

From: [Alan Feldman, CPA](#)
To: [Bridget Kean](#)
Subject: 5 story building in Tradition
Date: Tuesday, February 7, 2023 2:16:17 PM

Bridgette Kean,

My wife and I are residents of Tradition and live in Vitalia. We are against the height variance to build five story buildings in Tradition. We feel it will have a negative impact to the community. It will be increasing congestion in the area and decrease property values in Tradition.

Sincerely,

Alan & Phyllis Feldman
supercpa50@aol.com

From: [ELLEN MITCHELL](#)
To: [Bridget Kean](#)
Subject: 5 story buildings
Date: Tuesday, February 7, 2023 7:03:19 PM

Hell No!!!! Horribly wrong

Ellen Mitchell
305-984-9086
Ellen_mitchell@bellsouth.net

From: [Kathy Brunke](#)
To: [Bridget Kean](#)
Subject: 5 story buildings
Date: Tuesday, February 7, 2023 12:01:24 PM

Dear Ms. Kean

Please do not allow Mattany to build 5 story buildings in tradition. This will completely ruin the aesthetic of tradition and be a complete eyesore. Mattany needs to be reigned in and not be allowed to do anything they deem profitable. Thank you for your consideration.

Kathy Brunke
9979 SW Coral Tree Cir, Port St. Lucie, FL 34987

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: P22-097
Date: Tuesday, February 7, 2023 9:00:04 AM

From: Email from CityofPSL.com <Website@cityofpsl.com>
Sent: Monday, February 6, 2023 9:49 PM
To: Planning <Planning@cityofpsl.com>
Subject: P22-097

Message submitted from the <Port St. Lucie> website.

Site Visitor Name: Marc Gannon
Site Visitor Email: mgannon1315@gmail.com

Hello Bridget, I am a Esplanade at Tradition resident and received your info regarding the new proposed developments along westcliffe. I read on the provided online info lake water from these developments will tie into Esplanade...if I read it properly. If correct, will the outgoing water from these developments be monitored to prevent any contamination to esplanade's lakes? thank you very much.

From: [Susan Maselli](#)
To: [Bridget Kean](#)
Subject: Building 5 story blogs.
Date: Tuesday, February 7, 2023 12:53:56 PM

I am totally against the 5 story buildings built in Tradition. We moved here from down south to escape the horrendous traffic. The infrastructure is already ill equipped to handle what we have. PLEASE don't let this builder ruin the allure and beautiful landscape of Tradition. PLEASE say NO!!!

From: pic32828@gmail.com
To: [Bridget Kean](#)
Subject: Height changes
Date: Tuesday, February 7, 2023 2:50:20 PM

This is Patrick Cunningham at 10397 S.W. Ligustrum Dr, Port Saint Lucie. I want to voice my concerns over changing height restrictions in Port Saint Lucie. I feel it would not be appropriate and will reduce the hone values in our beautiful area. Thank you, Patrick Cunningham

Sent from my iPhone

From: [Renita DiTomas](#)
To: [Bridget Kean](#)
Subject: Height Restriction
Date: Wednesday, February 8, 2023 11:20:43 AM

I oppose the change of Height Restriction to the Mattamy multi family project west of Village Pkwy and South Westcliffe.

Renita DiTomas
12087 SW Marigold Ave
Port St Lucie, FL 34987
renitaditomas@hotmail.com
Resident of Vitaila

From: [Donna Bicknell](#)
To: [Bridget Kean](#)
Subject: HEIGHT VARIANCE FOR MATTAMY HOMES
Date: Tuesday, February 7, 2023 8:32:26 PM

I live in Vitalia and I understand that Mattamy Homes is looking for a height variance for multi family vertical development south of Village Pkwy and South Westcliffe. I am hoping that you will consider ALL the development going on in Tradition. I can't imagine what the traffic will be like. I don't believe the roads we have will accommodate all this traffic. How about the schools? We will be turning into Miami pretty quick if all this building keeps getting approved. There is no benefit to any of the home owners in Tradition. Taxes are going up not down even though the tax base is growing by leaps and bounds.

I would love to know how all of this is going to give me and the residents of Tradition a better life.

Donna Bicknell

From: [Ray Wolfson](#)
To: [Bridget Kean](#)
Subject: Mattamy Homes "height variance"
Date: Tuesday, February 7, 2023 5:16:35 PM

I am a resident of the Vitalia community.

I understand that there is a meeting tonight 2/7/2023 to change the height of the apartments being built by Mattamy homes located at the West end of SW Westcliffe Ln.

Our community has a lot of traffic exiting our community.
The wait time to exit our community and merge into the traffic circle at our entrance is getting much longer. (more traffic)

I am **very much** opposed to this proposed variance height change causing even more traffic.

I would request that this change is denied.

Raymond Wolfson
12014 SW Marigold Ave
Port St Lucie, FL 34987
(301) 706-3318

From: [Wendy Willhauck](#)
To: [Bridget Kean](#)
Subject: Mattamy Proposal
Date: Thursday, February 9, 2023 2:18:57 PM

For the record: We are against allowing Mattamy to build building 55' high in Tradition.
Wendy and Paul Willhauck 11163 SW Lake Park Drive, PSL, Florida 34987

Sent from my iPhone

From: [Leigh Sanderoff](#)
To: [Bridget Kean](#)
Subject: New building off of Westcliff
Date: Tuesday, February 7, 2023 4:40:12 PM

I am protesting the variance of the 55' building. With the amount of apartments being built in Tradition, a group of midrise apartments are not needed. There will be empty apartments all over Tradition, not something we want, or need.

Leigh A Sanderoff
301-367-2757

From: [ana_rice](#)
To: [Bridget Kean](#)
Subject: No tall building in Tradition !
Date: Tuesday, February 7, 2023 12:39:33 PM

Planning and Zoning

Please do not consider Mattamys request to increase the height of their new proposed subdivision in Tradition from 35 to 55 feet.

As someone who has been here for several years, I do not understand how and why they suddenly want to get so greedy. This year they will request a change to add 2 stories...next year they will ask to add 4 stories.

Our current Health system is already far too overcrowded...where is everyone going to fit?

The streets in the area may not be enough to support all the new traffic.

Thank you,
Ana Rice
9901 SW Trumpet Circle
Port Saint Lucie

Sent from my iPad

From: [Dorene](#)
To: [Bridget Kean](#)
Subject: Oppose 5 Story Buildings
Date: Wednesday, February 8, 2023 3:43:08 PM

Dear Ms. Kean,

I'm writing to express my opposition to Mattamy or anyone else requesting to change the zoning in Tradition to allow 5 Story buildings. Please DO NOT allow this change.

Sincerely,

Dorene Erb

Tradition resident since 2014

Sent from my iPhone

From: lbeltran@aol.com
To: [Bridget Kean](#)
Subject: Oppose 5 story vertical building by Mattamy
Date: Tuesday, February 7, 2023 3:15:34 PM

Dear Ms. Kean,

As concerned residents of Tradition my husband and I are emphatically opposed to the rezoning application/request by Mattamy developers. There seems to be a concerted effort to not only overbuild but to “cram” more and more people into a dense geographical area with no regard to aesthetics, infrastructure or traffic ie The Boardwalk development. The small town master planned community of Tradition is slowly but surely being eroded.

Please reject this proposal.

Thank you,

Laura and Carlos Beltran
9960 SW Buttonwood Ct
Port St Lucie, FL 34987

[Sent from the all new AOL app for iOS](#)

From: [Milly Katzenbach](#)
To: [Bridget Kean](#); [Milly Katzenbach](#)
Subject: Opposed to 55 foot variance request by Mattamy Homes
Date: Tuesday, February 7, 2023 12:29:34 PM

Good Morning

I recently heard through social media that Mattamy Homes is requesting a change to the current zoning restrictions in Tradition from 35 feet to 55 feet. I oppose this request !

Aesthetically I do not feel that it would be a good fit in Tradition

I'm continuously becoming more and more concerned at the lack of surrounding streets to accommodate the ever growing population.

By adding an additional 2 stories, it would increase the number of units by more by 66%. This is a huge increase considering that there are several schools in the area.

Lack of privacy to the existing surrounding homes, many who's back yards may become exposed to the proposed new buildings.

Property value concerns, how might this effect the current homes? A buyer might see all the new buildings and not want to live too close due to high traffic's concerns.

Thank you very much for the consideration,
Milly Katzenbach

[Sent from Yahoo Mail for iPad](#)

From: [Barbara Prince](#)
To: [Bridget Kean](#)
Subject: Opposing Zoning Change Request
Date: Tuesday, February 7, 2023 11:53:56 AM

Ms. Jean,

My husband and I strongly oppose the request by Mattanny builders to build vertical housing off Village pkwy near my Vitalia home

We came here from the northeast to find a calm, comfortable non- city lifestyle. We want our property values and investment to maintain and increase in value In addition to the extra congestion multiple tall building will undoubtedly result. Thirst types of dwellings will make the area less secure able for resale and quality of life.

Please vote a resounding “NO” from both:
Barbara & Jory Prince
12486 SW Weeping Willow Ave, Port St Lucie, FL 34987
732-586-3873

From: [SHEILA MARSHALL](#)
To: [Bridget Kean](#)
Subject: opposition to 5 story buildings in tradition
Date: Tuesday, February 7, 2023 12:35:22 PM

We want to express our extreme disappointment that this request is under consideration. A 5 story building is totally incompatible with the neighborhood and approval will set a precedent for more. This will alter the whole concept of Tradition.

We urge you to vote NO and not allow this zoning request

Respectfully,

Stuart and Sheila Marshall
10163 SW Yellowwood Ave

Sent from my iPhone

From: [Joe Pinto](#)
To: [Bridget Kean](#)
Subject: Opposition to Mattamy's proposal to increase allowable height of project P22-097 Tradition MPUD 14th Amendment
Date: Tuesday, February 7, 2023 4:18:46 PM

> I oppose Mattamy's proposal to increase allowable height of project P22-097 Tradition MPUD 14th Amendment. This project will be directly adjacent to existing communities and beautiful lakes that we all currently enjoy.

>

> This will create an eyesore that will be seen by many, sets precedent for future development, adds to traffic, and erodes the country "traditional" feel that residents moved here for. It is an unnecessary change by Mattamy for sake of profit on the backs of Tradition residents.

Dear Planning & Zoning Board (& City Council), please do not approve this.

Joe Pinto
9986 SW Coral Tree Circle
Port St Lucie, FL 34987
954-557-6280

From: [shelley deixler](#)
To: [Bridget Kean](#)
Subject: Planning and Zoning
Date: Tuesday, February 7, 2023 2:14:24 PM

Against this type of Mattamy Homes that will be a 5 story in Tradition. Stop this from being built in our beautiful community of tradition!
Thank you
Rochelle Deixler

From: [Peter Ellis](#)
To: [Bridget Kean](#)
Subject: Proposed Height Variance In Tradition
Date: Tuesday, February 7, 2023 12:26:08 PM

Dear Ms. Kean,
I write this email in opposition to the proposed 5 story height variance submitted by Mattamy Homes. I am a permanent year round resident of Vitalia and believe allowing a 5 story multi-family structure in this part of Tradition is detrimental to the value of our homes. This is a single family residential area and such a structure is completely out of character with the surrounding area. Please do not allow such a variance to be adopted by the city.

Sincerely,
Peter and Patricia Ellis
10355 SW Ligustrum Drive
PSL
203-427-7258

From: [Susan May](#)
To: [Bridget Kean](#)
Subject: Proposed Zoning Change
Date: Tuesday, February 7, 2023 3:13:18 PM

Dear Ms Kean,

As residents of Tradition and Vitalia we would like to go on record as being vehemently opposed to a building of 5 stories in our once beautiful area. Mattamy has changed the entire flavor of our once small town feel. Their only interest is selling and making money regardless of the residents who purchased here originally. Time and again we have to fight these proposed changes all in the name of making money for this developer. Our property values will be affected by these monstrosities (the Heart, right next to residences, this 5 story multi-family building, etc). Already those bungalow type structures look like barracks situated off Community & Tradition Pkway.

We implore you to stop the madness. Start now with not allowing the zoning change allowing 5 story buildings in Tradition.

Thank you,
Thomas & Susan May
12400 SW Silverwood Ave

From: [ralph king](#)
To: [Bridget Kean](#)
Subject: Re: Opposition to Mattamy's proposal to increase allowable height of project P22-097 Tradition MPUD 14th Amendment
Date: Tuesday, February 7, 2023 3:37:48 PM

My apologies. I should have added my full information:

Ralph King
11119 SW Maple Tree Lane
VITALIA at Tradition
ralphbking312@gmail.com

860-930-8614

Sent from my iPhone

- > On Feb 7, 2023, at 3:14 PM, ralph king <ralphbking312@gmail.com> wrote:
- >
- > I oppose Mattamy's proposal to increase allowable height of project P22-097 Tradition MPUD 14th Amendment. This project will be directly adjacent to existing communities and beautiful lakes that we all currently enjoy.
- >
- > This will create an eyesore that will be seen by many, sets precedent for future development, adds to traffic, and erodes the country "traditional" feel that residents moved here for. It is an unnecessary change by Mattamy for sake of profit on the backs of Tradition residents.
- >
- > Dear Planning & Zoning Board (& City Council), please do not approve this.
- >
- > Sent from my iPhone

From: [Vito Prestia](#)
To: [Bridget Kean](#)
Subject: Zoning change
Date: Tuesday, February 7, 2023 12:58:51 PM

It is absolutely absurd to allow a five floor building in a residential area! I do not understand why we need a 5 story building with all the land that is being developed! We all moved to Port Saint Lucie and Tradition especially because of the “home town feel “, a five story building does not fit that criteria . Please do not allow this to happen .

From: [Gary Brietling](#)
To: [Bridget Kean](#)
Subject: Zoning for 5 story buildings
Date: Tuesday, February 7, 2023 12:11:45 PM

Ms Kean,

My wife and I are opposed to 5 story buildings within Tradition.
They change the entire look of the area, not for the better.
It will lead to even taller buildings in the future.
Please do not approve this.

