

Public Comment

From: [Mary Savage-Dunham](#)
To: [Bridget Kean](#)
Subject: FW: Concern Regarding Proposed Circle K Development at Marshall Pkwy & SW Village Pkwy
Date: Friday, April 18, 2025 11:02:51 AM
Attachments: [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: Susej Meleqi <susej.meleqi@gmail.com>
Sent: Friday, April 18, 2025 11:01 AM
To: Sally Walsh <SWalsh@cityofpsl.com>; Mary Savage-Dunham <mdunham@cityofpsl.com>
Subject: Re: Concern Regarding Proposed Circle K Development at Marshall Pkwy & SW Village Pkwy

Good morning Ms. Walsh and Ms. Dunham,

If you could please provide the below message to the Planning and Zoning Board Members as I could not find their emails on the website. Thank you very much!

Dear Planning and Zoning Board Members,

I hope this message finds you well.

I am writing as a concerned resident and parent regarding the proposed development of a Circle K convenience store and fuel station at the NW corner of Marshall Parkway and SW Village Parkway (Southern Grove - Parcel 11).

My family and I chose to purchase a home in this community because of its incredible potential, its family-friendly atmosphere, and its reputation for being a safe and welcoming place to live. We are proud to live in Heron Preserve, within the Tradition community, and we pay into a Homeowners Association that is dedicated to maintaining the beauty, cleanliness, and vibrancy of this area. A gas station and convenience store at this location are simply not compatible with that vision.

This corner is already a busy intersection, and adding a high-traffic commercial development would significantly impact the quality of life for nearby residents. Increased vehicle flow, delivery trucks, and extended operating hours will bring noise, congestion, and safety risks, especially for families with young children. School buses travel through this area daily, and many residents walk, bike, or drive along these roads to get to and from school, work, or simply just exercise.

I am also deeply concerned about the lack of proper notice for the neighborhood meeting about this proposal. The developer's notice, date-stamped April 14th, was only received by many residents between April 16th and 17th, with the meeting scheduled for today, April 17th. This provided far too little time for our community to organize and respond effectively to a development that could drastically alter our neighborhood completely.

I respectfully urge the city to consider the impact this development would have on the surrounding residential community and to **deny** (when it comes before your meeting) any rezoning of the parcel to accommodate a commercial fuel station and convenience store. Our neighborhood's safety, traffic conditions, and residential quality of life should be prioritized.

I work for a neighboring City and I know the work you, as Councilmembers, Board Members, and staff, do is invaluable. Thank you for your time and attention to this matter. I appreciate your commitment to ensuring thoughtful and responsible development that aligns with the needs of our community.

Regards,

Susej Meleqi

10568 SW Captiva Dr. Port St. Lucie, FL 34987 - Heron Preserve Resident

On Thu, Apr 17, 2025 at 11:01 PM Susej Meleqi <susej.meleqi@gmail.com> wrote:

Dear Mayor, Vice Mayor, and Councilmembers,

I hope this message finds you well.

I am writing as a concerned resident and parent regarding the proposed development of a Circle K convenience store and fuel station at the NW corner of Marshall Parkway and SW Village Parkway (Southern Grove - Parcel 11).

My family and I chose to purchase a home in this community because of its incredible potential, its family-friendly atmosphere, and its reputation for being a safe and welcoming place to live. We are proud to live in Heron Preserve, within the Tradition community, and we pay into a Homeowners Association that is dedicated to maintaining the beauty, cleanliness, and vibrancy of this area. A gas station and convenience store at this location are simply not compatible with that vision.

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I respectfully urge the city to consider the impact this development would have on the surrounding residential community and to **deny** (when it comes before your meeting) any rezoning of the parcel to accommodate a commercial fuel station and convenience store. Our neighborhood's safety, traffic conditions, and residential quality of life should be prioritized.

I work for a neighboring City and I know the work you, as Councilmembers and staff, do is invaluable. Thank you for your time and attention to this matter. I appreciate your commitment to ensuring thoughtful and responsible development that aligns with the needs of our community.

Regards,

Susej Meleqi

10568 SW Captiva Dr. Port St. Lucie, FL 34987 - Heron Preserve Resident

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Aislinn Lewayne
Date: Monday, April 21, 2025 10:53:01 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 7:45 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Aislinn Lewayne



Contact Planning & Zoning: Aislinn Lewayne

Name Aislinn Lewayne

Phone Number (407) 2223197

Email aroa81@gmail.com

Property Address 10208 Sw Captiva Dr, Port St Lucie, FL, 34987

How can we help you? Hi All! I'm not great at creating petitions, but if anyone is able to put one together, we can help share it with Del Webb and Telaro residents. Since the proposed site is owned by Mattamy, having their own residents voice opposition could carry a lot of weight.

Once the petition is ready, I plan to send the message below to all relevant parties—please feel free to use or adapt it as well.

[Your Name]
[Your Address]
Port St. Lucie, FL [ZIP Code]
[Your Email Address]
[Your Phone Number]
[Date]

Planning and Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

Subject: Opposition to Proposed Development of Circle K Fuel Station at Marshall Parkway and SW Village Parkway (Southern Grove – Parcel 11)

Dear Planning and Zoning Department,

I am writing as a concerned resident of Port St. Lucie to formally oppose the proposed development of a Circle K convenience store and fuel station at the northwest corner of Marshall Parkway and SW Village Parkway, identified as Southern Grove – Parcel 11.

This proposed site falls within the zoning classification of “Master Plan,” which is governed by Section 158.185 of the City’s Code of Ordinances. This section clearly outlines objectives such as reducing reliance on the automobile, building a sense of place and community, and providing wildlife corridors and upland habitat preservation. A fuel station—a highly auto-centric and environmentally disruptive use—directly contradicts these stated goals and would represent a step in the wrong direction for our growing and evolving community.

The proposed location is situated alarmingly close to family-oriented residential neighborhoods, a protected conservation plat and wetland (Southern Grove Plat No. 13 (PB 74-10) Conservation Tract 15), and the nearly completed Stars and Stripes Park, a space intentionally designed for reflection, peace, and community connection. The introduction of a gas station at this site would not only disrupt the tranquil nature of the area but also pose significant environmental and safety concerns.

Fuel stations pose a known risk to nearby protected lands. Proximity to a conservation plat and wetland makes this project particularly alarming. Fuel storage infrastructure, even when designed to current code, carries a risk of contamination to soil and groundwater. A spill in this location could have irreversible consequences for surrounding ecosystems and violate the spirit, if not the letter, of local and state environmental protections.

The Master Plan zoning objectives prioritize wildlife corridor protection and habitat preservation. Introducing a fuel station next to protected land and a park undermines these goals. Additionally, this development could be subject to heightened regulatory scrutiny under Florida’s Environmental Resource Permit (ERP) program and potentially the Clean Water Act, depending on hydrological proximity and risk exposure.

One of the core tenets of the Master Plan zoning is to build a sense of place and community. Stars and Stripes Park was thoughtfully designed to support this vision. The park is not only a recreational asset—it is a symbolic one, reflecting our community values and honoring the service of others. A gas station a few hundred feet away, threatens this environment with round-the-clock traffic, increased noise and light pollution, and the routine hazards associated with fuel transport and storage.

This part of Port St. Lucie is growing rapidly with a clear focus on walkability, family living, and environmental stewardship—goals entirely misaligned with a high-turnover, auto-centric commercial use like a gas station.

The intent behind Master Plan zoning is to create integrated, forward-thinking, and balanced development. Per Sec. 158.185,

development under this classification should prioritize smart growth principles, including reducing dependence on automobiles. A gas station does the exact opposite. It invites more vehicular traffic, increases emissions, and promotes auto dependency in an area intended to reduce it.

I respectfully urge the Planning and Zoning Department and City of Port St. Lucie to uphold the integrity of the Master Plan zoning classification by rejecting this proposed use. This project undermines the planning vision of our city and places environmental, community, and public safety interests at risk.

Thank you for your time and consideration of the views of the residents who are deeply invested in the thoughtful growth and livability of Port St. Lucie.

Sincerely,
Aislinn Lewayne

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Alicia Curcio
Date: Monday, April 21, 2025 10:52:41 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 6:24 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Alicia Curcio



Contact Planning & Zoning: Alicia Curcio

Name	Alicia Curcio
Phone Number	(516) 5630104
Email	aliciiarosee@gmail.com
Property Address	10609 SW Morning Glory Dr , Port St Lucie, FL, 34987
How can we help you?	I am a new mother and family in Heron Preseve who recently moved in July of 2024. My initial interest to the community came from the future surrounding it. If there is a gas station right outside of our community I can firmly state that it will negatively effect all of Tradition due to the negative individuals that will come from it. As a mother I am strongly against it due to our communities social area being right near the front entrance. But due to the gas station and toxins in the air us all being there would effect that social ground.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Allen Markowitz
Date: Monday, April 21, 2025 10:54:41 AM

From: Jotform <noreply@jotform.com>
Sent: Saturday, April 19, 2025 9:16 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Allen Markowitz



Contact Planning & Zoning: Allen Markowitz

Name Allen Markowitz

Phone Number (914) 447-3097

Email markauto1972@gmail.com

Property Address 13298 SW Gingerline Dr, Port St. Lucie, FLORIDA, 34987

How can we help you? This writing is in response to the proposal to allow a Circle K Gas facility on the corner of Village and Marshall parkways. In a simple internet search of Circle K the following disturbing items were discovered:

- A) Workplace violence, including gunshot injuries.
- B) These occurrences were mostly in the evening hours.
- C) Arizona State University for violence prevention published a report that pointed out from media reports the disproportionate levels of crime occurring at Circle K locations in the Phoenix area.
- D) A google search pointed out postings about shootings throughout Florida including fatalities.
- E) There was a cashier holdup and shooting in Orlando on 1/19/24.
- F) Circle K has been described as a homeless hub with blatant drug deals going on in the parking lots throughout the night.
- G) Fuel safety concerns, including contamination and fuel mixups damaging multiple vehicles.
- H) There was a deadly fire in Palm Harbor Florida in 2021 involving multiple vehicles at the gas pumps. A lawsuit was filed with Circle K citing multiple safety violations issues and improper designs of the fuel dispenser.
- I) The state of Minnesota has fined Circle K \$200,000 for storage tank violations.
- J) In 2018 the State of South Carolina and the Dept. of Health and Environmental Control had to oversee the cleanup of soil and groundwater contamination at a site owned by Circle K.

K)Circle K certainly has a mixed track record of community responsibility regarding managing criminal activity, safety and environmental impacts in Florida

Allowing this use on a corner directly adjacent to multiple communities certainly does not seem prudent or responsible . I am asking that this project not be approved.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Andrea Zigelsky
Date: Friday, April 18, 2025 11:28:34 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 10:02 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Andrea Zigelsky



Contact Planning & Zoning: Andrea Zigelsky

Name	Andrea Zigelsky
Phone Number	(561) 9721311
Email	zeeszoo@yahoo.com
Property Address	13102 Sw Aureolian Ln, Port St Lucie, FL, 34987
How can we help you?	NO Circle K at village and Marshall. Circle K is akin to slum housing! It is not a good fit for tradition community and certainly doesn't belong at the entrance of residential communities

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - ANNIE BOTTEMA
Date: Friday, April 18, 2025 11:27:15 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 10:52 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - ANNIE BOTTEMA



Contact Planning & Zoning: ANNIE BOTTEMA

Name	ANNIE BOTTEMA
Phone Number	(512) 6954492
Email	abottema@swbell.net
Property Address	13054 SW AUREOLIAN LN, Port St. Lucie, Florida, 34987
How can we help you?	please reconsider another profitable store at the entrance of Delwebb and village parkway. We already have the trail going thru our neighborhood. If it's a done deal be honest and let the residents know. We already have to deal with properties value at a record low.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Beth Watson
Date: Monday, April 21, 2025 10:54:54 AM

From: Jotform <noreply@jotform.com>
Sent: Saturday, April 19, 2025 10:08 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Beth Watson



Contact Planning & Zoning: Beth Watson

Name	Beth Watson
Phone Number	(860) 5731229
Email	bethwatsonphotography@gmail.com
Property Address	12604 Sw Cattleya Ln, Port St Lucie, FL, 34987
How can we help you?	I want it on record that I strongly oppose the construction of a 24 hour Circle K convenience store gas station by the entrance to out community.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Brandon Weissman
Date: Friday, April 18, 2025 11:37:48 AM

From: Jotform <noreply@jotform.com>
Sent: Thursday, April 17, 2025 8:37 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Brandon Weissman



