

Public Comment

From: cathy_powersnetwork.com
To: [Bridget Kean](#)
Subject: April 1, 2005 Board Meeting
Date: Friday, March 28, 2025 1:15:49 PM
Attachments: [Planning and Zoning Questions.docx](#)

Hello,

I have attached my concerns and question regarding the upcoming 7th amendment to the tradition DRI P22-093. If you would be so kind to address these questions, I would be most grateful. There are many items that I believe need to be more thoroughly thought through before moving forward with the amendments. As an elected Supervisor to the Tradition Community Development District Board of Supervisors, I look forward to hearing from you.

Respectfully,

Cathy Powers, EdD
Supervisor Tradition CDD, District 5.
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Port St Lucie Planning and Zoning Agenda

Amendment to Tradition DRI P22-093

Questions

1. Under the traffic study on p.175, “*The sites were surveyed in the 1980s, the 1990s, the 2000s, and 2010 in Alberta ...*” Why use these time frames for surveying? Why not use more up-to-date ones for better accuracy?
2. Vehicle Pass-By Rates by Land Use chart stated the Florida survey year as 1990. Why use this outdated survey and not a newer one?
3. On p.2 of 7 it states, “The proposed changes are as follows:
 - a. Increase multi-family dwelling units from 1,000 to 1,568
 - b. Increase assisted living facilities from 300 to 420 dwelling units.
 - c. Why is there a reduction in Warehouse trips when the Sq Ft increase to 277,046 from 90,000?
 - d. Why increase the number of dwellings that will only add to the traffic problems in tradition?
4. When will the traffic study for Community Blvd. and Tradition Parkway be done in 2025?
5. Who is responsible for the cost of the conversion from 1-lane to 2-lane roundabout on Community Blvd and Tradition Parkway? Who is responsible for paying the cost of the future traffic study and signal?
6. On p.14, it states at the bottom, “*the AADT is projected from historical traffic counts if the last count year is older than the year of the report.*” In the Traffic Counts and Level of Service Report for 2024 for Community Blvd to Village PKWY it states the Last Physical Count was done in 2021. Does this mean it is from historical reports? If so, when will an updated report be made?
7. On p.7 showing Significance, it states, “Table 9. Project **Impacts (Significance)**” it shows 9 road intersections will be significantly impacted. How can this be avoided before the impacts are felt by residents?
8. On p.33, it states, “The overall changes in use will **not** affect the needed transportation improvements...” Therefore, significant additional improvements are not needed by the applicant.” How can this be?