

Additional Public Comment

From: [Anne Cox](#)
To: kellylee06@comcast.net
Cc: [Christina Flores](#); [Mary Savage-Dunham](#); [Lorraine Prussing](#); [Bridget Kean](#)
Subject: Email Regarding Tesoro Preserve (Ravello)
Date: Monday, June 24, 2024 2:34:36 PM
Attachments: [image001.png](#)

Good afternoon,

The City is in receipt of your email sharing your concerns regarding the Tesoro Preserve (Ravello) development. In response to your questions:

Tesoro Preserve Plat No. 2 does not include Tract J. This plat is for the land that is between Westmoreland Boulevard/Via Terra Bella and Morningside Boulevard. Tesoro Preserve Plat No. 4 also does not include Tract J.

Tract J is dedicated to the City as a recreational tract on the River Point PUD plat and this dedication was not changed in the First Replat of River Point PUD plat.

The Tesoro Preserve Plat Nos. 2 and 4 did not change the dedication of Tract J to the City as a recreational tract.

Sincerely,



www.CityofPSL.com

Anne Cox, AICP

Assistant Director

Planning & Zoning Department

o. 772-871-5218

a. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



From: [Mary Savage-Dunham](#)
To: [Bridget Kean](#)
Subject: FW: New Project ID P24-070 - application for second amendment - Procedural Flaw
Date: Monday, July 15, 2024 9:00:36 AM
Attachments: [PUD_MPUD-5.pdf](#)
[image001.png](#)



www.CityofPSL.com

Mary F. Savage-Dunham, AICP, CFM

Director

Planning & Zoning Department

O. 772-873-6350 C. 772-259-1515

A. 121 SW Port St. Lucie Blvd., Port St. Lucie,
FL 34984



From: David Lipps <lipps46@gmail.com>

Sent: Saturday, July 13, 2024 1:56 PM

To: Mary Savage-Dunham <mdunham@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; David Pickett <David.Pickett@cityofpsl.com>; Anthony Bonna <Anthony.Bonna@cityofpsl.com>; CMO <CMO@cityofpsl.com>; leetl@stlucieco.org; Kelly Baehr <KBaehr@cityofpsl.com>; Toby.Overdorf@myfloridahouse.gov

Cc: kellylee06@comcast.net; Nadia <nadiaj@auroracruises.com>; Charlie <choycedag@comcast.net>; zonepsl <zonepsl@yahoo.com>; tomkingion@gmail.com

Subject: Re: New Project ID P24-070 - application for second amendment - Procedural Flaw

Dear City of Port Saint Lucie and respective departments,

As per Port Saint Lucie Building Code Section 158.317, Section 158.318, Section 158.319

Sec. 158.317

Each application for amendment of the text of this chapter or the zoning map shall be submitted to the Planning and Zoning Board.

The Planning and Zoning Board shall hold a public hearing on **each** application for amendment of the zoning text or application for rezoning of real property.

We note that review of the Letter of Intent submitted under P24-033 did not include the addition of Senior Day care

As such

Project ID P24-070 should be considered a separate amendment - even as it has a separate Project ID - as the text of the document has been changed significantly with the added inclusion of an Adult Day Care Center "Senior Day Care" - (as noted in our previous e-mail)

We respectfully request that when this separate Project ID P24-070 is presented before the Planning and Zoning Board, the amendment should be brought to Public Hearing as noted in Port Saint Lucie Building Codes Section 158.317, 158.318 with recommendations for the New amendment P24-070 to be brought before the City Council under Building Code section 158.319 for Public Hearing and Comment, if recommended by the Planning and Zoning Board

We respectfully submit that because of the Major Change found in Project ID P24-070 - (Adding Adult Day Care) Compared to Project ID P24-033
(after recommendation by the City Council to hold the Planning and Zoning Board Vote as well as the City Councils Public hearing and vote on Project ID P24-033 during the next unscheduled meeting with Agenda item P24-033) would not be consistent with the articles as noted in the Port Saint Lucie Building Codes; This future Agenda Vote would not take into consideration the new items found in P24-070

*Note- You will also not find "Senior Day Care" noted under the Staff Presentation for Project ID P24-033

As we receive very limited notification from the City Council, The Planning Board or the City Manager on receipt of our concerns sent via e-mail - We are re-submitting the previous email regarding the addition of "Senior Day Care" and residents Concerns dated , Jul 11, 2024, 9:26 AM

See copy and Paste- As well as attached MPUD for the New Project ID P24-070

Thank you for your assistance

-----Email Cop/Paste below this line-----

Documentation Error - P24-033 / P24-070

We would like to bring to your attention an error in the PUD_MPUD submitted 5.31.2024 under P24-070
Page 21 item C

c. R/M (Parcel I) • Independent Living • Assisted living facility as set forth in Sections 158.110 and 158.224(B) City Zoning Code

- Memory Care
- Child Day care (including VPK)
- Senior Day Care

d. Prohibited Uses in Parcel I

- Nursing home
- Convalescence home
- Substance abuse rehabilitation facility
- Community Residential Homes (158.224[A])
- Group Care Homes (158.224[C])

Section 158.224 (B) refers to the development of a Community Residential Home with 7 to 14 residents.

We would caution the Planning and Zoning board to review this prior to any decisions and allow the Developer to make corrections

Community Residential Homes are a prohibited Use under the current and Future use plans for this parcel

We would suggest that the developer may have wanted to site Section H of the same building code which specifies that the developer must comply with the requirements of Chapter 429 Pt 1 of the Florida Statutes. We would also ask that the Board review the State Standards that apply to this Florida Statute

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0400-0499/0429/0429PARTIContentsIndex.html

It would be most unfortunate if the Board and Council were to approve this PUD change number 10 without corrections

We would also like to address the new inclusion of the potential use as "A Senior Day Care" under the same section - Page 21 Section C

Senior Day Care is not a term defined under Florida Statutes

In Florida, **senior day care** typically falls under the broader category of **adult day care**. as defined below

Adult Day Care:

Adult day care centers provide therapeutic programs of social and health services as well as activities for adults in a non-institutional setting.

Participants can utilize a variety of services during any part of a day, but for less than a 24-hour period. Adult Care Centers are open to all residents 18+

Definitions:

The Florida Administrative Rules define various aspects of adult day care, including participant care standards, program requirements, and fiscal standards.

The term "facility" encompasses several types, such as nursing homes, assisted living facilities, and adult day care centers

Regarding - Senior Day Care:

While there isn't a specific legal category for "senior day care," it generally aligns with the services provided by adult day care centers

The Board and City Should consider:

The Developer and possibly the City of Port Saint Lucie, may be presented with the legal issue of age discrimination based upon the criteria that Adult Care Centers are to be utilized by all individuals 18+

Exclusions on development related to age by the City of Port Saint Lucie could be seen as discriminatory.

To complicate matters, if the developer is going to offer Adult Day Care Services to Memory Care Patients - there are very strict requirements for the development of the facility as we are sure you are aware. Many of these requirements must be met very early in the development process.

We would also caution the City on the approval of the Independent Living units with the addition of the Adult Day Care component of this facility as there may be residents of the Independent Living component that would utilize the Adult Care Services.

It could be argued that, as the Owner/Developer maintains the Independent Living area as well as the Assisted Living and Adult Day Care Center - any use by residents of the Independent Living Center would potentially result in the resident/s of the Independent Living Units to be considered "patients" of the Assisted Living Facility. These residents will maintain residence on the property for greater than 24 hours

This would be in violation of Florida Statute 429.08 - Which is a Felony in the Third Degree

We are willing to work with the developer, as stated during the last City Council Meeting, but he has not made himself available to the residents as promised

We Intend no disrespect to the Planning and Zoning Board, the City Council or the City Manager. We are just trying to look out for the Best Interest of our Community and our City

Respectfully

The Residents of Sandpiper Bay and the Surrounding Communities

*For Transparency - This email has been sent to a total of 547 separate email accounts, The majority are being sent under BCC to protect your accounts.

If you wish to reach the sender of this email - you may respond to this email.

If you wish to contact the City Administrative Staff - You must send them a direct email from your account. - Thank you for your understanding

From: [Christina Flores](#)
To: [Mary Savage-Dunham](#); [Anne Cox](#); [Bridget Kean](#)
Cc: [Teresa Lamar-Sarno](#)
Subject: FW: Ravello PUD Documents
Date: Monday, June 24, 2024 9:28:03 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Good morning,

I received the following PRR asking for the Ravello PUD documents for amendments 1-8. I did explain that they are large and waiting to hear back before entering into GovQA but I wanted to you a head's up.



Christina Flores
Senior Executive Assistant
Office of the Mayor and City Council
o. 772-871-5159

City of Port St. Lucie | *Heart of the Treasure Coast*

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



From: Christina Flores
Sent: Monday, June 24, 2024 8:42 AM
To: zonepsl@yahoo.com
Cc: Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>
Subject: RE: Ravello PUD Documents

Good morning,

I do not have them. Those would be housed in our Planning and Zoning department. I can enter the public records request for you. Please note though that PUD Documents are quite large and usually cannot be emailed. They may be required to be placed on an external storage device that you bring in or printed out, which you would have to pay for the prints.

Thank you,



Christina Flores
Senior Executive Assistant
Office of the Mayor and City Council
o. 772-871-5159

City of Port St. Lucie | *Heart of the Treasure Coast*

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



From: Westmoreland Morningside <zonepsl@yahoo.com>
Sent: Friday, June 21, 2024 1:19 AM
To: Christina Flores <CFlores@cityofpsl.com>
Cc: Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>
Subject: Re: Ravello PUD Documents

Thank you so much Christina

Would you happen to have the earlier PUD Documents from 1 through 8 ?

I know we can get them through a records request if you do not have them on file

On Tuesday, June 18, 2024 at 02:22:53 PM EDT, T K <tkut@yahoo.com> wrote:

----- Forwarded Message -----

From: Christina Flores <cflores@cityofpsl.com>
To: tkut@yahoo.com <tkut@yahoo.com>
Cc: Jolien Caraballo <jolien.caraballo@cityofpsl.com>
Sent: Tuesday, June 18, 2024 at 01:28:57 PM EDT
Subject: RE: Ravello PUD Documents

Good afternoon Tracy,

I received messages that you called and stopped by City Hall today. The messages I received stated that you had not received my prior email from June 11th. I am resending it with the attachments.