Contact Planning & Zoning: Brandon Weissman

Name Brandon Weissman

Phone Number (954) 6554982

Email brandon_weissman87@yahoo.com

Property Address 10436 SW CAPTIVA DR., Port Saint Lucie, FL, 34987

How can we help you? I'd like to voice my concerns and disgust for the alleged upcoming talks about putting a 24/7 gas station and convenience store at the corner of village pkwy and Marshall pkwy. This is an absolute disaster of a plan. A 24/7 convenience store doesn't belong anywhere near 2 neighborhoods, a memorial park or a future K-8 school. Any 24/7 store/gas station only breeds the wrong clientele to be in the area at all times of the day. This is not a good proposal, and I'm sure the residents, like myself, will gladly voice their VERY VALID concerns about this. It will negatively affect our property values, and make all of us local residents grow more disdain for the county of St Lucie for allowing such a hideous idea to be allowed. Think about the residents and their property values before profits for the pockets of the cities, or whomever is getting a kickback for allowing the property to be designated as something else.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Brian Mieras
Date: Friday, April 18, 2025 11:40:35 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 11:30 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Brian Mieras



Contact Planning & Zoning: Brian Mieras

Name	Brian Mieras
Phone Number	(703) 6088547
Email	ohwell999@aol.com
Property Address	10188 Sw Sarcoline Dr., Port Saint Lucie , Florida, 34987
How can we help you?	I am against putting a gas station at the village parkway and Marshall intersection. It is going create too much traffic there and also there is another gas station that is only 2 miles from the proposed placement. We don't need another gas station/convenience store.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Bruce Shepard
Date: Friday, April 18, 2025 11:33:43 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:48 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Bruce Shepard



Contact Planning & Zoning: Bruce Shepard

Name	Bruce Shepard
Phone Number	(203) 6402732
Email	bruceshepard008@gmail.com
Property Address	12967 SW Vermillion Cir, Port St Lucie, FL, 34987
How can we help you?	

I would like it documented that I strongly oppose the building of a gas station/convenience store on the corner of Marshall and Village Pkwy. There should be no building that offers 24 hr operation or constant congestive traffic. This is unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Bruce Smith
Date: Friday, April 18, 2025 11:35:07 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:12 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Bruce Smith



Contact Planning & Zoning: Bruce Smith

Name	Bruce Smith
Phone Number	(412) 9538831
Email	bsmith15102@yahoo.com
Property Address	12835 Sw Vermillion Cir, Port St Lucie, FL, 34987
How can we help you?	A circle k gas station is not appropriate in the area proposed due to increased traffic in. a residential area and availability of other gas stations in the area

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Carole DiFlorio
Date: Monday, April 21, 2025 10:55:22 AM

From: Jotform <noreply@jotform.com>
Sent: Saturday, April 19, 2025 10:52 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Carole DiFlorio



Contact Planning & Zoning: Carole DiFlorio

Name	Carole DiFlorio
Phone Number	(561) 7189734
Email	cadu321@yahoo.com
Property Address	12950sw Vermillion Circle, Port St Lucie, Florida, 34987
How can we help you?	I am against building a Circle K gas station on the corner of Village Pkwy and Marshal Pkwy. My reasons, health, safety, and economic are only a few. Please consider all issues surrounding the dangers of a gas station at the entrance to two communities , Heron Presrve and Del Webb. This is an unnecessary hazard that certainly would not enhance living for any of the concerned parties.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Chad Conant
Date: Friday, April 18, 2025 11:27:44 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 10:35 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Chad Conant



Contact Planning & Zoning: Chad Conant

Name Chad Conant

Phone Number (561) 777-6227

Email biogeek71@gmail.com

Property Address 10189 SW Sarcoline Dr, Port St Lucie, FL, 34987

How can we help you? Please consider this message as a protest to the proposed Circle K project at the NW corner of Village and Marshall. This gas station will be located less than 300 feet from homes in the NE corner of Del Webb Tradition. The City has been very smart in planning for Tradition, but this project does not fit with the aesthetics of Tradition at this location.

The argument was made by the developer (under contract) that there is a need in Tradition for this project and mentioned that this site was chosen based on an assumption that Marshall will be connected to I-95. While I agree that a gas in this general area may be warranted, it shouldn't be placed next to 2 residential communities. Why not look at rezoning on the east side of Village to position a gas station adjacent to industrial development instead of residential. This is poor planning and will not only diminish my property value but also the value of Tradition as a whole.

Thank you for your consideration,
Chad Conant

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Charlie King
Date: Friday, April 18, 2025 11:32:21 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:08 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Charlie King



Contact Planning & Zoning: Charlie King

Name Charlie King

Phone Number (678) 358-8618

Email kingcj@mindspring.com

Property Address 13382 SW Vermillion Circle, Port Saint Lucie, FL, 34987

How can we help you? We are appalled that your staffers would approve a twenty-four-hour Circle K gas station at the intersection of Village Parkway and Marshall Parkway without considering the impact it would have on our communities. We are concerned about your total disregard of safety issues as well as the effects it will have on our property values. We employ and urge you not to approve the rezoning of this lot to contain fuel tanks. The traffic and egress from this station would negatively affect our entry road to the Dell Webb community as well as its aesthetics. There are two gas stations that already exists on this parkway and another one is already being built. A fourth is not needed and these three provided enough support of the I-95 corridor.
Thank You

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Daniel Curcio
Date: Monday, April 21, 2025 10:52:48 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 6:25 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Daniel Curcio



Contact Planning & Zoning: Daniel Curcio

Name	Daniel Curcio
Phone Number	(631) 2606296
Email	dcurcio15@gmail.com
Property Address	10600 SW Morning Glory Drive, Port Saint Lucie, Florida, 34987
How can we help you?	We do not want the Circle K or any other gas station built near the entrance or near the roadway to our community, Heron Preserve.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Danny O'Reilly
Date: Friday, April 18, 2025 11:34:07 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:38 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Danny O'Reilly



Contact Planning & Zoning: Danny O'Reilly

Name	Danny O'Reilly
Phone Number	(631) 5789361
Email	bluesky3948@aol.com
Property Address	13219 Sw Vermillion Cir, Port St Lucie, FL, 34987
How can we help you?	

I would like it documented that I strongly oppose the building of a gas station/convenience store on the corner of Marshall and Village Pkwy. There should be no building that offers 24 hr operation or constant congestive traffic. This is unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - David Wales
Date: Friday, April 18, 2025 11:40:42 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 11:34 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - David Wales



Contact Planning & Zoning: David Wales

Name	David Wales
Phone Number	(561) 2254879
Email	dwales49@gmail.com
Property Address	13760 SE Gingerline Dr, Port st Lucie, FL, 34987
How can we help you?	Expressing severe dissatisfaction with the rush plans for a Circle K on the corner of Marshal Pkwy and Village Parkway. The idea that you had to put everyone on notice on a Thursday before a holiday weekend while your shoving it down our throats tells us everything we need to know.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Debbie Nolan
Date: Friday, April 18, 2025 11:37:07 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 7:28 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Debbie Nolan



Contact Planning & Zoning: Debbie Nolan

Name	Debbie Nolan
Phone Number	(516) 3180614
Email	harrypeanut@yahoo.com
Property Address	13205 SW Calita Way, Port St Lucie, FL, 34987
How can we help you?	We love circle K and are tired of having to drive 10 minutes to get to a gas station .

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Debbie Perko
Date: Friday, April 18, 2025 2:04:18 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 1:38 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Debbie Perko



Contact Planning & Zoning: Debbie Perko

Name	Debbie Perko
Phone Number	(717) 3718465
Email	debbieperko@yahoo.com
Property Address	13394 Sw Gingerline Dr, Port St Lucie, FL, 34987
How can we help you?	Please don't allow a gas station at Village and Marshal

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Deborah Richman
Date: Friday, April 18, 2025 11:34:51 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:16 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Deborah Richman



Contact Planning & Zoning: Deborah Richman

Name	Deborah Richman
Phone Number	(203) 9842368
Email	drichman49@gmail.com
Property Address	13423 Sw Gingerline Dr, Port St Lucie, FL, 34987
How can we help you?	I am totally opposed to a gas station next to our property that would operate 24 hours. It is a safety and congestion problem and the residents of Del Webb Tradition and Heron Preserve do not want that kind of commercial business next door.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Denise Abels
Date: Friday, April 18, 2025 11:37:29 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 7:13 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Denise Abels



Contact Planning & Zoning: Denise Abels

Name	Denise Abels
Phone Number	(502) 9915453
Email	dlabels6010@gmail.com
Property Address	13496 SW Vermillion Circle, Port St. Lucie, FL, 34987
How can we help you?	I am a resident of Del Webb Tradition and I urge you to vote NO on allowing a Circle K gas station/24 hour convenience store be built on Village Parkway outside Del Webb's gate.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Diane Henderson
Date: Monday, April 21, 2025 10:54:02 AM

From: Jotform <noreply@jotform.com>
Sent: Saturday, April 19, 2025 8:01 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Diane Henderson



Contact Planning & Zoning: Diane Henderson

Name	Diane Henderson
Phone Number	(914) 3093433
Email	dianehnd@aol.com
Property Address	10551 Sw Captiva Dr, Port St Lucie, FL, 34987
How can we help you?	Voicing concern about environmental and safety issues regarding rezoning of land use at Marshall Parkway and Village Parkway to allow construction if Circle-K Gas station adjacent to entrance of Heron Preserve. Having a 24 hour gas station contradicts original plans presented to owners and significant impact on traffic and safety are unacceptable.As a resident home owner I am requesting you please do not approve rezoning.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Diane Ryan
Date: Friday, April 18, 2025 11:36:03 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 7:43 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Diane Ryan



Contact Planning & Zoning: Diane Ryan

Name	Diane Ryan
Phone Number	(561) 7623913
Email	dianeryan1@aol.com
Property Address	13156 SW Smalt Lane , Null, Port Saint Lucie, FL, 34987
How can we help you?	I live in Del Webb and oppose the gas station and convenience store across from our entrance. This would cause an unsightly and unhealthy environment for our 55+ residents.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Donald Criscuolo
Date: Monday, April 21, 2025 10:54:30 AM

From: Jotform <noreply@jotform.com>
Sent: Saturday, April 19, 2025 9:10 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Donald Criscuolo



Contact Planning & Zoning: Donald Criscuolo

Name	Donald Criscuolo
Phone Number	(954) 3097780
Email	dcriscuolo0@gmail.com
Property Address	12694 sw cattleya lane, Port st lucie, FL, 34987
How can we help you?	Do not destroy our over 55 retirement community at Del Webb Tradition. Deny the requested variance requested by Circle K to erect a round the clock 24 hour gas station on the corner of Marshall and Village Parkway. It is grossly inconsistent with our community. It is not necessary especially in view of the fact that another Wa Wa gas station is soon coming on the corner of Becker Road and Village Parkway.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Duane Petersen
Date: Friday, April 18, 2025 11:37:16 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 7:16 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Duane Petersen



Contact Planning & Zoning: Duane Petersen

Name	Duane Petersen
Phone Number	(949) 514-2013
Email	dpetejr@yahoo.com
Property Address	13700 SW GINGERLINE DR, Port St Lucie, FL, 34987
How can we help you?	I am absolutely 100% against any decision to locate a Circle K convenience store & gas station at the Northwest corner of Marshall & Village Parkway directly across from Del Webb Tradition. I did not retire to a quiet 55+ community just to have a 24 hour store/gas station next door. It would be absolutely the wrong decision to approve this request and I would sincerely hope common sense prevails.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Ellen Foster
Date: Monday, April 21, 2025 10:53:28 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:41 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Ellen Foster



Contact Planning & Zoning: Ellen Foster

Name	Ellen Foster
Phone Number	(561) 2622800
Email	efoster1022@gmail.com
Property Address	13120 Sw Aureolian Ln, Port St Lucie, FL, 34987
How can we help you?	I am a resident in Del Webb Tradition and I am 200% against having a convenient store/gas station on the corner of Marshall and Village Parkway

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Ellen isbell
Date: Friday, April 18, 2025 11:55:45 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 11:55 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Ellen isbell



Contact Planning & Zoning: Ellen isbell

Name	Ellen isbell
Phone Number	(937) 3613113
Email	ellenisbell13@gmail.com
Property Address	12713 Sw Cattleya Ln, Port St Lucie, FL, 34987
How can we help you?	We DO NOT want a gas station at Village Parkway and Marshall! It will be a safety hazard and too near a residential neighborhood. It also will be across from the East gate of our neighborhood! Also the gas pollution from the emissions from all the cars will be a health hazard.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Eric Levine
Date: Friday, April 18, 2025 11:36:44 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 7:33 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Eric Levine



