

From: Melissa Perez <pmelissa0106@yahoo.com>
Sent: Saturday, October 24, 2020 10:53 AM
To: John Carvelli; Greg Oravec; Jolien Caraballo; Shannon Martin; Stephanie Morgan; Russ Blackburn; Bolivar Gomez; Jared Greenberg
Cc: Neighbor Brayden baker; Neighbor Ed And Millie; Neighbor Ruach HeAleph Wife's Name Is Judy; Neighbor Jay Wife Name Patrisha; Danny Hernandez (Neighbor) Wife Name Jenel; Neighbor New Lady; Neighbor Dustin Sullivan; Jenel Hernandez; Emily Greenberg; kampffjessica@gmail.com; joeedge@me.com; Kristopher Stinson; poirierfour@yahoo.com; bentknife@aol.com; Neighbor Richard Speacht; Neighbor Russ Davis; lusoconstructionllc@gmail.com; Susan Nibley; LANA.ZVAGELSKY@COMCAST.NET; Neighbor New Lady; Neighbors Jesse Dee is his wife Stewart; Neighbors Jesse Dee is his wife Stewart; galen0920@yahoo.com; Neighbor Dave Amys Husband Palmero; Neighbor Sargent Marcus Hepburn
Subject: Re: Updating Policy 1.1.4.13 to allow rezoning to RS-2

Follow Up Flag: Follow up
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Dear City Government,

My name is Melissa Perez and I live on the property at the end of Abode Ave (757 SW Abode). This email is in regards to the concerns my family, as well as other neighbors in the community, have about the rezoning of lots 771 & 785 SW Abode to RM-5 Multiple-Family Residential Zoning by Groza Builders under project P20-154. We cannot express how worried we are about the two lots not being rezoned correctly before they are sold as professional under P03-343.

Every home in the neighborhood is zoned as Single-Family Residential. Allowing conversion of single-family homes will hurt home values and damage neighborhoods; it could have a number of broader impacts. Density where it is not planned creates chaos and conflict. As buyers, we do our due diligence prior to purchase and should not be forced to swallow such a drastic change in our neighborhoods. This policy would result in a family being outbid on a house by a profit-motivated buyer who would stand to make significantly more money with these other types of units than with a single-family house.

This is not the first time this issue has come up and it needs to be properly addressed. And you can imagine our dissatisfaction when we take time out of our busy work and life schedules to attend these city meetings where yes, we can "state our opinion and dissatisfaction and they will be taken into consideration" but you're also hinting at the fact that once a property is rezoned it is very difficult, if at all possible, to get it overturned to something else. We don't want our voices just to be heard, we want the issue to appear on a future ballot for a citywide vote if that is what its going to take to get these laws passed correctly.

Thank you for your time and attention.

On Thursday, October 8, 2020, 10:17:24 AM EDT, Jared Greenberg <greenberg.jared@gmail.com> wrote:

10/8/2020

Dear City government

I Jared Greenberg along with several neighbors attended the Public Zoning Board meeting on Tuesday October 6. We are concerned about the rezoning of lots 771 & 785 SW Abode to RM-5 Multiple-Family Residential Zoning by Groza builders under project P20-154. Tony, Mr. Groza, purchased the two lots that are currently zoned as Professional. It was zoned Professional under P03-343 in 2003. We all support Tony in his wish to be able to build two new beautiful single family homes on our street, we just want the two lots rezoned correctly before they are sold as RS-2.

As you can see in the attached PDF every home in the neighborhood is zoned as RS-2 "Single-Family Residential Zoning" that are in the ROI. I want to point out the word "Single". As you can see from the video of the meeting and all the emails sent to the planner and clerk on this topic the neighbors do not want the reclassification of RM-5. We all want it to be rezoned correctly to RS-2. Due to the properties being under a ROI they cannot be rezoned to RS-2 and have to be rezoned to RM-5 because of how the current zoning is outlined, Policy 1.1.4.13. This is where you come in. I would like the city government to correct this as the zoning board has pointed out that this is becoming an ongoing problem that a ROI piece of property cannot be rezoned as RS-2 when it is in a RS-2 neighborhood. This is not the first time this has come up and needs to be correct properly. Remember these two properties were RS-2 before they were rezoned Professional under P03-343. Just undo the ruling from P03-343 to put them back to RS-2.

The neighbors and I will be attending the next two city council meeting (October 26 and November 9) to see how our government works. It is very important to us and want to get this resolved correctly and to promote our N.I.C.E. program. We all know each other and all enjoy being great neighbors to one another.

Click on Links below for P20-154 for supporting documents:

[City of Port St.Lucie - File #: 2020-769](#)

[Public Comments;](#)

[Residents Comments;](#)

[Additional Public Comments](#)

Sincerely

Jared

702 SW Abode Ave,

A great neighbor since 2008

From: Emily Greenberg <dremilygreenberg@gmail.com>
Sent: Sunday, October 25, 2020 8:01 PM
To: John Carvelli; Greg Oravec; Jolien Caraballo; Shannon Martin; Bolivar Gomez; Stephanie Morgan; Russ Blackburn
Subject: City council meeting 10/26/2020 agenda Item 10I (P20-154)

Follow Up Flag: Follow up
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Dear City Council,

My name is Emily Greenberg. I live at 702 SW. Abode Ave. and attended the Planning and Zoning meeting on October 6, 2020. I spoke during the meeting to voice my concerns regarding the rezoning of lots 771 and 785 SW Abode Ave to RM-5. I learned that due to the outdated ROI that RM-5 was the only option for the builders to request. They could not request RS-2 designation like all of the surrounding properties. At the conclusion of this portion of the meeting it was identified the ROI, set prior to the Citrus bridge being built, is the main issue. Please review and change the ROI for these properties to match its current surroundings of RS-2. Please review the meeting video for further details.

Thank You,

Emily Greenberg