

Property Owners of
The Reserve, Inc.

An Organization
Representing
Member Residents of
PGA Village

OCTOBER 2007

Inside this Issue

President's Letter	1
Volunteers Needed for PORI	2
PSL Regional Power Plant	3
Compliance Committee	3
Neighborhood Challenge	3
Security	4
Community Cable Channel	4
Traffic Flow from PGA Circle	5
Island Club	5
Land Use Change	6
Letter re: Land Use Change	7



PORI NEWS

LETTER FROM THE PRESIDENT

Dear Members,

Finally! After many, many years of effort, residents/owners have been elected to the Master Property Owners Association (POA). The formal name of our Master organization is PGA Village POA, Inc. We really appreciate all of the interest in running for the Master Board. Many communities have to "beg" people to run to fill the open slots. We had thirteen candidates. The following seven individuals have been elected to a one year term on the Master Board of Directors: Carol Anderson, Dr. Bobbie Conti, Pamela J. Hammer, Domenic Montemurro, Stanley Silver, Warren Sonne, and Dr. Doug Warns. They have already begun working. Until a Master POA web site is established, I will try to post activities on the PORI web site in order to keep all owners informed. This newsletter is sent to PORI dues paying members only.

In the upcoming months there will be a major turnover of the members of the PORI Board of Directors. Several Directors will resign to focus on their new roles and several others' terms expire. We really need hardworking, dedicated members to step up to the plate and volunteer to fill unexpired terms and to run for openings on the PORI Board of Directors. Please call any of the Directors to let them know of your interest.

I have been asked by several of you about the future of PORI. Will PORI continue to exist? The answer is ABSOLUTELY! PORI's scope far exceeds the

boundaries of PGA Village at the Reserve.

PORI is a named party in the settlement agreement with the City of Port St. Lucie regarding their regional sewer plant. The City must comply with the conditions of the settlement agreement including odor control, noise control, etc. or PORI can go straight into court to enforce the agreement without a long legal process.

PORI has also hired a traffic engineer to review Kolter's proposal to reduce the required six (6) lane bridge across I-95 to a four (4) lane bridge. Additional information on that report will be posted on the PORI web site and sent out on a PORI email blast as soon as the PORI Board of Directors meets, and has an opportunity for discussion.

PORI also has led the way in objecting to the Land Use Changes that Kolter is proposing for the land that is located in the city, but part of our DRI. This is the Commercial Park located north of The Pines and Maidstone. PORI hired attorney Virginia Sherlock to represent us at the City Council Meeting. We will be sending additional information to you on the progress and process. We will need all of you to stand up, and express your concerns to the state Department of Community Affairs. PORI supports commercial development however, we object to Heavy Industrial and many of the permitted uses in Light Industrial when it abuts residential land.

*"Will PORI continue to exist?
The answer is
ABSOLUTELY!"*

Continued on Page 2

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Master PGA Village Turnover Board-Elect Seeks Volunteers

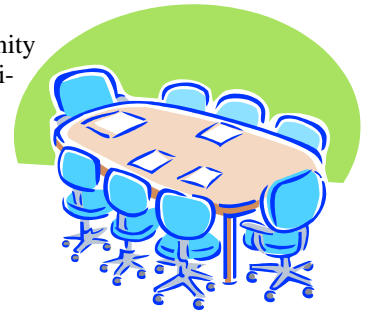
By Carol Anderson

The newly elected PGA Village POA, Inc. Master Board would like to thank the property owners of PGA Village for their vote of confidence. The entire slate endorsed by PORI was elected.

Though the elected board will not be installed until the Developer Controlled board resigns December 31, 2007, your Master Board- Elect is working actively toward an effective transition.

Seven volunteers cannot run this community alone. We are currently seeking interested residents with the following expertise or interest:

Contracts Administration
Newsletter Committee Members
Web site Committee Members
Architectural Review Committee Members
Compliance/Violation Committee Members



Interested? Let us know. Call or e-mail Turnover Co-Chairs:
Carol Anderson 772 467- 0302 canderson020@earthlink.net
Pamela Hammer 772 466-6926 pamhammerfl@aol.com

LETTER FROM THE PRESIDENT

continued from page 1

PORI will continue to champion many issues such as these as we continue to grow. This takes an incredible burden off the PGA Village POA Board of Directors so that they can concentrate on the turnover issues, and the internal operations of our community.