Contact Planning & Zoning: Eric Levine

Name	Eric Levine
Phone Number	(561) 3195051
Email	jackieeric@aol.com
Property Address	13024 Sw Aureolian Ln, Port Saint Lucie, FL, 34987
How can we help you?	A 24 hour gas station has no business being located immediately outside of a 55+ community and a family community. The traffic on Marshall Pkwy. as it is used as a U turn back to Village Pkwy will be horrendous and at the entrance to Del Webb. Please be smart about this, there are businesses suited for this location, a 24 hour gas station is not one of them. Thank you.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Erik and June Ronneberg
Date: Friday, April 18, 2025 11:29:05 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:43 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Erik and June Ronneberg



Contact Planning & Zoning: Erik and June Ronneberg

Name	Erik and June Ronneberg
Phone Number	(512) 4179246
Email	ej@we2texans.com
Property Address	12968 SW Vermillion Cir, Port St Lucie, FL, 34987
How can we help you?	We are adamantly opposed to the proposed convenience store / gas station at the corner of Marshall Pkwy and Village Pkwy. The two communities of Del Webb Tradition and Heron Preserve are quiet single family homes - we do NOT want the 24-hour traffic at the entrance to our neighborhoods. Please show some compassion for our people and respect for our homes and investments in our communities.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Estelle Paseornek
Date: Friday, April 18, 2025 2:06:09 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 12:59 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Estelle Paseornek



Contact Planning & Zoning: Estelle Paseornek

Name	Estelle Paseornek
Phone Number	(772) 249-4796
Email	elliepas@ymail.com
Property Address	9278 SW Sinoper Ln, Port St. Lucie, FL, 34987
How can we help you?	I am writing to state that I strongly oppose the building of a gas station/convenience store on the corner of Marshall and Village Pkwy. There should be no building that offers 24 hr operation or constant congestive traffic. It is unacceptable and unconscionable that the would even be considered in a residential area. This is unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Frank Lang
Date: Friday, April 18, 2025 2:05:03 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 1:11 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Frank Lang



Contact Planning & Zoning: Frank Lang

Name	Frank Lang
Phone Number	(561) 573-5772
Email	flang3174@gmail.com
Property Address	12950 SW GINGERLINE DR, Port St Lucie, FL, 34987
How can we help you?	No to the proposed change to allow a gas station at that corner. It feeds at least 2 housing developments and will greatly increase traffic congestion at an intersection not designed to handle this volume of traffic.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - George mclaren
Date: Friday, April 18, 2025 11:26:22 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 11:18 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - George mclaren



Contact Planning & Zoning: George mclaren

Name George mclaren

Phone Number (9736) 6418473

Email george.c.mclaren@gmail.com

Property Address 12682 Sw Aureolian Lane, Port Saint Lucie, Florida , 34987

How can we help you?

I would like it documented that I strongly oppose the building of a gas station/convenience store on the corner of Marshall and Village Pkwy. There should be no building that offers 24 hr operation or constant congestive traffic. This is unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Hallie Goldman
Date: Friday, April 18, 2025 11:27:52 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 10:25 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Hallie Goldman



Contact Planning & Zoning: Hallie Goldman

Name	Hallie Goldman
Phone Number	(954) 2984084
Email	halliesue52@hotmail.com
Property Address	13033 Sw Vermillion Cir, Port St Lucie, FL, 34987
How can we help you?	No on proposal of circle K gas station on marshal parkway and village

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Heidi Bruce
Date: Friday, April 18, 2025 11:33:56 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:46 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Heidi Bruce



Contact Planning & Zoning: Heidi Bruce

Name Heidi Bruce

Phone Number (203) 9805820

Email hshepard0801@gmail.com

Property Address 12967 SW Vermillion Cir, Port St Lucie, FL, 34987

How can we help you?

I would like it documented that I strongly oppose the building of a gas station/convenience store on the corner of Marshall and Village Pkwy. There should be no building that offers 24 hr operation or constant congestive traffic. This is unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Io Schug
Date: Monday, April 21, 2025 10:56:38 AM

From: Jotform <noreply@jotform.com>
Sent: Sunday, April 20, 2025 11:55 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Io Schug



Contact Planning & Zoning: Io Schug

Name	Io Schug
Phone Number	(414) 3133289
Email	ischug@outlook.com
Property Address	9174 SW Celeste Lane, Port Saint Lucie, Florida, 34987
How can we help you?	I am a resident of Del Webb Tradition. I am very opposed to having a Circle K on the corner of Village Parkway and Marshall. Traffic there is already bad. And 24 hour operation will pose issues of safety.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Jackie Jones
Date: Friday, April 18, 2025 11:32:43 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:05 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Jackie Jones



Contact Planning & Zoning: Jackie Jones

Name Jackie Jones

Phone Number (813) 3825504

Email jfsjones101@gmail.com

Property Address 12800 Sw Vermillion Cir, Port St Lucie, FL, 34987

How can we help you? Please do not change mupd on tract of land at corner of marshall parkway and village parkway to include a gas station. A 24/7 gas station is not a fit with the residential communities of heron preserve and del webb tradition. Our communities' safety will be impacted negatively if this use were to be approved. Increased traffic, loitering, trash tend to occur at 24/7 installations. I respectfully request that the gas station use not be approved

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - James Mink
Date: Friday, April 18, 2025 11:25:53 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:55 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - James Mink



Contact Planning & Zoning: James Mink

Name	James Mink
Phone Number	(317) 4025865
Email	jlmink@comcast.net
Property Address	13586 SW Gingerline Dr, Port Saint Lucie, FL, 34987
How can we help you?	Please consider rejected the plan for a gas station and convenience store at Village Parkway and Marshall Parkway in Tradition. We already have plenty of gas stations in the vicinity and this area is mostly residential. These places are unsafe and bring crime to the area. This is not the place such a business. Thank you for your consideration.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Janet Jefferson
Date: Friday, April 18, 2025 11:33:02 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:57 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Janet Jefferson



Contact Planning & Zoning: Janet Jefferson

Name Janet Jefferson

Phone Number (904) 3276708

Email jecgc5@icloud.com

Property Address 13729 Sw Gingerline Dr, Port St Lucie, FL, 34987

How can we help you? I am total opposed to the circle K 24 hour convent store and gas station coming to the corner of village parkway and Marshall parkway in tradition. This is a two lane road into a residential area and the lights and traffic will be horrible. I moved here two years ago to retire and enjoy my elderly years. Knowing gas tanks and homelessness drugs and everything else associated with typical gas stations and conscience stores would be around the corner from my home in NOT acceptable. I OPPOSE that this moves forward as it would be detrimental to the residence and beauty of our neighbor.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Jeanine O'Reilly
Date: Friday, April 18, 2025 11:34:25 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:36 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Jeanine O'Reilly



Contact Planning & Zoning: Jeanine O'Reilly

Name	Jeanine O'Reilly
Phone Number	(631) 7149423
Email	allfouros@live.com
Property Address	13219 Sw Vermillion Cir, Port St Lucie, FL, 34987
How can we help you?	

I would like it documented that I strongly oppose the building of a gas station/convenience store on the corner of Marshall and Village Pkwy. There should be no building that offers 24 hr operation or constant congestive traffic. This is unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Jennifer Faustino
Date: Monday, April 21, 2025 10:52:32 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 6:12 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Jennifer Faustino



Contact Planning & Zoning: Jennifer Faustino

Name	Jennifer Faustino
Phone Number	(619) 2012192
Email	faustinofamily2020@gmail.com
Property Address	12398 SW Sand Dollar Way, Port St. Lucie, Florida, 34987
How can we help you?	Regarding: Project number: P25-033, Circle K @ Village & Marshall

I hope this message finds you well. I am writing to express my concerns regarding the proposed construction of a gas station adjacent to our family community (Heron Preserve) and the nearby wildlife preserve. While I understand the need for commercial development, I believe that this particular location poses significant risks that must be considered.

First and foremost, the proximity of a gas station to a family-oriented neighborhood raises serious safety concerns. Increased traffic congestion, particularly from large delivery trucks and vehicles fueling at the station, can create hazardous conditions for children and pedestrians. The potential for accidents is heightened in areas where families frequently walk, bike, and play.

Additionally, the environmental impact of a gas station near a wildlife preserve cannot be overstated. Gas stations are known sources of pollution, from potential leaks of hazardous materials to air pollution from idling vehicles. This could jeopardize the delicate ecosystem of the wildlife preserve, threatening the habitats of local flora and fauna. Preserving our natural surroundings is essential not only for the wildlife but also for the well-being of our community as a whole.

Furthermore, the presence of a gas station may detract from the quality of life in our neighborhood. The noise, odor, and light pollution associated with gas stations can negatively affect the peaceful atmosphere that families in our community cherish. It is crucial to consider whether this development aligns with our shared vision of a safe and healthy environment for residents and wildlife alike.

I urge you and the council to carefully evaluate the implications of this project. Engaging with community members and conducting thorough assessments of safety and environmental impact will ensure that we make an informed decision that prioritizes the well-being of our families and the preservation of our natural resources.

Thank you for your attention to this important matter. I look forward to your response and hope that we can work together to find a more suitable location for this development.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Joanne Slater
Date: Friday, April 18, 2025 11:35:16 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:08 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Joanne Slater



Contact Planning & Zoning: Joanne Slater

Name	Joanne Slater
Phone Number	(772) 3418279
Email	joanneslater34953@gmail.com
Property Address	12832 SW Gingerline Drive, Port St. Lucie, FL, 34987
How can we help you?	This is in regard to the very disturbing news of a Circle K gas station and convenience store being considered for the corner of Marshall Parkway and Village Parkway at Del Webb Tradition. I am completely opposed to this project! I am hopeful that this will be rejected. How could anyone think that this is OK?

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - John Hernandez
Date: Monday, April 21, 2025 10:55:41 AM

From: Jotform <noreply@jotform.com>
Sent: Saturday, April 19, 2025 1:00 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - John Hernandez



Contact Planning & Zoning: John Hernandez

Name	John Hernandez
Phone Number	(561) 6352428
Email	johnhernandez2426@gmail.com
Property Address	10112 SW Captiva Dr., Tradition, Port St. Lucie, FL, 34987
How can we help you?	We are opposed to the changing of the zoning laws to allow a gas station next to Heron Preserve and Del Webb. Zoning laws are there for a reason and shouldn't be changed because a buyer offers money. No thank you!

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Joseph Mascelli
Date: Monday, April 21, 2025 10:53:13 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:11 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Joseph Mascelli



Contact Planning & Zoning: Joseph Mascelli

Name Joseph Mascelli

Phone Number (302) 5304713

Email joemascelli@gmail.com

Property Address 12707 SW Gingerline Drive, Port St Lucie, FL, 34987-6507

How can we help you? Yesterday I became aware that a Circle K convenience store and gas station is proposed for the corner of Village Parkway and Marshall Parkway. Let me start by saying I'm strongly opposed to a gas station at this corner for many reasons but will limit this email to just a few. To start with this is primarily a residential area. I understand that that corner is zoned commercial, but to put a gas station there is unacceptable to the Dell Webb and Heron Preserve communities. To have this entrance on Marshall Parkway a single lane road will cause an enormous traffic situation and a hardship on the communities. Since I live directly across From the proposed site and it being a 24 hour operation I'm looking at these lights shining into my bedroom, which is totally unacceptable. The truck traffic that will enter Marshall Parkway including tanker trucks delivering fuel presents a serious safety and environmental issue. Please vote NO.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Josephine McDonald
Date: Friday, April 18, 2025 11:26:08 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 11:25 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Josephine McDonald



Contact Planning & Zoning: Josephine McDonald

Name	Josephine McDonald
Phone Number	(516) 8573891
Email	jmcdonald623@optonline.net
Property Address	13814 Sw Gingerline Dr, Port St Lucie, FL, 34987
How can we help you?	It's not a good idea to put a gas station by homes. PSL is growing so fast and big that this is going to cause so much traffic and accidents along with crimes.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Judy Brown
Date: Monday, April 21, 2025 10:55:30 AM

From: Jotform <noreply@jotform.com>
Sent: Saturday, April 19, 2025 11:32 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Judy Brown



Contact Planning & Zoning: Judy Brown

Name	Judy Brown
Phone Number	(34987) 870-405-7449
Email	judylynnbrown46@gmail.com
Property Address	13013 SW AUREOLIAN LN, Port St Lucie, FL, 34987
How can we help you?	I am vehemently against the proposed gas station/store on Village Blvd. Many retired folks chose Del Webb as their final home. The atrocity of busy and noisy gas station is reprehensible . You disrespect us if you approve this.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Karen Atticks
Date: Friday, April 18, 2025 11:28:15 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 10:11 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Karen Atticks



Contact Planning & Zoning: Karen Atticks

Name Karen Atticks

Phone Number (609) 9153380

Email katticks06@comcast.net

Property Address 12863 SW Gingerline Drive, Port Saint Lucie, FL, 34987

How can we help you? I would like it documented that I strongly oppose the building of a gas station/convenience store on the corner of Marshall and Village Pkwy. There should be no building that offers 24 hr operation or constant congestive traffic. This is unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Karen Hornburg
Date: Friday, April 18, 2025 3:41:26 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 3:35 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Karen Hornburg



Contact Planning & Zoning: Karen Hornburg

Name Karen Hornburg

Phone Number (772) 5296744

Email karenhornbur@gmail.com

Property Address 13921 SW Gingerline Drive , PSL, FL , 34987

How can we help you? I am vehemently opposed..... this is From Google..... Having a 24-hour gas station on your street can pose several dangers, including environmental hazards, potential health risks from fumes, and increased crime rates. The 24-hour nature of the business can also contribute to noise and traffic disturbances. Here's a more detailed look at the potential dangers:

1. Environmental and Health Hazards:

Groundwater contamination:
Leaking underground storage tanks (USTs) are a major concern, as they can release gasoline and other chemicals into the surrounding soil and groundwater, potentially contaminating drinking water sources.