If you have any further questions, please let me know.



Christina Flores

Senior Executive Assistant

Office of the Mayor and City Council

o. 772-871-5159

City of Port St. Lucie | *Heart of the Treasure Coast*

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



From: Christina Flores

Sent: Tuesday, June 11, 2024 10:10 AM

To: tkut@yahoo.com

Subject: Ravello PUD Documents

Good morning Tracy,

It was nice speaking to you again. As I mentioned, attached are the PUD documents for the whole Ravello property, not just the parcel on the corner of Westmoreland and Morningside. That parcel is mentioned though.

Thank you,



Christina Flores

Senior Executive Assistant

Office of the Mayor and City Council

o. 772-871-5159

City of Port St. Lucie | *Heart of the Treasure Coast*

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



From: [Christina Flores](#)
To: [Mary Savage-Dunham](#); [Anne Cox](#); [Bridget Kean](#); [Teresa Lamar-Sarno](#)
Cc: [Jasmin Padova](#)
Subject: FW: Recent Concerns Regarding the Tesoro Preserve - Rivella/o Property
Date: Thursday, June 20, 2024 8:26:23 AM

Please see below.

Christina Flores
Senior Executive Assistant
Office of the Mayor and City Council
o. 772-871-5159
City of Port St. Lucie | Heart of the Treasure Coast
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

-----Original Message-----

From: Westmoreland Morningside <zonepsl@yahoo.com>
Sent: Wednesday, June 19, 2024 9:47 PM
To: Shannon Martin <Mayor@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; CMO <CMO@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; David Pickett <David.Pickett@cityofpsl.com>; Anthony Bonna <Anthony.Bonna@cityofpsl.com>
Cc: leetl@stlucico.org; governornn.desantis@eog.myflorida.com; klamart@sfwmd.gov
Subject: Recent Concerns Regarding the Tesoro Preserve - Rivella/o Property

We reaching out to provide our residents concerns regarding the recent activities at the Westmoreland and Morningside property, which have raised serious concerns about the welfare of local wildlife and the integrity of their habitats.

On June 18th, our community observed contractors conducting significant land alterations on the property.

The Florida Fish and Wildlife Commission (FWC) was engaged, resulting in an on-site evaluation by a Conservation officer this morning

2 Contractors have been on site

Their activities included soil sampling for potential contaminants, land clearing for surveying purposes and drilling of several Wells to be used if and when the property is developed.

However, the environmental implications of these actions, particularly on the native tortoise population, are distressing.

The FWC officer provided guidance to the contractors to be vigilant for tortoises and to report any sightings.

An investigation has been initiated by FWC to document the situation, but the absence of a recent wildlife survey since 2004 limited the officer's ability to enforce protections.

Community members have since identified several suspected tortoise nests that have withstood the initial land clearing. These locations have been documented and communicated to the FWC for further assessment.

We are awaiting a determination from FWC in the coming days

Moreover, during the search for Tortoise nests, We found the property's ecological landscape has undergone noticeable changes.

A creek, believed to be a resurgence of the old Pruitt Creek, now traverses the East and North Side of the property and poses a risk of contaminant runoff to the North Fork of the Inlet. This risk will be even greater if much of the land is paved over and run-off is allowed to drain into the wetlands and waterway

We also noted the expansion of the wetlands to the property's northern boundary and the migration of the Upland Preserves onto and in the Northern aspect of the property.

We feel these New soil conditions call for immediate attention from the South Florida Water Management District (SFWMD).

The proximity of these developments to our Water Station and the potential for groundwater contamination present a tangible threat to both our water supply and the delicate ecosystem of the North Fork of the Inlet.

We feel It is imperative that the SFWMD conducts a comprehensive Wetland survey of the Rivello Property, which has not been evaluated since 2005, to protect our aquifer

We plan to inform the City Council, the City Manager, the County Commissioner, South Florida Water Management and the Governor's office of these developments.

A reply that you have received this information would be appreciated

The Residents of Sandpiper Bay and Vicinity

From: [Christina Flores](#)
To: [Mary Savage-Dunham](#); [Anne Cox](#); [Bridget Kean](#); [Teresa Lamar-Sarno](#)
Cc: [Jasmin Padova](#)
Subject: FW: Westmoreland/ Morningside ALF : PUD concerns
Date: Wednesday, June 19, 2024 10:02:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Good morning,

This email was sent to Vice Mayor Caraballo and also addresses the previous email. I entered this into 1PSL (#115587).



Christina Flores
Senior Executive Assistant
Office of the Mayor and City Council
o. 772-871-5159

City of Port St. Lucie | *Heart of the Treasure Coast*

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



From: Kelly Lee <kellylee06@comcast.net>
Sent: Wednesday, June 19, 2024 9:38 AM
To: Christina Flores <CFlores@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>
Subject: Westmoreland/ Morningside ALF : PUD concerns

Councilwoman Caraballo,

I have lived in the Sandpiper community since 2013. I am proud to call this wonderful, beautiful place home and feel I live in the best part of Port St Lucie.

I would like to share several concerns that we are facing. Mr. David Lipps has done research and found several items of note that he has shared with the community. This research has sparked several questions.

On August 23, 2004 – Tesoro Preserve Plat No 2, Plat Book 44, page 15 noted the

new owners as Ginn-Wildness Group. The tract IDS were changed, dedications were reworded and the original Open Space Dedications were removed. There is also wording that extends the tract well beyond previous boundaries.

In a meeting this year with the Sandpiper Community, in reference to the former Sandpiper Bay Golf Course, you stated that historically the City has never changed Open Space. Do these 'Open Space Dedications' mean something else, not a PUD designation?

How were these Dedications dropped when the owner changed? My understanding is that these Dedications were made in perpetuity – Plat Book 40, page 15. Is this not honored when ownership changes?

Can the City restore these Dedications to the approved Dedications in 2001, Plat Book 40 page 15?

Tracts J, Plat Book 41, page 21 – Item 12 states that the recreation easement has changed and is now controlled by the Tesoro POA. My understanding is that this was 'Gifted' to the City for recreational use only. This is currently the park along Morningside and Cambridge Drive.

How does/will this affect the park area?

In 2005, Tesoro Preserve Plat #4, no longer lists any recreational area. Has this been lost? Can the City restore this Dedication?

I urge you to vote against changing the PUD and leave it as it stands, with the existing PUD allowing for an Assisted Living Facility and child day care including voluntary pre-kindergarten (limited in scope). Increasing the density is a major change and will increase what is allowed to be built. Independent Living is a too broad a scope for a 7 acre area.

Please address these concerns. This very volatile situation is wreaking havoc on our neighborhood.

Thank you for your time,
Kelly Lee
770-540-4790
2866 SE Ginza Street

From: [Mary Savage-Dunham](#)
To: [Bridget Kean](#)
Subject: Fwd: Documentation Error - P24-033 / P24-070
Date: Tuesday, August 20, 2024 9:31:36 AM
Attachments: [PUD_MPUD-5.pdf](#)

For public comment but please review the comments above uses

Respectfully,

Mary F. Savage-Dunham, AICP, CFM
Planning & Zoning Director
City of Port St. Lucie
Phone: 772-873-6350
Cell: 772-259-1515
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

From: David Lipps <lipps46@gmail.com>
Sent: Thursday, July 11, 2024 9:26:51 AM
To: Mary Savage-Dunham <mdunham@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; David Pickett <David.Pickett@cityofpsl.com>; Anthony Bonna <Anthony.Bonna@cityofpsl.com>; CMO <CMO@cityofpsl.com>; leetl@stlucieco.org <leetl@stlucieco.org>; Kelly Baehr <KBaehr@cityofpsl.com>
Cc: Toby.Overdorf@myfloridahouse.gov <Toby.Overdorf@myfloridahouse.gov>; kellylee06@comcast.net <kellylee06@comcast.net>; Nadia <nadiaj@auroracruises.com>; Charlie <choycedag@comcast.net>; zonepsl <zonepsl@yahoo.com>; tomkingion@gmail.com <tomkingion@gmail.com>
Subject: Documentation Error - P24-033 / P24-070

We would like to bring to your attention an error in the PUD_MPUD submitted 5.31.2024 under P24-070
Page 21 item C

- c. R/M (Parcel I) • Independent Living • Assisted living facility as set forth in Sections 158.110 and 158.224(B) City Zoning Code
- Memory Care
 - Child Day care (including VPK)
 - Senior Day Care
- d. Prohibited Uses in Parcel I
- Nursing home
 - Convalescence home
 - Substance abuse rehabilitation facility

- Community Residential Homes (158.224[A])
- Group Care Homes (158.224[C])

Section 158.224 (B) refers to the development of a Community Residential Home with 7 to 14 residents.

We would caution the Planning and Zoning board to review this prior to any decisions and allow the Developer to make corrections
Community Residential Homes are a prohibited Use under the current and Future use plans for this parcel

We would suggest that the developer may have wanted to site Section H of the same building code which specifies that the developer must comply with the requirements of Chapter 429 Pt 1 of the Florida Statutes.

We would also ask that the Board review the State Standards that apply to this Florida Statute

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0400-0499/0429/0429PARTIContentsIndex.html

It would be most unfortunate if the Board and Council were to approve this PUD change number 10 without corrections

We would also like to address the new inclusion of the potential use as "A Senior Day Care" under the same section - Page 21 Section C

Senior Day Care is not a term defined under Florida Statutes

In Florida, **senior day care** typically falls under the broader category of **adult day care**. as defined below

Adult Day Care:

Adult day care centers provide therapeutic programs of social and health services as well as activities for adults in a non-institutional setting.

Participants can utilize a variety of services during any part of a day, but for less than a 24-hour period. Adult Care Centers are open to all residents 18+

Definitions:

The Florida Administrative Rules define various aspects of adult day care, including participant care standards, program requirements, and fiscal standards.

The term “facility” encompasses several types, such as nursing homes, assisted living facilities, and adult day care centers

Regarding - Senior Day Care:

While there isn't a specific legal category for “senior day care,” it generally aligns with the services provided by adult day care centers

The Board and City Should consider:

The Developer and possibly the City of Port Saint Lucie, may be presented with the legal issue

of age discrimination based upon the criteria that Adult Care Centers are to be utilized by all individuals 18+

Exclusions on development related to age by the City of Port Saint Lucie could be seen as discriminatory.