Thank you,
Gary & Ann Brietling
9717 SW Chestwood Ave in Vitalia

From: [Robert Ecker](#)
To: [Bridget Kean](#)
Subject: Zoning Height Alteration
Date: Wednesday, February 8, 2023 11:13:06 AM

I am writing this email to thank you for not approving the height adjustment requested from Mattamy. Looking at our town we have the Cleveland Clinic with its' seven floors and the Hotel on Village Parkway with five floors. Both properties look out of place in our neighborhood but are already here. In the residential neighborhoods lets keep the residential look! I understand that within Port St. Lucie and the Tradition area, areas are zoned specifically for various uses ie. residential; commercial; industrial. I know from reading the local papers that development is progress and we are in the middle of the housing boom. Zoning laws help control the sprawl and traffic and it is up to the zoning board to keep a balance. I want you folks to keep Port St. Lucie / Tradition looking great and maintaining these land uses as they were created.

Respectfully;

Robert E. Ecker
12075 SW Marigold Ave.
Port St. Lucie FL 34987

From: [Laurie Orlov](#)
To: [Bridget Kean](#)
Subject: Adding a voice of concern
Date: Sunday, February 19, 2023 9:06:42 AM

Planning and zoning recommendations should not include raising the building height limit past the existing ,increasing traffic without adequate ways to handle that traffic, and expanding the Tradition area without adding services (supermarkets, restaurants, healthcare providers being the most notable) to accommodate all of the arriving people.

We understand that the developers like Mattamy are aggressively trying to change the look and feel of this area and their motive is clear -- sell more (of their poorly constructed) houses, and certainly the scheduling of events in Tradition that have made the square unreachable from Thursday until Sunday most weekends. Those of us who live nearby have come to expect this. But overriding existing building heights to accommodate them is a step too far. Those building heights were there for a reason -- a suburban area of single family homes and a limited number of nearby apartments on acreage that already has them. Already it is apparent that building 55+ communities (which do not need nearby schools) is an appealing option for builder/developers as well as planning and zoning. But those populations also need services (particularly health care providers -- and some are citing a 1-year wait to get an appointment wit a local doctor). They also drive cars on the local roads which should be safer than they are, and they need parking for events and so on.

Sincerely yours,

Laurie Orlov

--

[Aging and Health Technology Watch](#)
laurie@ageinplacetech.com
772-345-3725

See recent trend reports:

[Market Overview Technology for Aging 2023](#)
[The Future of Sensors and Older Adults 2022](#)
[The State of Voice-AI and Older Adults 2022](#)

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Mattamy
Date: Tuesday, February 21, 2023 11:47:55 AM

From: Email from CityofPSL.com <Website@cityofpsl.com>
Sent: Tuesday, February 21, 2023 11:35 AM
To: Planning <Planning@cityofpsl.com>
Subject: Mattamy

Message submitted from the <Port St. Lucie> website.

Site Visitor Name: RANDY SPRUCHMAN
Site Visitor Email: mcja99@yahoo.com

Ms. Kean, I am a resident of Riverland and I am sending you this email to voice my opposition to granting a variance to increasing the height of any building Mattamy Homes or any other builder my request from the current building codes. In addition I am also opposed to rescinding the current setback rules so they can squeeze more density and more traffic into the property they own.

One only has to look at the Boardwalk at Tradition. This eye sore proves how a developers lack of concern for our quality of life and their love affair with the dollar effects the residents and homeowner's of this area.

Voters are being galvanized in opposition to out of control building and planning with no one looking into the quality of life.

Respectfully,

Randy Spruchman

From: [Mary Savage-Dunham](#)
To: [Bridget Kean](#)
Subject: FW: To City Council | Email from Website
Date: Tuesday, February 21, 2023 8:49:45 AM

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

Due to COVID 19, the City is discouraging in person visits to City Hall. Please call the Planner of the Day at 772-871-5213 or email the department at planning@cityofpsl.com with any questions or inquiries.

“A City for All Ages”

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

From: Christina Flores <CFlores@cityofpsl.com>
Sent: Tuesday, February 21, 2023 8:34 AM
To: Shannon Martin <Mayor@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>
Cc: Mary Savage-Dunham <mdunham@cityofpsl.com>
Subject: FW: To City Council | Email from Website

Good morning,

I received the following email below from Mr. Goldman who asked that I forward his email to you.

Thank you,

Christina Flores, MPA
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: Harry <hmgoldman@msn.com>
Sent: Sunday, February 19, 2023 11:51 AM
To: Christina Flores <CFlores@cityofpsl.com>
Subject: To City Council | Email from Website

Dear Christina Flores,

Please pass this on to Mayor Martin and Vice Mayor Carballo

For February 27 meeting regarding Mattamy request for variance for 55 feet clearance height from standard 35 feet height.

1. NO. Absolutely no. For following reasons:

2. I attended a 1,000 person meeting at Vitalia last week and Mattamy presented a one hour presentation on development but did not touch upon their idea of 4-6 story apt. buildings and a 55 ft height. When question period opened up and they were asked about it they refused to answer questions citing "security concerns." What???

3. Their presentation showed development of up to about 40,000 new home units...mostly multi-generational and many apartments among some single family homes.

4. Roads and few food shopping stores are getting very crowded. What will happen with an additional 40,000 homes with minimum 80,000 cars?

5. Traditon was a very family oriented community to live that was peaceful and stress free. Good schools, good roads, parks, easy commute. But increasingly it is becoming congested, over crowded and stressful. What will happen with an additional 100,000 people and cars?

6. It is clear Mattamy is out for maximum profit at the expense of our beautiful community. Please do not vote for their new height. Keep our community beautiful and peaceful and serene as possible.

Thank you.

Dr. Harry and Maripi Goldman
Vitalia

From: [Carol & Charlie Miller](#)
To: [Bridget Kean](#)
Subject: Mattamy Proposal on Heigh increases and setbacks
Date: Monday, February 20, 2023 1:48:50 PM

Dear Ms. Kean:

I am writing to express our opposition to the proposals by this Canadian based company in terms of increasing the height and setbacks for their proposed new projects in the Tradition/Southern Grove area.

Due to the previous poorly planned southern Grove, our roadways are already overcrowded and intersections such as Community Boulevard and Discovery Way are poorly planned and just plain dangerous. It is only a matter of time before we experience a tragic crash at this intersection and on Discovery Way.

Allowing an increase in density will only make our roadways more overcrowded and detract from our quality of life even further. It is obvious that those who approved our current projects such as the Boardwalk Apartments, an eyesore, tinderbox, and fire trap reminiscent of military barracks, do not live in our area and do not have to look at these poorly planned projects on a daily basis as we do.

Bigger is not better except in the minds of the builders who want even more profits, and some of our elected officials who want a pay increase. Simply owning land is not an entitlement to build as one wants. What does our city gain from this unplanned zoning and who benefits from it besides the developers and builders?

I encourage you to tell our City Council that Mattamy's proposals are not in the interests of our city. If they don't like it have them take their business elsewhere.

Sincerely,

**Charles Miller
Valencia Cay**

From: [Bridget Kean](#)
To: [Jessica Heinz](#)
Subject: FW: Mattany Homes proposed developments
Date: Thursday, February 23, 2023 4:25:37 PM
Attachments: [image001.png](#)

Additional Public comment for item 10.d

Bridget Kean, AICP
Senior Planner
City of Port St. Lucie Planning and Zoning
121 SW Port St Lucie Blvd
Port St. Lucie, FL 34984
772-873-6489
772-418-3987 (cell)

From: Mary Savage-Dunham <mdunham@cityofpsl.com>
Sent: Thursday, February 23, 2023 3:31 PM
To: Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Bridget Kean <BKean@cityofpsl.com>
Subject: FW: Mattany Homes proposed developments

Mary F. Savage-Dunham, AICP, CFM
Division Director-Planning & Zoning
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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"A City for All Ages"

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Thursday, February 23, 2023 3:21 PM
Subject: FW: Mattany Homes proposed developments

Hello,

Please see the email below from Mr. Wild.

Brandon Dolan

Executive Assistant

Office of the Mayor & City Council

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

Port St. Lucie, Florida 34984-5099

772.871.5159 Office

bdolan@cityofpsl.com

www.cityofpsl.com

From: Wilfrid Wild <outlook_126C97C04BD2420C@outlook.com>

Sent: Wednesday, February 22, 2023 6:25 PM

To: Brandon Dolan <BDolan@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>

Subject: Mattany Homes proposed developments

Dear mayor and council,

Please do not approve any changes to the Tradition building codes that will allow 4,5,or 6 story buildings. They would be totally out of character for the City of PSL and particularly Tradition. The growth of this town has already been too extreme. The planned single family homes and apartments that concur with existing codes will be burden enough for the current infrastructure. Roads, schools, police, teachers, etc. will already be insufficient without adding 4-6 story apartments. Growth never pays for itself. The impact fees are never enough. Taxes, in real dollars, will increase. The vicious cycle never ends.

Many people moved here to escape Miami, Ft Lauderdale, and WPB, as well as crowded northern cities and suburbs. And now we are turning laid back, small town PSL into the very thing people thought they were escaping.

Enough is enough!

Please don't approve out of character apartment buildings.

Thank you,

Wilfrid Wild

From: [Bridget Kean](#)
To: [Jessica Heinz](#)
Subject: RE: PENDING REQUEST FOR VARIANCE BY MATTAMY HOMES - February 27 Meeting of the City Council
Date: Thursday, February 23, 2023 4:26:54 PM
Attachments: [image001.png](#)

Additional public comment 10.d.

Bridget Kean, AICP
Senior Planner
City of Port St. Lucie Planning and Zoning
121 SW Port St Lucie Blvd
Port St. Lucie, FL 34984
772-873-6489
772-418-3987 (cell)

From: Mary Savage-Dunham <mdunham@cityofpsl.com>
Sent: Thursday, February 23, 2023 3:30 PM
To: Bridget Kean <BKean@cityofpsl.com>
Subject: FW: PENDING REQUEST FOR VARIANCE BY MATTAMY HOMES - February 27 Meeting of the City Council

Mary F. Savage-Dunham, AICP, CFM
Division Director-Planning & Zoning
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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"A City for All Ages"

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Thursday, February 23, 2023 3:23 PM

To: Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Mary Savage-Dunham <mdunham@cityofpsl.com>
Subject: FW: PENDING REQUEST FOR VARIANCE BY MATTAMY HOMES - February 27 Meeting of the City Council

FYI

Brandon Dolan

Executive Assistant

Office of the Mayor & City Council

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

Port St. Lucie, Florida 34984-5099

772.871.5159 Office

bdolan@cityofpsl.com

www.cityofpsl.com

From: Louis Faber <lfaberfl@outlook.com>

Sent: Wednesday, February 22, 2023 4:13 PM

To: Shannon Martin <Mayor@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>;
Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; David Pickett
<David.Pickett@cityofpsl.com>; Anthony Bonna <Anthony.Bonna@cityofpsl.com>

Cc: Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>

Subject: PENDING REQUEST FOR VARIANCE BY MATTAMY HOMES - February 27 Meeting of the City Council

Dear Mayor Martin and members of the City Council,

I am a resident of the Vitalia at Tradition and write you today urging you to reject the variance request from Mattamy Holmes seeking significant changes to the tradition master plan, in particular increasing the allowable multi-unit building height from 35 to 55 feet. We built our home in tradition in 2019 to get away from Broward County with its unbridled and unplanned growth. We chose Tradition because of what we were told was a master plan of both single-family homes and multifamily units, that would be built within the scope and specifications of the master plan. Mattamy Homes, which acquired the balance of tradition in 2018, knowing at the time of their purchase what the master plan set out, now seeks to upend those restrictions by increasing allowed building height by more than 55%. As you are aware, the city's Zoning and Planning board, having carefully considered Mattamy's plan for two parcels unanimously rejected that portion of their variance from the master plan that raised building heights to 55 feet. They did approve the balance of their request regarding side front and rear setbacks. The impacts on the current residents of Tradition if the variance is granted will be negative and significant.

As Mattamy reluctantly acknowledged before the Zoning and Planning board, increased multiunit height would necessarily increase the density of the population on those parcels. This is problematic for the following reasons:

1. Increase density will lead to an increased burden on existing infrastructure and available services. At present the wait to get an appointment with a primary care

physician at Cleveland clinic Martin Health is currently in excess of 10 months . Similar delays are being experienced in specialist care, and not for lack of effort by CCMH to bring on staff and resources. Adding more residents at an expedited rate will not allow health providers to staff up to deal with the unexpected increase population growth if they are struggling, as they are, with the planned growth. Existing stores and restaurants are already crowded and there is no indication that the number of merchants will increase in proportion to the newly added growth of the population that Mattamy's plan would bring about. I should also note that Blue Stream Fiber is currently, by their own admission, is straining to meet the demands of the development in Tradition . Adding a higher population density will only make our sole allowable provider less able to meet those demands.

2. The requested variance, which changes the base development outline for Tradition, will also impose a higher tax burden on those who have already purchased homes with the expectation Tradition would grow in accordance with the approved plan. There are slightly more than 1000 homes in Vitalia where we live. We currently pay slightly in excess of \$6000 a year in real property taxes (after accounting for my homestead and disabled veterans exemptions). Averaging that amount over the roughly 1000 homes in our small community, we pay approximately \$6 million a year in property taxes. While there are likely less than two people in each dwelling unit in our community, even using that number, we pay property taxes of \$3,000 per person per year. We understood that the Tradition Master Plan called for rental units and we welcomed the planned level as bringing a population with economic and social diversity. But Mattamy's planned increase in population density will leave a larger number of people who demand most of the same services and at the same cost as do we. But larger multifamily units such as Mattamy is planning in Slopeside will not be paying taxes at the per capita rate which existing residents are paying. The effect of a higher density is inevitable to shift an increased tax burden onto homeowners.

3. Having lived in a four-story condominium in Broward County I know well what that height building does to the sightlines of those living around it. I could easily see our building from Florida Turnpike, easily more than 1000 feet away. One of the reasons we and many moved to Tradition was the ability to see sunrises and sunsets that are often unavailable in more densely populated areas like Palm Beach, Broward, and Miami-Dade County. And although it was not discussed before the Zoning and Planning board, the additional height proposed by Mattamy would create large windbreaks that would reduce the breezes that make summer in Port St. Lucie more bearable.

4. Finally, returning to a point noted above, when Mattamy chose to acquire Tradition, it did so knowing what the master plan provided as to setbacks and building heights. just as I built my home knowing the rules under which I would be living, the amounts I would be paying. Mattamy acquired the property with full knowledge of the requirements under which they would operate and now wants to change those rules without regard for those who will be economically and socially impacted by their desired changes.

For all of the above reasons I respectfully request that the city Council deny the variance sought by Mattamy Homes and that the maximum height of multi- dwelling units be maintained at 35 feet.

Sincerely,

Louis Faber and Elaine Heveron
10378 SW Ligustrum Dr.