Air pollution:
Gas stations release volatile organic compounds (VOCs) during fueling, including benzene, a known carcinogen. These VOCs can contribute to ground-level ozone pollution, which can lead to respiratory problems and other health issues.

Spills and leaks:
Accidents at the pump or during fuel deliveries can result in spills and leaks, further contaminating the environment.

2. Increased Crime Rates:

Increased opportunities for crime:
Extended hours and reduced foot traffic can create more opportunities for criminals to target gas stations.

Increased risk of carjacking and robbery:
Studies have shown that gas stations are vulnerable to carjackings, robberies, and other violent crimes.

3. Other Negative Impacts:

Noise pollution:

The constant flow of traffic, especially at night, can be a significant source of noise pollution.

Traffic congestion:

The increased traffic generated by a 24-hour gas station can exacerbate traffic congestion, particularly during peak hours.

Light pollution:

The bright lights at a gas station can disrupt sleep and impact the quality of life for nearby residents.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Karl Rausenberger
Date: Monday, April 21, 2025 10:56:17 AM

From: Jotform <noreply@jotform.com>
Sent: Saturday, April 19, 2025 2:27 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Karl Rausenberger



Contact Planning & Zoning: Karl Rausenberger

Name	Karl Rausenberger
Phone Number	(914) 8501383
Email	karlrause@hotmail.com
Property Address	13556 SW Gingerline Dr, Port Saint Lucie, Florida, 34987
How can we help you?	I would like to express my extreme disapproval of a Circle K convenience store and 24 hr gas station at the corner of Village Parkway and Marshall Parkway.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Kathy Criscuolo
Date: Monday, April 21, 2025 10:54:12 AM

From: Jotform <noreply@jotform.com>
Sent: Saturday, April 19, 2025 9:00 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Kathy Criscuolo



Contact Planning & Zoning: Kathy Criscuolo

Name	Kathy Criscuolo
Phone Number	(954) 2922807
Email	kcriscuolo53@gmail.com
Property Address	12694 sw cattleya lane, Port st lucie , Fl, 34987
How can we help you?	Please do not grant a variance to Circle K to erect a gas station/convenience store on the corner of Marshall and Village Parkway. It is totally inconsistent with our over 55 retirement community. It plans to be open 24 hours 7 days per week. It will bring crime to our area and it is absolutely not necessary.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Landa Lindgren
Date: Friday, April 18, 2025 11:26:49 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 11:09 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Landa Lindgren



Contact Planning & Zoning: Landa Lindgren

Name	Landa Lindgren
Phone Number	(302) 5394709
Email	landalynn@yahoo.com
Property Address	12647 SW Gingerline Drive, Port Saint Lucie, FL, 34987
How can we help you?	Proposed Circle K at corner of Village Parkway and Marshall Parkway.

We were notified of an informational meeting to be held last night regarding this proposed business. First of all, how dare the City of Port Saint Lucie blindside their citizens with this info without advising us in advance and without city representation at this meeting. It is an insult to the tax paying citizens of Delwebb and Heron Preserve. Furthermore, we were not notified of this meeting until hours prior and during a holiday week while many are traveling and/or have visitors. On the face of it, it seems rather suspicious.

Now regarding this proposed business and proposed change in zoning. This business would be located directly across from Phase One of Delwebb. These communities are beautiful and have the Florida lifestyle setting we are all looking for. A 24/7 gas station located across the street from my home would create excessive traffic (dangerous), excessive noise pollution, excessive light pollution and potential for crime which no one wants for our communities. Our property values will surely go down. If any of us tries to sell, we won't be able to. This will create a blight to these communities resulting in less taxes for PSL as no one will want to live here and those who want to move won't be able to.

The representatives from Circle K and the developer were ill prepared or not willing to answer basic questions regarding traffic and crime studies.

I am disgusted by how we have been treated regarding this meeting and proposed business. Port Saint Lucie must do better. We surely pay enough in taxes.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Laura DiFruscio
Date: Friday, April 18, 2025 11:26:35 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 11:16 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Laura DiFruscio



Contact Planning & Zoning: Laura DiFruscio

Name Laura DiFruscio

Phone Number (772) 2331944

Email LauraDifruscio@gmail.com

Property Address 12955 SW Vermillion Circle , Port Saint Lucie , Florida, 34987

How can we help you?

I would like it documented that I strongly oppose the building of a gas station/convenience store on the corner of Marshall and Village Pkwy. There should be no building that offers 24 hr operation or constant congestive traffic. This is unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Laurie Mellon
Date: Friday, April 18, 2025 11:36:23 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 7:38 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Laurie Mellon



Contact Planning & Zoning: Laurie Mellon

Name	Laurie Mellon
Phone Number	(914) 3201040
Email	LaurieMellon1@gmail.com
Property Address	12749 Southwest Gingerline Drive, Port St. Lucie, Florida, 34987
How can we help you?	Opposing the proposed Circle K on village parkway and Marshall in Tradition. This will bring too much noise and traffic to a quiet neighborhood.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Lisa Lambert
Date: Friday, April 18, 2025 11:35:52 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 7:56 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Lisa Lambert



Contact Planning & Zoning: Lisa Lambert

Name Lisa Lambert

Phone Number (954) 562-3210

Email lisalambert118@gmail.com

Property Address 12769 sw Vermillion Circle, Port St. Lucie, FL, 34987

How can we help you? Not only would a gas station/convenience store be an eyesore for the ambiance of the peaceful housing developments nearby, it would also be a traffic nightmare. Marshall Parkway would turn into a traffic nightmare (already bad enough with people using it to get to Community Blvd.). Additionally, the area would potentially turn into a hangout spot for kids. And why in the world do we need a third gas station/convenience store when there will be another Wawa on Becker and already one on Tradition Parkway???

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Lorraine Borch
Date: Friday, April 18, 2025 11:35:39 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 7:59 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Lorraine Borch



Contact Planning & Zoning: Lorraine Borch

Name	Lorraine Borch
Phone Number	(917) 8864120
Email	hborch1211@gmail.com
Property Address	13265 Sw Calita Way, Port St Lucie, FL, 34987
How can we help you?	To add a convenience store and gas station across the road from our DELL WEBB community is not a good idea at all. Not only will it cause more traffic, it will become an eyesore which is right in front of our community entrance. This must be re thought and changes made to have a more suitable business in its place. A gas station/convenience store will only downgrade our property and community and bring unsavory people hanging out there. I am vehemently against this proposal.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Lynn/Dan Gleason
Date: Friday, April 18, 2025 11:33:29 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:51 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Lynn/Dan Gleason



Contact Planning & Zoning: Lynn/Dan Gleason

Name Lynn/Dan Gleason

Phone Number (585) 9439607

Email imgleason56@gmail.com

Property Address 13069 SW VERMILLION CIR, Port St Lucie, FL, 34987

How can we help you? My husband Dan and I are vehemently opposed to the proposed Circle K convenience store and gas station to be built on the northwest corner of Marshall Parkway and Village Parkway.

Our concerns are numerous, but mainly the increase in traffic and crime that you cannot deny will occur.

Another concern is there is a brand new family park coming soon adjacent to the proposed gas station, and the clientele of a Circle k will no doubt migrate to the park where the homeless will have an additional place to gather.

Plus our community was told that commercial and industrial development would be on the East side of Village Parkway and residential would be on the west side. That is already not happening with the new commercial buildings being built on the southwest side of Village Parkway just south of Delwebb.

This project would also decrease our property values not to mention the elegance and beauty of our entrance road to Delwebb and Heron Preserve. We pay top taxes to live here and you are lowering the value we receive from these tax dollars by putting in a gas station with a ghetto reputation.

We already have one WAWA on Village Parkway and Tradition Blvd., and one planned for the corner of Becker Road and

Village Parkway. We don't need a 3rd gas station within that 5 mile stretch.

This project is not welcomed, and as a community we will do whatever we have to do to keep this from going forward.

This is greed at its finest by Circle K to get established before the Route 95 exit is brought to fruition.

The Port Saint Lucie leaders should think long term. This is a horrible idea.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Marc Levant
Date: Friday, April 18, 2025 11:36:34 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 7:36 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Marc Levant



Contact Planning & Zoning: Marc Levant

Name Marc Levant

Phone Number (240) 3448499

Email levant7@comcast.net

Property Address 12956 SW Gingerline Dr , Port St. Lucie, FL, 34987

How can we help you? I heard yesterday that a Circle K 24 hour gas station is proposed to be built right across the street from the entrance to our Del Webb community. I realize this parcel of land will be developed but placing a 24 hour bright light gas station is poor planning for that location. This area is very residential and there are numerous reasons that a gas station is a poor fit for that location. The amount of traffic for that intersection and where the egress onto Marshall Parkway is planned is not safe or sustainable. The 24 hour nature of that business and light will substantially alter the aesthetic of the Del Webb community which will affect property value. There will also be safety issues to the residents of the adjoining communities. I truly believe that this was not thought out carefully and after Walgreens pulled out there was a rush to get another business in that spot without regards to the adjacent communities. Please use your expertise in planning to see that this is not a fit.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Maria Quijano
Date: Monday, April 21, 2025 10:56:29 AM

From: Jotform <noreply@jotform.com>
Sent: Saturday, April 19, 2025 3:22 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Maria Quijano



Contact Planning & Zoning: Maria Quijano

Name	Maria Quijano
Phone Number	(305) 7134573
Email	mrqp01@hotmail.com
Property Address	10424 SW Captiva Dr , Port Saint Lucie , FL, 34987
How can we help you?	Petition to the Mayor of Port St. Lucie, FL Subject: Opposition to Zoning Change for Circle K Gas Station in Tradition

Dear Mayor Shannon Martin,

We want to join many concerned citizens of Tradition in Port St. Lucie, by respectfully urge you to reject the proposed zoning change that would permit the construction of a Circle K gas station at the corner of Marshall Parkway and SW Village Parkway—directly adjacent to our community's entrance.

This area is currently a peaceful, family-oriented residential neighborhood, characterized by its calm environment, low traffic, and overall safety. Allowing a gas station to be built at this highly sensitive location would dramatically alter the character of our community in the following ways:

Increased Traffic and Congestion: A gas station will significantly increase vehicle traffic at a busy intersection near our entrance, creating congestion and longer delays for residents entering and exiting the neighborhood.

Safety Concerns: The presence of a commercial fuel station raises concerns about pedestrian safety, particularly for our children who walk, bike, or play nearby. The added traffic and the nature of a gas station pose new dangers that were never

anticipated when we chose to live here.

Environmental and Aesthetic Impact: Gas stations bring with them noise, bright lights, and potential pollution. Such a development is incompatible with the beautiful, serene, and well-maintained residential surroundings that define Tradition.

Decreased Property Values: The introduction of heavy commercial activity in close proximity to homes may negatively affect property values, which many of us have worked hard to build.

