

**Comments for rezoning of property on Christensen, Selvitz & Devine Roads, July 12, 2023
Bill & Jill Sunderland, 4640 Christensen Road. Fort Pierce, FL 34981**

We are present today at this City of Fort Pierce Zoning Planning Committee meeting to record our objections to the rezoning request of the property located on the NE Corner of Selvitz Road and Devine Road, which will also heavily impact the residents of Christensen Road. It is important for this committee to know that homeowners who will be impacted by this potential zoning change were not properly notified by U.S. Mail that this rezoning request was submitted. The only notification we saw was a small rezoning hearing sign placed on July 8th, 2023 on Divine Road, which is dirt, but most of the residents don't use it so weren't aware of this meeting. With only a few days' notice, most of the residents are unable to attend today's meeting, hence the low turnout of residents. The last time this rezoning application was submitted, the residents packed City Hall to express their disapproval.

My husband and I have owned our property on Christensen Road for over 30 years. It is a wonderful rural community where people enjoy the outdoors. You can always find neighbors safely walking, riding their bicycles and children playing in the spacious yards. We also have pets, like dogs, cats, horses, cows, goats & chickens. Everyone has space to grow and live a good life.

Most of the houses on Christensen & Devine Roads are 3-5 acre plots, zoned R-1-low residential density. This rezoning proposal drastically increases the density by changing 122 acres into Mixed Use Development with a concept plan of adding 800+ units, mostly high density and if approved, it could have a capacity of over 2,000 units. This will have a substantially negative impact on the area. POD 2 is listed as 6.76 acres with a proposal of adding up to 74 units. Can you please explain how that many units is considered low-density residential? Keeping less than 7 acres for single-family does not seem appropriate for the area. We are also concerned with POD 1 having an indicated 400 - 2,000 units on 80 acres listed as a planned development. The concept plan does not make it clear how occupants of this development will be entering or leaving this development.

Traffic is another major concern. Christensen Road & Divine Road (which is just dirt), are both substandard roadways according to the Fort Pierce Public Works Department. These roads do not have proper drainage or shoulders and are identified as 50' wide. To help with the current traffic load, the county placed a "local traffic, no cut through" sign to reduce the traffic that cuts through from Christensen to Devine over to Selvitz. If this development is approved, the increase in traffic will be significantly more than these roads can accommodate. The plan also proposes adding up to 74 units that will enter/exit directly onto Christensen Road. Selvitz Road is two lanes and already in bad shape, West Midway Road is only two lanes west of Selvitz Road. This proposal estimates 1,600 – 5,000 vehicles per day traveling to and from this development. Can you please explain how these roads will be able to handle this volume? Who will pay for all the road upgrades needed if this unnecessary and unreasonable rezoning proposal is approved?

Our community is on private wells and septic tanks. What are the expected additional costs that current homeowners in the area will have to pay to provide the water and sewage needs of a development this large. The proposed 800 + units will also impact the fire and police departments, and waste disposal services. How will this development affect the property values of current residents? Is it anticipated that current homeowners will lose property for road upgrades and sidewalks?

As evidenced by overdeveloped communities in Florida south of Saint Lucie County, developers come into these beautiful rural areas, develop high-density units, leave most of the infrastructure upgrade costs to the

community, make a fortune, then leave. Current homeowners get stuck with the bad roads, all the traffic congestion and overloading of already overtaxed government services on all levels.

We do not want to see our beautiful community turn into another congested, traffic-ridden area like Port Saint Lucie or West Palm Beach. Please keep our open spaces for people to enjoy living in Fort Pierce.

There are numerous research studies that prove people are happier and healthier when they have space to spread out and enjoy the natural areas around them. The people of the City of Fort Pierce and Saint Lucie County have so many parks and nature areas, so we must think it's important.

Please DO NOT approve this rezoning request.

Thank you for your time and consideration of our objections to this rezoning request.