

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: [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: [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: [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: [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: [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: [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: [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: [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: [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: [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: 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: [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: 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: [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: [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: [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