

From: [Stephen Mayer](#)
To: [Jessica Heinz](#)
Subject: FW: River Place rezoning P21-025
Date: Monday, December 6, 2021 11:34:20 AM

And this is #3.

Should these email correspondences that do not make the cut off get in the record in a more official way?

From: Jeffer S <startedin81@gmail.com>
Sent: Monday, December 6, 2021 8:26 AM
To: Stephen Mayer <smayer@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; David Pickett <David.Pickett@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Shannon Martin <Mayor@cityofpsl.com>
Subject: River Place rezoning P21-025

Greetings,

My name is Jeff Steffel. I live at 404 NE. Ginger Lily Place in the River Place development directly behind Parcel N which is being considered for a zoning change from commercial to residential. Like everybody else in our community I wish it could remain as it is but understand inevitably it will not. Originally I was against this zoning change, as I stated in a previous email on March 2nd, because the proposed residential project homes were too dense, too small and too unlike homes in Canoe Park which are constructed with hardy plank and metal roofs. Of course this would have definitely lowered my property value which would not be in my or my neighbors best interests. Since the developer came back with a less dense, more acceptable option (1400 sq. ft. minimum, hardy plank & metal roofs) I no longer oppose the zoning change. I don't like it, nor do I like the thought of two years of construction noise and the removal of so many mature oak trees, but I don't oppose it. Please allow me to explain why.

The River Place residents who oppose the zoning change believe that we are going to one day have a quote, "beautiful commercial development" on Parcel N. But there is no guarantee it will be beautiful from the backside, which would be directly adjacent to my house. The back side would undoubtedly have loading areas for trucks, trash dumpsters and 24 hour parking lot and security lights shining into my backyard all night. Furthermore there would be a less desirable traffic pattern with many more retail customers coming and going from morning into the evening instead of a few residents going to work in the morning and coming home in the early evening. This would also result in an increased noise level that would definitely be much greater than the residents of 78 homes. Worse yet, as I understand it, there is nothing prohibiting Parcel N from being used to build a fast food restaurant, gas station, Walmart, car wash, etc. To me this is the worst thing that could happen to River Place and my property.

When the original designers thought up this commercial area in the early 2000's they probably envisioned it as a place where River Place residents could go to an architecturally appealing, beautifully landscaped property with water features in order to have a cup of coffee or breakfast, and buy some knick-knacks in one of the quaint retail stores. We all know that is a dream, not reality. Nor are those kind of developments economically feasible. We have had a few of those in

the city over the years. It's just not reality. Reality is another Port Saint Lucie strip mall. And while they have become more aesthetically pleasing over the last few years, they still have loading areas for trucks, trash dumpsters, night lights, and are ugly on the backside. And the backside is my backyard.

Thank you for considering my concerns.

Jeff Steffel
404 Ginger Lily Place