I would like to personally thank each and every one of you for all of your support, work, advice, and construc-

tive criticism over these past years. It has been quite an experience, and I am very proud to say that we have accomplished the major (but not only) priority of PORI – Turnover of the Master Association to the Owners.

Sincerely,

Pamela J. Hammer, President,
Property Owners of the Reserve,
Inc. (PORI)

PORT SAINT LUCIE REGIONAL SEWER PLANT

By Pamela Hammer

West of our exit onto Glades Cut Off Road stands the PSL regional sewer plant. It was initially built for a capacity of 6 million gallons of sewage per day. The city is now in the process of adding to the size of the plant to process 12 mil-

lion gallons per day, with an additional expansion to 24 million gallons of capacity per day in the future. At this time PSL must make adjustments to the system to prevent odor drift beyond the boundaries of the property. PORI has

contracted with an environmental engineer via our attorney Jane Cornett, to assess the expansion and any impacts upon our community. Once a final report is available, we will forward that information to you.

PGA Village Neighborhood Golf Challenge

November 7, 2007

By Warren J. Sonne

For the first time, each Property Owners Association within PGA Village will have the opportunity to field one or more Men's, Women's or Combined "Foursome" to compete in the "PGA Village Neighborhood Golf Challenge." Participation will be on a first come, first served basis so it is possible for a POA to have multiple teams. 144 people can participate in a "shotgun." If there are more than 144, we will **try** to get additional Tee Times on the other PGA Golf Courses.

A valid USGA approved Handicap "ID" must be provided for each player, or that player will be rated at

PAR. Every player must reside or own property within the HOA that they represent. The Tournament will be an 8:30 A.M. Shotgun on one of the PGA Golf Club courses (to be announced), followed by an **Awards Luncheon** (closest to the Pin, Longest Drive, etc) and the presentation of the First Ever **"PGA Village Cup."** The format will be one Best Ball of the Foursome (Net). The cost will be \$75 per person .

The winning POA will have it's name memorialized on the Extravagant **"PGA Village Cup,"** a trophy that will challenge the Ryder in depth and scope, and which we hope will be on permanent

display at the **"Island Club."** It is anticipated that this will become the premier annual event at PGA Village, and will serve to cement the bond between PGA Village and the PGA of America.

Payment will be made directly to the PGA Golf Club. The cost for a foursome is \$300 + tax of \$19.50. Total \$319.50 (or \$79.88 per person)

Please call or email:
Warren J. Sonne 466-7006
wsonne@theflpi.com

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COMPLIANCE COMMITTEE REPORT

By Bob Simons

The Compliance Committee is an integral part of the Traffic, Safety and Rule Enforcement program put in place by Kolter in July, 2004. The purpose is to maintain traffic safety and rule enforcement and in so doing, protect our property values and quality of life.

The committee meets monthly under the administration of Lang Management and includes five residents, Lang's local manager and the supervisor of Wackenhut's security team. We review traffic, parking and non-traffic citations issued during the preceding 30 days.

Activity during the past two months has been sparse, if not next to non-existent. For example, only 21 citations were issued and 12 of them were for parking violations. During this 60-day period two speeding citations and two stop sign violations were issued. There were also three citations issued for golf cart operation by unlicensed drivers and two miscellaneous citations.

Hopefully, this activity represents a wonderful turn-around by residents and visitors and not just a relaxation in enforcement activity. The Committee has

asked repeatedly for an accounting of time spent on traffic monitoring and has received no meaningful response. Also, we have continued to recommend the development of progressive penalties and fines for serious and excessive violations.

Hopefully, the new master POA Board will address these issues following turnover.



P.G.A. VILLAGE SECURITY

By Warren Sonne

The Automated Guest Call In System is almost a reality.