Port Saint Lucie, FL 34987
(585) 474-4417

From: [Bridget Kean](#)
To: [Jessica Heinz](#)
Subject: FW: Mattamy homes proposed developments
Date: Thursday, February 23, 2023 4:27:16 PM

Additional public comment 10.d.

Bridget Kean, AICP
Senior Planner
City of Port St. Lucie Planning and Zoning
121 SW Port St Lucie Blvd
Port St. Lucie, FL 34984
772-873-6489
772-418-3987 (cell)

From: Mary Savage-Dunham <mdunham@cityofpsl.com>
Sent: Thursday, February 23, 2023 3:23 PM
To: Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Bridget Kean <BKean@cityofpsl.com>
Subject: Fwd: Mattamy homes proposed developments

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From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Thursday, February 23, 2023 3:22:01 PM
Subject: FW: Mattamy homes proposed developments

Hello,

Please see the email below from Ms. Campbell.

Brandon Dolan
Executive Assistant
Office of the Mayor & City Council
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 Office
bdolan@cityofpsl.com
www.cityofpsl.com

From: Nancy Campbell <nancyic27@gmail.com>
Sent: Wednesday, February 22, 2023 5:53 PM

To: Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>

Subject: Mattamy homes proposed developments

I have lived in Port St. Lucie for 50 years and have seen the many changes over the years. I moved to Tradition 5 years ago and live in Vitalia. We loved the Peace and quiet hometown feel Tradition brought us. This latest boom is completely out of control and we must do something to keep it under control.

Please do not approve changes to the Planning and Zoning for Tradition that would allow 4-6 story buildings. The proposed 40,000 new home units that are mostly apartments and some single family homes is crazy. Where are all these people going to go? The roads are already over crowded.

Please do not vote for their new proposal. This will destroy the beautiful and peaceful community I love.

Thank You, Nancy Campbell

From: [Louise Muller](#)
To: [Shannon Martin](#)
Cc: [Bridget Kean](#)
Subject: Amendment to the City Ordinance for Slopeside Rental Homes and Apartments
Date: Friday, February 24, 2023 11:07:26 AM

2/24/2023

Dear Mayor Shannon Martin,

Thank you for your dedication to our city. As a resident of Vitalia, I strongly oppose the changes to the ordinance as requested by Mattamy Homes.

These changes would negatively impact our community of Vitalia and all of Tradition. It will lower our property values, add more traffic to our already congested streets and overburden our infrastructure. Our wildlife is already being disturbed by current construction and will only make it worse.

I voted for you and ask that you please consider our request, as residents to not approve the requested changes to Ordinance 23-22/Fourteenth Amendment.

Sincerely,
Louise Muller

From: [Michael Marino](#)
To: [Bridget Kean](#)
Subject: Height restrictions
Date: Friday, February 24, 2023 10:33:12 AM

Please don't let builders make tradition look like Miami or Any other congested city
I moved here to get away from all that mess if you allow it I will move again.

Sent from my iPhone

Sent from my iPhone

From: [Rose Kohlhagen](#)
To: [Shannon Martin](#)
Subject: Building at Westcliffe/Tradition Parkway
Date: Wednesday, February 22, 2023 9:56:30 PM

Dear Mayor,

Please do not allow the builders to construct another large apartment complex here in Tradition. The traffic and congestion is already a problem with all of the new single family communities surrounding us. This is overdevelopment of the area. The infrastructure cannot support all of the extra traffic and residents. It's impossible to find parking now at Tradition to go to Publix or an event in the Square. I understand that Mattamy owns all of this land, but once they finish over developing, they pick up and leave and PSL is stuck with the mess!

Rose Kohlhagen

Sent from my iPhone

From: 920cody@gmail.com
To: [Shannon Martin](#)
Subject: 5 story building in Tradition
Date: Friday, February 24, 2023 10:11:20 AM

Mayor Shannon Martin,

My wife and I are residents of Tradition and live in Vitalia. We are against the height variance to build five story buildings in Tradition. We feel it will have a negative impact to the community. It will be increasing congestion in the area and decrease property values in Tradition.

Sincerely,
Steve Miller and Diane Umstetter

From: [Trineshia Baxley](#)
To: [Shannon Martin](#)
Subject: Concern homeowner new development across from Esplanade
Date: Thursday, February 23, 2023 7:26:19 PM

Hello Mayor Shannon Martin,

I moved to this area for the quaint neighborhoods and open space for my family to enjoy bike riding, outdoor activities, and the beautiful nature without feeling unsafe. Developing a neighborhood of 740 homes would truly be a disappointment and not in the best interests of this community and/or nearby communities. The development would not only increase the volume of traffic in the area, but it would also increase the potential crime rate/night life. The mixing of single family and senior living homes with apartment living is not conducive to equity growth within the neighboring communities. The houses in the nearby area are ranging from approximately \$450,000 to over a million dollars, therefore, bringing in such a development would hinder the exponential growth value rate of the homes.

I recall as a small child living in apartments and there was constantly a high volume of traffic and crime. My parents finally made enough money to move to a single family neighborhood where I was able to enjoy riding my bike and playing outside with no fear. I was able to roam and explore nature without being harassed.

Apartment living is already available in not only Crosstown but parts of Tradition. So, why is there need to include it this part of Tradition, with single/senior family living? Why not consider a project that is in alignment with what is already in place for the safety of the community? How would this impact the future growth of Tradition? If this is the plan, where is this area trending? I would like to thank you advance for your attention regarding this matter.

Regards,
T. Naomi Baxley

Sent from my iPhone

From: [Debra Roulhac](#)
To: [Shannon Martin](#)
Subject: Keep Tradition a Single Family Home Community
Date: Thursday, February 23, 2023 8:51:39 AM

Mayor Shannon Martin,

I am writing as a Vitalia at Tradition resident for the past 7 years and I am requesting that you and the zoning committee reject the proposal for apartments between Westcliff and Tradition Parkway and west of Vitalia near Esplanade.

With all the new building already going on in Tradition in the South, West and North of Vitalia, I don't need more apartments and especially not to be higher than 3 stories. Plus we have already outgrown the existing infrastructure with all the new building around us going on.

Please keep our single family community as it is.

Debra Roulhac
443-839-3808
10016 SW Oak Tree Circle
PSL 34987

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PLEASE NOTE, my new email address is: droulhac1122@gmail.com

From: [vito fratelli](#)
To: [Shannon Martin](#)
Subject: Mattamy Development
Date: Wednesday, February 22, 2023 6:01:30 PM

Dear Mayor,

I am sending this e mail to express my concerns of the overdevelopment and zoning changes that is occurring in Tradition. I realize that these plans have been in place for many years, however, changing zoning to put up high rise buildings in Port Saint Lucie is ludicrous. This does not belong here and if you want to see for yourself look at the monstrosities on Becker road and at beginning of crosstown expressway. We are a community of single family homes in a suburban setting , we are not WestPalm or Miami!

Sent from my iPhone

From: [Ginny-Roy Johnsen](#)
To: [Shannon Martin](#)
Subject: Mattamy Homes
Date: Wednesday, February 22, 2023 2:35:56 PM

Shannon Martin:

This email is to oppose Mattamy's construction of apartments, condominiums, or townhouses in multi-floor buildings. Mattamy is ruining Tradition by overloading it with way too many residences! Our roads and environment cannot handle the volume of traffic and outcome that will be generated by Mattamy's development plans. All Mattamy cares about is profit; he couldn't care less about the impact his developments have on the residents of Tradition and other areas of Port St. Lucie.

As our Mayor, we need you to put an end to Mattamy's development plans now! Our city and town need controlled, sensible growth, meaning fewer homes and more businesses. Thank you for your immediate attention to this matter!

Sincerely,

Roy & Virginia (Ginny) Johnsen
Vitalia at Tradition
9669 SW Forestwood Ave
Port St. Lucie, FL 34987
ginnyandroy97@gmail.com

From: [4mistrand](#)
To: [Shannon Martin](#)
Subject: Mattamy Homes and apartments in tradition
Date: Thursday, February 23, 2023 12:53:05 PM

Re:

Mattamy's future plans for development of 740 homes and apartments between Westcliff and Tradition Parkway, west of Vitalia and across the street from Esplanade at Tradition. The address is 10799 SW Civic LN. PS.FL.

I live in tradition. There are so many rentals going up. This takes away from our beautiful scenery. Limits areas for our wildlife and also may bring in an element that makes it more an inner city. All things that decrease the worth of the area and our homes.

I live in Victoria Parc the estates.... it is remarkable that we pay 2 HOA's and we do not have any amenities. And now, with the placement of more rentals, overcrowding , etc...it is bound to make our homes bottom out! Please do not allow this to happen

MaryJane Strandberg

Sent from my Verizon, Samsung Galaxy smartphone

From: [Marcia Buck](#)
To: [Shannon Martin](#)
Subject: Mattamy Homes
Date: Friday, February 24, 2023 11:01:31 AM

Hello,

I am concerned about the changes proposed by Mattamy to extend the height of apartment structures to 55' from 35'. Not only would this increase the number of people living in this area (making driving and travel more dangerous and difficult) but it also would look horrible. I would prefer a Stuart FL look with minimal expansion of the city's population and less density of homes, especially apartments. We are already losing what we have had here thus far by so much building happening currently. The reduction of the spaces between homes is also not a good look AT ALL and putting people nearly atop one another is a bad plan. Please do not allow Mattamy to do this to our chosen home. Many animals in the wild are being destroyed already with the expansion west of I-95, where I reside in Vitalia. I am a native Floridian from Miami and Miami is a place I never would want to live again due to the population density. This could happen here way too soon. I want to see our area be free of all that kind of change. Please do not allow the changes Mattamy is asking for.

Thank you for your consideration.

Sincerely,

Marcia and Leonard Buck
11740 SW Apple Blossom Trail (in Vitalia)
PSL, FL 34987

From: [ROBERT ECKER](#)
To: [Shannon Martin](#)
Subject: Mattermay height adjustments
Date: Friday, February 24, 2023 10:53:51 AM

In reference to the developer's request to raise the height and space requirements as an existing homeowner I am against any changes. I know the developer needs to make money (and they have) but my wife and I purchased our home based on what the area provided us 5 years ago. Now we have seen the developers plans to increase height and narrow space between units.

I understand the developer owns the acreage and "wants" to maximize his profitability yet he knows what the existing zoning laws will allow. If the developer wants to build rental units that is his prerogative we cannot stop his plans but we can require him to build units that fit in this area.

Thank you

Robert E. Ecker
12075 SW Marigold Ave.
Port St Lucie Fl. 34987

Sent from my iPad

From: [Elen Gittlitz](#)
To: [Shannon Martin](#)
Subject: New height variances
Date: Friday, February 24, 2023 10:41:13 AM

The community of Vitalia rejects the new height variances of Matt Amy. We are a sin family community and DO NOT NEED any further residences which will bring more traffic and more strain on the existing community.

From: [Carol West Chester Cardiology](#)
To: [Shannon Martin](#)
Subject: opposed to ordinance change
Date: Friday, February 24, 2023 10:53:46 AM

Mayor Martin,

We moved to the tradition area over 8 years ago. We love where we live. The increase in homes and residential rental properties is very concerning.

We are adamantly opposed to changes in the Tradition Master Plann ordinance 23-22 allowing Mattamy Homes or any other developer to build structures over 35 feet.

Jerome P and Carol E. Warrener
9609 SW Royal Poinciana Dr
Port St Lucie, FL 34987

From: [Donna McGinnis](#)
To: [Shannon Martin](#)
Subject: Ordinance of master plan
Date: Friday, February 24, 2023 10:30:25 AM

Residence of Vitalia are-against amending, any ordinance, changing height, or size between buildings in Tradition , we have worried it will change the look and hurt property values

From: [Louis Faber](#)
To: [Shannon Martin](#); [Jolien Caraballo](#); [Stephanie Morgan](#); [David Pickett](#); [Anthony Bonna](#)
Cc: [Christina Flores](#); [Brandon Dolan](#)
Subject: PENDING REQUEST FOR VARIANCE BY MATTAMY HOMES - February 27 Meeting of the City Council
Date: Wednesday, February 22, 2023 4:13:30 PM

Dear Mayor Martin and members of the City Council,

I am a resident of the Vitalia at Tradition and write you today urging you to reject the variance request from Mattamy Holmes seeking significant changes to the tradition master plan, in particular increasing the allowable multi-unit building height from 35 to 55 feet. We built our home in tradition in 2019 to get away from Broward County with its unbridled and unplanned growth. We chose Tradition because of what we were told was a master plan of both single-family homes and multifamily units, that would be built within the scope and specifications of the master plan. Mattamy Homes, which acquired the balance of tradition in 2018, knowing at the time of their purchase what the master plan set out, now seeks to upend those restrictions by increasing allowed building height by more than 55%. As you are aware, the city's Zoning and Planning board, having carefully considered Mattamy's plan for two parcels unanimously rejected that portion of their variance from the master plan that raised building heights to 55 feet. They did approve the balance of their request regarding side front and rear setbacks. The impacts on the current residents of Tradition if the variance is granted will be negative and significant.

As Mattamy reluctantly acknowledged before the Zoning and Planning board, increased multiunit height would necessarily increase the density of the population on those parcels. This is problematic for the following reasons:

1. Increase density will lead to an increased burden on existing infrastructure and available services. At present the wait to get an appointment with a primary care physician at Cleveland clinic Martin Health is currently in excess of 10 months. Similar delays are being experienced in specialist care, and not for lack of effort by CCMH to bring on staff and resources. Adding more residents at an expedited rate will not allow health providers to staff up to deal with the unexpected increase population growth if they are struggling, as they are, with the planned growth. Existing stores and restaurants are already crowded and there is no indication that the number of merchants will increase in proportion to the newly added growth of the population that Mattamy's plan would bring about. I should also note that Blue Stream Fiber is currently, by their own admission, is straining to meet the demands of the development in Tradition. Adding a higher population density will only make our sole allowable provider less able to meet those demands.
2. The requested variance, which changes the base development outline for Tradition, will also impose a higher tax burden on those who have already purchased homes with the expectation Tradition would grow in accordance with the approved plan. There are slightly more than 1000 homes in Vitalia where we live. We currently pay slightly in excess of \$6000 a year in real property taxes (after accounting for my homestead and disabled veterans exemptions). Averaging that amount over the roughly 1000 homes in our small community, we pay approximately \$6 million a year in property taxes. While there are likely less than two people in each dwelling unit in our community, even using that number, we pay property taxes of \$3,000 per person per year. We understood that the Tradition Master Plan called for rental units and we welcomed the planned level as bringing a population with economic and social diversity. But Mattamy's planned increase in population density will leave a larger number of people who demand most of the same

services and at the same cost as do we. But larger multifamily units such as Mattamy is planning in Slopeside will not be paying taxes at the per capita rate which existing residents are paying. The effect of a higher density is inevitable to shift an increased tax burden onto homeowners.