To complicate matters, if the developer is going to offer Adult Day Care Services to Memory Care Patients - there are very strict requirements for the development of the facility as we are sure you are aware. Many of these requirements must be met very early in the development process.

We would also caution the City on the approval of the Independent Living units with the addition of the Adult Day Care component of this facility as there may be residents of the Independent Living component that would utilize the Adult Care Services.

It could be argued that, as the Owner/Developer maintains the Independent Living area as well as the Assisted Living and Adult Day Care Center - any use by residents of the Independent Living Center would potentially result in the resident/s of the Independent Living Units to be considered "patients" of the Assisted Living Facility
These residents will maintain residence on the property for greater than 24 hours

This would be in violation of Florida Statute 429.08 - Which is a Felony in the Third Degree

We are willing to work with the developer, as stated during the last City Council Meeting, but he has not made himself available to the residents as promised

We Intend no disrespect to the Planning and Zoning Board, the City Council or the City Manager. We are just trying to look out for the Best Interest of our Community and our City

Respectfully

The Residents of Sandpiper Bay and the Surrounding Communities

From: [Mary Savage-Dunham](#)
To: [Bridget Kean](#)
Subject: Fwd: P24-070 - information - Submission for Record
Date: Sunday, June 30, 2024 5:43:01 AM

Public comment for the record please

Respectfully,

Mary F. Savage-Dunham, AICP, CFM
Planning & Zoning Director
City of Port St. Lucie
Phone: 772-873-6350
Cell: 772-259-1515
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

From: David Lipps <lipps46@gmail.com>
Sent: Saturday, June 29, 2024 5:46 PM
To: Mary Savage-Dunham <mdunham@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>; kellylee06@comcast.net <kellylee06@comcast.net>; Nadia <nadiaj@auroracruises.com>; Charlie <choycedag@comcast.net>; zonepsl <zonepsl@yahoo.com>; tomkingion@gmail.com <tomkingion@gmail.com>
Subject: P24-070 - information - Submission for Record

Re P24-070 - Westmoreland and Morningside/Rivella/o

We do not feel that the Dwelling Units in relation to the increase to Medium Density as proposed by the Land Use Change within this projects proposed usage is consistent with the objectives set forth in the Cities Future Use Plans, as well as the Cities Comprehensive Plan that has been published

We are also awaiting the results of the recent SFWMD PUD Wetlands Review, for determination of the actual area surrounding and within the property that will be considered Wetlands or Upland Preserve

Until this information is provided by the SFWMD we feel that it is not possible to make an informed decision with respect to any changes. - We are providing you this information as you may not be aware that the SFWMD has been onsite to review topography changes.

We were informed that you are aware that we are also awaiting determination by FWC on the status and need for Relocation of the Gopher Tortoise on the property if and when land clearing is started

Sec. 158.173. - Permitted Uses.

Sec. 158.174. - Internal PUD Design; Standards

A) Residential Density. The number and type of residential *dwelling units* to be permitted within a PUD district or within specific portions of a PUD district shall be as determined by the City Council and stipulated within the approval action.

Maximum gross residential density of a PUD district shall be determined by the densities set forth in the City's Comprehensive Plan.

As per building code

[Section 158.177](#) A

We also do not agree with the developers statement that this change is a minor modification of the site as referenced in Section 158.177 A

Thank you for your consideration in this matter

The residents of Sandpiper Bay and the Surrounding Community

From: [Mary Savage-Dunham](#)
To: [Bridget Kean](#)
Subject: Public comment-Ravello CPA
Date: Wednesday, July 3, 2024 4:49:26 AM

Respectfully,

Mary F. Savage-Dunham, AICP, CFM
Planning & Zoning Director
City of Port St. Lucie
Phone: 772-873-6350
Cell: 772-259-1515
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

From: David Lipps <lipps46@gmail.com>
Sent: Wednesday, July 3, 2024 4:47 AM
To: Mary Savage-Dunham <mdunham@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>; kellylee06@comcast.net <kellylee06@comcast.net>; Nadia <nadiaj@auroracruises.com>; Charlie <choycedag@comcast.net>; zonepsl <zonepsl@yahoo.com>; tomkingion@gmail.com <tomkingion@gmail.com>
Subject: [SUSPECTED SPAM]

We understand that Mr. Ryan would like to discuss any stated meeting that he had with the neighbors in May with Ms Cox

We would like to let you know that Mr. Ryan had canceled the meeting in May, but did show up in a parking lot at the Botanical Gardens where approximately 8 to 10 residents showed of the 50 to 75 that did want to meet with him.

It was over 90 degrees outside on the curb and did not allow for a proper setting for question and answers

We understand that Mr Ryan had agreed with the Mayor and the City Council on two meetings with the Residents - but we do not feel that this was one.

The only information that he presented was a photo of a development that he stated would be the design of the facility.

Those in attendance found it odd that he has a site photo as no site plan has been submitted.

We would like to provide the Planning and Zoning Board with this information so we are all working in transparency

Thank you for your time

The Residents of Sandpiper Bay and the Surrounding Communities

From: [Swanson, Tina C](#)
To: zonepsl@yahoo.com
Cc: [Moore, Camille](#)
Subject: Toxic Chemicals in the Soil - Port Saint Lucie - and the proximity to a proposed Elderly development - Can you Please Help
Date: Monday, September 9, 2024 1:31:00 PM
Attachments: [AdjacentOwnerEDI-Info-sheet 110917.pdf](#)

Good Afternoon,

I am writing to response to your email to the Florida Department of Environmental Protection (FDEP) regarding potential contamination at the Max Gas M LLC facility (FDEP Facility ID #568516204). As indicated the facility is a known petroleum contaminated site. Soil and groundwater assessment activities are on-going as part of the FDEP's Early Detection Incentive (EDI) Program. As part of the assessment, if contamination is determined to extend beyond the property boundary, the affected property owner(s) would be notified.

At the present time, state funding is available for sites score 7 or above; the priority score for this facility is 10. As such as long as funding remains at current levels, once the site assessment is complete, remedial design and subsequent active remediation can be implemented at the site, including addressing any petroleum contamination at a "non-source" property.

I know this is only a brief discussion of the site conditions. Additional information about the EDI program is available in the attached document. Should you have additional questions or concerns regarding the site, please feel free to contact me directly.

Thanks,

Tina C. Swanson, P.E.
Program Administrator
Environmental Remediation and Compliance Section
Brevard County Natural Resources Management Department
2725 Judge Fran Jamieson Way, Bldg. A, Suite 219
Viera, FL 32940
Office: 321-633-2017
Direct Line: 321-350-8412
Mobile: 321-537-8474

From: [Dustin Veatch](#)
To: [Bridget Kean](#)
Cc: [Jolien Caraballo](#)
Subject: Westmoreland and Morningside
Date: Saturday, October 26, 2024 3:28:24 PM

Good afternoon,

I'm emailing to add my concern over the zoning change to allow for the commercial property to be built at Morningside and Westmoreland. How can you allow this to go thru and a commercial building be built in the middle of a neighborhood? I didn't just spend \$495k last year to live in a nice neighborhood to have to drive past this and deal with the consequences. Westmoreland has become such a busy secondary road. Speeding and accidents, I live a few houses down from where the guy died a few months ago. It's touted as Port St. Lucie's first neighborhood and you're going to disgrace it and the residents. That roundabout has enough traffic let alone workers and visitors and vendors coming in and out. Remember that YOU work for ME. I can't imagine anyone in this neighborhood is for this project. You guys allow so much to go on, please don't mess up my neighborhood.

Dustin Veatch

Sent from my iPhone

From: [DL Langford](#)
To: [Bridget Kean](#)
Subject: REQUEST FOR AMENDMENT OF PUD ZONING REGULATION BOOK AND CONCEPT PLAN P24-070-RAVELLO
(PLANNED UNIT DEVELOPMENT) 10TH AMENDMENT
Date: Sunday, October 27, 2024 6:08:50 PM

I am in receipt of this notice dated 10/24/24. I am disturbed by the pace at which Pand Z are scheduling a public hearing to be followed by "Official Action" by the City Council in November and December. I note that contact should be made with the City Clerk's office to confirm the meeting dates. Can I suggest that you send out confirmation of those dates prior to those dates for those within 750' of the subject property, because the community does not want to miss an opportunity to listen and speak on the many issues concerning this property.

Also, the limitation of notification per the above (750') is a slight to the whole Sandpiper Bay community who are largely engaged in questioning the zoning for this project.

In addition, this notification has an inaccurate location for the "subject property", leading to much confusion as to exactly what the "subject property" is. As you may be aware, there are several properties involved in rezoning issues in Sandpiper Bay. The one identified by the map is neither of those.

I respectfully request that a new NOTICE be sent to confirm the "subject property" and a new date for a City Council meeting be scheduled in accordance to established notification timelines. Everyone needs a little time to digest the result of the Election as of the date currently scheduled, as well as avoid the 'rush' City Council now wants. This project has been in the works for years, without the knowledge of many in the Sandpiper Bay community, nor disclosed to buyers by builders in the area.

Regards,
DL Langford
303 594 1880

From: [D.L](#)
To: [Bridget Kean](#)
Subject: Regarding P24-070 - Agenda - Westmoreland and Morningside
Date: Friday, October 25, 2024 4:49:57 PM
Attachments: [Petition ChangeorgPSL residents and owners Only.txt](#)
[P24-070 Rivella PUD 10th Amend SPRC 10.23.2024 PZ comments -1-1.pdf](#)
[P24-070 Rivella PUD 10th Amend SPRC 10.23.2024 PZ comments updated.pdf](#)
[Ravello PUD 10th Amendment 10.4.2024.pdf markups.pdf](#)
[Toxic Chemicals in the Soil - Port Saint Luciepdf](#)
[Traffic Study.pdf](#)
[Petition D2D-182.pdf](#)

Dear Ms. Kean,

I hope this message finds you well. We are currently reviewing information found on the Fusion website concerning the upcoming development. We have several questions regarding the level of assistance that the City is providing to the developer to expedite the process, as mentioned during the site plan review meeting.

