservation and park land. The legal description is a portion of Parcel 27D, Southern Grove Plat No. 13. The full legal description is on file in the Planning and Zoning Department.

There will be a public hearing held by the Planning and Zoning Board at 6:00 p.m., on Tuesday May 3, 2022, in the City Hall Council Chambers, 121 SW Port St. Lucie Boulevard, at the corner of Airoso and Port St. Lucie Boulevards, Port St. Lucie, Florida.

You may access the agenda materials related to this item **about 5 days prior to each meeting** by going to <https://psl.legistar.com/Calendar.aspx>. Select the Year and review Board, then select Agenda. You can find the item on the agenda by using the P number shown at the top of this letter, then select the blue numbers on the right to open up all the materials for that item.

Please be aware that the action of the Planning and Zoning Board is advisory. Official action by the City Council is tentatively scheduled for the meetings of May 23, 2022, and June 13, 2022, at 6:30 p.m., at City Hall Council Chambers, with the public hearing being held on June 13, 2022. Please contact the City Clerk's Office to confirm the meeting dates.

If you wish to do so, you may attend the meeting in person and express your views. If you do not wish to attend, you may file any comments you desire in writing or via email. The Planning and Zoning Board and the City Council will consider your comments.

If you would like to speak on the item at the meeting and do not desire to attend in person, please contact the Clerk's Office at 772.871.5157 and TDD Number 772-873-6340 by 11:00 a.m. on May 3, 2022, and a staff member will provide you with the required call-in information.

If you have any questions regarding this petition, please contact Bridget Kean in the Planning and Zoning Department at 772.873.6489 or via email at bkean@cityofpsl.com.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at 772-871-5157.

April 21, 2022

DEL WEBB

Sent from my iPad