

From: Daisy Ruiz
Sent: Monday, March 22, 2021 1:43 PM
To: Bryan Pankhurst; Sally Walsh; Karen Phillips
Cc: Christina Flores
Subject: FW: Western Annexation Area - Riverland Applications P20-175, P20-161 & P20-162
Attachments: [Letter to PSL Mayor & Council 3-22-2021.pdf](#)

Good afternoon, Bryan,

Can you please add this letter to tonight's agenda item?

Thank you,

Daisy Ruiz

Executive Assistant

Office of the Mayor and City Council

City of Port St. Lucie

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From: Horacio Moncada <horacio@akelhomes.com>
Sent: Monday, March 22, 2021 1:25 PM
To: Daisy Ruiz <DRuiz@cityofpsl.com>; Greg Oravec <Mayor@cityofpsl.com>
Cc: Alexander Akel <Alex@akelhomes.com>; Ramsey Akel <ramsey@akelhomes.com>
Subject: Western Annexation Area - Riverland Applications P20-175, P20-161 & P20-162

Dear Mr. Oravec,

Please find attached letter regarding item 8a of agenda for tonight's meeting. We kindly request that it be considered and entered onto record.

Best Regards,

Horacio



Horacio F. Moncada

Development Manager

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From: Christina Flores
Sent: Monday, March 22, 2021 1:44 PM
To: Bryan Pankhurst
Subject: FW: Western Annexation Area - Riverland Applications P20-175, P20-161 & P20-162
Attachments: [Letter to PSL Mayor & Council 3-22-2021.pdf](#)

Good afternoon,

Can you please add this to tonight's agenda item?

Thank you,

Christina Flores

Executive Assistant

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From: Horacio Moncada <horacio@akelhomes.com>
Sent: Monday, March 22, 2021 1:41 PM
To: Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>
Cc: Alexander Akel <Alex@akelhomes.com>; Ramsey Akel <ramsey@akelhomes.com>
Subject: Western Annexation Area - Riverland Applications P20-175, P20-161 & P20-162

Dear Mrs. Morgan

Please find attached letter regarding item 8a of agenda for tonight's meeting. We kindly request that it be considered in your deliberations tonight.

Best Regards,

Horacio



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March 22, 2021

Hon. Mayor Gregory J. Oravec
And Members of the City Council
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

Re: Applications P20-175, P20-161, P20-162 and basic access roads to Wilson Grove.

Dear Mayor Oravec and members of City Council:

Unfortunately, I am unable to attend today's City Council meeting. As a result I request that the below statement be entered into the record on my behalf.

At the March 8, 2021 Special Council Hearing, two issues were raised 1) Becker Road, and 2) Riverland's failure and delay to build the required phase 1 access roads.

The resolution of the issues regarding Becker Road are still in mediation at this time. For that reason alone, the application should be continued until the parties can agree on the mechanism on how to move forward.

On the second issue, regarding Riverland's delay of the required phase 1 road network, this is an issue about fairness as Mr. Rateree from Riverland said. If today's Riverland applications are approved, the City must hold all developer to the Riverland standard.

What is the Riverland standard?

1. Trip generation based on senior housing and not single family detached (the Simmons & White Report)
2. No update of the WATS is required to show the impacts across all the developments.
3. No independent traffic study or report to be prepared by City Staff.

This is exactly what the City is allowing today.

In 2015, Mayor Oravec, you said that it is important for the City and the developers to take a holistic approach instead of piece mail approvals for the different DRIs in the Southwestern Annexation Area. That was true then and still holds very true today.

At the last hearing on March 8, 2021, Mayor Oravec also accurately pointed out that City Staff had failed to perform its own report on the traffic for City Council's review. Moreover, the Simmons and White traffic report (not in accordance with WATS study) was not part of Riverland's application when staff reviewed it - it was submitted on March 8 - the day of the hearing.

In your decision today, I implore that you ask yourself two questions:

1. Can you tell your citizens with a clear conscience that they will not be responsible to build the roads that Riverland will never trigger the construction of?
2. How can the City make important decisions regarding traffic and road infrastructure without any City Staff report or a thorough review of the Applicant's last minute report?

Respectfully, the City has nothing to lose by continuing this Application and following the proper process instead of just rubber stamping Riverland's application without vetting all issues. The Simmons and White report is just a bunch of trip generation models that fails to consider the impacts to Wilson Grove or Southern Grove due to Riverland's failure to build the required Phase 1 roads.

At the March 8 hearing, the City took its eye off the main issue when Riverland agreed to fund Becker Road. Becker Road is clearly their obligation and their agreement to fund it comes at a small price if they can snatch the grand prize – never building the required phase 1 road network.

If the City wants to take a piece meal methodology as it pertains to the road network and treat each of the DRIs as if each is on their own island - the City must be prepared to pay the cost to build the roads in the future. If you read Riverland's proposed development order, the trip generation thresholds for the required phase 1 roads will never be triggered. This is not a Wilson Grove versus Riverland issue. It is a City versus Riverland issue.

I request that the City seek a continuance until the proper process to address road networks is established across all DRIs so that they are treated equally and fairly. If you all vote to approve Riverland today, I expect the City to treat all developer with fair and equal treatment and to the same standards and methodologies as it has with Riverland.

Once again, as Mr. Rateree said, this is about fairness and that is all I request.

Regards,

Ramsey Akel

Cc:

Vice Mayor. Shannon M. Martin
Councilwoman. Stephanie Morgan
Councilwoman. Jolien Caraballo
Mayor. Gregory J. Oravec
Councilman. David Pickett
City Manager. Russ Blackburn
City Attorney. J Stokes