

**From:** [Brandon Dolan](#)  
**To:** [Sally Walsh](#); [Bryan Pankhurst](#); [Jessica Heinz](#)  
**Subject:** FW: P21-025 zoning change  
**Date:** Wednesday, December 1, 2021 8:39:26 AM  
**Attachments:** [image001.png](#)

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Please add to the record.

Thank you,



*"A City for All Ages"*

**Brandon Dolan**  
*Executive Assistant*  
*Office of the Mayor & City Council*  
**City of Port St. Lucie**  
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Port St. Lucie, Florida 34984-5099  
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**From:** Stephanie Morgan <[Stephanie.Morgan@cityofpsl.com](mailto:Stephanie.Morgan@cityofpsl.com)>  
**Sent:** Wednesday, December 1, 2021 7:09 AM  
**To:** Cheryl Kazalunas <[ckazalunas@yahoo.com](mailto:ckazalunas@yahoo.com)>; Brandon Dolan <[BDolan@cityofpsl.com](mailto:BDolan@cityofpsl.com)>  
**Subject:** Re: P21-025 zoning change

Thank you for the email. I will be taking all communications/information into consideration prior to the meeting. I appreciate all that have taken the time to contact the City regarding this project.

**Stephanie Morgan**  
Port St. Lucie City Council, District 1  
772.871.5159/Work  
772.301.9590/Cell

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**From:** Cheryl Kazalunas <[ckazalunas@yahoo.com](mailto:ckazalunas@yahoo.com)>  
**Sent:** Tuesday, November 30, 2021 8:25 PM  
**To:** Stephanie Morgan <[Stephanie.Morgan@cityofpsl.com](mailto:Stephanie.Morgan@cityofpsl.com)>  
**Subject:** P21-025 zoning change

Good morning. I know that this is a long email but I'm asking you to take a few minutes of your time

to read my concerns regarding P21-025.

I am writing to you on behalf of my husband, Paul, and myself, Cheryl Kazalunas, regarding the request for a zoning change for P21-025, River Place. That item is upcoming on the City Council meeting next week.

Ever since the developers came into River Place to state their objectives for this parcel they have been nothing but deceitful. Numerous residents of the community of River Place had signed a petition opposing the zoning change AND these developers. The residents of River Place on the St. Lucie are so disgusted with the actions of Pugliese and Land America. This developer has a long criminal history of bribery, fraud and wiretapping. They have tried to offer money, along with a golf cart, to satisfy (or bribe) our residents and our POA board to accept the zoning change and building plans for that Parcel. When the developer's representative planned to speak before the zoning, there were many residents prepared to speak. The stunt they pulled was appalling. Our POA president was aware of the residents' plans to attend the zoning meeting. She texted me to let me know that their representative, Meryl Strumberger, told her the zoning change request was NOT on the agenda for that meeting. One of our residents confirmed with the zoning office that YES it WAS on the agenda. I guess they were hoping we wouldn't show up to oppose it. That was very sneaky on their part.

River Place is a quaint community, with small to medium size family homes. The community has a feel to it that looks expensive without it being expensive. We do not want to have this developer plan to buy it, if the zoning is changed, only to make a buck without following thru himself on what is best for the community. There are areas of River Place such as Eco Village and Adams Homes that have been undeveloped because the builders did not do as promised. We don't want to see that happen with P21-025. River Place is quiet and serene due to the green space, tropical plants and endangered wildlife Besides gopher turtles, there are other wildlife in that parcel that would be disturbed. A wildlife crossing sign is out on St James for good reason.

Residents feel that we are being bullied by a developer from out of town and that we need your help to protect the unique vision of our community. Because of Pugliese's long criminal history we need to keep him out of Port St Lucie.

Please review the background of this developer, the long tireless fight the residents have been working hard at to keep this parcel as is. From what I understand, supporting documents were provided by Eric Romano to council members to review.

Thank you for taking the time to read my plea and concerns. Your "no" vote opposing the zoning change would be greatly appreciated.

Respectfully,

Cheryl Kazalunas  
466 NE Bluefish Pt  
Port Saint Lucie, FL. 34983

