

From: [Bianca Lee](#)
To: [Jessica Heinz](#)
Subject: FW: P23-097 - Variance response
Date: Monday, July 3, 2023 4:28:57 PM
Attachments: [PS-23-097 - pictures - 05-04-23.msg](#)

Good afternoon,

Please enter additional public comment into the record.

Regards,

Bianca C. Lee, Planner II
City of Port St. Lucie
Department of Planning & Zoning
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099
(772) 871-5149 (Office) | (772) 871-5124 (Fax)
blee@cityofpsl.com

“A City for All Ages”

For immediate assistance, please call the Planner of the Day at 772-871-5213 or email the department at planning@cityofpsl.com with any questions or inquiries.

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

From: Laura Carreño <carrenofln@icloud.com>
Sent: Monday, July 3, 2023 4:15 PM
To: Bianca Lee <blee@cityofpsl.com>
Subject: PS-23-097 - Variance response

[[CAUTION: This email originated outside of the City of PSL. Please use caution when opening attachments, clicking links, or responding to this email.]]

Dear Ms. Lee,

Our concern with the storm water runoff to the adjacent property of 508 SE Felix Avenue and the setback violation was evident since the end of April 2023 and we made numerous phone calls voicing our concerns to the building, permitting, drainage and public works department.

The pictures attached shows the encroaching proximity to the rear yard of 508 SE Felix Avenue.

Thank you for attaching this to the variance response for the hearing on PS-23-097.

Sincerely,

Laura Carreno
Lucinia Ferreira

Sent from my iPhone









From: [Clyde Cuffy](#)
To: [Bianca Lee](#); [Jessica Heinz](#)
Cc: [Colt Schwerdt](#)
Subject: RE: Variance motion to deny - P23-097 Monna Homes
Date: Wednesday, July 5, 2023 11:38:33 AM
Attachments: [image001.png](#)

thanks

From: Bianca Lee <blee@cityofpsl.com>
Sent: Wednesday, July 5, 2023 11:25 AM
To: Jessica Heinz <JHeinz@cityofpsl.com>
Cc: Clyde Cuffy <CCuffy@cityofpsl.com>; Colt Schwerdt <CSchwerdt@cityofpsl.com>
Subject: FW: Variance motion to deny - P23-097 Monna Homes

Good morning,

Please see additional public comment attached.

Regards,

Bianca C. Lee, Planner II

City of Port St. Lucie

Department of Planning & Zoning

121 S.W. Port St. Lucie Blvd.

Port St. Lucie, FL 34984-5099

(772) 871-5149 (Office) | (772) 871-5124 (Fax)

[Blee@cityofpsl.com](mailto:blee@cityofpsl.com)



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From: Laura Carreño <carrenofln@icloud.com>
Sent: Wednesday, July 5, 2023 11:05 AM
To: Bianca Lee <blee@cityofpsl.com>
Subject: Variance motion to deny - P23-097

[[CAUTION: This email originated outside of the City of PSL. Please use caution when opening attachments, clicking links, or responding to this email.]]

Dear Ms. Lee,

Please find attached our variance response to deny variance to be reviewed by the City of Port St. Lucie Planning and Zoning board.

Please send me a copy of the proposed relocation of proposed home.

Sincerely,

Laura Carreno

Sent from my iPhone

July 3, 2023

Dear City of Port St. Lucie Planning and Zoning Board:

RE: Variance Application - Monna Homes LLC., P23-097
Subject Property: 520 SE Cliff Road, Port St. Lucie, FL 34984, legally described as
Port St. Lucie-Sec. 39, Block 2655, Lot 18
Motion to Deny

I am Laura Carreno, a much concerned resident that resides within the 750 feet radius of the subject property, daughter and caretaker of the adjacent property owner (of the subject property), Lucinia Ferreira, and, also, speaking on her behalf.

Since the end of April 2023 and the beginning of May 2023, we (my family, concerned neighbors and myself) have called the City of Port St. Lucie permitting, building, and public works department and met with Lawrence DeNieuwerkerk, City of Port St. Lucie stormwater/drainage inspector and Paul Lewis, City of Port St. Lucie stormwater/drainage inspector and stated our concerns: (1) adverse effects of stormwater runoff to the rear property of 508 SE Felix Avenue, Port St. Lucie, FL 34984; (2) no drainage plans provided showing erosion control, flooding and standing water prevention to adjacent properties; (3) extreme encroachment and close proximity of the Monna Homes LLC. proposed house to the adjacent property of 508 SE Felix Avenue, Port St. Lucie, FL 34984; (4) a three-way call was made between Mr. DeNieuwerkerk, Omar Abuzamel (Monna Homes LLC.) and myself stating the stormwater runoff concerns and extreme proximity of the proposed home of the subject property to the rear adjacent property - Mr. Abuzamel's response was that there was enough space in the rear subject property to place a swimming pool and that he abides by the City's rules; (5) proposed home dimensions are too large for the lot and looks forced onto the property - even model home designs should be adjusted as to not cause adverse impacts on adjacent properties and the public welfare; (6) no silt fence in place, although required by Florida ordinance 93.29/Sec 1, Par. 4 and, also shown on signed and sealed boundary survey dated April 20, 2023 provided by Atlantic Land Designs.

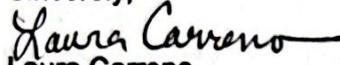
There are still outstanding questions in place: (1) how can Monna Homes LLC. (Zamel Abou, managing member) be "... surprised to learn that there may be an issue with the rear setback" as he stated on the signed variance application (June 2, 2023) for the subject property when this concern was brought to Monna Homes LLC and to the City of Port St. Lucie's attention in April and May 2023; (2) why was the setback encroachment allowed without a variance?; (3) why was no drainage plan filed for the subject property site?; (4) according to the Code of Ordinances - Title IV - Chapter 41 - Property Maintenance Code - Sec. 41.00 c (3) "to avoid, prevent, and eliminate conditions which, if permitted to exist or continue, **will depreciate the value of adjacent or surrounding properties.**" and said depreciation of the adjacent property would be caused by stormwater runoff of the proposed home of the subject property and encroachment of minimum 25 feet rear setback; (5) why was an express permit granted for the subject property?; (6) is an express permit given as a special privilege?; (7) this variance public

hearing sign posted for this meeting of Wednesday, July 5, 2023 is posted to take place at 1:30 pm instead of 6 pm. (photo attached); and (8) the subject property proposed home does not comply with the legal minimum 25 feet rear setback as per Section 158.073(H)(3) Yard Requirements and Landscaping.

This above afore-mentioned situation has caused much unnecessary emotional and mental stress which has further exasperated present illnesses in our family.

We trust that the City of Port St. Lucie and Monna Homes LLC. will rectify the location, lower the ground elevation, and reduce the size of the proposed home on the subject property to meet all legal setbacks and not cause any runoff drainage problems to the rear and any other surrounding adjacent lots.

Sincerely,



Laura Carreno

Lucinia Ferreira