1. Is it standard practice for the City to offer this amount of assistance to a real estate developer to ensure that the documentation is complete? We are unfamiliar with this process and seek clarification on whether this is typical.
2. We understand that the Traffic Study had not been completed at the time this was passed by the Site Plan Review Committee. Is this usual practice?
3. We also wanted to know if you had access to the environmental toxins that the developer said was found on the property. We have record from the Department of Environmental Protection regarding the Carcinogens Toxins and metals found on the abutting property but do not understand why the developers property is not required to submit a more detailed study to determine the safety of construction on a parcel that would be used for the elderly and ill. We have attached the DEP study from the Max Gas for review. We hope that this will also be presented to the Planning and Zoning Board.
<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516204/facility!search>
4. We are also curious about the protocol for passing an agenda to Planning without complete documentation on potential public harm, specifically relating to evacuation routes. We have submitted multiple issues of concern, yet have received limited responses and have not seen them reflected in the Fusion documents for review.
5. Lastly, will the signed neighborhood petition, which now includes signatures from nearly 1,000 residents, be posted for review by the Planning and Zoning Board?

We have attached the documentation, including notations from you on this agenda item, as well as email responses from the SFWMD and St. Lucie County Public Safety Department for reference.

Thank you for your time and attention to these matters. We mean no disrespect to you or your office we are just looking for guidance and clarification

Respectfully,

The Residents of Sandpiper Bay and the Surrounding Communities

Please see the Copy and Past Responses from the respective agencies

Good afternoon:

I did go ahead and shared your email with our County Administration, and Planning and Development Services Department Director who shared your concerns with his counterpart at the City of Port St. Lucie.

The City's Planning Board will soon hear this agenda item, and the public is welcome to attend that meeting and voice their concerns.

The applicant and the City will need to determine the impacts from the project on the City's roadway.

Sincerely,

Ron Guerrero | Director
St. Lucie County Public Safety Department
GuerreroR@stlucieco.org

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From: D L <lipps46@gmail.com>
Sent: Friday, October 25, 2024 12:26:53 PM
To: Ron Guerrero <guerreroR@stlucieco.org>
Cc: Charlie <choycedag@comcast.net>;
kellylee06@comcast.net <kellylee06@comcast.net>;
Nadia <nadiaj@auroracruises.com>; lisa D
<lisad1255@gmail.com>; tomkingion@gmail.com
<tomkingion@gmail.com>; tkut@yahoo.com
<tkut@yahoo.com>; zonepsl <zonepsl@yahoo.com>
Subject: Fwd: Subject: URGENT: Potential Evacuation
Route Obstruction due to Proposed Assisted Living

Complex

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Good day sir

We were wondering if your office has had a chance to consider the issue presented?

We are aware of how busy your staff is right now and understand it is not easy.

We commend your office on the response provided to our Community.

The response has been second to none.

Huffman, Jessica

7:05 AM (8 hours ago)

to me, kellylee06@comcast.net, Nadia, lisa, Charlie, zonepsl, tomkingion@gmail.com, tkut@yahoo.com, Niall

Good morning,

Thank you for reaching out. The Application has not yet been completed as we are awaiting the final wetland survey from the environmental consultant. I have cc'd him in this email. With that being said, we did visit the site a few weeks ago and identified a small wetland on the western boundary. This wetland is small and isolated. It appears to be less than 0.5 acres and if this is the case, pending final determination via the survey, impacts to this wetland would not require mitigation. However, the impacts would need to be authorized under a subsequent ERP Application.

I hope this helps clarify your questions. Please let me know if there is anything else I can assist with.

-Jessica

Jessica Mainelli (Huffman)
SFWMD

From: D L <lipps46@gmail.com>
Sent: Friday, October 25, 2024 6:34:07 AM
To: Huffman, Jessica <jhuffman@sfwmd.gov>
Cc: kellylee06@comcast.net <kellylee06@comcast.net>;
Nadia <nadiaj@auroracruises.com>; lisa D
<lisad1255@gmail.com>; Charlie
<choycedag@comcast.net>; zonepsl
<zonepsl@yahoo.com>; tomkingion@gmail.com
<tomkingion@gmail.com>; tkut@yahoo.com
<tkut@yahoo.com>
Subject: Application #: 240906-45515

You don't often get email from lipps46@gmail.com.
Learn why this is important

[Please remember, this is an external email]

Good Day Ms. Huffman,

We are following up on the Wetland Delineation
application 240906-45515.

We have been informed by the owner that the South
Florida Water Management District (SFWMD) visited the
site and determined that the area is too small to be
considered a wetland.

We could not locate this determination in the application
e-permitting files and would like to verify the accuracy of
the owner's information.

The owner is scheduled to appear before the Port Saint
Lucie Planning and Zoning Board on November 6th at 6
p.m

We have some concerns regarding the correctness of the
information he has provided.

He has stated to the Site Plan Review Board that SFWMD
has no interest in this area. However, we still believe this
is a significant area that requires protection. We request
your expert input on this matter.

Thank you for all the support you and your team provide
in keeping Florida's areas safe and beautiful.

Respectfully

The Residents of Sandpiper Bay and the surrounding
Communities

From: [Swanson, Tina C](#)
To: zonepsl@yahoo.com
Cc: [Moore, Camille](#)
Subject: Toxic Chemicals in the Soil - Port Saint Lucie - and the proximity to a proposed Elderly development - Can you Please Help
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Thanks,

Tina C. Swanson, P.E.
Program Administrator
Environmental Remediation and Compliance Section
Brevard County Natural Resources Management Department
2725 Judge Fran Jamieson Way, Bldg. A, Suite 219
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Mobile: 321-537-8474

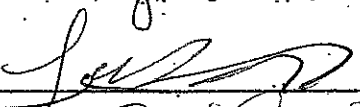


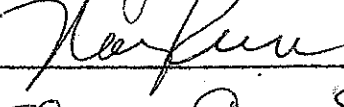
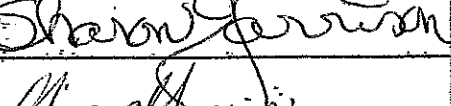
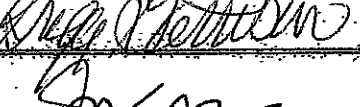
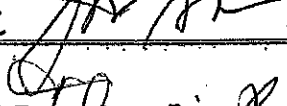
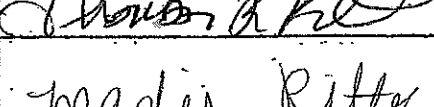
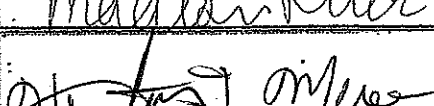
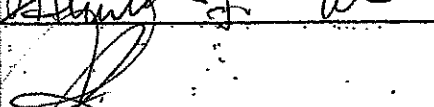

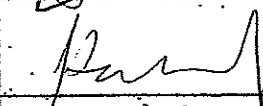

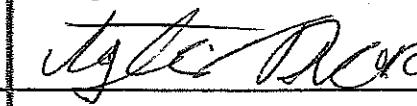
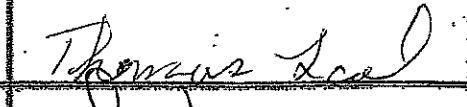


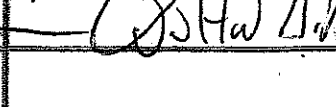

Judi NASHAWATY	Judi NASHAWATY	2991 SE San Jeronimo Rd PSL, FL 34952
Ellen DUFFY	Ellen DUFFY	3044 SE Treasure PSL 34952 Island
Steve DAME	Steve DAME	3044 SE Treasure PSL 34952 Island
Thomas Barrett	Thomas Barrett	3045 SE Treasure Island Rd. PSL, FL. 34952
Patricia Wood	Patricia Wood	3045 SE Treasure Is Road PSL, FL 34952
DAVID Duchnowski	DAVID Duchnowski	3057 SE Treasure Is Rd PSL FL 34952
LAUREA Duchnowski	LAUREA Duchnowski	3057 SE Treasure Is Rd PSL, Florida 34952
Edward Duchnowski	Edward Duchnowski	3057 SE Treasure Is Rd PSL, FL 34952
Sally Phillips	Sally Phillips	3073 Treasure Isl. Rd PSL FL 34952
Ren Smader	Ren Smader	3073 Treasure Isl Rd PSL FL 34952
Steven Gattin	Steven Gattin	3093 SE Treasure Island Rd PSL FL 34952
Michael Codrington	Michael Codrington	3112 SE Overbrook Dr PSL FL 34952
Chris Aluino	Chris Aluino	3089 SE Overbrook Dr PSL FL 34952
Cathy Cory	Cathy Cory	1701 SE Adair Rd PSL FL 34952
Dan Hig	Dan Hig	1701 SE Adair Rd PSL FL 34952
Patti Casey	Patti Casey	2957 SE Treasure Island Port St. Lucie
Glen Casey	Glen Casey	2957 SE Treasure Island Port St. Lucie
Kegan Moore	Kegan Moore	2801 SE Morningside Port St Lucie, FL 34952
Morgan Redell	Morgan Redell	186 S.E. P. Redell
TOMALAN PIRELA	TOMALAN PIRELA	

Wally Muriz	<i>Wally Muriz</i>	2841 SE Morningside Blvd. Port St. Lucie FL 34952
Robin Kudlinski	Robert Kudlinski	2849 SE Morningside Blvd. Port St. Lucie FL 34952
Erik Alicen	<i>Erik Alicen</i>	2865 SE Morningside Blvd. Port St. Lucie FL 34952
Ashley Rosario	<i>Ashley Rosario</i>	2865 SE Morningside Blvd. Port St. Lucie FL 34952
Mark Hewitt	<i>Mark Hewitt</i>	2911 SE Morningside Blvd. Port Saint Lucie FL 34952
Céleste R. Brou	Céleste R. Brou	2941 SE Morningside Blvd. Port St. Lucie, FL 34952
Melissa Owen	<i>Melissa Owen</i>	2961 SE Morningside Blvd. PSL FL 34952
MARIA Watson	<i>MARIA Watson</i>	3009 SE MORNINGSIDE BLVD. PSL, FLA 34952
CHARLES WATSON	<i>Charles Watson</i>	3009 SE MORNINGSIDE BLVD. PSL, FLA 34952
Tiffany M. Bonnard	<i>Tiffany M. Bonnard</i>	2842 SE Morningside Blvd. PSL FL. 34952
Hilary Pame	<i>Hilary Pame</i>	2812 SE Morningside Blvd. PSL FL 34952
Tim & ALICE O'SHEA	J. M. O'Shea	2675 SE MORNINGSIDE BLVD PSL 34952
Phil Meade	<i>Phil Meade</i>	2659 SE MORNINGSIDE BLVD. PSL FL 34952
Vane Carmelino	<i>Vane Carmelino</i>	2541 S SNAPPBRO ST PSL FL 34952
Kenneth Gross	<i>Kenneth Gross</i>	1182 SE MENDOZA PSL FL 34952
Duncan Kereiva	<i>Duncan Kereiva</i>	1201 PALM BEACH RD PSL FL 34952
Rosann Mazzino	Rosann Mazzino	2861 SE Morningside Blvd. PSL FL 34952
Susan Turner	<i>Susan Turner</i>	2813 J.E. W. K. Shireh PSL 34952
Linda Day	<i>Linda Day</i>	2801 SE W. H. Shireh PSL 34952
Sherron Ferguson	Sherron Ferguson	2133 SE W. H. Shireh PSL 34952

