

**Rainbow Groves Inc.
1608 Seaway Dr.
Ft Pierce, FL 34949
772-461-0770**

January 05, 2021

Attn: Planning and Zoning Board Members and Bridget Kean AICP -Senior Planner
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie FL 34984

RE: Western Grove MPUD Amendment #1 - P20-193

Dear P&Z Board Members and Bridget Kean:

We received notification of a proposed amendment to the Western Grove MPUD. As the owner and operator of a 245 acre active citrus grove on the west side of Range Line Road we would like to express some concerns regarding the proposed amendment changes.

We are an agriculture operation and have been for over 70 years, while we are not opposed to the development of the subject land, we feel appropriate buffers should be provided on the east side of Range Line Road internally to the project. We use heavy equipment along with agricultural applications that could be a nuisance to residences backing up to Range Line Road.

We might also add that Range Line Road is planned to be a major north/south corridor which is on the St. Lucie County "Right of Way Protection Map" and the TPO to be a major roadway that will extend north all the way to Indian River County in the future. It is most appropriate for buffers to be required for the benefit of the residence on the east side of Range Line from the future buildout of Range Line Road.

Furthermore, to the north adjacent to our property and on the west side of Range Line Road is an estimated 300+/- acres of Heavy Industrial zoned land. A number of heavy industry users currently occupy on this area and have for some time. The future intent of our land is to continue this same Heavy Industrial development pattern southward. These properties were land used and zoned for heavy industrial over four decades ago. The residences and property owners need to understand the future use of our property is heavy industrial with rail access.

Again, we are not opposed to the proposed development but would request buffers along the east side of Range Line Road and the acknowledgement of the future uses of our property.

Sincerely,
Dan McCarty
Owner