Your "unique" PIN number and dialing instructions will be sent to you by Lang Management along with your next payment coupons. We urge you to become familiar with the new Dial-In Guest Access System, and use it to register your expected visitors.

Until then, please call the East Gate 772 489-2583 and speak with a security officer to have your guest entered into the Access System database.

The only number to call for guest access is 772 489-2583, no matter where you live in PGA Village. Please do not call, or stop by the other gates for this purpose. Make sure to provide the guests name, and the full company name if you are expecting a contractor or delivery. Generic names like "pool" or "lawn" company will only result in the security officer attempting to contact you for permission, and delay or deny access for your visitor.

Please instruct your visitors to enter through the correct Gate for your community, i.e.; the South Gate for

Kingsmill, and East or West Gates for Cypress Point.

Inform your guests to be prepared to provide your name (resident name), address, and produce a valid drivers license to the security officer at the Gate. No one will be permitted to drive a vehicle into PGA Village without a valid drivers license.

All owners are urged to obtain "transponders" for their vehicle. Temporary transponders are available for residents who use rental cars during their visits.

Transponders are available at Lang Management office, 2140 NW Reserve Park Trace, between the hours of 8:30 A.M. and 4 P.M., Monday-Friday. Please call Jan at 772 467-1503 for more information.

St. Lucie County has now installed an Emergency Notification System. In case of emergencies such as quickly spreading wild fires, the system is capable of calling 30,000 homes in less than ten minutes.

The system only calls listed telephone numbers, but you can register you non-listed and cell phones num-

bers in the following ways:

- Online, go to www.firstcall.net and select Unlisted Registration.
- Via e-mail, contact unlisted@firstcall.net, list your name, phone number, street address, city, state and ZIP code.
- By telephone, call 866 484-3264.

A "Safety and Security Seminar" is scheduled for Thursday, November 15, 2007, 6 to 8 P.M., in the Wanamaker Room at the PGA Golf Club. Please stop by to listen to our informative speakers from the County.

As "The Season" quickly approaches and our Village welcomes back our winter residents, please keep safety in mind at all times. Obey our speed limits; stop at our Stop Signs; keep your garage and other doors and windows closed when not in use; set your alarms; and report all emergencies and suspicious activities by calling 911 first, then PGA Village Security at 772 489-2583.

Be safe.

COMMUNITY CABLE TV CHANNEL 63

By Susan Furman



Until turnover is complete, there will be no changes to the Channel 63 Community Channel.

During 2008, Sue Furman looks forward to adding functionality to the station, including more graphics and investigating whether music can be added while the pages scroll.

If your sub-association wants to advertise its Board Meetings or Architectural Review Committee Meetings, please send any artwork or photo in jpg format with the copy to: suefurman@comcast.net.

TRAFFIC FLOW FROM PGA TRAFFIC CIRCLE TO PEACOCK

By Dick Cota

On August 15, 2007 The Treasure Coast Regional Planning Council (TCRPC) received a copy of "Notice of Proposed Change Traffic Analysis" (NOPC) for the RESERVE DRI. The NOPC was prepared for Reserve Homes Ltd. LP by Kimberly-Horn and Associates, Inc. TCRPC provided a copy of the document to this reporter.

The document proposes several roadway changes that Kimberly-Horn states will be required to maintain at least "Level of Service E" (LOS E) on roadways around the Reserve DRI through the year 2013. LOS F is not acceptable to FDOT, City or County standards.

The Executive Summary of the document lists the improvements needed as follows:

- **Widening St. Lucie West Boulevard** from Commerce Center Parkway to I-95 NB Ramp from two-lane to four lanes.
- **Widening St. Lucie West Boulevard** from I-95 NB ramp to Peacock Boulevard from four-lanes to six-lanes
- **Widening Midway Road** from Provinces to I-95 from two-lanes to four-lanes
- **Midway Road – Torino Parkway:** Extend the westbound left turn lane from 295 feet to 431 feet. Signal timing optimization.
- **Midway Road – Selvitz Road:**

NB: Add one left-turn lane. SB: Add one left turn lane and one right turn lane. Extend the westbound left turn lane from 100 feet to 312 feet and extend the eastbound left turn lane from 300 feet to 341 feet. Signal timing optimization.

