

From: [jonathan.peardon](#)
To: [Bethany Grubbs](#)
Subject: Medsquare on Becker?
Date: Monday, October 27, 2025 3:48:08 PM

Good afternoon Bethany,

Just got this letter in the mail but is there a petition in existence already where I can vote against this? This is by far the worst idea I've ever heard of and I'm shocked the city would even entertain this is an option.

Thanks
Jonathan

From: [Samantha Smigelski](#)
To: [Bethany Grubbs](#)
Subject: Re: Contact Planning & Zoning - Samantha Smigelski
Date: Thursday, October 16, 2025 1:32:50 PM
Attachments: [image001.png](#)
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[image015.png](#)
[image016.png](#)

HI Bethany,

Please see the note that I have sent to Councilman Bonna. Please apply this record to the PUD request.

Formal Request for Denial of Proposed Planned Unit Development (PUD) for a Free-Standing Emergency Room Facility

I am writing to formally request the **denial** of the Planned Unit Development (PUD) application for a proposed free-standing Emergency Room (ER) facility, MedSquare Port St Lucie, at the location of Becker Road, using the Junietta Terrace, Janice Avenue and Lassiter Terrace boundary lines. This request is based on several critical factors related to public necessity, community safety, and consistency with the surrounding residential environment.

Lack of Public Necessity

The construction of a new emergency medical facility at this location is unnecessary and **duplicative**. A newly constructed, full-service hospital, **Florida Coast Medical Center, which includes an operational Emergency Room**, is located less than **two miles** (1.4 miles exactly) from the proposed site. This existing facility, opened on September 9, 2025, already meets the community's emergency medical needs, rendering a secondary, non-hospital-based ER facility in this immediate area redundant. Approving this PUD would impose commercial intensity upon a residential area without a demonstrable need that outweighs the substantial negative impacts on the quality of life for current residents.

Severe Negative Impact on Residential Safety and Quality of Life

The proposed PUD site is situated within a **clearly defined residential area** characterized by families, children, and pedestrian and school bus activity. The introduction of an emergency medical facility, which by its nature operates **24 hours a day, 7 days a week**, will fundamentally compromise the safety and enjoyment of this community:

-

Increased Traffic and Child Safety Risk: The facility will inevitably generate substantial and constant vehicular traffic, including emergency vehicles, staff, and patients, at all hours. This is directly contrary to the residential character of the neighborhood where children are accustomed to playing, riding bikes, and safely utilizing the streets and common areas adjacent to the proposed site. The significant increase in traffic volume poses an unacceptable and heightened risk to our children.

-

Through Traffic: Placing a 24-hour commercial facility in the middle of a residential zone creates a magnet for continuous **"cut-through" traffic** that will use our quiet streets as a shortcut and increase the risk for speeding and distracted driving within our residential area with a posted speed limit at the city-standard of

25mph for residential areas.

- **Unsavory Activity:** Furthermore, the 24-hour nature of the facility raises concerns about the potential for **unsavory activity** associated with constant late-night presence in a typically quiet, low-lit residential setting, thereby decreasing the **safety and security of all community residents**. While this facility boasts that it would not generate code 3 ambulatory traffic, it does not prevent the area from being utilized by others that could increase police activity and unsavory activity.
- **Loss of Community Character:** Granting this PUD will irrevocably alter the character of this residential community, diminishing the peaceful enjoyment and safety that residents rely upon. The approval would set a **detrimental precedent** for future commercial encroachment into residential zones. There are homes being constructed adjacent to the property currently, which will decrease the property values for those if this proposal is approved.

In conclusion, for these compelling reasons—the lack of demonstrated public necessity given the proximate, existing hospital ER, and the significant, undeniable risks to **community safety, child welfare, and residential quality of life**—I urge the Commission to **deny** the Planned Unit Development proposal. We ask that the Commission prioritize the established character, safety, and well-being of the current residential community over this commercially driven, duplicative development.

Respectfully,

Trevor and Samantha Smigelski

367 SW Kestor Dr., Port St. Lucie, FL. 34953

(703)717-8497

On Thu, Aug 14, 2025 at 9:49 AM Bethany Grubbs <bgrubbs@cityofpsl.com> wrote:

Yes, you can draft another e-mail for the record.

Or you can contact your council member directly to express your concerns. Your council member is Anthony Bonna.

Email Anthony Bonna: Anthony.Bonna@cityofpsl.com

Email Executive Assistant Patricia Taylor: ptaylor@cityofpsl.com

District 3 Councilman

Telephone [772-871-5159](tel:772-871-5159)



Bethany Grubbs, AICP

Senior Planner / Public Art Program

Planning and Zoning Department

o. 772-344-4362

c. 772-342-5057



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

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



From: Samantha Smigelski <samij1985@gmail.com>

Sent: Wednesday, August 13, 2025 4:18 PM

To: Bethany Grubbs <bgrubbs@cityofpsl.com>

Cc: Vanessa Carter Solomon <VSolomon@cityofpsl.com>

Subject: Re: Contact Planning & Zoning - Samantha Smigelski

Hi Bethany,

Thank you for the information.

Are there processes that we can go through to submit our requests for consideration, if we are unable to attend in person?

Thanks,

Sent from my iPhone

On Aug 13, 2025, at 10:59 AM, Bethany Grubbs <bgrubbs@cityofpsl.com> wrote:

Hi Ms. Smigelski,

Thank you for participating in the public process. I am the planner assigned to this project, and I also received the applicant's invitation to attend their informational neighborhood meeting. I will be there as an observer to listen to comments and concerns.