3. Having lived in a four-story condominium in Broward County I know well what that height building does to the sightlines of those living around it. I could easily see our building from Florida Turnpike, easily more than 1000 feet away. One of the reasons we and many moved to Tradition was the ability to see sunrises and sunsets that are often unavailable in more densely populated areas like Palm Beach, Broward, and Miami-Dade County. And although it was not discussed before the Zoning and Planning board, the additional height proposed by Mattamy would create large windbreaks that would reduce the breezes that make summer in Port St. Lucie more bearable.

4. Finally, returning to a point noted above, when Mattamy chose to acquire Tradition, it did so knowing what the master plan provided as to setbacks and building heights. just as I built my home knowing the rules under which I would be living, the amounts I would be paying. Mattamy acquired the property with full knowledge of the requirements under which they would operate and now wants to change those rules without regard for those who will be economically and socially impacted by their desired changes.

For all of the above reasons I respectfully request that the city Council deny the variance sought by Mattamy Homes and that the maximum height of multi- dwelling units be maintained at 35 feet.

Sincerely,

Louis Faber and Elaine Heveron
10378 SW Ligustrum Dr.
Port Saint Lucie, FL 34987
(585) 474-4417

From: [Darryl Wessoleck](#)
To: [Shannon Martin](#)
Subject: Please Oppose Amending the Code
Date: Friday, February 24, 2023 11:24:51 AM

Dear Ms. Kean,

We are residents of Tradition and Vitalia are opposed to amending the current code to allow Mattamy to build 55-foot buildings in Tradition. Mattamy agreed to the requirements when they purchased the property and we should not change the requirements of the code.

Mattamy is only interested in making as much money as they can. They do not live here and they do not care about the residents of Tradition. They only care about themselves and will be gone soon and we will be left behind.

Our property values will be affected as well as the entire landscape of Tradition if these 55-foot buildings are allowed to be constructed.

Please consider all of your residents in Tradition and do not let Mattamy ruin our beautiful community.

Thank you,

Darryl Wessoleck
12274 SW Bayberry Ave
Port St Lucie, FL 34987

From: [Thomas J Davis](#)
To: [Shannon Martin](#)
Subject: proposed Ordinance 23-22, City Council Meeting Feb 27
Date: Friday, February 24, 2023 11:12:04 AM

Please vote down this proposal by Mattamy Homes to increase density in Tradition by raising height limits and reducing setbacks. It is my understanding that the Planning and Zoning office has already recommended disapproval, which is certainly the right choice.

Thank you for your attention,
Thomas J Davis
9629 SW Forestwood Ave
(Vitalia at Tradition)
PSL, FL 34987

From: lynnrosenstein@gmail.com
To: Shannon Martin
Subject: Re: MATTAMY HOMES PLANS FOR TRADITION DEVELOPMENT
Date: Thursday, February 23, 2023 12:31:02 PM

Thank you Ms. Mayor for your very quick and informative response.

Sincerely,

Lynne Rosenstein

Sent from my iPhone

> On Feb 21, 2023, at 7:23 PM, Shannon Martin <Mayor@cityofpsl.com> wrote:

>

> Ms. Rosenstein,

>

> Thank you for your email. As it relates to the specific project you are referring to, it is my understanding that Mattamy is going to modify its request regarding the height of the buildings before coming to the Council meeting on February 27th. While I understand your overall concerns about the growth, Mattamy, as the successor master developer to Tradition Land Co., (along with 2 other developers in the entire Tradition area) has development rights that were granted 20 years ago by a previous city council. Tradition is a master planned community of 8,300 acres with entitlements for residential (both multi-family and single-family homes), commercial, with land dedications for parks, schools, etc.

>

> It should be noted that the City Council cannot take away the development rights that have been granted. As a result, there will be thousands more homes built in the entire Tradition area over the next several years, out west to Range Line Road, and south to Becker Road. Mattamy has already dedicated their school sites to the school board and park sites to the city of PSL. They have dedicated land for a fire station which will be constructed in the next two years. In addition, Mattamy is responsible, (as are other developers) for paying for road infrastructure as part of the Southwest Annexation roadway network. As an example, Mattamy, GL Homes and Akel Homes are all responsible for building portions of a two-lane road out to Range Line Road. There are also trigger points in place for when additional capacity will be needed which is also a developer responsibility. Each developer is responsible for paying the cost of their portions of the road network. The costs for the installation and construction of all the required infrastructure is in the multi-millions.

>

> As it relates to health care, Cleveland Clinic has recently purchased an additional 40 acres of land from the city to construct another hospital tower and Tenet Healthcare is currently building a 54-bed hospital with related medical office buildings right behind the Veranda Falls shopping center on Becker Road. I'd like to point out that the shortage of medical professionals is not something that is restricted to our city. Many cities around the country are facing this issue. It's for that reason that Indian River State College, right here in PSL at the Pruitt Campus, has doubled the size of its nursing program to help address this issue.

>

> As a result of a lot of misinformation that is being circulated, and the fact that many people don't realize that when they moved to Tradition, they moved to a master-planned community with entitlements, I will be holding a town hall meeting in Tradition in April. My goal is to educate as many people as possible about the current and future development, including infrastructure, future schools and parks. My city team and I are in the process of planning for that now and as soon as we have a date set up, it will be public notice. I have copied my assistant on this email as well so we can notify you by email. I hope this information is helpful to you in the meantime.

>

> Have a good evening

>

> Shannon

>

> Shannon Martin

> Mayor

> City of Port St. Lucie

> 121 S.W. Port St. Lucie Blvd

> Port St. Lucie, Florida 34984-5099

> 772-871-5159 Office / 772-418-9022 Cell

> mayor@cityofpsl.com

> [http://secure-web.cisco.com/1-6S94CeaXf_1B3VIA5YPAfyVAc7PvNJEEnZe9Jb-jUzEWitb7QFNswGT3qAW4F0RymBld7oLUQV2eNzLOjAFgX0_CDSaKCFi7IKLnbU4_3MLH2Vu5XupmyIrgDC_Yl0b57SW\(WJKTml_JucjIf_EveK-ILKGoocn4U6ohQgwq4bpGihjbZp2-fzpkBQIIS4QIE4mYo7awwCbixseK2vVvYBINP5xJ4YJzby17bZVeteomsFdtcJKOxoadphRfrYxRP0wR3bLLSSqe_tY_8oG7i24r5ZnZInsTekGIwywWgANLKeDY4juFklxcx:htp*3A*2P*2Fwww.cityofpsl.com](http://secure-web.cisco.com/1-6S94CeaXf_1B3VIA5YPAfyVAc7PvNJEEnZe9Jb-jUzEWitb7QFNswGT3qAW4F0RymBld7oLUQV2eNzLOjAFgX0_CDSaKCFi7IKLnbU4_3MLH2Vu5XupmyIrgDC_Yl0b57SW(WJKTml_JucjIf_EveK-ILKGoocn4U6ohQgwq4bpGihjbZp2-fzpkBQIIS4QIE4mYo7awwCbixseK2vVvYBINP5xJ4YJzby17bZVeteomsFdtcJKOxoadphRfrYxRP0wR3bLLSSqe_tY_8oG7i24r5ZnZInsTekGIwywWgANLKeDY4juFklxcx:htp*3A*2P*2Fwww.cityofpsl.com)

>

>

>

>

> -----Original Message-----

> From: lynnrosenstein@gmail.com <lynnrosenstein@gmail.com>

> Sent: Tuesday, February 21, 2023 3:10 PM

> To: Shannon Martin <Mayor@cityofpsl.com>

> Subject: MATTAMY HOMES PLANS FOR TRADITION DEVELOPMENT

>

> Dear Mayor Martin,

>

> Please include me in the group of Tradition residents who strongly oppose what Mattamy has conveyed to us that they would like to do if they get their zoning variance.

> The density that they proposed is WAY TOO DENSE!

> In the 3.5 years that I have resided in Tradition (in Vitalia), the traffic, parking problems, etc. has close to tripled. I don't recall hearing what their monetary contribution to infrastructure would be.

> New schools, school buses, roads, traffic lights, etc. would be necessary.

> Also, in case residents of PSL do not know already, there is a dearth of health care available here. Physicians typically have a 12-month wait to have a new-patient appointment.

>

> Sincerely,

>

> Lynne M. Rosenstein

> 12104 SW Marigold Avenue

> PSL 34987

From: [Paula389](#)
To: [Shannon Martin](#)
Subject: Tradition Building Height
Date: Friday, February 24, 2023 12:05:51 PM

As a resident of tradition, for nearly 6 years, I wish to express my extreme disagreement with adjusting any of the HUD regulations, including building height.

All of us who moved into Tradition since its inception, came here because the community had a clear and attractive plan for the future. Changing that plan now is an absolute betrayal of trust.

Paula Caracappa
11398 SW Birch Tree Circle
St. Lucie FL 34987

From: [Jeff Schiff](#)
To: [Shannon Martin](#)
Subject: Tradition Building height limits
Date: Friday, February 24, 2023 11:01:33 AM

Dear Mayor,

I'm hoping that the height limits are maintained at 35'. As a recent former resident of Viera (which I call Melbourne's Tradition), it is obvious to their residents that tall structures now being built change the character of the master development. It would be a worse situation here as the buildings would be surrounded by single family developments. Thank you for listening.

Jeff Schiff
10138 SW Cypress Wood Ct, Port St. Lucie, FL 34987
(321) 604-1784

From: [Maria](#)
To: [Shannon Martin](#)
Subject: Tradition MPDU
Date: Friday, February 24, 2023 7:58:02 AM

Good Morning Mayor, I was pleased to vote for you as your credentials were excellent.

I have lived in Tradition for 16 years and as most residents here we are extremely concerned about the congestion, traffic, and Mattamy's continuing request for waivers that makes the matter worse.

While I understand the plan allows multi house living this city government should not allow any waivers that would increase the congestion. I read that Tradition is only 30% complete so if your building department is going to approve waiver after waiver this area will be an infra structure disaster.

Please act in ensuring that our community is not destroyed.

Thank you.

Maria D. Capo- Sanders
11381 Sw Northland Drive
PSL, FI 34987

Sent from my iPhone

From: [Joe Beirne](#)
To: [Jessica Heinz](#)
Subject: Re: Traditions
Date: Sunday, February 26, 2023 11:42:45 AM

On Sun, Feb 26, 2023 at 11:23 AM Joe Beirne <jbeirne.23@gmail.com> wrote:

Mayor and Council

We move to this community because of what its has to offer in diversity .

Mattamy chooses to add 4-Story luxury rentals for lease , So Be It .

This allows others to enjoy our community's , why should we be selfish.

Just because other people moved here first why should they deprive others .

We believe this project will blend right into our neighborhoods .

All the developers are doing right by their investments in the community.

Don't let the nay-sayers speak for the other ninety percent of us .

We are in Support of the changes .

Martin Beirne
12062 SW Viridian

Sent from my iPad

From: [Brandon Dolan](#)
To: [Jessica Heinz](#)
Cc: [Anne Cox](#)
Subject: FW: Topic 10d of the City Council agenda on Feb 27, 2023
Date: Monday, February 27, 2023 8:06:45 AM
Importance: High

For the record.

Thank you,

Brandon Dolan

Executive Assistant

Office of the Mayor & City Council

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

Port St. Lucie, Florida 34984-5099

772.871.5159 Office

bdolan@cityofpsl.com

www.cityofpsl.com

From: Tamara Drake <green.eyed.T@hotmail.com>
Sent: Sunday, February 26, 2023 12:45 PM
To: Shannon Martin <Mayor@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; David Pickett <David.Pickett@cityofpsl.com>; Anthony Bonna <Anthony.Bonna@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Cc: Keith Perry <nqfd133@yahoo.com>; Arlene <arlenev4@yahoo.com>; tedd.vitaliahoa@gmail.com; bobvitaliabod@gmail.com; hankvitaliabod@gmail.com; riavitaliabod@gmail.com; danvitaliabod@gmail.com
Subject: Topic 10d of the City Council agenda on Feb 27, 2023
Importance: High

Especially for Mr. Pickett who represents the 12,900 residents of Tradition and who are your constituents, please read this important request.

Thank you for reading and addressing the following issues related to your agenda item on February 27th: 10.d Ordinance 23-22, An Ordinance Providing for the Fourteenth Amendment of the Master Planned Unit Development Document for the Tradition Master Planned Unit Development (P22-097) Located South of the Crosstown Parkway, West of I-95 and North and South of Tradition Parkway (P22-097). Specifically, a request from Mattamy LLC to allow raise the maximum height and reduce the minimum setback for residential housing on 17, 17a and 18.

I oppose this amendment for the following reasons:

1. The raising of the height restriction from 35' to 55' to allow for 4 occupied floors, 5

stories in total, and the reduction in setbacks together increase the population density that will result in these three parcels.

1. The current population of Tradition is reported to be about 12,881
 2. The increased density from these amendments is estimated to increase the population by about 14% to 15%, conservatively. There aren't enough details to be more than an estimate based on the number of units and average occupancy.
 3. The continuation of the proposed bounding streets does not alleviate the impact of that large an increase in density in the area proposed. The additional school bus and car traffic will further congest traffic on Crosstown and Tradition / Gaitlin. The streets being completed will not redirect traffic from these arterial streets that are already overburdened.
 4. Requiring that the new Slopeside development provide school bus lanes and turn-arounds within the development does not address the number of school buses and cars that will then need to travel on these already overburdened thoroughfares, especially to the high school which is not within close proximity to Slopeside.
 5. The increased population will require additional first responders and police as well as medical care. These are not addressed.
 6. Waste management or trash collection will need to be increased.
 7. Water usage will be impacted.
 8. Electrical consumption and cell signal, which require additional cabling services and antennas are not addressed.
 9. The impact to wildlife, like the birds, insects, amphibians and mammals necessary for a balanced ecosystem, will be impacted by the increased population density.
 10. The setbacks and building heights currently in the MPUD were intentionally set to (a) mitigate the potential of overloading the infrastructure and (b) set building requirements that maintain a reasonable population density.
 11. Once this is approved for these lots, there is no reason to believe it will not be requested for additional development in Tradition. It will be a precedent that cannot be maintained without legal proceedings.
-
2. The height of the proposed buildings will require firefighting equipment expansion in size and quantity that are not currently available or planned for Tradition.
 3. The current residents of Tradition purchased with these MPUD restrictions in place. They provide some level of assurance that the community will maintain a reasonable population density and impact to services will grow at a rate that can be accommodated with planned growth in the accompanying required services.
- Therefore, additional population density that this proposal brings with it is not in keeping with the intent of the MPUD and the MPUD should not be altered to allow it.