Joe Meneguzzi	Joe Meneguzzi	2844 SE Treasure Island
Sarah Rodriguez	Sarah Rodriguez	2844 SE Treasure Island
Miguel Morales Cam	Miguel Morales	2885 SE Treasure Island Rd.
Thomas G. Hens	Thomas G. Hens	2885 SE Treasure Island Rd.
Brenda Peters	Brenda Peters	1441 S.E. San Souci Ln PSL 34952
Carmella Pitti	CARMELLA PITTI	1437 SE San Souci Ln PSL 34952
JOSEPH PITTI	Joseph Pitti	1437 SE San Souci Ln PSL 34952
John Clark	John Clark	1430 SE San Souci Lane PSL 34952
BONITA EDWARD	Bonita Edward	1431 SE SAN SOUICI LN PSL 34952
Karen K	Karen K	1410 SE SAN SOUICI
Grace Berbeck	Grace Berbeck	1391 SE San Souci
Sandra Wooten	Sandra Wooten	1374 SE San Souci
Bonnie Barwick	Bonnie Barwick	1382 SE San Souci
RT LAMARCHE	RT LAMARCHE	1366 SE San Souci Ln PSL
William Steeves	William Steeves	1361 SE San Souci Ln PSL
Lydia Licari	Lydia Licari	1370 S.E. San Ignacio Ln P.S.L. 34952
Barbara Sanders	Barbara Sanders	2961 San Jeronimo Rd PSL
MANFRED ALVES	Manfred Alves	2979 SE SAN JERONIMO RD
Marylee Johnson	Marylee Johnson	2979 SE San Jeronimo Rd.

Nick Maggione	Nick Maggione	2973 SE Santa Anita ST
Shirley Fletcher	Shirley Fletcher	2978 SE Santa Anita ST
John H. H. H.	John H. H. H.	1156 SE Palm Beach Rd
Andrew Rosner		108 SE Cortile Pinerio P SE E 13475
DLangford	DLynn Langford	100 SE Via Visconti
Chris Swigert		100 SE Via Visconti
Patricia Sokol	Patricia Sokol	3263 SE Monte Vista St
Michael Ferrara	Michael Ferrara	2804 SE Treasure Is Rd
Rdo Adetuyi		2651 SE Morningside Blvd
Linda Eskeland		↑↑
Thomas Conti		1413 SE SAN SOVINA TERR
Briana Conti		1851 SE Ewin Rd
Terry Mahony	Terry Mahony	1850 SE Ewin Rd
Judy Joy	Judy J. Joy	1850 SE Ewin Rd
Stephanie Williams		1897 SE Westmoreland Blvd
(Michael C)		
Chad Williams		1897 SE Westmoreland Blvd
Susan Darrow		2892 SE Farley Rd
Robert Chapple		2892 SE Farley Rd
Kristin Terrelon		120 SE Via Visconti

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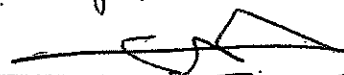
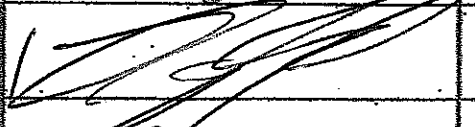
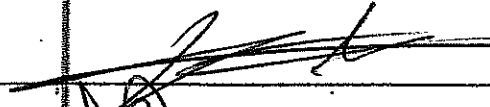
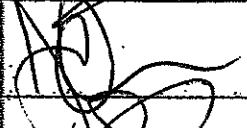

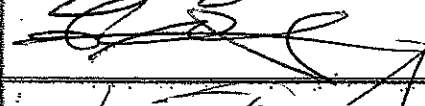
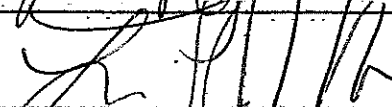

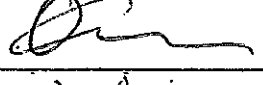

Print	Signature	Address
Leslie Maurer		21308 Byron Ave
CHRISTIAN UNDERWOOD		2025 E LEONARD RD
Ashley Demenac		2025 E LEONARD RD
Nancy Ruene		2418 SE Garden Terrace PSL
Sharon Garrison		2573 SE Jefferson PSL
GREGG GARRISON		2573 SE Jefferson PSL
JAMES RUANE		2791 Morningstar PSL
Thomas R. Ritter		236 SE Fillete Ave PSL
Madisen Ritter		458 SE Mirania
Hunter Moore		717 SW Hibiscus Str.
Jennifer Brown		426 SE Streamline Dr
Tyler Ruane		2398 SE front ave
KAREN JAWITZ		1432 SE SAN SOVINA
LOUIS JAWITZ		1432 SE SAN SOVINA
tyler Dvorak		2252 SE Flanders Rd
THOMAS LEAL		SLIP 35 Sandpiper
G Young		2854 SE WILTSHIRE TRL
B Uzziel		1719 SE Handout
John D. Donin		2431 SE morning side Blvd

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80138
06238


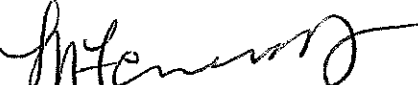

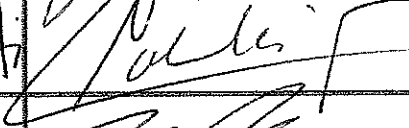
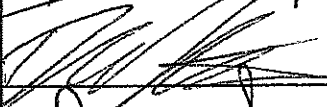



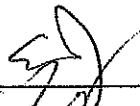



NAME	Signature	ADDRESS
Taylor McCampbell	Taylor McCampbell	2854 SE Treasure Island Rd.
Benjamin Dinnable	Benjamin Dinnable	3092 SE Treasure Island Rd.
Alicia Dinnable	Alicia Dinnable	3092 SE Treasure Island Rd.
Gloria Greene	Gloria Greene	3518 SW Rosado St. PSL FL 34953
Judith K. Robert	Judith K. Robert	1882 S.E. Enfield Ave PSL FL 34952
Shelia Samuels	Shelia Samuels	241 SE Meadowside Blvd
Charles Smith	Charles Smith	1186 Sycamore Ave
Paul Hintze	Paul Hintze	1369 SE San Savina Terrace
Tito	Tito	SC 2225439
MALGARE ROBISON	Malgarobison	1351 SE SAN SOWA W PSL FL 34952
Brittany Farmer	Brittany Farmer	1320 SE San Savina Ter.
Melissa Mercado	Melissa Mercado	2894 SE Treasure Island Road. PSL FL 34952
Leo Escobar	Leo Escobar	2879 SE Treasure Island Road. PSL FL 34952
Taylor McCampbell	Taylor McCampbell	2854 SE Treasure Island Rd.
LUCCAS	Lucas	179 NE JARDAIN
Yasmin moraes	Yasmin moraes	179 NE JARDAIN
Fabiane Sde moraes Silva	Fabiane Silva	179 NE JARDAIN
RONALDO SILVA	R. SILVA	179 NE JARDAIN
DOUGLAS ROTH	Douglas Roth	172 SE VIA VISCONTI

PRINT	Signature	address
BARBARA POLIDORI	Barbara Polidori	3274 SE River Vista PSC
Kenneth Goss	Kenneth Goss	1182 SE Mesquite Ave
GUL JAINDI	Susan G. Gairnd	1109 SE Strathmore Drive
APRIL Newhouse	April Newhouse	River Vista 3051 SE RIVER VISTA DR
Debbie Koster	Debbie Koster	River Vista 3251 SE RIVER VISTA DR
MIET KOSTER	Miet Koster	
Joan Carter	Joan Carter	212 SE VIATA ST PSC
DIANE MAGGIORE	Diane Maggiore	2973 SE SANTA ANITA ST PSC
CHRIS CHANDLER	Chris Chandler	1102 SE MITCHELL AVE #205
MAGALI POUNDSTONE	Magali Poundstone	1477 SE Westmoreland Blvd.
Pamela Winter	Pamela Winter	152 SE Via Visconti PSC, FL 34952
DAVID WINTER	David Winter	152 SE Via Visconti PSC, FL 34952
DONNA NASHAWATY	Donna Nash	3161 SE MONTE VISTA ST
JOHN LAFEAN	John Lafean	2988 S.E. TREASURE ISLAND
Judi Nashawaty	Judi Nashawaty	2991 SE San Jeronimo 34952
Debra Guestin	Debra Guestin	1201 SE Palm Beach Rd
DUNCAN KOREVA	Dylan Kire	1201 SE Palm Beach Rd
Hanna Zandi	Hanna Zandi	120 SE VIA VISCONTI
John Miller	John Miller	2511 Se Snapper St