We are not opposed to development, but we believe it must be done responsibly and in alignment with the spirit and design of our community. The proposed zoning change undermines that spirit and places the well-being of residents at risk.

Our children and families deserve a safe and peaceful neighborhood. We respectfully request that you use your leadership and good judgment to preserve the integrity of Tradition by rejecting this zoning change.

Thank you for your attention to this matter and for your continued service to our city.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Marie Sammet
Date: Monday, April 21, 2025 10:57:41 AM

From: Jotform <noreply@jotform.com>
Sent: Sunday, April 20, 2025 8:08 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Marie Sammet



Contact Planning & Zoning: Marie Sammet

Name	Marie Sammet
Phone Number	(954) 6003131
Email	mariesammetc21@gmail.com
Property Address	12647 Sw Cattleya Ln, Port St Lucie, FL, 34987
How can we help you?	Vote no on a gas station going on the corner.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Mary Landry
Date: Friday, April 18, 2025 2:05:51 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 1:00 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Mary Landry



Contact Planning & Zoning: Mary Landry

Name Mary Landry

Phone Number (954) 3388145

Email mnwlandry@gmail.com

Property Address 12946 SW Aureolian lane, Port Saint Lucie, Fl., 34987

How can we help you? I would like to let you know that I completely am opposed to the circle K mini mart gas station be allowed to be built on Village Parkway and Marshall Parkway. Dangerous traffic. The new Stars and Stripes Park Nextdoor, the fact that Marshall is one lane and has 1300 homes on it. Marshall is a 45 zone and within the traffic volume it would be a disaster. The fact that Kiley Horn had a meeting before anyone could get their letter. They need to start over in the process. Property values will be affected. This needs to be shutdown right away.
Mary Landry

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - MaryAnn Ketcham
Date: Friday, April 18, 2025 12:47:07 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 12:23 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - MaryAnn Ketcham



Contact Planning & Zoning: MaryAnn Ketcham

Name	MaryAnn Ketcham
Phone Number	(772) 3615730
Email	maryannketcham@gmail.com
Property Address	12629 SW Cattleya Lane, Port St. Lucie, FL., 34987
How can we help you?	Kimley Horn is proposing a 24/7 Gas Station/Convenience store for the corner of Marshall Pkwy/SW Village. This is certainly NOT the place for a business like that- it belongs on the other side of SW Village, not on the entryway to two homeowner communities. I am 100% opposed to this- the traffic alone should preclude this.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - MaryAnne Lane
Date: Friday, April 18, 2025 11:28:44 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:57 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - MaryAnne Lane



Contact Planning & Zoning: MaryAnne Lane

Name	MaryAnne Lane
Phone Number	(904) 7049760
Email	maryannelane51@gmail.com
Property Address	13694 Sw Gingerline Dr, Port St Lucie, FL, 34987
How can we help you?	I do NOT want this plan to go forward for a gas station and convenience store on the corner of Marshall and Village Parkway.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Michael BOTTEMA
Date: Friday, April 18, 2025 12:47:41 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 12:44 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Michael BOTTEMA



Contact Planning & Zoning: Michael BOTTEMA

Name	Michael BOTTEMA
Phone Number	(512) 7399677
Email	michaelbottema@yahoo.com
Property Address	13054 SW AUREOLIAN LN, Port St. Lucie, Florida, 34987
How can we help you?	No on convenience store

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Mindy Klein
Date: Monday, April 21, 2025 10:55:52 AM

From: Jotform <noreply@jotform.com>
Sent: Saturday, April 19, 2025 1:03 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Mindy Klein



Contact Planning & Zoning: Mindy Klein

Name Mindy Klein

Phone Number (703) 4085407

Email mindyklein@comcast.net

Property Address 10224 SW Sarcoline Dr, Port St Lucie, FL, 22304

How can we help you? I am very much opposed to amending the zoning for the parcel of land on Marshall Parkway, for a proposed Circle K and gas station. There is already a Wawa at Gatlin and Village, and another one coming to Becker and Village. A gas station/convenience store at Marshall and Village is unnecessary and will cause undesired congestion and environmental pollutants.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Mosenson Jonathan
Date: Friday, April 18, 2025 2:05:15 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 1:07 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Mosenson Jonathan



Contact Planning & Zoning: Mosenson Jonathan

Name	Mosenson Jonathan
Phone Number	(1) 5167218100
Email	mosensonj@gmail.com
Property Address	12676 Sw Cattleya Ln, Port Saint Lucie, FL, 34987
How can we help you?	I absolutely do not want to Circle K on the corner of Marshall and Village Parkway in Port St. Lucie. That would be a disaster for our community.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Mr and Mrs Syd Henry
Date: Friday, April 18, 2025 2:04:27 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 1:12 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Mr and Mrs Syd Henry



Contact Planning & Zoning: Mr and Mrs Syd Henry

Name	Mr and Mrs Syd Henry
Phone Number	(914) 4901981
Email	Fireman488@aol.com
Property Address	12913 SW Vermillion Circle, Port St Lucie, Florida, 34987
How can we help you?	We are opposed to a 24 hr gas station on Marshall and Village Parkways for the following reasons: Having a 24-hour gas station on your street/ neighborhood can pose several dangers, including environmental hazards, potential health risks from fumes, and increased crime rates. The 24-hour nature of the business can also contribute to noise and traffic disturbances. Here's a more detailed look at the potential dangers: 1. Environmental and Health Hazards: Groundwater contamination: Leaking underground storage tanks (USTs) are a major concern, as they can release gasoline and other chemicals into the surrounding soil and groundwater, potentially contaminating drinking water sources. Air pollution: Gas stations release volatile organic compounds (VOCs) during fueling, including benzene, a known carcinogen. These VOCs can contribute to ground-level ozone pollution, which can lead to respiratory problems and other health issues. Spills and leaks: Accidents at the pump or during fuel deliveries can result in spills and leaks, further contaminating the environment. 2. Increased Crime Rates: Increased opportunities for crime: Extended hours and reduced foot traffic can create more opportunities for criminals to target gas stations. Increased risk of carjacking and robbery: Studies have shown that gas stations are vulnerable to

carjackings, robberies, and other violent crimes.

3. Other Negative Impacts:

Noise pollution:

The constant flow of traffic, especially at night, can be a significant source of noise pollution.

Traffic congestion:

The increased traffic generated by a 24-hour gas station can exacerbate traffic congestion, particularly during peak hours.

Light pollution:

The bright lights at a gas station can disrupt sleep and impact the quality of life for nearby residents.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Nadine Johnson
Date: Friday, April 18, 2025 4:36:43 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 4:32 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Nadine Johnson



Contact Planning & Zoning: Nadine Johnson

Name	Nadine Johnson
Phone Number	(561) 2136336
Email	nadster@comcast.net
Property Address	13550 Sw Gingerline Dr, Port St Lucie, FL, 34987
How can we help you?	We do NOT want a Circle K at the corner of Marshall Pkwy & Tradition Parkway (in front of DelWebb). A gas station there would be trashy, invite crime, noise and too much traffic for a residential area. Port St Lucie needs to try to protect residential areas & our home values. The nearby WaWa is always packed, noisy, creates dangerous traffic patterns & it seems like PSL PD is there way too often answering some type of call. C'mon PSL... you can do better!!!

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Nancy Drain
Date: Friday, April 18, 2025 4:31:03 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 3:56 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Nancy Drain



Contact Planning & Zoning: Nancy Drain

Name	Nancy Drain
Phone Number	(914) 9240508
Email	taralynn.crooks@gmail.com
Property Address	13783 SW Gingerkine Drive , Port St Lucie , Florida , 37987
How can we help you?	Apposed against the gas station on Marshall Pkway and Village pkwy

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Nancy O'Neil
Date: Friday, April 18, 2025 11:33:14 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:57 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Nancy O'Neil



Contact Planning & Zoning: Nancy O'Neil

Name	Nancy O'Neil
Phone Number	(561) 7892926
Email	noneil1956@gmail.com
Property Address	12685 SW Gingerline Dr, Port Saint Lucie, Fla, 34987
How can we help you?	Stop the Circle K gas station. I/we don't want a 24 gas station in my back yard.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Natalie Jacovsky
Date: Friday, April 18, 2025 11:32:31 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:06 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Natalie Jacovsky



Contact Planning & Zoning: Natalie Jacovsky

Name	Natalie Jacovsky
Phone Number	(631) 3741392
Email	gingerline12986@gmail.com
Property Address	12986 sw gingerline drive, Port st lucie, Fl, 34987
How can we help you?	I feel adding this gas station would only add to more traffic and safety issues on village parkway. Please reconsider placing this in this location

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Neil Davis
Date: Friday, April 18, 2025 11:28:23 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 10:10 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Neil Davis



Contact Planning & Zoning: Neil Davis

Name Neil Davis

Phone Number (786) 5462261

Email NMDavis2013@gmail.com

Property Address 12839 SW Aureolian Ln., Port Saint Lucie, FL, 34987

How can we help you? I want to voice my objection to the proposed zoning change to allow the development of a Circle K gas station and convenience store at the corner of Village and Marshall Parkway, immediately adjacent to two communities that would be negatively impacted by this 24-hour business. Other fueling facilities and quick marts already exist or are planned for the area. Further, the site plan funnels store traffic to a road with one lane in each direction and no light at Village Parkway. Moreover, lighting on the site will disturb all of us living within eyeshot of the corner all night long. This is a chance for the city to show it stands for the wellbeing of its citizens and deny this ill-chosen development.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Neil Wolf
Date: Friday, April 18, 2025 2:46:36 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 2:44 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Neil Wolf



Contact Planning & Zoning: Neil Wolf

Name	Neil Wolf
Phone Number	(908) 2409742
Email	seasonsnw@gmail.com
Property Address	12635 SW Cattleya Ln, Port St Lucie, FL re, 34987
How can we help you?	Please, please do not allow a conscience store and gas station on the corner of Marshall and Village Parkway. This is a beautiful residential area and we do not want all of that traffic.

From: [Planning](#)
To: [Kelly Baehr](#)
Subject: FW: Contact Planning & Zoning - Pamela Poleszak
Date: Monday, April 21, 2025 3:54:27 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)



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: Monday, April 21, 2025 3:34 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Pamela Poleszak



Contact Planning & Zoning: Pamela Poleszak

Name	Pamela Poleszak
Phone Number	(954) 8010422
Email	poleszak@bellsouth.net
Property Address	12761 Sw Gingerline Dr, Port St Lucie, FL, 34987
How can we help you?	I live in Del Webb, right near the front of the development. I am opposed to a Circle K located right near our entry. A 24 hour gas station in an isolated area is dangerous for our community. It is not the right fit for Tradition which has a beautiful heart sculpture and a soon to be opened Stars and Stripes park. This will bring down the quality of the area. We pay extra taxes to live in Tradition and it should remain a beautiful place to live.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Pamela Schofield
Date: Friday, April 18, 2025 11:29:59 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:27 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Pamela Schofield



Contact Planning & Zoning: Pamela Schofield

Name Pamela Schofield

Phone Number (617) 2122357

Email pam8472@aol.com

Property Address 13289 Sw Calita Way, Port St Lucie, FL, 34987

How can we help you?

I would like it documented that I strongly oppose the building of a gas station/convenience store on the corner of Marshall and Village Pkwy. There should be no building that offers 24 hr operation or constant congestive traffic. This is unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Pamela Skidmore
Date: Friday, April 18, 2025 11:34:38 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:26 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Pamela Skidmore



Contact Planning & Zoning: Pamela Skidmore

Name	Pamela Skidmore
Phone Number	(937) 2320807
Email	pamskidmore@icloud.com
Property Address	12979 SW Vermillion Cir, Port St Lucie, FL, 34987
How can we help you?	Please, please, please DO NOT allow a Circle K at the corner of Village Parkway and Marshall Road in Port St. Lucie. I currently live in DelWebb and that is way too much traffic not to mention all the lights that a 24 hour service would have. Thank you.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Patricia Carbone
Date: Friday, April 18, 2025 4:30:31 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 3:54 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Patricia Carbone



Contact Planning & Zoning: Patricia Carbone

Name	Patricia Carbone
Phone Number	(215) 7961564
Email	pcarbone61@aol.com
Property Address	12961 Sw Vermillion Cir, Port St Lucie, FL, 34987
How can we help you?	I live in Del webb Tradition and when I purchased my home i had no idea a Circle K would be at the entrance of my development This is not acceptable especially since there will be a Wawa on corner of Becker and already a Wawa on Gaitlin what is the reasoning of this

From: [Planning](#)
To: [Kelly Baehr](#)
Subject: FW: Contact Planning & Zoning - Patricia Preizer
Date: Monday, April 21, 2025 3:53:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)



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: Monday, April 21, 2025 3:19 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Patricia Preizer



Contact Planning & Zoning: Patricia Preizer

Name	Patricia Preizer
Phone Number	(908) 4153631
Email	psp511@comcast.net
Property Address	12845 Sw Gingerline Dr, Port St Lucie, FL, 34987
How can we help you?	Please no gas station outside of our Community!