Best Regards,

Tamara Drake and Arthur Schnepf

9508 SW Royal Poinciana Drive

Cell (631) 352-8215



Please consider the environment before printing this email.

From: [Brandon Dolan](#)
To: [Jessica Heinz](#)
Cc: [Anne Cox](#)
Subject: FW: Mattamy proposed changes to MPUD
Date: Monday, February 27, 2023 8:10:19 AM

For the record.

Thank you,

Brandon Dolan
(772) 871-5159
bdolan@cityofpsl.com

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

From: Susan May <sue.sgm@gmail.com>
Sent: Sunday, February 26, 2023 12:07 PM
To: Brandon Dolan <BDolan@cityofpsl.com>
Subject: Mattamy proposed changes to MPUD

Dear Mr Dolan,

We as residents of Tradition and Vitalia wish to go on record opposing the changes Mattamy Homes is seeking to the existing residential requirements in Tradition. Please keep the existing 35 ft residential height requirement. There is no need to put these tall apartment complexes in a heavy residential area. First, we have plenty of multi-family units already built or under construction in Tradition. Second, we currently do not have the infrastructure to accommodate that many people, increased traffic, shopping, medical in Tradition as it is already. Allowing multi-family units will affect our property values—not only because these are all rental units, but the traffic is already a mess. Face it, many folks who rent do not care about the neighborhood or environment because they're not invested. We've heard of no one who is in favor of these changes. Mattamy is trying to do this because of the proximity to power lines—why not use this space for a community garden or space for a small farmer's market. No, they don't care about the residents—they only care about how many people they can fit on a small undesirable parcel of land all in the name of money.

We understand that Mattamy has "bought" Tradition, but we are not a city that they own. This is Port Saint Lucie—we vote for and utilize our representatives to act on our behalf. As our elected officials, we, the residents, your constituents, implore you to keep the residential height requirement as is. Let's try to keep Tradition and Port St Lucie, a safe and beautiful place to live.

Thank you,
Susan & Thomas May
12400 SW Silverwood Ave
Port St Lucie, FL 34987

From: [Brandon Dolan](#)
To: [Jessica Heinz](#)
Cc: [Anne Cox](#)
Subject: FW: Topic 10d of the City Council agenda on Feb 27, 2023
Date: Monday, February 27, 2023 8:06:45 AM
Importance: High

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Brandon Dolan
Executive Assistant
Office of the Mayor & City Council
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
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Cc: Keith Perry <nqfd133@yahoo.com>; Arlene <arlenev4@yahoo.com>; tedd.vitaliahoa@gmail.com; bobvitaliabod@gmail.com; hankvitaliabod@gmail.com; riavitaliabod@gmail.com; danvitaliabod@gmail.com
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Tamara Drake and Arthur Schnepf
9508 SW Royal Poinciana Drive
Cell (631) 352-8215



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Subject: FW: Mattamy proposed changes to MPUD
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Brandon Dolan
(772) 871-5159
bdolan@cityofpsl.com

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Thank you,
Susan & Thomas May
12400 SW Silverwood Ave
Port St Lucie, FL 34987

From: [George](#)
To: [Shannon Martin](#)
Subject: Slopeside Rental Homes and Apartments
Date: Sunday, February 26, 2023 10:39:48 PM

Dear Mayor Shannon Martin;

I strongly object to granting variances and approval for the proposed referenced projects for parcels 17,17a and 18 for high density multi family and single family homes. When moving to Vatia , we selected this development because the surrounding area homes were single family and lot sizes were reasonable without being congested. I would estimate that the density for each existing development to be a min. of 1/2 acer per home.

I am not sure why the Planning and Zoning Board would grant approval for this development since the density far exceeds any development in this area.

A review of the site plans show 210 single family units on 78.4 acres and an astounding 520 units on 31.59 acres for the multi family parcels. What are these planners thinking? Variances for height of 55' and side yards reduced to 5' should not be approved. As a registered Architect, I know that greedy developers, including Mattamy Palm Beach will try to get the most units possible on the smallest lots and highest density to maximize their profits. They could care less what the community will experience with this high density. In addition, the increased amount of traffic will comprise the three roundabouts in order to travel to Village Parkway.

These variances should all be denied and Mattany be compelled to conform to the existing single family developments density requirements in the adjacent areas.

Best regards,

George and Marylou LeBrun
561-798-8401

From: [Cindy Loney](#)
To: [Shannon Martin](#)
Subject: Exception to building
Date: Sunday, February 26, 2023 9:00:01 AM

Dear ma'am ,

Due to a previous engagement I cannot attend city meeting on Feb 27.

However, I strongly oppose any building over 2 stories high in Tradition specifically the Mattamy apartment building discussed. It does not fit in with the original plans and intentions of those of us who are original residents. We also have too many rentals that are low income. Please do not allow this to happen and destroy our lovely community.

Sincerely,
Cindy Loney
11524 SW Apple Blossom Trail
Vitalia

From: [Jennifer](#)
To: [Shannon Martin](#)
Subject: 4 Story Rentals
Date: Saturday, February 25, 2023 1:02:15 PM

Hello Mayor Martin

I'm a new (about 1 yr) resident of PSL in Tradition and love the area. One of the things that attracted us to PSL was the plan and vision for the city. I support having all levels of housing and affordable options so people can work where they live. Thank you for all you have done to date. I'm reaching out because I am very concerned about the proposed changes to Mattamy's apartment and new community by Westcliff/Esplanade/Vitalia. Again I support the original approved design and find the increased height and spacing something that doesn't align with the aesthetic of the area. I'm hoping you and your team can hold firm on the decision Monday and not let Mattamy change what's unnecessary and all for a profit.

I appreciate your support and consideration.

Jennifer Scatcherd
973-476-6825
Sent from my iPhone

From: [D. R. Small](#)
To: [Shannon Martin](#)
Subject: Ordinance 23-22 - Fourteenth Amendment
Date: Friday, February 24, 2023 3:40:17 PM

Mrs Mayor,

I **strongly object** to Developer Mattaney asking to change Tradition Regulations to:

1. Increase maximum height from 35' to 55'; and,
2. Decrease the space now required between structures.

This request is pure **greed by the developer** and their petition must be "**DECLINED.**"

The roads WEST of I-95 are already inadequate to handle traffic from approved but not yet built single family housing.

I and many of my neighbors will be at the 27th meeting to **oppose Ordinance 23-22.**

Respectfully,

D R Small
Tradition - Vitalia Resident

From: [CURTIS WILSON](#)
To: [Shannon Martin](#)
Subject: Re: Ordinance 23-22
Date: Friday, February 24, 2023 2:53:31 PM

Madam Mayor,

I am writing to request the counsel to disallow the variance to the height of structures in Tradition. I feel that, if allowed, you will set a precedent that will result in other builders seeking and receiving the same variance. As a result the landscape of Tradition would change for the worse, and would negatively affect property values. The restrictions were placed to ensure an environment that is consistent with the original layout of Tradition. Please do not allow the standards for building heights to change.

Thank you,

Curtis Wilson
12064 SW Ligustrum Dr.
Port Saint Lucie, FL 34987
734-478-1639

Sent from my iPhone

From: [Debbie Haupt](#)
To: [Shannon Martin](#)
Subject: Increasing building to 5:levels
Date: Sunday, February 26, 2023 9:03:23 PM

Dear Mayor:

I live in Vitalia in Tradition and am against increasing the building height to 5 levels.
I see it as a negative impact on the community increasing the population and traffic.
Dorothy Haupt

Sent from my iPad

From: [Randy Gordon](#)
To: [Shannon Martin](#)
Subject: 5 story building in Tradition
Date: Sunday, February 26, 2023 8:41:06 AM

Mayor Shannon Martin,

My wife and I are residents of Tradition and live in Vitalia. We are against the height variance to build five story buildings in Tradition. We feel it will have a negative impact on the community. It will increase congestion in the area and decrease property values in Tradition. Mattany is acting like the 800 pound gorilla. Please do not allow them to ruin our community.

Sincerely,

Randy & Marcie Gordon

From: [Ian Leigh](#)
To: [Shannon Martin](#)
Subject: from Ian Gittlitz, PSL Resident, Against Mattamy's Variance Application
Date: Saturday, February 25, 2023 12:27:07 PM

Dear Mayor Shannon Martin,

You are forcing residents of PSL to consider leaving this lovely area if you and the council approve of Mattamy's plan to obtain a variance of MPUD.

A five story high, high density rental community will continue turning this great community into an eye-sore, tax our infrastructure, create road havoc and more. Approving a height variance to 55-feet on top of the monstrosity already being build next to us on Crossway is just too much. For more tax \$\$ for you and the City, you are changing the nature of the whole PSL community.

I urge you and all Council members to vote this down. Show some independence and represent those who live here and voted for you. If you keep moving this way, attracted by more tax \$\$, we will vote you out before leaving the area.

You have been forewarned. Community residents have had enough of these monstrosities. Think of the one already approved by your team near Tradtion Hospital. How could so many, tightly dense, apartments have been approved.

Write me off, if you will. Do not pay attention. Watch what happens next in the voting booth. We are paying attention to the big salaries granted for city management and self--written employment contracts by its members.

If approved, this variance could mean a recall for you.

Sincerely,

PSL Resident
Ian Gittlitz

From: [Fred Simmons](#)
To: [Shannon Martin](#)
Subject: Against raising the height limits on structures.
Date: Friday, February 24, 2023 3:25:30 PM

My wife and I are totally against raising the height of any multi structure building in the Port Saint Lucie county area.

If left unchecked it would turn out looking like Daytona or Fort Lauderdale and you know what that is.

We have had our share of multi-use buildings already in the Tradition mapping.

Ms. Mayor please vote against this and any other requests to outsiders attempting to ruin our overcrowded city already.

Thank you in advance.

Fredrick & Jean Simmons -Tradition-Vitalia

From: [Catherine Smith](#)
To: [Shannon Martin](#)
Subject: Mattamy homes height extension on buildings.
Date: Friday, February 24, 2023 2:28:39 PM

I am totally against this idea which will enable Mattamy homes to increase our population to a point that we will not be able to attain. OUR amenities such as hospitals, Doctors, stores and everything here in Tradition are being pushed to their limits now. It takes months to even get a doctor's appointment. Our population is growing so quickly now and they want to increase that growth by building high-rise apartments and such. We live in a beautiful area and pay accordingly to keep it this way. Please don't destroy our suburban way of living. This is one of the reasons so many people moved here. They are trying to build it up too quickly and densely. Thank you, Catherine Smith, Vitalia at Tradition

From: [Al Evans](#)
To: [Shannon Martin](#)
Subject: Meeting Mattamy
Date: Sunday, February 26, 2023 8:12:50 PM

Mrs Shannon Martin Mayor PSL

As a resident of Tradition Town Park since April of 2015 when I was told it would be the best place to buy a home in Florida well it was. It sure isn't now. I don't think anyone would like this junkyard Tradition is now. I sure would not buy here now. Is there any real reason why the County and City of PSL bend over backwards to satisfy a builder not even member of the community like Mattamy. I'm hoping you and the town council vote no on this 65ft mess you want us to live with.

Al Evans
12058 SW Bennington Circle

Sent from my iPhone

From: [Dan Congreve](#)
To: [Shannon Martin](#)
Subject: Mattamy Homes request to Change Master Development Plan
Date: Saturday, February 25, 2023 7:00:43 PM

Dear Ms. Martin,

I am opposed to Mattamy Homes request to change the Master Development Plan. My concerns revolve around overall quality of life. My background includes a general surgical practice in both urban and rural areas, medical first responder and volunteer firefighter.

It has been my observation that increased housing density can be associated with increased rates of crime. Most importantly, I have taken care of domestic violence victims and most often their place of residence is an apartment complex. My colleagues in Law Enforcement are clear in their opinion that domestic violence calls put the officers in the greatest danger of bodily harm. When my wife and I moved to Port Saint Lucie in 2018, a factor in our decision was the local crime rate. While there are many factors that can affect crime rates, housing density and overall quality of life are important. These can be controlled. I think it would be in the Cities best interest and the best interest of the citizens that the changes requested by Mattamy Homes be rejected.

I am well aware that there will be many more houses built over the next 5-10 years. There is an opportunity to limit the housing density.

Florida in general and specifically the Treasure Coast is under populated with physicians especially primary care. By not approving the apartment development and keeping the 6 foot setbacks between single family houses, the City can reduce the pressure on the HealthCare System.

Thank you for your attention in this matter.

Daniel P Congreve MD FACS
10130 SW Indian Lilac Trail
Port Saint Lucie FL 34987

(309)525-0919

From: [Debbie Compito](#)
To: [Shannon Martin](#)
Subject: Mattamy ordinance before the city Monday the 27th
Date: Saturday, February 25, 2023 10:29:31 AM

Good morning,

I am writing to express my objection to Mattamy Homes request to raise the height of the buildings from 35 feet to 55 feet as well as their request to reduce the spacing between structures.

I moved here five years ago thinking that since I was paying a second HOA fee the area would stay with the same feel and look as the town center. I am paying an HOA where I have no input as there is no election of our representative and we are never informed of what's going on by them. Raising the height of the buildings will give a more city feel and will change the environment drastically. They are allowing 1.75 parking spaces per unit. This will create a possible parking issue as all the apartments will not have only one bedroom.

The spacing between the structures serves only one purpose to create more homes. The structures are already very close together in most communities. Do we want to be able to lean out the window to hand our neighbor extra sugar? I would think not!

The city of Port Saint Lucie is approving housing structures at an alarming rate. Many of which are not even completed enough to start occupying. Let's hope these homes do get occupied or our home values are going to decline quickly. All of this is going to create bigger issues for the city such as roads that are unable to handle the traffic, schools that aren't built yet, fire and police department expansions, more people more crime, etc...