Print	Signature	Address
SAM TOM		2511 SE Westmoreland
RAYMOND GILCO		2887 SE MERRITT TERRACE
Dolores Bowman	D. Bowman	2538 SE PERKINS
Erik Rose		2622 SE Morningside Blvd
James Cox		1898 SE GLENDON
SHAWN TAYLOR		3007 SE SANTA ANITA
Joseph Perez		1105 SE McFurlane Ave.
JUDY ZAK	Judy Zak	2855 SE TREASURE ISLAND RD, PSL
Louis P. Johnson		2051 SE Treasure Island Rd
DONALD HARRIS	Donald Harris	1726 Westmoreland
Emmaline HARRIS	Emmaline Harris	1726 Westmoreland
Mario Morokb		2092 ^{SE} Ruffen Rd.
Omar Calaff		2081 SE Westmoreland
KEITH FERRARA		2061 SE WESTMORELAND
ELIZABETH JOHNSON	Elizabeth B. Johnson	3100 SE PRUITT RD G703
MAUREEN BURKE	Maureen Burke	3100 SE PRUITT RD G208

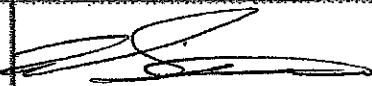
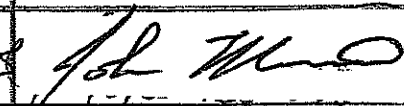

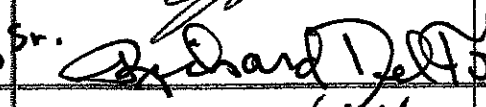
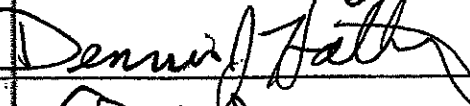

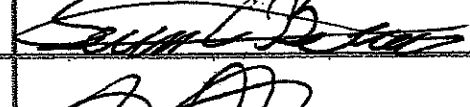



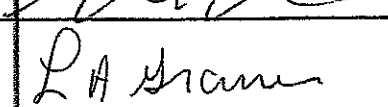

Petition to the city council

Petition summary and background	see attached letter April 23, 2024 Amendment to the Port St. Lucie Future Land Use Plan
Action petitioned for	Stop any changes to northwest corner of Morningside and Westmoreland 7.11 acres to stay with 2017 approval

Printed Name	Signature	Address
Thomas Ritter		2793 SE Morningside Blvd.
Melanie Fernandez		2361 SE Bordeaux Ct
Joseph Ferranti		2064 SE Camilo St.
Maria Ferranti		2064 SE Camilo St.
DEVON FATHAUSER		2337 SW PLEN CIRCLE
Ryan Gsai		2441 SE Riva Ave
Desiree Eid		1400 S Kerner Hwy
Kristin Ruone		2398 SE Fruit
Eric Tyner		2891 Morningside Blvd
Kelsey Ruone		2793 Morningside Blvd
James Maurer		2815 SE Treasure Island Rd.
Jim Maurer		2122 SE Bayview Ave.

Petition to the city council

Petition summary and background	See attached letter April 23, 2024 Amendment to the Port St. Lucie Future Land Use Plan
Action petitioned for	Stop any changes to northwest corner of morningside and westmoreland 7.11 acres to stay to stay with 2017 approval

Printed Name	Signature	Address
LEO STONNITOLLO		2870 SE SAN JERONIMO RD PSL, FL 34952
JOHN MORRISSE		1411 SE SAN JERONIMO RD PSL, FL 34952
BRIAN EPPERSON		1453 SE WESTMORELAND RD PSL 34952
Rick DeToro Sr.		2880 SE San Jeronimo Rd PSL, FL. 34952
DENNIS HATHAWAY		2890 2960 SE SAN JERONIMO RD, 34952 PSL
Durrell Johnson		2970 SE San Jeronimo Rd PSL, 34952
Sara Berge		2980 SE San Jeronimo Rd
Sebastian Osterader		2990 SE San Jeronimo RD Port St Lucie FL 34952
Philip Spinda		2971 SE Treasure Island Rd, PSL FL 34952
Jason DUNZ		1421 SE San Jeronimo Rd PSL - 34952
Michael Cenik		1410 SE San Ignacio Lane PSL, FL 34952
Lisa Graner		1390 SE San Ignacio Lane PSL, FL 34952

[illegible]

From: [DL Langford](#)
To: [Bridget Kean](#)
Cc: [Jolien Caraballo](#)
Subject: Re: REQUEST FOR AMENDMENT OF PUD ZONING REGULATION BOOK AND CONCEPT PLAN P24-070-RAVELLO (PLANNED UNIT DEVELOPMENT) 10TH AMENDMENT
Date: Monday, October 28, 2024 4:40:06 PM
Attachments: [image001.png](#)

Greetings,

I appreciate your reply. However I'm unsure what "the buffer" means. There is some confusion concerning the map on the reverse side of the notice. The "subject property" shown on the notice I received indicates a piece of property beyond the tree line in the preserve behind Visconti (approximately Morningside and Cambridge). This isn't the Ravello PUD, to my understanding.

As requested, please resend the Notification to amend the "subject property" or otherwise please clarify by sending a new NOTICE to confirm the "subject property" and a new date for a City Council meeting be scheduled in accordance to established notification timelines.

Thank you for your accommodations.

Regards,

DL Langford
303 594 1880

From: Bridget Kean <BKean@cityofpsl.com>
Sent: Monday, October 28, 2024 2:39 PM
To: DL Langford <dlleo@outlook.com>
Subject: RE: REQUEST FOR AMENDMENT OF PUD ZONING REGULATION BOOK AND CONCEPT PLAN P24-070-RAVELLO (PLANNED UNIT DEVELOPMENT) 10TH AMENDMENT

Good afternoon and thank you for providing public comment. Your comments will be added to the public record for the Planning and Zoning Board Meeting on Nov. 6 beginning at 6:00 pm. The public hearing for the City Council is scheduled for Nov. 25, 2024 and the second reading of the ordinance is on December 9, 2024. The letter says tentative in case the item is tabled by the P&Z Board which would postpone the public hearing before the City Council and the second reading of the ordinance.

I apologize if the buffer is confusing. It is intended to point out the location of the Ravello PUD and not any specific property.

You can attend the meeting for Planning and Zoning Board and provide comments or you can send any additional comments to me and they will be entered in the Public Record.

Sincerely,



www.CityofPSL.com

Bridget Kean

Deputy Director

Planning and Zoning Department

O. 772-873-6489

C. 772-418-3987

A. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



From: DL Langford <dlleo@outlook.com>

Sent: Sunday, October 27, 2024 6:09 PM

To: Bridget Kean <BKean@cityofpsl.com>

Subject: REQUEST FOR AMENDMENT OF PUD ZONING REGULATION BOOK AND CONCEPT PLAN P24-070-RAVELLO (PLANNED UNIT DEVELOPMENT) 10TH AMENDMENT

I am in receipt of this notice dated 10/24/24. I am disturbed by the pace at which Pand Z are scheduling a public hearing to be followed by "Official Action" by the City Council in November and December. I note that contact should be made with the City Clerk's office to confirm the meeting dates. Can I suggest that you send out confirmation of those dates prior to those dates for those within 750' of the subject property, because the community does not want to miss an opportunity to listen and speak on the many issues concerning this property.

Also, the limitation of notification per the above (750') is a slight to the whole Sandpiper Bay community who are largely engaged in questioning the zoning for this project.

In addition, this notification has an inaccurate location for the "subject property", leading to much confusion as to exactly what the "subject property" is. As you may be aware, there are several properties involved in rezoning issues in Sandpiper Bay. The one identified by the map is neither of those.

I respectfully request that a new NOTICE be sent to confirm the "subject property" and a new date for a City Council meeting be scheduled in accordance to established notification timelines. Everyone needs a little time to digest the result of the Election as of the date currently scheduled, as well as avoid the 'rush' City Council now wants. This project has been in the works for years, without the knowledge of many in the Sandpiper Bay community, nor disclosed to buyers by builders in the area.

Regards,
DL Langford
303 594 1880

From: [Jessica Heinz](#)
To: [Mary Savage-Dunham](#); [Anne Cox](#); [Bridget Kean](#)
Subject: FW: New Submission: Comments to be Heard
Date: Tuesday, October 29, 2024 8:56:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Good morning,

We received the below public comment for item 8B on the 11/6/2024 P&Z Board Meeting Agenda.

Thank you,



Jessica Heinz
Agenda Manager
City Clerk's Office
o. 772-871-7325
c. 772-251-8829

City of Port St. Lucie | *Heart of the Treasure Coast*

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



From: Jotform <noreply@jotform.com>
Sent: Monday, October 28, 2024 11:31 AM
To: Sally Walsh <SWalsh@cityofpsl.com>; Calleigh Nazario <CNazario@cityofpsl.com>; Jessica Heinz <JHeinz@cityofpsl.com>
Subject: New Submission: Comments to be Heard



New Submission: Comments to be Heard

Meeting Date	11-06-3124
Name	Kelly Lee
Phone Number	(770) 540-4790

Email kellylee06@comcast.net

I am a...

Resident

Property Owner

Is your address exempt from public records per Florida State Statute?

No

Association/Address

2866 SE Ginza St, Port St Lucie, FL, 34952

I would like to comment on:

Agenda Items

Agenda Item Number:

P24-070

Name of Agenda Item:

PUD changes to Westmoreland parcel

I am...

Opposed

Comments:

There are still many unanswered questions on the toxins and wetlands in this parcel.

From: M A Gorniewicz
To: [Bridget Kean](mailto:Bridget.Kean@paslc.gov) info@paslc.gov
Subject: Fwd: Commercial Parcel 4411-701-0033-000-6
Date: Monday, October 28, 2024 4:55:32 PM

----- Forwarded message -----

From: M A Gorniewicz <teamajka@gmail.com>
Date: Mon, Oct 28, 2024 at 4:53 PM
Subject: Re: Commercial Parcel 4411-701-0033-000-6
To: PA RealEstate <PA_RealEstate@paslc.gov>

Dear Jacqueline Nunez:

The owner of the parcel sent me a letter that this parcel is a commercial use parcel and is asking the City of PSL to reclassify it to institutional so an assisting living facility can be built on it. I don't understand how can a commercial use parcel be "dedicated" as you call it in your email to not having any value and not pay any taxes at all. Can you elaborate? I am copying Bridget Kean at the City of PSL's Planning and Zonning.

Dear Bridget Kean,

I received a letter from Mike Ryan saying they have a commercial use parcel (number above) and they asking the City to change it to institutional use so they can build an assisting living facility. The Property Appraiser says the parcel is not a commercial use parcel but a Residential Common Element usage of Water Management - what does that mean? Can the same parcel have two different zonings? Please explain.