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Peggy Montero
Date: Friday, April 18, 2025 11:34:16 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:38 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Peggy Montero



Contact Planning & Zoning: Peggy Montero

Name Peggy Montero

Phone Number (305) 2996808

Email Pamontero@aol.com

Property Address 13646 sw gingerline drive , Port st lucie , Florida , 34987

How can we help you?

I would like it documented that I strongly oppose the building of a gas station/convenience store on the corner of Marshall and Village Pkwy. There should be no building that offers 24 hr operation or constant congestive traffic. This is unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Raphael Palant
Date: Friday, April 18, 2025 11:31:46 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:15 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Raphael Palant



Contact Planning & Zoning: Raphael Palant

Name	Raphael Palant
Phone Number	(480) 6999708
Email	rpalant@hotmail.com
Property Address	12799 SW Vermillion cir , Port St Lucie, FL, 34987
How can we help you?	I am totally against having a convenience store and gas station on the Marshall pkwy/ Village Pkwy corner. The added traffic, noise, potential crime, litter, light pollution and numerous other inconveniences do NOT merit having it.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Renee Markowitz
Date: Friday, April 18, 2025 11:29:16 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:42 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Renee Markowitz



Contact Planning & Zoning: Renee Markowitz

Name	Renee Markowitz
Phone Number	(845) 5983224
Email	sharm4@aol.com
Property Address	13298 SW Gingerline Drive, Port Saint Lucie, FLORIDA, 34987
How can we help you?	I am expressing strong opposition to the proposed gas station at the corner of Village Parkway and Marshall parkway PSL. There are serious concerns it will impact on the character, safety, and well-being of the residential neighborhoods of Del Webb and Hereon Perseve. Giving a variance for underground fuel storage will be based on the developers interest and not the communities interest. Thank you Renee Markowitz

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Robert Atticks
Date: Friday, April 18, 2025 11:55:58 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 11:55 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Robert Atticks



Contact Planning & Zoning: Robert Atticks

Name Robert Atticks

Phone Number (609) 7316194

Email ratticks@comcast.net

Property Address 12863 SW Gingerline Drive, PORT ST LUCIE, FL, 34987

How can we help you?

I would like it documented that I strongly oppose the building of a gas station/convenience store on the corner of Marshall and Village Pkwy. There should be no building that offers 24 hr operation or constant congestive traffic. This is unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Robin Andrews
Date: Friday, April 18, 2025 11:35:29 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 8:04 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Robin Andrews



Contact Planning & Zoning: Robin Andrews

Name	Robin Andrews
Phone Number	(561) 3126262
Email	robinandrews96@yahoo.com
Property Address	13043 SW Aureolian Ln, Port Saint Lucie, FL, 34987
How can we help you?	I would like it documented that I strongly oppose the building of a gas station/convenience store on the corner of Marshall and Village Pkwy. There should be no building that offers 24 hr operation or constant congestive traffic. This is unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Roger Ducker
Date: Friday, April 18, 2025 11:31:26 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:22 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Roger Ducker



Contact Planning & Zoning: Roger Ducker

Name	Roger Ducker
Phone Number	(734) 3258145
Email	rogerducker@gmail.com
Property Address	12998 SW Vermillion Circle, Port St Lucie, FL, 34987
How can we help you?	I strongly oppose the building of a gas station and convenience store on the corner of Marshall and Village Pkwy. A building that offers 24 hr operation will cause constant congestive traffic, clutter up, and create an eyesore on what is currently a beautiful road and corner close to the stars and stripes park. This would be unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern. Please rethink what would be in the best interest of the city and its people. Thankyou.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Samantha Dwyer
Date: Monday, April 21, 2025 10:53:39 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 11:47 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Samantha Dwyer



Contact Planning & Zoning: Samantha Dwyer

Name	Samantha Dwyer
Phone Number	(772) 3803698
Email	samantha3698@gmail.com
Property Address	10124 Sw Captiva Dr, Port St Lucie, FL, 34987
How can we help you?	Stop the Circle K in tradition! I don't want lights shining in my back yard. I don't want my home value to go down! There will be 2 gas stations one on Gatlin and Becker you do not need another in that stretch. Put in stores or a restaurant

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Sandy Singer
Date: Friday, April 18, 2025 11:28:03 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 10:15 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Sandy Singer



Contact Planning & Zoning: Sandy Singer

Name Sandy Singer

Phone Number (772) 349-0396

Email sandysinger43@yahoo.com

Property Address 13253 SW Calita Way, Port St Lucie, FL, 34987

How can we help you? With regards to proposed CircleK gas station on Marshall Parkway and Village Parkway. This goes into a beautiful community of Del Webb. Certainly not the right place for this type of facility for numerous reasons. Hopefully, there will be more thought put into NOT doing this project. Many acres off of Village Parkway more suited for gas station that will not effect 900 homes. Very poor decision planning. Please re-consider

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Stephen Clemente
Date: Friday, April 18, 2025 2:04:41 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 1:11 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Stephen Clemente



Contact Planning & Zoning: Stephen Clemente

Name Stephen Clemente

Phone Number (516) 4565071

Email stephen.j.p.clemente@gmail.com

Property Address 12890 SW Gingerline Drive, Port St. Lucie, FL, 34987

How can we help you? As a property owner and resident in Del Webb Tradition, I want to voice my opposition to the proposal to build a convenience store and gas station on the NW corner of Village and Marshall Parkway. I feel this type of facility will greatly add to the volume of traffic and create a dangerous crossing at this intersection. Please review the alternatives. Thank you.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Steven Mazal
Date: Friday, April 18, 2025 11:29:49 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:33 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Steven Mazal



Contact Planning & Zoning: Steven Mazal

Name	Steven Mazal
Phone Number	(954) 6098822
Email	smazal@bellsouth.net
Property Address	10299 SW Zaffre Ln, Port St Lucie, FL, 34987
How can we help you?	The proposed 24hour convenience store and gas station is not a good fit for the corner ov Village and Marshall Parkways. You have the nature trail there and bordering it with an eyesore is not a good blend. The traffic generated will overwhelm the intersection. Access and egress from Del Webb and Heron Preserve will be severely hampered.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - STEVEN PASEORNEK
Date: Friday, April 18, 2025 11:27:29 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 10:38 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - STEVEN PASEORNEK



Contact Planning & Zoning: STEVEN PASEORNEK

Name STEVEN PASEORNEK

Phone Number (772) 2491496

Email smpas@ymail.com

Property Address 9278 SW Sinoper Ln, Port St Lucie, FL, 34987

How can we help you? I would like it documented that I strongly oppose the building of a gas station/convenience store on the corner of Marshall and Village Pkwy. There should be no building that offers 24 hr operation or constant congestive traffic. This is unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Susan and Ed Rudmann
Date: Monday, April 21, 2025 10:52:16 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 5:31 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Susan and Ed Rudmann



Contact Planning & Zoning: Susan and Ed Rudmann

Name Susan and Ed Rudmann

Phone Number (321) 2460380

Email susanrudmann@gmail.com

Property Address 12730 SW Cattleya Lane, Port St Lucie, FL, 34987

How can we help you? We would like to express our total displeasure at the proposed gas station/convenience store to be located at the corner of Marshall Pkwy and Village Pkwy. This would have a huge negative impact on our Del Webb neighborhood. The safety, noise, traffic, light pollution, etc will render our properties extremely undesirable. This proposal represents the worst possible use of this property. We urge you to not allow this to proceed.
Thank you for your consideration.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Susan Collins
Date: Monday, April 21, 2025 10:59:20 AM

From: Jotform <noreply@jotform.com>
Sent: Sunday, April 20, 2025 8:13 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Susan Collins



Contact Planning & Zoning: Susan Collins

Name	Susan Collins
Phone Number	(408) 6741269
Email	dolfansusan29@yahoo.com
Property Address	12719 Sw Cattleya Ln, Port Saint Lucie, FL, 34987
How can we help you?	My opinion

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Susan Weiss
Date: Friday, April 18, 2025 4:31:17 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 3:59 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Susan Weiss



Contact Planning & Zoning: Susan Weiss

Name	Susan Weiss
Phone Number	(954) 2346774
Email	suziread@aol.com
Property Address	10263 SW Zaffre Ln, Port Saint Lucie, FL, 34987
How can we help you?	I think a gas station will be a disaster! The traffic congestion it will cause on Marshal Pkwy, I feel very safe now but I won't with cars coming over here. It's also not necessary since there will be 2 Wa Wa's.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Taralynn Crooks
Date: Friday, April 18, 2025 2:54:26 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 2:47 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Taralynn Crooks



Contact Planning & Zoning: Taralynn Crooks

Name	Taralynn Crooks
Phone Number	(914) 3741502
Email	crookze@Yahoo.com
Property Address	13753 SW Gingerline Drive , Port St Lucie , Florida , 34987
How can we help you?	No gas station Circke K at the corner of Village Pkway and Marshall Hwy it's going to lower property value, it's not environmentally safe, higher crime rates, bringing lower class of people to the area, noise factor, congestion

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Teodora Casiano
Date: Friday, April 18, 2025 12:47:30 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 12:44 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Teodora Casiano



Contact Planning & Zoning: Teodora Casiano

Name	Teodora Casiano
Phone Number	(772) 9242610
Email	tmcasa1109@aol.com
Property Address	13916 Sw Gingerline Dr, Port St Lucie, FL, 34987
How can we help you?	Please no gas station next to our homes, I will no longer feel safe. We have enough gas stations in the area.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Theresa Foster
Date: Friday, April 18, 2025 11:31:35 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:18 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Theresa Foster



Contact Planning & Zoning: Theresa Foster

Name	Theresa Foster
Phone Number	(305) 6321288
Email	tafoster8@att.net
Property Address	13351 SW Gingerline Drive, Port St Lucie, FL, 34987
How can we help you?	NO to the proposed Circle K going in at the corner of Village Pkwy and Marshall Pkwy. We don't need another gas station. This will cause safety issues, more traffic and decrease the value of our homes. Put it right off the new proposed I95 and Marshall Pkwy where it would be more useful not in a residential neighborhood. No, no, no to Circle K!

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Thomas McDonald
Date: Friday, April 18, 2025 4:38:06 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 4:37 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Thomas McDonald



Contact Planning & Zoning: Thomas McDonald

Name	Thomas McDonald
Phone Number	(516) 6665285
Email	tomtoget100@icloud.com
Property Address	13814 SW Gingerline Dr, Port Saint Lucie, FL, 34987
How can we help you?	No to circle K

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Tracy Martin
Date: Monday, April 21, 2025 10:59:59 AM

From: Jotform <noreply@jotform.com>
Sent: Sunday, April 20, 2025 11:57 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Tracy Martin



Contact Planning & Zoning: Tracy Martin

Name Tracy Martin

Phone Number (954) 8013138

Email tracym862@gmail.com

Property Address 13397 Sw Sorella Dr, Port St Lucie, FL, 34987

How can we help you? Let's have something a little less usage. I do not want a gas station and certainly not a 24 hr one. Our concerns include:

- 1 Increased Crime: Gas stations operating 24 hours often become magnets for criminal activity, including robberies, drug dealing, and violent altercations, particularly during late-night hours when police presence is limited. This poses a significant threat to the safety of residents, especially in neighborhoods already struggling with high crime rates.
2. Noise and Disturbances: The constant flow of vehicles, late-night customers and disturbances throughout the night, disrupting the peace of our residential neighborhood and negatively impacting our ability to rest and feel secure in our own homes.
3. Loitering and Public Safety Concerns: 24-hour operations encourage loitering, drawing large groups that create a sense of unease for local residents. Even in the absence of overt crime, this contributes to an unsafe atmosphere, deterring families from using nearby public spaces.
4. Decline in Property Values: The combination of increased crime, noise, and general disturbances contributes to a decline in local property values. Potential homeowners are less likely to invest in neighborhoods perceived as unsafe or noisy, further deteriorating the community's long-term stability.
5. Limited Community Benefit: Many of these gas stations are owned by non-local entities, with profits leaving the community while residents are left to bear the negative consequences. The lack of reinvestment in our neighborhood only amplifies the detrimental effects.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Valerie Kramer
Date: Friday, April 18, 2025 11:29:29 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:42 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Valerie Kramer