- **Midway Road – 25th Street:** Extend the westbound left turn lane from 580 feet to 610 feet. Signal timing optimization.
- **St. Lucie West Boulevard – Commerce Center Parkway:** Convert to a signalized intersection. The intersection will contain: NB: one left turn lane, two through lanes and one right turn lane; SB: two left turn lanes, one through lane and one right turn lane; EB: one left turn lane, two through lanes and one right turn lane; WB: two left turn lanes, two through lanes and one right turn lane.
- **St. Lucie West Boulevard – I-95 SB:** Optimize signal timing and add a second southbound left turn lane, a second eastbound through lane, and a second westbound through lane. Extend the southbound left and right turn lanes to 603 and 258 feet, respectively.
- **St. Lucie West Boulevard – I-95 NB:** Intersection signalization and add a second eastbound through lane, a second westbound through lane, a second northbound right-turn lane. Extend the northbound right turn lane and left turn lane to 565 and 386 feet, respectively.
- **St. Lucie West Boulevard – Peacock Boulevard:** Add a second east-

bound left turn lane with 506 feet in length.

Glades Cut-Off – Commerce Center Parkway: Intersection signalization. Add one eastbound shared left, through and right lane (LTC Road). Extend the southbound left turn lane from 210 feet to 297 feet.

At this time the County, City of Port St. Lucie, and TCRPC are still considering the proposal. Florida DOT states that the NOPC is reviewed and coordinated by TCRPC with input from FDOT. PORI is following this closely and will let you know as soon as these agencies have taken a position.

In the meantime you should keep in mind that this proposal eliminates the roundabout at the entrance to our community, and replaces it with a traffic light. The proposal also calls for a four lane bridge over I-95 which the report itself shows will be at Level of Service "F" in the year 2013 with 1837 PM peak hour vehicles. (The dividing line between LOS E and LOS F is 1800 peak hour vehicles). **In other words, the 4-lane bridge will be outdated 6 years from now, probably only a couple of years from the time it is finished.** PORI has expressed, and will continue to express, concerns about this reduction from 6 to 4 lanes to all the above mentioned agencies.

WHEN WILL THE ISLAND CLUB OPEN?

As of the publication of this newsletter, the long anticipated Island Club is now scheduled for a December 1, 2007 opening. Expectation mounts as the building and grounds take their final form. What services and pro-

grams will be provided? What impact with the club's budget have on PGA Village Master Assessment?

Three committees appointed by John Csapo of Kolter have been

working to answer these questions: Management of the Facility, Programming, and Rules and Regulations, but no information has been released by those committees.

LAND USE CHANGE AT THE NORTHERN PERIMETER OF THE RESERVE DRI* *By Pamela Hammer*

Kolter requested a Land Use Change for approximately 60 acres north of The Pines and Maidstone neighborhoods. These changes requested a designation of Light Industrial/Heavy Industrial/Service Commercial. A multitude of objectionable uses would be permitted. During the public hearing, PORI attorney Virginia Sherlock presented legal objections to the changes, and Pamela Hammer spoke to the incompatibility of the proposed land use changes to the surrounding neighborhoods.

The City Council approved Kolter's request, in spite of the objections raised, with only one council member, Michelle Berger, voting NO.

The Reserve Homes comprehensive plan amendment was transmitted to the Department of Community Affairs by the City of Port St. Lucie as CPA P07-088. The package was sent on September 4, 2007.

Anybody who wishes to object or otherwise comment on the proposal should contact DCA, referencing Port St. Lucie CPA P07-088 (Reserve Homes).

Objections and comments should be directed to Sevini Guffy, the planner assigned to Port St. Lucie matters. Copies should be sent to Bob Dennis, team leader for the Southeast

Planning Team, and Mike McDaniel, Chief of the Office of Comprehensive Planning. Copies should also be provided to P.K. Sharma at South Florida Water Management District, Terry Hess at the Treasure Coast Regional Planning Council, and Jim Quinn, Environmental Manager, Department of Environmental Protection.