Thank you!

On Mon, Oct 28, 2024 at 9:15 AM PA RealEstate <PA_RealEstate@paslc.gov> wrote:

Good morning,

This parcel has a dedication since this new subdivision was created in 2003. If you need additional information you may want to review this plat recorded Book 41 Page 21. This is a Residential Common Element usage of Water Management this is the reason why this parcel does not have a value.

I hope this information helps.

Regards,

Jacqueline Nuñez, CFE

Real Estate Data Analysis Specialist

Representing Michelle Franklin, CFA

Saint Lucie County Property Appraiser's Office

(772)462-1044 www.paslc.gov

From: Maria Gorniewicz <gorniewi@gmail.com>
Sent: Saturday, October 26, 2024 10:47 PM
To: PA_Info <info@paslc.gov>
Subject: Commercial Parcel 4411-701-0033-000-6

SECURITY WARNING: This email originated from an external source. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe. Any questions, please call IT.

Ms. Michelle Franklin,

Can you clarify why this commercial parcel does not have an assessed value, market value, taxable value, or any other value calculated by your Office? Is it normal for large commercial parcels to have a zero property value?

4411-701-0033-000-6 located at Cambridge , no street number. This is 21 acres of commercial property.

Thank you!

--

Maria Gorniewicz

772-337-1845

gorniewi@gmail.com

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.



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From: [Cristiana Bentivoglio](#)
To: [Jolien Caraballo](#); [Bridget Kean](#)
Subject: Rivella/Ravello P24-033 Meeting November 6, 2024
Date: Wednesday, October 30, 2024 9:53:20 AM

Dear Ms Kean and Vice Mayor Caraballo,

I was unable to attend the meeting where Mr. Ryan presented, for the second time, the rezoning request to build an Assisted Living Facility on Westmoreland and Morningside. I listed below some of the comments I've heard and some suggestions too. The worst comment is: *They have already decided, our opinion doesn't matter.*

Hundreds of us have come to meetings, entered comments and signed petitions, doesn't it matter? Is there a magic number of people needed to oppose a project? 500? 1000?

Some of the comments I heard:

They have decided, our opinion doesn't matter.

They had a deal with Mr. Ryan from when he gifted the Park across the street.

There was a new traffic study done this summer, not the busiest time of the year. They are counting for 22 employees and 75 residents who will never leave the premises, it is optimistic, but probably not accurate. Ask Mr Del Toro how many cars pass everyday through Westmoreland.

There was also an environmental study made, there are only a few turtles that will be relocated. Again does not sound accurate. A lot of trees and underbrush that could provide a natural buffer have been burned to prepare for construction.

They can build 4 stories with the rezoning approval, great, more buildings and parking lots, is not enough with the partially abandoned eyesore of a strip mall across the street.

The water that is now absorbed by that green space will be flooding the street and the mall, and we have only one way to get out, Morningside Ave.

The City will benefit from the income tax generated by this development and keep increasing taxes to residents of Port St. Lucie.

They'll destroy the family feel of this place and the habitat for wildlife and vegetation.

Some good suggestions offered were:

Keep it within the outer limits of the community, don't alter the landscape/habitat/wetland so crudely. Use the entrance from the Rivella Gates only, surely the Rivella gate has the capacity to absorb *the 22 employees and the 150 residents who will never leave the premises.*

To minimize the negative impact of a big multistory building among small residential homes, leave the existing natural buffer around the facility, 100 ft or + as is, a sort of wildlife corridor of existing trees and plants for the preservation of a wildlife habitat and the green community feel of this Historic Hamlet.

This is a residential area with 30 m/h limit one lane roads that swerve gently across the neighborhood rotundas and side streets. It was not built for the kind of traffic that developers are planning. This neighborhood was designed with open green spaces for recreation, they house endangered species wildlife habitats and provide natural water retention when excess flood waters from ever more dramatic hurricane events hit. There's no point in sending out surveys to ask for our opinion about buying land to create parks, you have the land, you don't need to let developers destroy it, and then buy land somewhere else. Form a Land Bank. Become pioneers in good practices to protect our City's dwindling green areas.

I am a great optimist and I believe that we can look for a solution that might find us all in agreement, but If we cannot, then the rezoning should not be allowed. This will set a precedent that will trump every other attempt by residents to have a saying about the neighborhood they have chosen to live and prosper in.

With the utmost respect for the work you do in our great City of Port Saint Lucie, I thank you and send you my very best regards,

Cristiana Di Vaio

From: M A Gorniewicz
To: Bridget Kean
Cc: info@pslc.gov
Subject: October 24, 2024 Letter RE: Mike Ryan And Assisted Living Facility
Date: Wednesday, October 30, 2024 11:37:50 AM
Attachments: image001.png
image008.png
Mike Ryan Letter 102424.pdf

Dear Ms. Kean:

The letter I got (attached) has a big arrow pointing to parcel 4411-701-0033-000-6 owned by Visconti POA and classified by the Property Appraiser as water management. It further clarifies that the property is located between Westmoreland, Cambridge, and Morningside. That's not the area where I thought the assisted living facility was going, i.e. parcel 4414-601-0021-000-1 which on the map appears to be between Westmoreland, Morningside, and Via Tirso. I would ask the City to review all of its documentation on this case to make sure that parcel 4411-701-0033-000-6 doesn't emerge from this process as a buildable lot.

I have another question: there will be increased traffic from this project and Cambridge DR is less of a road and more of a crowded pedestrian boardwalk due to the lack of sidewalks. Will the developer and the City finally build a sidewalk along Cambridge? It is already City property, so ROW should not be a problem, neither should be the money collected from impact fees in this part of town in the 30 years I've lived here.

Thank you!

On Tue, Oct 29, 2024 at 3:13 PM Bridget Kean <BKean@cityofpsl.com> wrote:

Good afternoon. The buffer map that was included in the property notification letter was identifying the Ravello PUD. It was not meant to specify a particular property. Parcel 4411-701-0014-000-7 is within the Ravello PUD but owned by the City of Port St. Lucie. It is designated as open space recreation land. Parcel 4411-701-0033-000-6 is within the Ravello PUD and is a dedicated water management tract.

The 7 acre parcel in the Ravello PUD that is proposed to change the use from commercial to institutional for the previously approved assisted living facility is Parcel 4414-601-0021-000-1 and located at the corner of Westmoreland and Morning Blvd west of the roundabout as shown below. Please contact me if you have any questions.



www.CityofPSL.com

Bridget Kean

Deputy Director

Planning and Zoning Department

o. 772-873-6489 c. 772-418-3987
a. 121 SW Port St. Lucie Blvd., Port St. Lucie,
FL 34984



From: M A Gorniewicz <teamajka@gmail.com>
Sent: Monday, October 28, 2024 4:55 PM
To: Bridget Kean <BKean@cityofpsl.com>; info@pslc.gov
Subject: Fwd: Commercial Parcel 4411-701-0033-000-6

----- Forwarded message -----

From: M A Gorniewicz <teamajka@gmail.com>
Date: Mon, Oct 28, 2024 at 4:53 PM
Subject: Re: Commercial Parcel 4411-701-0033-000-6
To: PA RealEstate <PA_RealEstate@pslc.gov>

Dear Jacqueline Nunez:

The owner of the parcel sent me a letter that this parcel is a commercial use parcel and is asking the City of PSL to reclassify it to institutional so an assisting living facility can be built on it. I don't understand how can a commercial use parcel be "dedicated" as you call it in your email to not having any value and not pay any taxes at all. Can you elaborate? I am copying Bridget Kean at the City of PSL's Planning and Zoning.

Dear Bridget Kean,

I received a letter from Mike Ryan saying they have a commercial use parcel (number above) and they asking the City to change it to institutional use so they can build an assisting living facility. The Property Appraiser says the parcel is not a commercial use parcel but a Residential Common Element usage of Water Management - what does that mean? Can the same parcel have two different zonings? Please explain.

Thank you!

On Mon, Oct 28, 2024 at 9:15 AM PA RealEstate <PA_RealEstate@paslc.gov> wrote:

Good morning,

This parcel has a dedication since this new subdivision was created in 2003. If you need additional information you may want to review this plat recorded Book 41 Page 21. This is a Residential Common Element usage of Water Management this is the reason why this parcel does not have a value.

I hope this information helps.

Regards,

Jacqueline Nuñez, CFE

Real Estate Data Analysis Specialist

Representing Michelle Franklin, CFA

Saint Lucie County Property Appraiser's Office

(772)462-1044 www.paslc.gov

From: Maria Gorniewicz <gorniewi@gmail.com>
Sent: Saturday, October 26, 2024 10:47 PM
To: PA_Info <info@paslc.gov>
Subject: Commercial Parcel 4411-701-0033-000-6

SECURITY WARNING: This email originated from an external source. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe. Any questions, please call IT.

Ms. Michelle Franklin,

Can you clarify why this commercial parcel does not have an assessed value, market value, taxable value, or any other value calculated by your Office? Is it normal for large commercial parcels to have a zero property value?

4411-701-0033-000-6 located at Cambridge , no street number. This is 21 acres of commercial property.

Thank you!

--

Maria Gorniewicz

772-337-1845

gorniewi@gmail.com



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From: [D L](#)
To: [Bridget Kean](#)
Cc: [Nadia](#); [Charlie](#); [Lisa D](#); [tomkingion@gmail.com](#); [tkut@yahoo.com](#); [kellylee06@comcast.net](#); [zonepsl](#)
Subject: Re: Regarding P24-070 - Agenda - Westmoreland and Morningside
Date: Wednesday, October 30, 2024 11:43:34 AM
Attachments: [image001.png](#)

Can you confirm that you will be bringing P24 070 to the PZ board this month and not P24 033

We still do not see a site conceptual plan for P24 033 although the owner presented photos of a site.

I believe he presented photos of Harbor Place ♂

Joliene may have a copy of his presentation?

Thank you

On Mon, Oct 28, 2024, 3:05 PM Bridget Kean <BKean@cityofpsl.com> wrote:

Good afternoon, Mr. Lipps. Thank you for reaching out to me. My responses are in red below. I will add your comments to the Public Record. Let me know if I can be of further assistance.