Your statement will be included as an official public comment for both the PUD and CPA applications. It will be entered into the agenda item for review by the Planning & Zoning Board and the City Council.

The first meeting for which you will receive official notice from the City will be the Planning & Zoning Board on **October 7 at 6:00 p.m.** This Board serves in an advisory capacity and will make a recommendation to the City Council. The City Council's first public hearing on the matter is scheduled for **October 13 at 1:00 p.m.** These dates are always subject to change if the boards table the item for more information.

Please feel free to contact me if you have any questions.

Best regards,



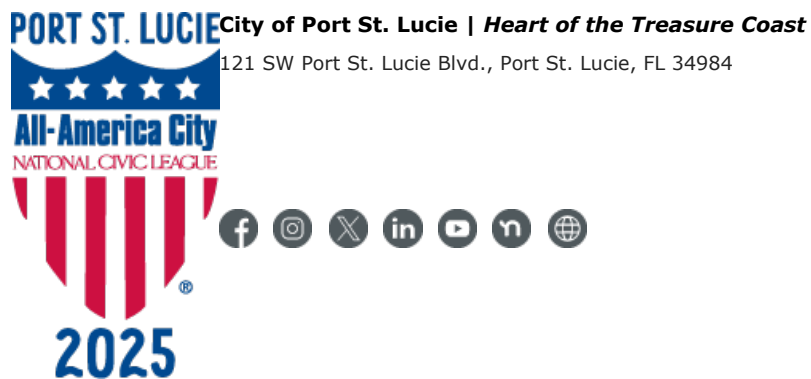
Bethany Grubbs, AICP

Senior Planner / Public Art Program

Planning and Zoning Department

o. 772-344-4362

c. 772-342-5057



From: Vanessa Carter Solomon <VSolomon@cityofpsl.com>
Sent: Wednesday, August 13, 2025 10:20 AM
To: Bethany Grubbs <bgrubbs@cityofpsl.com>
Subject: FW: Contact Planning & Zoning - Samantha Smigelski



Vanessa A. Carter Solomon

Planning Technician

Planning and Zoning Department

o. 772-871-5149

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

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



From: Planning <Planning@cityofpsl.com>
Sent: Wednesday, August 13, 2025 10:14 AM
To: Vanessa Carter Solomon <VSolomon@cityofpsl.com>
Subject: FW: Contact Planning & Zoning - Samantha Smigelski



Lorraine Prussing

Office Manager

Planning & Zoning Department

o. 772-871-7380

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: Wednesday, August 13, 2025 10:07 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Samantha Smigelski



Contact Planning & Zoning: Samantha Smigelski

Name	Samantha Smigelski
Phone Number	(703) 7178497

Email samij1985@gmail.com

Property Address 367 SW Kestor Dr, Port St Lucie, FL, 34953

How can we help you? I received a notification of a neighborhood meeting for MedSquare PSL. I am writing to provide my request to deny the PUD and land use amendment for the project. The location is not suitable for a free standing ER facility and is redundant to the facility that is currently being built ~1 mile away within the Veranda Falls plaza.

An ER in this residential location would bring disruption to families and children that live in this area. That location is where many children ride bikes or walk and the 'thru' traffic that would now be circulating would increase potential accidents, as well as decrease the community feel of the area.

Traffic on Becker Road is already a concern and this would bring additional traffic to the area, again increasing the likelihood for accidents.

Please advise if there is a formal request for denial available and if my statement is recorded.



From: Jotform <noreply@jotform.com>

Sent: Tuesday, October 28, 2025 5:25 PM

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 11-04-2025

Name Annette DeVivo

Phone Number (253) 905-3178

Email annette.devivo@gmail.com

I am a... Property Owner

Is your address exempt from public records per Florida State Statute? No

Association/Address 4646 Southwest Lassiter Terrace, Port St. Lucie, FL, 34953

I would like to comment on: Agenda Items

Agenda Item Number: P25-120

Name of Agenda Item: MedSquare @ Becker Rd

I am... Opposed

Comments: I purchased my brand-new home on SW Lassiter Terrace 1 year ago, this is a residential area of NEW homes, the Emergency Department and Professional build would be directly across the street from my NEW home built in 2024.

Increased vehicle volume: The nature of an ED will significantly increase traffic on our streets at all hours, including patient transport, staff, and visitors. As a resident across the street, I

will experience a constant, disturbing level of noise from ambulance sirens approaching and leaving the ED at all hours.

Operational noise: constant noise from HVAC systems, generators, and outdoor conversations from staff and visitors.

Higher traffic will pose a risk to pedestrians, cyclists, and children in the neighborhood, especially since the street is residential.

Parking issues: Emergency departments attract high numbers of visitors and staff. Note that people will often seek to avoid parking fees by using residential street parking, clogging your neighborhood.

Incompatibility with zoning: A Emergency department is not compatible with the existing low-density, residential character of our area.

Potential for crime: In some urban areas, hospitals can attract a transient population, which may lead to an increase in crime and social challenges.

Loss of residential amenity: The development would disrupt the peaceful and quiet environment, directly impacting our home life and that of our neighbors.

Potential for devaluation: I am concerned that living directly across from a high-traffic, noisy facility will negatively impact my brand-new home's market value.

I would ask that the application be explicitly denied.