Please hold Mattamy Homes to the current MPUD standards without any ordinances that will create an open door for building in the future. Please decline their request for the beauty and population of Tradition and Port St. Lucie.

Thank you for listening

Debbie Compito
Vitalia at Tradition
9985 SW Coral Tree Circle

From: [faith kamins](#)
To: [Shannon Martin](#)
Subject: 5 story building in Tradition
Date: Saturday, February 25, 2023 4:26:40 PM

My husband and I are residents of Tradition, living in Vitalia.. We are against the height variance to build 5 story buildiWe feel it will have a negative impact on the community. It will decrease property values and increase congestion in areas already feeling the effects of approved high density building.
Thank you for collecting opinions on this matter.

Faith and Steeven Kamins

From: [Ernie Beaudoin](#)
To: [Shannon Martin](#)
Subject: Mattamy
Date: Friday, February 24, 2023 5:53:58 PM

Dear Mayor Martin,

I am writing because of the disproportionate power exhibited by Mattamy and supported by the City Council. Something isn't right.

Mattamy now wants buildings greater than 3 stories. As a resident of Tradition, I am 100% against that. It demeans the residents that have already purchased homes to have adjacent buildings able to look down on your property.

Mattamy has built that new community bordered by Tradition Pkwy and Community Blvd. some of my friends refer to it as the projects, and others as military housing. It is a blight to the warming sight lines that have existed in Tradition Square.

I have already written to you about Heart in the Park. How many people from Tradition were at the ground breaking? If this is successful, it could significantly increase traffic for the people living in Tradition. How many residents from Tradition are on the Arts Council? Why isn't the city paying for the maintenance and upkeep of the spectacle? We in Tradition, pay taxes to the state, county, city, and we pay CDD fees, which let's face it, are in fact taxes. If those CDD fees are going to pay for the maintenance of the Heart, we should have had a say in it.

And then, we have T.I.M., Tradition in Motion, which is not currently in use and hopefully stays that way. It is nothing more than rolling advertising for Mattamy. I grew up in a city. Everyone was no more than a couple of blocks from a bus stop. Everyone knew the schedules and the buses were generally on time. T.I.M. has no schedule. I participated in a study by the University of Florida on autonomous mass transportation. First, TIM is not autonomous because the state doesn't allow it. Each bus had an operator, usually the only person on it. It travelled to the entrance of one Mattamy community. The operator indicated that in the future it would only stop at Mattamy communities. Well, during our study ride, we went from Tradition Town Square to Target and back. The trip took about 25 minutes. You could arguably do it faster walking. Each seat has a seat belt which must be fastened. You sit shoulder to shoulder with the people next to you. If you purchased anything at Target, it would have to be able to sit in your lap as there is no other room on the bus.

Again, something isn't right, and I haven't even gotten into Mattamy controlling the Tradition Master HOA. That's for another time

Ernie Beaudoin
9967 Sw Trumpet Tree Circle
Tradition
Port St. Lucie, FL

From: [kay medsker](#)
To: [Shannon Martin](#)
Subject: Mattamy Homes proposed changes
Date: Friday, February 24, 2023 2:57:11 PM

Dear Mayor Martin,

I would like to express my concern about proposed changes that are being requested by Mattamy Homes for a 20 feet higher allowance for building heights and closer spacing of buildings in the Western Grove section of Tradition that is south of Westcliffe Blvd. I live in the Tradition community of Vitalia, and while I am certainly not opposed to providing affordable housing for younger workers in our area, these building code rules were in place when Mattamy bought into Tradition, and I find it nothing more than greed on their part to now want to amend these codes. We hear so often that St Lucie County and Port St Lucie city are the "poor" of the Treasure Coast, with Martin County and Indian River County being the leaders. If we allow Mattamy Homes to take our city and county down the path they are pursuing, we only further prove we have standards that are easily lowered. Please vote against this request to change these building codes. Thank you for your consideration.

Kay and Norman Medsker
9664 SW Royal Poinciana Drive
Port St. Lucie, FL 34987

From: [edward sikorski](#)
To: [Shannon Martin](#)
Subject: Overcrowding
Date: Friday, February 24, 2023 3:04:42 PM

I am opposed to Mattone's home height restrictions. Please put a moratorium on residential building in Mattone until we solve our traffic issues. Our roads can not handle the traffic now..... Thank you, Edward Sikorski

Sent from my iPad

From: Email from CityofPSL.com
To: Shannon Martin
Subject: Mattamy 55 foot request
Date: Friday, February 24, 2023 2:18:57 PM

Message submitted from the <Port St. Lucie> website.

Site Visitor Name: Marjorie E Weiss
Site Visitor Email: weisderr@gmail.com

Dear Ms. Mayor,

I write to you to ask that you and the City Council reject Mattamy's request for a variance from the 35 foot height limit to 55 feet. I am glad they are moving forward on the planned community but want them to stick with the original intent of Tradition's building heights and primarily one or two story homes. I have no objection for the need for affordable housing or renters but a four story building would not enhance my neighborhood. I live in Vitalia.

Thank you for your time.

From: [Bruce Cook](#)
To: [Shannon Martin](#)
Subject: MPUD Ordinance 23-22
Date: Sunday, February 26, 2023 10:12:14 AM

Dear Mayor,

I live in Tradition. I am against amending this ordinance to allow the changes Mattany is seeking. Tradition's growth and density has already been damaged and further changes to this ordinance will only compound the problem.

Regards

Bruce Cook

From: [Judith Bergollo](#)
To: [Shannon Martin](#); [Bridget Kean](#); [Anthony Bonna](#); [Stephanie Morgan](#); [Jolien Caraballo](#); [David Pickett](#)
Subject: MPUD Amendment
Date: Monday, February 27, 2023 11:09:00 AM

Bridget Kean Planning Director

As a resident of Tradition , I have attended the community outreach meetings and I have no objection.

It is my understanding that with this residential only neighborhood Mattamy Homes is reducing the potential Commercial impacts to this area.

It has been explained that limiting the Multifamily to only 2 buildings of 4 stories and allowing the rest of the development to be 2 story homes will create a visionary luxury apartments.

We are in support the changes within Ordinance 23- 22/Fourteenth Amendment.

Judith and Kristian Bergollo
11941 SW Lyra Dr
Port Saint Lucie, FL 34987

Sent from Yahoo Mail. [Get the app](#)

From: [John Gallagher](#)
To: [Shannon Martin](#); [Bridget Kean](#); [Anthony Bonna](#); [Stephanie Morgan](#); [Jolien Caraballo](#); [David Pickett](#)
Subject: Ordinance 23-22/Fourteenth Amendment.
Date: Monday, February 27, 2023 9:43:13 AM

Mayor and Council,

As a resident and homeowner in Port St. Lucie, I am in support of this luxury apartment complex and the above amendment to help create it. It has been explained that there would be only two (2) buildings of four (4) stories and the remainder of the development would be townhomes and single-family homes. It is my further opinion that this blending of product type would significantly soften any perceived impact these two buildings may have and help to create a more high-end rental neighborhood. Additionally, this project will further provide more housing options for people who may not be ready for a new home purchase right now. I support the changes within Ordinance 23-22/Fourteenth Amendment.

Thank you for your consideration of this matter.

John P. Gallagher
826 SE Carnival Ave.
Port St. Lucie, FL. 34983.

From: [Liz McBride](#)
To: [Shannon Martin](#); [Bridget Kean](#); [Anthony Bonna](#); [Stephanie Morgan](#); [Jolien Caraballo](#); [David Pickett](#)
Subject: Luxury Apartment Complex
Date: Monday, February 27, 2023 9:06:35 AM

Mayor and Council

As a current resident of Port St. Lucie, I am in support of this luxury apartment complex.

As it has been explained that there would be only 2 buildings of 4 stories and the rest of the development would be townhomes and single family. This sounds like a true high-end rental neighborhood. I feel that this project will blend into our city, and provide true housing options for folks who might not be ready for a new home purchase yet.

We are in support the changes within Ordinance 23- 22/Fourteenth Amendment.

Liz Schanbel
11716 SW Golden Falls Lane
Port St. Lucie, FL 34987

Shannon Martin, Mayor
Stephanie Morgan, Councilwoman
David Pickett, Councilman
Anthony Bonna, Councilman
Joilen Caraballo, Councilwoman
Brandon Dolan, Executive Assistant
C. Flores, Executive Assistant

February 22, 2003

Dear Madam Mayor, Council Members, and Executive Assistants,

I am writing to ask for your assistance regarding the change to the Tradition MPUD. I have been made aware of Mattamy's plans to build a high density rental community off of Tradition Parkway in the Western Grove area. They have made an application to change the zoning from the originally intended "town center" to residential, reduce setbacks and raise the maximum height from 35 feet to 55 feet. The zoning commission rejected the height increase at their meeting on February 7.

I am opposed to these changes for multiple reasons. A high density development will create more overcrowding. Tradition is bursting at the seams with new residents and not enough retail support. Residential development is outpacing new medical, grocery, dining, and shopping options. Doctors are in short supply and teachers are leaving the profession at an alarming rate.

Four and five story residential buildings are completely out of character for the area. There are no multi-family dwellings in that area and no multi-level residences in the western grove.

We have been unable to find out if these units will be low-income units. Renters do not have the same vested interest as owners do and we have concern that the property will not be cared for as the owned spaces are.

The site plan calls for 1.75 parking spaces per unit. This will cause a severe overflow of vehicles, where will they park?

The traffic at the traffic circle at Tradition Parkway and Community Blvd backs up on Tradition Parkway to the traffic light at Gatlin and Village Parkway in the morning. Adding 520 residential units to that area is going to make it drastically worse, increasing traffic incidents.

Mattamy does not want to listen to any residents of Tradition. Their "community outreach" meetings are one-sided and they do not want any input or criticism. They only care about their bottom line. Their "vision" for Tradition does not include its current residents.

Mattamy must be held to the current MPUD without any variances.

I ask that you think about the current residents of Tradition when making your decision on Mattamy's application and prohibit this high-density rental community.

Thank you for your time.

Name: _____

Address: _____

Ray & Janice Miller

10045 SW Coral Tree Cr, PSL 34987

Received

FEB 27 2023

City of Port St. Louis
City Council



Mr. Ray Miller
10045 SW Coral Tree Cir.
Port Saint Lucie, FL 34987

WEST PALM BCH FL 334

23 FEB 2023 PM 3 L



E. Flores Speechwriter Assistant
121 SW Port St. Lucie Blvd
Port St Lucie, FL 34987

34984-504221



From: [Christina Flores](#)
To: [Bridget Kean](#); [Mary Savage-Dunham](#); [Teresa Lamar-Sarno](#); [Jessica Heinz](#)
Cc: [Brandon Dolan](#)
Subject: FW: Topic 10d of the City Council agenda on Feb 27, 2023
Date: Monday, February 27, 2023 1:14:37 PM

Good afternoon,

Below please find an email our office received regarding the Tradition MPUD. Can you please add to the record?

Thank you,

Christina Flores, MPA

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

From: Ria Muriello <ria.muriello@gmail.com>

Sent: Monday, February 27, 2023 12:54 PM

To: Shannon Martin <Mayor@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; David Pickett <David.Pickett@cityofpsl.com>; Anthony Bonna <Anthony.Bonna@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; tedd.vitaliahoa@gmail.com

Subject: Topic 10d of the City Council agenda on Feb 27, 2023

Ria and Gerry Muriello

11611 SW Apple Blossom Trail

Port St. Lucie, FL 34098

I AM OPPOSED to any variance that allows Mattamy to change the long established Tradition Master Planned Unit Development (MPUD) Site Designation concept plan from a "Town Center sub-district" to a "Residential" sub-district that would accommodate 520 +/- Homes (Slopeside) within the Tradition MPUD. They are planning to **subcontract** a rental-only vertical development that includes two 55 foot 4 story apartment buildings, multiple townhouses, and multiple single family homes in the proposed location. We must stay with the original plan!

As the planners predicted, Tradition has outgrown the current town center and needs an additional town center(s) to locally eat, shop and gather as a community. The proposed Amphitheater is still needed for the crowds that large events draw but is not a substitute for the small-town feel we all expect.

Changes this expansive should not be presented without at the least:

- All applicable environmental studies - TRAFFIC
- Detailed site and construction plans
- Multiple opportunities for community feedback

There are too many questions that need to be addressed and answered before a decision should be made!

It is premature to expect the Town to amend the MPUD zone revision book and concept plan based on disingenuous & misleading information:

- Mattamy's Zoning board description did not even mention the major objection for approval - the height variance
- What is site specific now, becomes established case law for future development
- Why is there no mention of infrastructure - other than roads?
 - Where are the stores - other than food?
 - Medical, financial, educational, legal, clothing, entertainment...
- Mattamy stated that they can't sell homes on the property due to power lines - **NOT OUR PROBLEM**
 - They are doing this for them, not for us
 - They are trying to sell this as they are doing us a favor - that is not true
- Mattamy stated at the Zoning board meeting they reach out honestly to the community. That's not true...
 - The Vitalia town hall presentation did not mention Slopeside at all!
 - The Tradition Town Hall was not even mentioned on their Facebook TraditionTalks page
 - At the Zoning meeting they never said they were subcontracting to Alta Terra
 - Alta Terra specializes in building dormitories
 - Alta Terra is not known as a quality builder
 - No mention as to how they will be constructed
 - No mention as to how they will be managed
- Mattamy consistently has been pushing the envelope by "asking for forgiveness" rather than permission
 - Sneakily changing the special Tradition "Hometown Feel" to a technology nightmare
 - Planning to building an enormous monstrosity of a video display
 - Putting the dangerous TIM transports on our roads
 - Our two, calming, Tradition lighthouses now are trashy with blinking colored lights
- They don't want to compromise
 - 55-50 feet or nothing
 - Let them revise their plan to meet current standards
 - Keep the residential 35 foot limit - build only townhouses and homes for rent

I hope the board agrees that Mattamy is glossing over the downside of this proposal.

A variance to allow new construction of this type, in the proposed area, should be curtailed until our future, and currently overburdened infrastructure (shopping, medical, traffic etc) needs are met.

We'll see you tonight!