Sincerely,



www.CityofPSL.com

Bridget Kean

Deputy Director

Planning and Zoning Department

o. 772-873-6489 c. 772-418-3987

a. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



From: D L <lipps46@gmail.com>
Sent: Friday, October 25, 2024 4:40 PM
To: Bridget Kean <BKean@cityofpsl.com>
Subject: Regarding P24-070 - Agenda - Westmoreland and Morningside

Dear Ms. Kean,

I hope this message finds you well. We are currently reviewing information found on the Fusion website concerning the upcoming development. We have several questions regarding the level of assistance that the City is providing to the developer to expedite the process, as mentioned during the site plan review meeting.

1. Is it standard practice for the City to offer this amount of assistance to a real estate developer to ensure that the documentation is complete? We are unfamiliar with this process and seek clarification on whether this is typical.

Yes. The Planning and Zoning Dept assists applicants with their submittals. We assist the general public, business owners, and property owners with general and specific questions through the Planner of the Day service.

2. We understand that the Traffic Study had not been completed at the time this was passed by the Site Plan Review Committee. Is this usual practice?

A traffic study was submitted but there were still some comments that needed to be addressed. It is standard practice to approved projects with comments at the Site Plan Review Committee stage of the review.

3. We also wanted to know if you had access to the environmental toxins that the developer said was found on the property. We have record from the Department of Environmental Protection regarding the Carcinogens Toxins and metals found on the abutting property but do not understand why the developers property is not required to submit a more detailed study to determine the safety of construction on a parcel that would be used for the elderly and ill. We have attached the DEP study from the Max Gas for review. We hope that this will also be presented to the Planning and Zoning Board.

<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516204/facility!search>

You will have the opportunity to provide public comment and any documentation at the meeting. The developer will need to coordinate with DEP separately.

4. We are also curious about the protocol for passing an agenda to Planning without complete documentation on potential public harm, specifically relating to evacuation routes. We have submitted multiple issues of concern, yet have received limited responses and have not seen them reflected in the Fusion documents for review.
5. Lastly, will the signed neighborhood petition, which now includes signatures from nearly 1,000 residents, be posted for review by the Planning and Zoning Board?

I have the documents you submitted to Anne Cox on October 23 and they are included in the Public Record for the Planning and Zoning Board hearing.

We have attached the documentation, including notations from you on this agenda item, as well as email responses from the SFWMD and St. Lucie County Public Safety Department for reference.

Thank you for your time and attention to these matters. We mean no disrespect to you or your office we are just looking for guidance and clarification

Respectfully,

The Residents of Sandpiper Bay and the Surrounding Communities

Please see the Copy and Past Responses from the respective agencies

Good afternoon:

I did go ahead and shared your email with our County Administration, and Planning and Development Services Department Director who shared your concerns with his counterpart at the City of Port St. Lucie.

The City's Planning Board will soon hear this agenda item, and the public is welcome to attend that meeting and voice their concerns.

The applicant and the City will need to determine the impacts from the project on the City's roadway.

Sincerely,

Ron Guerrero | Director
St. Lucie County Public Safety Department
GuerreroR@stlucieco.org

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From: D L <lipps46@gmail.com>
Sent: Friday, October 25, 2024 12:26:53 PM

To: Ron Guerrero <guerrero@stlucieco.org>
Cc: Charlie <choycedag@comcast.net>;
kellylee06@comcast.net <kellylee06@comcast.net>; Nadia
<nadiaj@auroracruises.com>; lisa D
<lisad1255@gmail.com>; tomkingion@gmail.com
<tomkingion@gmail.com>; tkut@yahoo.com
<tkut@yahoo.com>; zonepsl <zonepsl@yahoo.com>
Subject: Fwd: Subject: URGENT: Potential Evacuation
Route Obstruction due to Proposed Assisted Living Complex

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Good day sir

We were wondering if your office has had a chance to consider the issue presented?

We are aware of how busy your staff is right now and understand it is not easy.

We commend your office on the response provided to our Community.
The response has been second to none.

Huffman, Jessica

7:05 AM (8 hours ago)

to me, kellylee06@comcast.net, Nadia, lisa, Charlie, zonepsl, tomkingion@gmail.com, tkut@yahoo.com, Niall

Good morning,

Thank you for reaching out. The Application has not yet been completed as we are awaiting the final wetland survey from the environmental consultant. I have cc'd him in this email. With that being said, we did visit the site a few weeks ago and identified a small wetland on the western boundary. This wetland is small and isolated. It appears to be less than 0.5 acres and if this is the case, pending final determination

via the survey, impacts to this wetland would not require mitigation. However, the impacts would need to be authorized under a subsequent ERP Application.

I hope this helps clarify your questions. Please let me know if there is anything else I can assist with.

-Jessica

Jessica Mainelli (Huffman)
SFWMD

From: D L <lipps46@gmail.com>
Sent: Friday, October 25, 2024 6:34:07 AM
To: Huffman, Jessica <jhuffman@sfwmd.gov>
Cc: kellylee06@comcast.net <kellylee06@comcast.net>;
Nadia <nadiaj@auroracruises.com>; lisa D
<lisad1255@gmail.com>; Charlie
<choycedag@comcast.net>; zonepsl <zonepsl@yahoo.com>;
tomkingion@gmail.com <tomkingion@gmail.com>;
tkut@yahoo.com <tkut@yahoo.com>
Subject: Application #: 240906-45515

You don't often get email from lipps46@gmail.com. Learn why this is important

[Please remember, this is an external email]

Good Day Ms. Huffman,

We are following up on the Wetland Delineation application 240906-45515.

We have been informed by the owner that the South Florida Water Management District (SFWMD) visited the site and determined that the area is too small to be considered a wetland.

We could not locate this determination in the application e-permitting files and would like to verify the accuracy of the owner's information.

The owner is scheduled to appear before the Port Saint Lucie Planning and Zoning Board on November 6th at 6 p.m

We have some concerns regarding the correctness of the information he has provided.

He has stated to the Site Plan Review Board that SFWMD has no interest in this area. However, we still believe this is a significant area that requires protection. We request your expert input on this matter.

Thank you for all the support you and your team provide in keeping Florida's areas safe and beautiful.

Respectfully

The Residents of Sandpiper Bay and the surrounding Communities

From: [D L](#)
To: [Bridget Kean](#)
Cc: [Nadia](#); [Charlie](#); [Lisa D](#); [tomkingion@gmail.com](#); [tkut@yahoo.com](#); [kellylee06@comcast.net](#); [zonepsl](#)
Subject: Re: Regarding P24-070 - Agenda - Westmoreland and Morningside
Date: Wednesday, October 30, 2024 11:43:34 AM
Attachments: [image001.png](#)

Can you confirm that you will be bringing P24 070 to the PZ board this month and not P24 033

We still do not see a site conceptual plan for P24 033 although the owner presented photos of a site.

I believe he presented photos of Harbor Place ♂

Joliene may have a copy of his presentation?

Thank you

On Mon, Oct 28, 2024, 3:05 PM Bridget Kean <BKean@cityofpsl.com> wrote:

Good afternoon, Mr. Lipps. Thank you for reaching out to me. My responses are in red below. I will add your comments to the Public Record. Let me know if I can be of further assistance.

Sincerely,



www.CityofPSL.com

Bridget Kean

Deputy Director

Planning and Zoning Department

o. 772-873-6489 c. 772-418-3987

a. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



From: D L <lipps46@gmail.com>
Sent: Friday, October 25, 2024 4:40 PM
To: Bridget Kean <BKean@cityofpsl.com>
Subject: Regarding P24-070 - Agenda - Westmoreland and Morningside

Dear Ms. Kean,

I hope this message finds you well. We are currently reviewing information found on the Fusion website concerning the upcoming development. We have several questions regarding the level of assistance that the City is providing to the developer to expedite the process, as mentioned during the site plan review meeting.

1. Is it standard practice for the City to offer this amount of assistance to a real estate developer to ensure that the documentation is complete? We are unfamiliar with this process and seek clarification on whether this is typical.

Yes. The Planning and Zoning Dept assists applicants with their submittals. We assist the general public, business owners, and property owners with general and specific questions through the Planner of the Day service.

2. We understand that the Traffic Study had not been completed at the time this was passed by the Site Plan Review Committee. Is this usual practice?

A traffic study was submitted but there were still some comments that needed to be addressed. It is standard practice to approved projects with comments at the Site Plan Review Committee stage of the review.

3. We also wanted to know if you had access to the environmental toxins that the developer said was found on the property. We have record from the Department of Environmental Protection regarding the Carcinogens Toxins and metals found on the abutting property but do not understand why the developers property is not required to submit a more detailed study to determine the safety of construction on a parcel that would be used for the elderly and ill. We have attached the DEP study from the Max Gas for review. We hope that this will also be presented to the Planning and Zoning Board.

<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516204/facility!search>

You will have the opportunity to provide public comment and any documentation at the meeting. The developer will need to coordinate with DEP separately.

4. We are also curious about the protocol for passing an agenda to Planning without complete documentation on potential public harm, specifically relating to evacuation routes. We have submitted multiple issues of concern, yet have received limited responses and have not seen them reflected in the Fusion documents for review.
5. Lastly, will the signed neighborhood petition, which now includes signatures from nearly 1,000 residents, be posted for review by the Planning and Zoning Board?

I have the documents you submitted to Anne Cox on October 23 and they are included in the Public Record for the Planning and Zoning Board hearing.

We have attached the documentation, including notations from you on this agenda item, as well as email responses from the SFWMD and St. Lucie County Public Safety Department for reference.

Thank you for your time and attention to these matters. We mean no disrespect to you or your office we are just looking for guidance and clarification

Respectfully,

The Residents of Sandpiper Bay and the Surrounding Communities

Please see the Copy and Past Responses from the respective agencies

Good afternoon:

I did go ahead and shared your email with our County Administration, and Planning and Development Services Department Director who shared your concerns with his counterpart at the City of Port St. Lucie.

The City's Planning Board will soon hear this agenda item, and the public is welcome to attend that meeting and voice their concerns.

The applicant and the City will need to determine the impacts from the project on the City's roadway.

Sincerely,

Ron Guerrero | Director
St. Lucie County Public Safety Department
GuerreroR@stlucieco.org

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From: D L <lipps46@gmail.com>
Sent: Friday, October 25, 2024 12:26:53 PM