Contact Planning & Zoning: Valerie Kramer

Name	Valerie Kramer
Phone Number	(978) 3947299
Email	valerie335i@yahoo.com
Property Address	12953 SW Aureolian Ln, Port Saint Lucie, FL, 34987
How can we help you?	I oppose the building of a gas station on the corner of Marshall Parkway in Tradition

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Vicki Erdrich
Date: Friday, April 18, 2025 11:29:38 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:41 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Vicki Erdrich



Contact Planning & Zoning: Vicki Erdrich

Name	Vicki Erdrich
Phone Number	(516) 6980288
Email	vme9180@aol.com
Property Address	13730 SW GINGERLINE DR, Port St Lucie, FL, 34987
How can we help you?	I am adamantly opposed to the proposed 24 hour convenience store/gas station at Marshall and Village Parkway.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Virginia Seeger
Date: Monday, April 21, 2025 10:57:13 AM

From: Jotform <noreply@jotform.com>
Sent: Sunday, April 20, 2025 6:40 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Virginia Seeger



Contact Planning & Zoning: Virginia Seeger

Name	Virginia Seeger
Phone Number	(919) 7701164
Email	ginseeger@gmail.com
Property Address	13184 SW Vermillion Circle, Port St Lucie, Florida, 34987
How can we help you?	Against a gas station and convenience store on the corner of Village Parkway and Marshall Parkway.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Wanda Adama
Date: Friday, April 18, 2025 2:55:09 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 2:54 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Wanda Adama



Contact Planning & Zoning: Wanda Adama

Name Wanda Adama

Phone Number (404) 3865046

Email wandala61@yahoo.com

Property Address 12647 SW Cattleya Ln, Port St Lucie, FL, 34987

How can we help you? I am vehemently opposed to a proposed 24 hr Circle-K at the corner of Village Pkwy and Marshall Pkwy. I am less than 1-2 mile from this in my community of DelWebb Tradition. Having a 24-hour gas station near can pose several dangers, including environmental hazards, potential health risks from fumes, and increased crime rates. The 24-hour nature of the business can also contribute to noise and traffic disturbances. Here's a more detailed look at the potential dangers:

1. Environmental and Health Hazards:
Groundwater contamination:
Leaking underground storage tanks (USTs) are a major concern, as they can release gasoline and other chemicals into the surrounding soil and groundwater, potentially contaminating drinking water sources.
Air pollution:
Gas stations release volatile organic compounds (VOCs) during fueling, including benzene, a known carcinogen. These VOCs can contribute to ground-level ozone pollution, which can lead to respiratory problems and other health issues.
Spills and leaks:
Accidents at the pump or during fuel deliveries can result in spills and leaks, further contaminating the environment.
2. Increased Crime Rates:
Increased opportunities for crime:
Extended hours and reduced foot traffic can create more opportunities for criminals to target gas stations.
Increased risk of carjacking and robbery:

Studies have shown that gas stations are vulnerable to carjackings, robberies, and other violent crimes.

3. Other Negative Impacts:

Noise pollution:

The constant flow of traffic, especially at night, can be a significant source of noise pollution.

Traffic congestion:

The increased traffic generated by a 24-hour gas station can exacerbate traffic congestion, particularly during peak hours.

Light pollution:

The bright lights at a gas station can disrupt sleep and impact the quality of life for nearby residents.

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - Wayne Landry
Date: Friday, April 18, 2025 12:47:18 PM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 12:43 PM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Wayne Landry



Contact Planning & Zoning: Wayne Landry

Name Wayne Landry

Phone Number (954) 4151281

Email waynoflorida@yahoo.com

Property Address 12946 SW Aureolian Lane, Port Saint Lucie, Florida, 34987

How can we help you? We got a notice from our mail box of a meeting from Kimley Horn last night when we picked up our mail. Problem was the meeting was at 6:00pm and Del Webb all received their letters in the mail just before the meeting. The letters had no return address are are normally tossed by residents. Having a Circle K mini mart on the corner of Village and Marshall is a blatant disregard by these people for what is right for that corner. There are so many negatives it is hard to put them all down. Making a nice Park and then put a 24 hour gas station mini mart next to it for one. The fact that one of the entrances in and out will be on Marshall 500 feet from Village. Traffic could back up into Village Parkway from there. Marshall is a one way road with what will be 1300 homes accessed by Marshall. I can't imagine the amount of traffic going on and off Village Parkway which is a 45 mph zone. It would cause many problems and could cause the property values in Del Webb and Heron preserve to drop. It will also hurt the remaining home sales in Del Webb if people find out the gas station will be there. Let's shut this thing down right away. These people are hiding something acting this way by sending a letter that only got to a small portion of the people affected by arriving just before their planned meeting.
Wayne Landry

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Contact Planning & Zoning - William Brousseau
Date: Friday, April 18, 2025 11:32:53 AM

From: Jotform <noreply@jotform.com>
Sent: Friday, April 18, 2025 9:01 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - William Brousseau



Contact Planning & Zoning: William Brousseau

Name	William Brousseau
Phone Number	(609) 7090377
Email	billb@comcast.net
Property Address	13345 as ginger line dr, port st lucie, fl, 34987
How can we help you?	Absolutely oppose a 24 hour Circle K gas station at Marshall & Village. This is a residential neighborhood where folks walk and bike and school bus drops kids. There is also a nature trail for all PSL right behind this. Find a more appropriate use.

From: [Anne Cox](#)
To: [Bridget Kean](#)
Subject: FW: Gas station and convenience store across from Del Web Tradition
Date: Friday, April 18, 2025 3:43:28 PM

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

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

From: Kathe Fritz <crestedsandgreys@yahoo.com>

Sent: Friday, April 18, 2025 3:34 PM

To: Anne Cox <AnneC@cityofpsl.com>

Subject: Gas station and convenience store across from Del Web Tradition

I'm very disappointed and don't want a gas station and convenience store across from Del Web Tradition. It's not a need and causes pollution and noise not to mention the up tick in crime. We already have a WaWa on Village Parkway and we definitely don't need another like gas station 1 1/2 miles from the WaWa. Please consider something that would advance the community.

From: [Shannon Martin](#)
To: [Brandon Dolan](#)
Subject: Fw: PLEASE HELP US
Date: Thursday, April 17, 2025 2:49:20 PM
Attachments: [image0.png](#)

Can you please respond to Mr. Russell and explain our process? Can you please let him know that it has not reached the council level yet, however, we will get information from city regarding the proposed change?

Thx

Shannon M. Martin

Mayor

o. 772-871-5159 c. 772-418-9022
a. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

From: Daniel Russell <d830925r@aol.com>
Sent: Thursday, April 17, 2025 1:55:37 PM
To: Shannon Martin <Mayor@cityofpsl.com>
Subject: PLEASE HELP US

Mayor Martin,

I like many of my neighbors have supported you as our mayor. I speak for myself and hundreds of residents at Del Webb PLEASE INTERVENE IN THIS PROPOSAL TO BUILD A GAS STATION AND CONVENIENCE STORE ON MARSHALL PKWY AND VILLAGE. The proposed Walgreens fell through however putting a gas station there would destroy our home values immensely . I ask for your intervention in this serious and alarming matter.

Respectfully,
Daniel Russell
13048 Sw Aureolian Ln
PSL 34987



Sent from my iPhone

From: [Brandon Dolan](#)
To: [Mary Savage-Dunham](#); [Bridget Kean](#)
Subject: FW: Proposed Convenience Store with Fueling Stations by DelWebb Tradition Community
Date: Thursday, April 17, 2025 4:33:01 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

FYI.

We have responded to the resident but would like to include this and the other emails to the record.

Thank you,



Brandon Dolan
*Executive Assistant,
Special Assistant to the Mayor*
Office of the Mayor & 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: Shannon Martin <Mayor@cityofpsl.com>
Sent: Thursday, April 17, 2025 4:18 PM
To: Brandon Dolan <BDolan@cityofpsl.com>
Subject: Fw: Proposed Convenience Store with Fueling Stations by DelWebb Tradition Community

Can you please respond to this today? Please let her know that we were not aware that they were scheduling it today and that no notice was given. Please let her know that our staff is going to be addressing it with the applicant

Shannon M. Martin

Mayor

o. 772-871-5159 c. 772-418-9022
a. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

From: sherri <sptpi@yahoo.com>

Sent: Thursday, April 17, 2025 3:59:15 PM

To: Shannon Martin <Mayor@cityofpsl.com>

Subject: Proposed Convenience Store with Fueling Stations by DelWebb Tradition Community

Dear Mayor Martin,

I just received notification of a meeting scheduled for tonight at 6pm at Tradition Town Hall regarding a proposed convenience store with gas station by the DelWebb community as a result of Walgreens retail store proposal not moving forward. As a homeowner in DelWebb Tradition, I'm very concerned about the governmental process being implemented giving impacted residents less than 3 hours notice to attend an important meeting affecting their community. I strongly object to the new proposal as well as the lack of sufficient notification to the residents of DelWebb Tradition.

Please review and advise.

Thank you in advance for your attention and input regarding this serious matter.

Sincerely,
Sherri Porcu
DelWebb Tradition
10205 SW Pervenche Lane
Port St. Lucie, FL 34987
Phone (347) 977-2991

From: [Brandon Dolan](#)
To: [Mary Savage-Dunham](#); [Bridget Kean](#)
Cc: [Jasmin Padova](#); [Teresa Lamar-Sarno](#)
Subject: FW: Proposed Gas station
Date: Thursday, April 17, 2025 3:59:15 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

FYI.

I have responded to the resident.



Brandon Dolan
*Executive Assistant,
Special Assistant to the Mayor*
Office of the Mayor & 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: Carolyn Skok <pcjs1952@gmail.com>
Sent: Thursday, April 17, 2025 3:39 PM
To: Brandon Dolan <BDolan@cityofpsl.com>
Subject: Proposed Gas station

Good Afternoon

Just received a letter this afternoon about a proposed rezoning of land at the corner of Village Pkway and Marshall. Directly across from Del Webb. The notice states the meeting is TONIGHT AT 6pm. This is hardly a sufficient notice. NO GAS STATION!! and I can speak for every resident in Del Webb. Unfortunately due to this short notice I am unable to attend to make my voice heard. Putting a gas station on that corner is ridiculous. I hope you have some say in this matter. I was ok with a Walgreens but not a gas station!!!
Carolyn Skok

9301 SW Sinoper Lane 34987

Del Webb

7708831665

pcjs1952@gmail.com

From: [Anne Cox](#)
To: [Bridget Kean](#); [Mary Savage-Dunham](#)
Subject: FW: Shocked that you would consider a Circle K in a residential community
Date: Monday, April 21, 2025 8:45:29 AM
Attachments: [image001.png](#)

fyi



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: Steven Goldman <gold438@gmail.com>
Sent: Friday, April 18, 2025 7:34 PM
To: Anne Cox <AnneC@cityofpsl.com>
Subject: Shocked that you would consider a Circle K in a residential community

I am writing to tell you that business does not get done like this. I opened my mail at 4 PM yesterday to find out the petitioner is holding a meeting at Tradition Hall at 6PM during Holy week for both Jews and Christians. Was this deliberate? Only you guys know. Please stop this.
There are 33 gas stations in less than a 5 mile radius of Del Webb.

WaWa will have bookend locations at Tradition Parkway and Becker Rd at Village Parkway

Marshall Blvd a two lane Road and thoroughfare road connecting Village Parkway and Community Blvd is the main entrance to Del Webb and Heron Preserve Communities. It would be thought that adding a gas station convenience store with an additional 250 trips or more daily along with a multi modal trail and TIM route along with the trips of 1400 homes in the two communities on Marshall and then the Riveland commutes would be promoting an unsafe environment of congestion of pedestrians, vehicles, golf carts, bicycles, and the TIM. Possibly without the use of a Stop light or even with a stop light.