Here are the addresses:

Sevini Guffy
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
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sevini.guffy@dca.state.fl.us

Bob Dennis, Southeast Team Leader
Department of Community Affairs
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Tallahassee, FL 32399-2100
(850) 487-4545 (phone)
bob.dennis@dca.state.fl.us

Mike McDaniel, Comprehensive Planning Chief
Department of Community Affairs
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Tallahassee, FL 32399-2100
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Terry L. Hess, AICP, Planning Director
Treasure Coast Regional Planning Council
301 East Ocean Boulevard, Suite 300

Stuart, FL 34994
(772) 221-4060 (phone)
(772) 221-4067 (fax)
thess@tcrpc.org

Jim Quinn, Environmental Manager
Florida Department of Environmental Protection
Office of Intergovernmental Programs
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(850) 245-2163 (phone)
(850) 245-2190 (fax)
jim.quinn@dep.state.fl.us

P.K. Sharma, Lead Planner
South Florida Water Management District
P.O. Box 24680
West Palm Beach, FL 33416-4680
(561) 682-6779 (phone)
(561) 681-6265 (fax)
psharma@sfwmd.gov

Good information is available at the DCA's web site regarding the process.

www.dca.state.fl.us and click on department divisions, then comprehensive planning.

Individuals should feel free to send objections by e-mail, write, call, fax or carrier pigeon. The more the better.

****All of PGA Village plus the adjoining Commercial parcels north to Glades Cut Off Road.***

SEE SPECIMEN LETTER 

PORI would like to thank the PGA Golf Club and PGA Learning Center for their continuing co-operation in supporting our mission.

This is an important crossroads for our community. Once the zoning classifications are changed, we would have little or no input into what kind of neighbors we will have on our northern border. Send a letter or email to the Florida Department of Community Affairs and cc others on the distributions list.

The text of your letter might contain some or all of the points in this Specimen letter provided to PORI. Add your own thoughts and send it off!

Comments need to be to the Florida Department of Community Affairs by the 3rd week in October to have an impact on decisions that are made.



Bob Dennis
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

Re: Port St. Lucie CPA #P07-088 - Reserve Homes

Dear Mr. Dennis:

I am an affected person with respect to the Reserve Homes comprehensive plan amendment in that I own property or live within the vicinity of the subject property and I objected to the amendment through my authorized representative, the Property Owners of the Reserve, Inc. Please review and object to the proposed CPA #P07-88 for the City of Port St. Lucie.

The amendment assigns multiple, overlapping land use designations on the subject property, changing parcels currently designated RL (Low Density Residential) and LI (Light Industrial) to HI/LI/CS (Heavy Industrial, Light Industrial, Commercial Service). The new designation is a combination of existing designations. There is no explanation of the HI/LI/CS designation, which creates an inconsistent land use category that combines existing designations which have different requirements for buffering, coverage, and policies.

This amendment violates the comprehensive plan's goal to provide an appropriate mix of land uses and to integrate mixed uses into neighborhoods. It is contrary to the desired community character of The Reserve, especially the adjacent residential communities of The Pines and Maidstone.

There is inadequate data and analysis to support CPA #P07-088.

Please object to this proposed amendment as inconsistent with the state and local comprehensive plans. Thank you.

Signed: _____

Address: _____

cc: Mike McDaniel, DCA
Sevini Guffy, DCA
Terry L. Hess, TCRPC
Jim Quinn, DEP
P.K. Sharma, SFWMD

The Property Owners of the Reserve, Inc.
P.O. Box 880074
Port St. Lucie, FL 34988-0074

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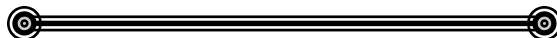
SAFETY AND SECURITY SEMINAR

Thursday, November 15, 2007

6:00 - 8:00 PM

WANAMAKER ROOM

PGA GOLF CLUB



**PGA VILLAGE
NEIGHBORHOOD GOLF CHALLENGE**

November 7, 2007

8:30 AM Shotgun Start

Lunch and Prizes

\$79.88 per person

CONTACT

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