All my best,

Ria Muriello

From: [Brandon Dolan](#)
To: [Anthony Bonna](#); [David Pickett](#); [Jolien Caraballo](#); [Shannon Martin](#); [Stephanie Morgan](#)
Cc: [Christina Flores](#); [Teresa Lamar-Sarno](#); [Jessica Heinz](#); [Mary Savage-Dunham](#); [Bridget Kean](#)
Subject: Additional Public Comment Item 10D
Date: Monday, February 27, 2023 1:30:09 PM
Attachments: [image001.png](#)

Good Afternoon,

Ms. Kathy Whilden of Tradition stopped by City Hall to express her concerns over approving item 10d. Ms. Whilden explained that she does not want this to set a precedent for future development in Tradition, specifically the parcel located at SW Community Blvd and SW Meeting St (4309-803-0008-000-1).

Best regards,



"A City for All Ages"

Brandon Dolan

Executive Assistant

Office of the Mayor and City Council
City of Port St. Lucie, Florida
121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984

O: 772-871-5159

bdolan@cityofpsl.com

From: [Brandon Dolan](#)
To: [Anthony Bonna](#); [David Pickett](#); [Jolien Caraballo](#); [Shannon Martin](#); [Stephanie Morgan](#)
Cc: [Christina Flores](#); [Teresa Lamar-Sarno](#); [MaryAnn Verillo](#); [Jessica Heinz](#); [Bridget Kean](#)
Subject: FW: Matthamy Rental Development
Date: Monday, February 27, 2023 3:02:16 PM

Good Afternoon,

Please see the email below from Leigh & Rebecca Sanderoff.

Best,

Brandon Dolan

Executive Assistant

Office of the Mayor & City Council

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

Port St. Lucie, Florida 34984-5099

772.871.5159 Office

bdolan@cityofpsl.com

www.cityofpsl.com

From: Rebecca Sanderoff <rebeccasanderoff@gmail.com>
Sent: Monday, February 27, 2023 2:29 PM
To: Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Matthamy Rental Development

We are writing to express our concerns regarding the variances for Matthamy's rental development. As residents of Tradition for almost 8 years, we have seen the area grow rapidly. We understand that Matthamy has the "right" to build this project. However, allowing their structures to be taller and closer together deals with population density and therefore, the quality of life issues that impact all of the residents of Port St Lucie.

As a retired senior citizen, we have watched the impact of growth on the health care providers. On Saturday, dealing with a case of bronchitis, we spent 4 hours in the Cleveland Clinic ER on St Lucie West. In the past, we have never spent more than an hour in that ER facility. The medical personnel were working hard, but were obviously overwhelmed with the demand.

This aspect of quality of life needs to be part of your consideration in allowing a builder to increase the DENSITY of their development. Port St Lucie does not need a high density project when health care facilities are having great difficulty meeting the needs of the present population.

We believe it is your job to deal with this growth within the limits of development obligations. Denying this variance will signal to the community that you care about their quality of life!

Sincerely,
Leigh Sanderoff
Rebecca Sanderoff

From: [Christina Flores](#)
To: [Shannon Martin](#); [Stephanie Morgan](#); [Jolien Caraballo](#); [David Pickett](#); [Anthony Bonna](#)
Cc: [Brandon Dolan](#); [Bridget Kean](#); [Mary Savage-Dunham](#); [Teresa Lamar-Sarno](#); [Jessica Heinz](#)
Subject: FW: Parcels 17, 17A, and 18 — For Mayor & City Council Consideration (Feb 27 City Council Meeting)
Date: Monday, February 27, 2023 3:20:50 PM

Good afternoon,

Below please find an email from Mrs. King regarding the Tradition MPUD.

Thank you,

Christina Flores, MPA

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

From: Chris K <ceking9@gmail.com>

Sent: Monday, February 27, 2023 3:17 PM

To: Shannon Martin <Mayor@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>

Cc: Bridget Kean <BKean@cityofpsl.com>

Subject: Parcels 17, 17A, and 18 — For Mayor & City Council Consideration (Feb 27 City Council Meeting)

Shannon Martin, Mayor

Stephanie Morgan, Councilwoman

David Pickett, Councilman

Anthony Bonna, Councilman

Joilen Caraballo, Councilwoman

Christina Flores, Assistant

February 27, 2023

Dear Madam Mayor and City Council Members,

Thank you for all the hard work you do on behalf of the citizens of Port St. Lucie. I am certain you are receiving significant feedback concerning Mattamy's build proposal for parcels 17, 17A and 18. Much discussion seems to have centered on the aesthetics of (2) 55 ft structures, and though I respect the concern, I see this as only one of several concerns that I respectfully ask our Mayor and City Council to consider.

17 & 17A Aesthetics & Infrastructure —

A total of 520 units! 336 total units within (2) 55 ft buildings, 158 attached townhouse units likely similar to The Thompson Thrift Boardwalk project on Community Blvd (dense, terrible aesthetics), AND 26 detached units similar to The Cottages on Village Parkway (also dense, poor aesthetics and both inconsistent with the aesthetics of other communities in proximity — Esplanade, Vitalia, the Estates. We have seen what this type of development looks like. And reduced setbacks detract further from aesthetics.

Beyond aesthetics, residents are concerned about lack of infrastructure to support this type of condensed development in the area — roads, shopping, schools, irrigation, and so forth.

17 & 17A Elimination of a Town Center —

Where will everyone to the west shop? These 2 parcels were designated as a Town Center for a reason, I believe. What is the traffic impact of the 520 families of Slope-side, plus Brinley, plus Emery, plus Cadence, plus Seville, plus who know what further west communities will drive across Tradition to get to supermarkets at Tradition Square, Verano and Southern Grove, etc. Who has looked at this before these 2 parcels are changed from Town Center to DENSE-RESIDENTIAL?

City Master-Planning —

Finally, Mattamy is only one piece of the puzzle — there is also Kolter, GL Homes, and more. These 3 parcels (17, 17A and 18) are simply representations of the major anxiety that residents feel that their quality of life is being destroyed, that their most treasured investment (their home) will be deteriorated, and that no one is protecting their interests.

We need Our City to proactively educate and keep its residents informed about the master development plans west of the river.

Not just about Tradition, btw. We wish to know — what are the detail plans for Port St Lucie's future growth and development west of the River —

- What parcels will be developed?
- When will the development occur?
- Zoned Commercial or residential? How many units? Approved heights?
- What infrastructure is required at each stage of construction?
- Has the required Infrastructure been calculated and planned for (the roads, the schools, sufficient town centers for grocery shopping, irrigation, & other needs)?
- When will Crosstown, Rt "A", Marshal Parkway, Parr Rd, Becker Rd going to be completed?
- Will the infrastructure be completed on time? Who is funding it?
- Are there any incremental costs that the residents will be forced to bear?

Advocacy By the City —

There is a note recently received by a resident who wrote to the City with these types of concerns. The reply began “Thank you for your email. While I understand your overall concerns about the growth and respect your desire for a quiet retirement, I need to share with you, that Mattamy, as the successor developer, to Tradition Land Company (along with 2 other developers in the Tradition area) has development rights that were granted 20 years ago by a previous city council.” The letter goes on, but you get the gist — the City is powerless.

Yet we heard Mattamy’s representative at the last Planning & Zoning meeting tell us that Tradition’s master plans are intended to be “living” documents that change over time, yet the City appears to be telling us that these decisions were made long ago by “somebody else”.

We don’t believe that the City is powerless. Those of us with business and legal backgrounds know which of these statements are true — we know that everything in business is negotiation and change. Everything.

The City has graciously agreed to present to our residents in the month of April, yet the vote on 17, 17A and 18 is likely to occur in March. We respectfully request that we receive this presentation prior to the City Council voting on 17, 17A and 18. At that meeting we would like to be educated on the overall master development plans that will guide PSL’s overall growth west of the river, we would like to understand the infrastructure that will be in place to support that growth ... and most importantly we would like the City’s commitment to advocate for its residents in protecting our quality of life and our home values.

Thank you.

Respectfully Yours,
Christina King
11119 SW Maple Tree Lane, PSL
Ceking9@gmail.com
860-884-4344

From: [Christina Flores](#)
To: [Bridget Kean](#); [Mary Savage-Dunham](#); [Teresa Lamar-Sarno](#); [Jessica Heinz](#)
Subject: FW: Tonight's Agenda item 10.d (2023-207): Serious Discrepancy in Planning and Zoning's Staff Report vs. Staff Presentation
Date: Monday, February 27, 2023 3:48:06 PM

Good afternoon,

We received the below email regarding the Tradition MPUD. Can you please add to the record?

Christina Flores, MPA

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

From: racozierjr@cs.com <racozierjr@cs.com>
Sent: Monday, February 27, 2023 3:44 PM
To: Shannon Martin <Mayor@cityofpsl.com>
Cc: Christina Flores <CFlores@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; David Pickett <David.Pickett@cityofpsl.com>; Anthony Bonna <Anthony.Bonna@cityofpsl.com>
Subject: Tonight's Agenda item 10.d (2023-207): Serious Discrepancy in Planning and Zoning's Staff Report vs. Staff Presentation

Mayor Martin,

Please review item 10.d documents for tonight's City Council Meeting.

Item 10.d. The Planning and Zoning Staff Report and their Staff Presentation have a serious conflict in their Recommendations. The Staff Report is missing the recommendation of "1. The proposal to allow a maximum building height of 55 feet for vertical multifamily developments for Parcels 17 and 17A be removed from the document." is missing This recommendation was included in the Staff Presentation and was also the outcome of the February 7th Planning and Zoning Committee Meeting at which I attended and heard. This discrepancy should be corrected in the Planning and Zoning Staff Report or a reason why it was deleted provided.

Without this correction or explanation, the Council Members will not have accurate information to base their decision on. This is a very important item for the residents of Tradition.

Thank you,

Richard Cozier
9552 SW Royal Poinciana Dr.
Port St. Lucie, FL 34987
(540)273-7250

From: [Christina Flores](#)
To: [Shannon Martin](#); [Stephanie Morgan](#); [Jolien Caraballo](#); [David Pickett](#); [Anthony Bonna](#)
Cc: [Brandon Dolan](#); [Bridget Kean](#); [Mary Savage-Dunham](#); [Teresa Lamar-Samo](#); [Jessica Heinz](#)
Subject: FW: Urban Sprawl Keep Port St. Lucie Beautiful
Date: Monday, February 27, 2023 4:37:51 PM

Good afternoon,

Below please find an email from Mr. Foley regarding the Tradition MPUD.

Thank you,

Christina Flores, MPA

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

From: Daniel Foley <danvitaliabod@gmail.com>
Sent: Monday, February 27, 2023 4:35 PM
To: Christina Flores <CFlores@cityofpsl.com>; Shannon Martin <Mayor@cityofpsl.com>
Subject: Urban Sprawl Keep Port St. Lucie Beautiful

Madam Mayor
Shannon M. Martin

I would like to speak to you on the following:

The City Council will consider amending a Master Planned Unit Development (MPUD) ordinance dealing with the Slopeside Rental Homes and Apartments in the Western Grove section of Tradition that is south of Westcliffe Blvd and southwest of the Esplanade community, our next-door neighbors to the west of Vitalia.

The ordinance states: Ordinance 23-22, An Ordinance Providing for the Fourteenth Amendment of the Master Planned Unit Development Document for the Tradition Master Planned Unit Development (P22-097) Located South of the Crosstown Parkway, West of I-95 and North and South of Tradition Parkway (P22-097).

This meeting will involve the first reading of the ordinance by the City Council. As part of this request by Mattamy Homes, they wish to seek an amendment to the height requirement within Tradition, raising the maximum height of structures from 35 feet to 55 feet for multi-resident homes or rentals. They are also seeking to narrow the spacing between structures within this MPUD.

Matt any is looking to change the beautiful skyline and footage between homes to cram more residents into a crowded housing project. They are becoming like a plague of Locust devoting what was beautiful to greedy sprawl. They are building an amphitheater, ball field, shopping center, but when the leave after building we are left with future up keep and repair of aging gifts. They will scoop up whatever money they can and move on like locusts. We will need wider roads, sewerage, waste deposable areas. Etc. all this will result in higher taxation on an already taxed community. I live in Vitalia an are restricted community. Most of us are living on social security and pensions. I am handicapped and don't drive so I have to add Uber or Lift to my monthly cost each month. Most of us here are retired, but we all vote. You and the Council are elected officials and like elephants we never forget those officials that hurt our communities. Matt Amy goes not need to build higher than 35' or narrow the spaces between buildings. As I stated they are like locusts devouring up beautiful land and turning it into urban sprawl and after destroying the land move on to destroy other places all in the name of greed.

Thank you for taking my email and I am a big supporter of you office for keeping Port St Lucie the beautiful place it is.

With respect
Daniel W Foley
Resident of Vitalia



From: [Christina Flores](#)
To: [Shannon Martin](#); [Stephann Morales](#); [John Cayabalo](#); [David Pickett](#); [Anthony Borne](#)
Cc: [Brandon Dolan](#); [Jessica Hain](#); [Teresa Lamar-Simo](#); [Mary Skusec-Dunbar](#); [Briana Kne](#)
Subject: FW: MPUD
Date: Tuesday, February 28, 2023 3:02:51 PM
Attachments: [Screenshot_2023-02-28 at 2:18:00 PM.png](#)

Good afternoon,

Below please find an email from Mrs. Mitchell regarding the Tradition MPUD.

Thank you.

Christina Flores, MPA
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

From: ELLEN MITCHELL <ellen_mitchell@bellsouth.net>
Sent: Tuesday, February 28, 2023 2:19 PM
To: Christina Flores <CFlores@cityofpsl.com>
Subject: MPUD

I AM OPPOSED to any variance that allows Mattamy to change the long established Tradition Master Planned Unit Development (MPUD) Site Designation concept plan from a "Town Center sub-district" to a "Residential" sub-district that would accommodate 520 +/- Homes (Slopeside) within the Tradition MPUD. They are planning to subcontract a rental-only vertical development that includes two 55 foot 4 story apartment buildings, multiple townhouses, and multiple single family homes in the proposed location. We must stay with the original plan!

As the planners predicted, Tradition has outgrown the current town center and needs an additional town center(s) to locally eat, shop and gather as a community. The proposed Amphitheater is still needed for the crowds that large events draw but is not a substitute for the small-town feel we all expect.

From: [Bob B](#)
To: [Bridget Kean](#)
Subject: 5 story buildings
Date: Monday, February 27, 2023 7:50:24 PM

Please, please, please do NOT APPROVE the request for variances!!

Just look south of Tradition Parkway toward "The Boardwalk" development. The closely built units give the appearance of a "nice" military barracks or a refugee camp. Very unsightly!! Obvious that they are maximizing profit with little regard to impact on our community.

The traffic here is already monstrous. Approval of such developments drags Tradition DOWNWARD instead of upward!

Robert and Mary Bolewitz
12891 SW Lake Fern Cir
Port St Lucie, FL 34987

From: [Christina Flores](#)
To: [Shannon Martin](#); [Stephanie Morgan](#); [Jolien Caraballo](#); [David Pickett](#); [Anthony Bonna](#)
Cc: [Brandon Dolan](#); [Mary Savage-Dunham](#); [Anne Cox](#); [Bryan Pankhurst](#); [Jessica Heinz](#)
Subject: FW: To City Council | Email from Website - Overdevelopment of Western Port St Lucie
Date: Monday, March 27, 2023 8:17:54 AM

Good morning,

Below please find an email regarding Ordinance 23-22 on tonight's agenda.

Thank you,

Christina Flores, MPA

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

From: Reinhart Douglas <dougnr@bellsouth.net>
Sent: Sunday, March 26, 2023 2:32 PM
To: Christina Flores <CFlores@cityofpsl.com>
Subject: To City Council | Email from Website - Overdevelopment of Western Port St Lucie

Ms. Flores,

This email is with regard to ordinance 23-22 scheduled for its second reading and hearing tomorrow evening March 27th 2023. It is my hope this email can be submitted to the record for that hearing to the Mayor and all Council members.

=====

Executive summary - Western Port St. Lucie has already saturated available critical resources and infrastructure. How can we in good faith to current residents put them in jeopardy by allowing even more strain on those resources to a point of failure? City Council should view this not as a request to modify the MPUD, but an opportunity to tap the brakes on runaway development. Please stop development until we catch up on critical resources!

I attended the first reading on February 27th and two of the Mattamy public meetings. Mattamy and their team are professional - perhaps to the point of calling them 'slick'. They have answers to all the questions specific to their new plan for parcels 17 and 18. They are doing a good job of making many residents question their initial misgivings about the MPUD. I was one of them. I then listened to Vice Mayer Caraballo's comment that Mattamy would of course be funding a share of

infrastructure upgrades. This was my light switch. I now believe we are looking at this with a magnifying glass when we should be looking through a wide angle lens!

If this project is funding infrastructure, then surely all the other housing projects already approved must have done the same. Where are those improvements? Frankly I don't see enough to satisfy the problems we have here in west Port St. Lucie. What is the time lag from when funding is in hand, and new resources and infrastructure are realized? Do these funds account for our already desperate need for hospital beds and medical personnel? Do these funds account for Fire and Police facilities and personnel? My fear is we are getting just enough water and sewer resources to allow Mattamy and all the other projects now underway to obtain their certificates of occupancy and not much more.

Allow me to give you some examples of our problems:

1) A good friend of mine spent two full weeks on the 8th floor of Cleveland Clinic Tradition Hospital. It was literally third world. My wife and I were asked to help by taking shifts as my friend's advocate as this facility is so grossly understaffed the only way to get help from a nurse was to prowl the hallways and beg someone. During one of my sessions, I listened to a man screaming for help. I followed the sound and found a man falling out of his bed - trapped between the mattress and the side rail. I looked for help and got only angry stares. Finally, after more than 40 minutes of this man's crying for help someone finally came to his aid, but actually berated him for needing help! I would never go to this hospital voluntarily for any reason at any time. How many thousand more people do you want to put into this situation? How much worse do you want this to get?

2) My primary care physician passed away recently. In trying to find a replacement, I found I could not get an initial appointment with a doctor until April 2024. Yes that's correct, more than a year from now. I'm now hoping I have no serious health issues until that time. I'm told that's just the way it is these days. Really?

Today, I drove a route from the massive Central Park project to the north, the Emery and Seville projects west of Powerline road, Del Webb and the Villages at Tradition to the south, with Riverwalk in the middle. There are simply too many to list them all. I counted twenty three (23) projects in construction or nearly ready for move in. I was shocked at the number and size of high density housing buildings that will be soon add thousands upon thousands of new residents needing groceries, fuel, clothing, and yes medical care. We have the equivalent to a new city of people ready to hit our streets! Our local fueling stations are constantly over crowded with cars overflowing to the streets. I understand there is a new Publix planned, but that will not nearly cover the new requirements. I mentioned our already seriously deficient situation with medical.

Madam Mayor and Council members, we are already in trouble, and we are about to enter times what could be termed a desperate situation. What Mattamy is asking may be just a drop in the ocean compared to the big picture, but I sincerely ask you to do the right thing for those of us already dealing with it and stop new development until critical resources can catch up with demand. You created a flood. It's time to find a way to contain it!

Respectfully submitted

Douglas Reinhart
10395 SW Waterway Ln
Port St. Lucie FL, 34987
Mobile 772-342-1445
dougnr@bellsouth.net

From: [Christina Flores](#)
To: [Shannon Martin](#); [Stephanie Morgan](#); [Jolien Caraballo](#); [Anthony Bonna](#); [David Pickett](#)
Cc: [Brandon Dolan](#); [Mary Savage-Dunham](#); [Anne Cox](#); [Bryan Pankhurst](#); [Jessica Heinz](#)
Subject: FW: Mattamy proposed changes to MPUD
Date: Monday, March 27, 2023 8:25:54 AM

Good morning,

Below please find an email regarding Ordinance 23-22 on tonight's agenda.

Thank you,

Christina Flores, MPA

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

From: Susan May <sue.sgm@gmail.com>
Sent: Friday, March 24, 2023 5:42 PM
To: Christina Flores <CFlores@cityofpsl.com>
Subject: Fwd: Mattamy proposed changes to MPUD

Since previous email did not affect an actual vote on this issue, we are asking for this to be put on record for the vote this coming Monday. Keep the Tradition MPUD as the original plans called for. We have way too many rental units in Tradition already in place or under construction. Thank you.

Begin forwarded message:

From: Susan May <sue.sgm@gmail.com>
Subject: Mattamy proposed changes to MPUD
Date: February 26, 2023 at 11:56:42 AM EST
To: cflores@cityofpsl.com
Cc: ICE Tom May <tm6035@att.net>

Dear Ms Flores,

We as residents of Tradition and Vitalia wish to go on record opposing the changes Mattamy Homes is seeking to the existing residential requirements in Tradition. Please keep the existing 35 ft residential height requirement. There is no need to put these tall apartment complexes in a heavy residential area. First, we have plenty of multi-family

units already built or under construction in Tradition. Second, we currently do not have the infrastructure to accommodate that many people, increased traffic, shopping, medical in Tradition as it is already. Allowing multi-family units will affect our property values—not only because these are all rental units, but the traffic is already a mess. Face it, many folks who rent do not care about the neighborhood or environment because they're not invested. We've heard of no one who is in favor of these changes. Mattamy is trying to do this because of the proximity to power lines—why not use this space for a community garden or space for a small farmer's market. No, they don't care about the residents—they only care about how many people they can fit on a small undesirable parcel of land all in the name of money.

We understand that Mattamy has “bought” Tradition, but we are not a city that they own. This is Port Saint Lucie—we vote for and utilize our representatives to act on our behalf. As our elected officials, we, the residents, your constituents, implore you to keep the residential height requirement as is. Let's try to keep Tradition and Port St Lucie, a safe and beautiful place to live.

Thank you,
Susan & Thomas May
12400 SW Silverwood Ave
Port St Lucie, FL 34987

From: [Brandon Dolan](#)
To: [City Council All](#)
Cc: [Jessica Heinz](#); [Mary Savage-Dunham](#); [Anne Cox](#); [Bryan Pankhurst](#)
Subject: FW: Mattamy proposed changes to MPUD
Date: Monday, March 27, 2023 8:46:16 AM

Good Morning,

Please see the email below from Ms. Susan May regarding 8A.

Thank you,

Brandon Dolan

Executive Assistant

Office of the Mayor & City Council

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

Port St. Lucie, Florida 34984-5099

772.871.5159 Office

bdolan@cityofpsl.com

www.cityofpsl.com

From: Susan May <sue.sgm@gmail.com>
Sent: Friday, March 24, 2023 5:39 PM
To: Brandon Dolan <BDolan@cityofpsl.com>
Subject: Fwd: Mattamy proposed changes to MPUD

Since previous email did not affect an actual vote on this issue, we are asking for this to be put on record for the vote this coming Monday. Keep the Tradition MPUD as the original plans called for. We have way too many rental units in Tradition already in place or under construction. Thank you.

Begin forwarded message:

From: Susan May <sue.sgm@gmail.com>
Subject: **Mattamy proposed changes to MPUD**
Date: February 26, 2023 at 12:07:29 PM EST
To: bdolan@cityofpsl.com

Dear Mr Dolan,

We as residents of Tradition and Vitalia wish to go on record opposing the changes Mattamy Homes is seeking to the existing residential requirements in Tradition. Please keep the existing 35 ft residential height requirement. There is no need to put these tall apartment complexes in a heavy residential area. First, we have plenty of multi-family

units already built or under construction in Tradition. Second, we currently do not have the infrastructure to accommodate that many people, increased traffic, shopping, medical in Tradition as it is already. Allowing multi-family units will affect our property values—not only because these are all rental units, but the traffic is already a mess. Face it, many folks who rent do not care about the neighborhood or environment because they're not invested. We've heard of no one who is in favor of these changes. Mattamy is trying to do this because of the proximity to power lines—why not use this space for a community garden or space for a small farmer's market. No, they don't care about the residents—they only care about how many people they can fit on a small undesirable parcel of land all in the name of money.

We understand that Mattamy has “bought” Tradition, but we are not a city that they own. This is Port Saint Lucie—we vote for and utilize our representatives to act on our behalf. As our elected officials, we, the residents, your constituents, implore you to keep the residential height requirement as is. Let's try to keep Tradition and Port St Lucie, a safe and beautiful place to live.

Thank you,
Susan & Thomas May
12400 SW Silverwood Ave
Port St Lucie, FL 34987

From: [Donna Bicknell](#)
To: [Bridget Kean](#)
Subject: Mattamy Homes #XN6403878
Date: Monday, March 27, 2023 11:41:28 AM

I wanted to have my opinion noted for tonight's council meeting. After attending several meetings that Mattamy presented I now feel educated. I feel that Mattamy has tried their best to lower the height of the 2 proposed apartment buildings. I would much rather have their plan than what they could do with the property i.e., commercial and all rental properties. Who knows what might be built on these parcels. Their new plan fits so much better with the look of what surrounds these parcels.

I am hoping that the council will also see it this way also and approve the changes that Mattamy is looking for.

Thank you

Donna Bicknell

Vitallia

From: [Christina Flores](#)
To: [Mary Savage-Dunham](#); [Anne Cox](#); [Bryan Pankhurst](#); [Jessica Heinz](#)
Cc: [Brandon Dolan](#)
Subject: FW: Mattamy Tradition Proposal
Date: Monday, March 27, 2023 12:43:58 PM

Good afternoon,

Can you please add to the official record?

Thank you,

Christina Flores, MPA
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: Jay Bruggeman <bruggjn@gmail.com>
Sent: Monday, March 27, 2023 12:34 PM
To: Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; David Pickett <David.Pickett@cityofpsl.com>; Anthony Bonna <Anthony.Bonna@cityofpsl.com>; CMO <CMO@cityofpsl.com>; Shannon Martin <Mayor@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>
Subject: Mattamy Tradition Proposal

Dear Mayor Martin and PSL Council,

This quick note is to express support for the upcoming second reading of the Mattamy proposal of an ordinance for the Tradition MPUD.

My wife and I live in the Esplanade community adjacent to the parcels of land in the proposal, and we have been watching with great interest the details of the proposal as they have unfolded. We attended last week's info meeting in person to see for ourselves what was being proposed. We were pleased to see that the proposal represents a good compromise between the admittedly necessary business use and our concern for maintaining the beautiful neighborhood feel that Tradition provides its fortunate residents. The proposal reduces the high housing density and it eliminates the unnecessary and unwanted town center allowed in the current ordinances.

We searched the entire lower half of Florida for a place to enjoy our retirement, and we chose the beautiful Tradition community for its wonderful design of aesthetics and convenient functionality. Kudos to the local PSL government for a great place to live!

Sincerely,

Jay & Rebecca Bruggeman 12905 SW Barelli Court PSL, FL 34987

From: [Brandon Dolan](#)
To: [Jessica Heinz](#); [Anne Cox](#)
Subject: FW: Matthamy Rental Development
Date: Monday, March 27, 2023 1:13:43 PM

For the record.

Brandon Dolan

Executive Assistant

Office of the Mayor & City Council

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

Port St. Lucie, Florida 34984-5099

772.871.5159 *Office*

bdolan@cityofpsl.com

www.cityofpsl.com

From: Rebecca Sanderoff <rebeccasanderoff@gmail.com>
Sent: Monday, March 27, 2023 1:10 PM
To: Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Fwd: Matthamy Rental Development

To the Mayor and members of the City Council,

We are resending you an email that was sent prior to the first hearing on this matter.

Unfortunately we have experienced additional issues with our overwhelmed health care system. One of us was scheduled for surgery at Tradition Hospital. The surgery was delayed for 4 hours because an operating room was not available. The nurse told us these circumstances are the norm now.

Please think of the health and well being of your constituents as you make your decision.

We look forward to hearing from you.

Sincerely,
Leigh and Rebecca Sanderoff

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

From: **Rebecca Sanderoff** <rebeccasanderoff@gmail.com>
Date: Mon, Feb 27, 2023, 2:29 PM
Subject: Matthamy Rental Development
To: <CFlores@cityofpsl.com>, <bdolan@cityofpsl.com>

We are writing to express our concerns regarding the variances for Matthamy's rental development. As residents of Tradition for almost 8 years, we have seen the area grow rapidly. We understand that Matthamy has the "right" to build this project. However, allowing their structures to be taller and closer together deals with population density and therefore, the quality of life issues that impact all of the residents of Port St Lucie.

As a retired senior citizen, we have watched the impact of growth on the health care providers. On Saturday, dealing with a case of bronchitis, we spent 4 hours in the Cleveland Clinic ER on St Lucie West. In the past, we have never spent more than an hour in that ER facility. The medical personnel were working hard, but were obviously overwhelmed with the demand.

This aspect of quality of life needs to be part of your consideration in allowing a builder to increase the DENSITY of their development. Port St Lucie does not need a high density project when health care facilities are having great difficulty meeting the needs of the present population.

We believe it is your job to deal with this growth within the limits of development obligations. Denying this variance will signal to the community that you care about their quality of life!

Sincerely,
Leigh Sanderoff
Rebecca Sanderoff