- 1) The intersection of Village and Marshall is already a dangerous corner now the turn lanes from Village to Marshall will be continuous and then the exiting of traffic onto Marshall's one lane road is going to be an overload of traffic issues. A drugstore or a retail store is a better idea than a gas station because less trips and people stay longer at a retail drugstore than a gas station.
- 2) It has also been noted that there is an air quality issue with gas stations along with its health effects that studies show affect the young and seniors. Heron Preserve is all ages community filled with children and Del Webb is a 55 plus community, so thanks for the gas station as it has both high risk conditions for our residents nearby.
- 3) There is always the concern of spillage, up to 40 gallons a year incidentally and the exposure of leaks from the underground tanks. We have lakes nearby for irrigation which if exposed could cause ecological issues.
- 4) Home values could be adversely affected if a gas station goes vacant and nationally it takes sometimes years to resell the land because of environmental regulations.
- 5) We will be asking the Port St Lucie City council and the Planning and Zoning board to please protect the safety of

its residents, the air quality that is paramount to our children and its senior citizens, the pedestrian and vehicle safety of our residents ,and light and noise pollution from this location

A retail store yes and gas station no.

To be honest I just don't want a stop and rob at my entrance nor do I want Marshall Parkway to become a Tradition Speedway.

I and so many people will see you at your next meeting. You keep on dumping on Del Webb. The Storage facility, the Trail issue and our security and now a Circle K. Has our developer Del Webb or Pulte pissed you off?

See you at your meeting with maybe 500 of my neighbors.

Steven and Hallie Goldman
13033 SW Vermillion Circle
PSL 34987

From: [Anne Cox](#)
To: [Bridget Kean](#)
Cc: [Mary Savage-Dunham](#)
Subject: FW: Southern Grove, Parcel 11
Date: Friday, April 18, 2025 11:20:08 AM

fyi

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

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

From: Sandy Singer <sandysinger43@yahoo.com>
Sent: Friday, April 18, 2025 10:05 AM
To: Anne Cox <AnneC@cityofpsl.com>
Subject: Southern Grove, Parcel 11

With regard to a Circle K convenience store and gas station proposed to be built on Village Parkway and Marshall Parkway, I am shocked with the lack of consideration for this project.

My husband and I live in Del Webb and bought into this beautiful community for peace and tranquilly and to enjoy the community.

This project goes right into the Del Webb community, although there are acres of land off of Village Parkway for this type of facility. It will be a good idea if the folks involved with this project, would think like the people that it was affecting. If that took place, a gas station would not be built at the entrance of a beautiful community.

There are so many reasons this would be harmful to this community, and not one reason it would be good for this community.

I am only one, of many, that feel we are all being wronged by this decision and hope that more consideration is given before moving forward with this project.

Please forward this to the correct area.

Thank you.

Sandy Singer

From: [Jotform](#)
To: [Sally Walsh](#); [Calleigh Nazario](#); [Jessica Heinz](#)
Subject: New Submission: Comments to be Heard
Date: Monday, April 21, 2025 7:07:15 AM



New Submission: Comments to be Heard

Meeting Date 05-06-2025

Name Lorraine Borch

Phone Number (917) 886-4120

Email hborch1211@gmail.com

I am a... Resident

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

Association/Address 13265 Sw Calita Way, Port St Lucie, FL, 34987

I would like to comment on: Agenda Items

Agenda Item Number: Circle K

Name of Agenda Item: Circle K/convenience store on Village Pmwy

I am... Opposed

Comments: I urge you to not approve putting a Circle K/Convenience store across from the entrance to Dell Webb community. This is not a suitable location. It will only bring transients, loitering, crime, drugs, noise and pollution. It will also be an eyesore. We have all worked long and hard to move to Dell Webb and we do not deserve to have this directly across the road from our entrance. We don't need another gas station especially not on Village Parkway. There is Wawa not far up the end of the road and plenty of other gas stations along Gatlin. I for one will not go there. Please reconsider this mindless choice and locate this project to a more suitable location away from Village Parkway. Thank you.

From: [Jotform](#)
To: [Sally Walsh](#); [Calleigh Nazario](#); [Jessica Heinz](#)
Subject: New Submission: Comments to be Heard
Date: Friday, April 18, 2025 7:39:20 PM



New Submission: Comments to be Heard

Meeting Date 05-06-2025

Name Janice Mascelli

Phone Number (302) 530-1184

Email jmascelli2@gmail.com

I am a... Property Owner

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

Association/Address 12707 SW Gingerline Dr, Port St Lucie, FL, 34987

I would like to comment on: Agenda Items

Agenda Item Number: 2

Name of Agenda Item: Circle K Zoning Application

I am... Opposed

Comments: My property is directly affected as my back yard backs up to the proposed site separated only by Marshall Pkwy. This project will adversely affect the residents of Heron Preserve and Del Webb with noise, air and light pollution. We will be bringing tractor trailers, tanker trucks and tons of traffic from I/95. This will be a 24-7 operation so there will be no time of the day or night I will be able to sit on my lanai and enjoy peace and quiet. The children in Heron Preserve are put at additional risk as the get off the school bus on Marshall Pkwy due to the increase in traffic. We have fuel stations at Becker as well as Tradition and Village Parkway there is no need for a fuel station every 2 miles. If it is determined that a fuel station is needed it should go in the industrial park where it would not adversely effect residential neighborhoods. The other concern is you would be bringing transient individuals from I 95 right to our doorstep

threatening the safety of our neighborhood. I strongly suggest
you deny the zoning for the Circle K.

From: [Jotform](#)
To: [Sally Walsh](#); [Calleigh Nazario](#); [Jessica Heinz](#)
Subject: New Submission: Comments to be Heard
Date: Friday, April 18, 2025 10:13:36 AM



New Submission: Comments to be Heard

Meeting Date	04-17-2025
Name	Aixa Morales
Phone Number	(786) 303-2492
Email	weaselm009@aol.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	12988 sw Aureolian In, Port St. Lucie , Fl, 34987
I would like to comment on:	Agenda Items
Agenda Item Number:	gas station on marshal parkway
Name of Agenda Item:	Gas station on Marshall
I am...	Opposed
Comments:	Del webb is a quiet 55+ community and would love to keep it this way, building a gas station at our entrance would be a NIGHTMARE!! Traffic, crime, and unnecessary noise. I oppose, I disagree, horrible decision thank you for listening

From: [Jotform](#)
To: [Sally Walsh](#); [Calleigh Nazario](#); [Jessica Heinz](#)
Subject: New Submission: Comments to be Heard
Date: Friday, April 18, 2025 9:28:19 AM



New Submission: Comments to be Heard

Meeting Date	05-06-2025
Name	Roger Ducker
Phone Number	(734) 325-8145
Email	rogerducker@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Del Webb 55+, 12790 SW Cattleya Ln, , Port St. Lucie, FL, 34987
I would like to comment on:	Non-agenda Items
Comments:	I strongly oppose the building of a gas station and convenience store on the corner of Marshall and Village Pkwy. A building that offers 24 hr operation will cause constant congestive traffic, clutter up, and create an eyesore on what is currently a beautiful road and corner close to the stars and stripes park. This would be unfair to the homeowners of Del Webb and Heron Preserve. Not to mention a safety concern. Please rethink what would be in the best interest of the city and its people. I also object to receiving the letter notifying me of a meeting after the meeting has occurred. Thankyou.

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Carla Scheer
Date: Monday, April 21, 2025 1:29:19 PM



Contact Planning & Zoning: Carla Scheer

Name	Carla Scheer
Phone Number	(585) 3298342
Email	carlascheer16@yahoo.com
Property Address	12641 Sw Gingerline Dr, Port St Lucie, FL, 34987
How can we help you?	No gas station at corner of marshal & village pkwy , ridiculous.. right by Delwebb entrance ?no no no ...

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Deborah Conant
Date: Monday, April 21, 2025 1:36:14 PM



Contact Planning & Zoning: Deborah Conant

Name Deborah Conant

Phone Number (561) 5234222

Email dlconant71@gmail.com

Property Address 10189 Sw Sarcoline Dr, Port St Lucie, FL, 34987

How can we help you? I sincerely hope you do NOT approve the Circle K going in on the corner of Village and Marshall. Tradition is a special place. We bought in here (Del Webb) because of the aesthetics. It is a safe place to live and play. Having a gas station on that corner will severely increase traffic and crime. Riding bikes or taking walks will no longer be safe or fun dodging cars. There is a Wawa on Tradition Pkwy and there will be one on Village and Becker. Both are accessible from 95. These are appropriate areas for a gas station- not surrounded by actual homes and preserves.

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Debra Levine
Date: Monday, April 21, 2025 9:55:23 AM



Contact Planning & Zoning: Debra Levine

Name	Debra Levine
Phone Number	(516) 9944009
Email	debrael002@gmail.com
Property Address	13855 SW GINGERLINE DR, Port St Lucie, FL, 34987
How can we help you?	As a resident of Del Webb Tradition, I strongly oppose the proposed location of a 24/7 Circle K and gas station at the entrance to our beautiful community at NW corner Village & Marshall Parkways. Property values will decrease, selling will be difficult and the impact of environmental issues on the residents. We DO NOT want this!!!

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Diane Dumas
Date: Monday, April 21, 2025 8:21:49 AM



Contact Planning & Zoning: Diane Dumas

Name	Diane Dumas
Phone Number	(239) 784-4449
Email	roofers-horde.1b@icloud.com
Property Address	13501 SW Gingerline Drive, Port Saint Lucie, FL, 34987
How can we help you?	We finally have peace in our life selecting your city of Tradition to live the remainder of our life specifically in a 55+ community. The result of a Circle K in an elderly neighborhood DOES NOT WORK. You will attract CRIME of every facet not to mention environmental issues. We dont deserve that nor does this beautiful neighborhoods we invested in inviting people off the highway when there are several other gas stations to chose from nearby. PLEASE you will collapse the real estate market they worked so hard to build. "Freedom Park" THINK !

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Edward Wolf Sr
Date: Monday, April 21, 2025 7:29:11 AM



Contact Planning & Zoning: Edward Wolf Sr

Name Edward Wolf Sr

Phone Number (203) 5268311

Email ew1927nyy@gmail.com

Property Address 13094 Sw Vermillion Cir, Port St Lucie, FL, 34987

How can we help you? To whom it may concern , being a resident of DelWebb at Tradition I would like to express that my concerns of the development of a parcel of land on SG11 location map .I totally opposed to this property being used as a gas station . There is a Mawa less than 3 miles away. Also the 24 hr operation will greatly affect my quality of life .

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Eileen Abbott
Date: Monday, April 21, 2025 6:14:19 PM



Contact Planning & Zoning: Eileen Abbott

Name	Eileen Abbott
Phone Number	(772) 7772502
Email	sherloe@hotmail.com
Property Address	144 NW Lawton Rd, Port Saint Lucie, FL, 34986
How can we help you?	Input on urban growth. Levels of service (i.e., water capacity, sewer capacity, police, fire, schools, roads, sidewalks per capita) need to be established by a planning commission for any growth to occur AND which agency, department or developer is allocating the funds for it. A growth management act should be established, in conjunction with the zoning dept of the city, to protect the city's interests and provide consistent planning with subdivision limits, especially in rural areas.

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Franklin Galvez
Date: Monday, April 21, 2025 11:40:29 AM



Contact Planning & Zoning: Franklin Galvez

Name	Franklin Galvez
Phone Number	(305) 9347940
Email	fgalvez@bellsouth.net
Property Address	13405 sw vermillion circle , Port St lucie , Florida , 34987
How can we help you?	Would like a Wallgreen store or a CVS store, instead of a gas station.

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Jack Kaufmann
Date: Monday, April 21, 2025 7:52:18 AM



Contact Planning & Zoning: Jack Kaufmann

Name	Jack Kaufmann
Phone Number	(561) 3868743
Email	jak7982@aol.com
Property Address	12943 Sw Vermillion Cir, Port Saint Lucie, FL, 34987-6521
How can we help you?	A gas station/convenience store is NOT needed at the intersection of Marshall Parkway and Village Parkway. This is the entrance area to a 55+ community and a family based single home community..... PLAN and ZONE on something else for this property.

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - John Felici
Date: Monday, April 21, 2025 7:16:28 AM



Contact Planning & Zoning: John Felici

Name	John Felici
Phone Number	(401) 5245875
Email	felicijohn3952@gmail.com
Property Address	13471 SW Vermillion Circle, Port St. Lucie, Florida, 34987
How can we help you?	Please deny the proposed Circle K Gas and Convenience store adjacent to the homes in Del Webb and Heron Preserves. It makes no sense locating this commercial operation within the intended peaceful homeowners environment. Certainly, proposed businesses operating 24 hour Per day should be located on the opposite side of Village Parkway.

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - John Stevenson
Date: Monday, April 21, 2025 1:57:44 PM



Contact Planning & Zoning: John Stevenson

Name	John Stevenson
Phone Number	(321) 4237163
Email	johnhstevenson@me.com
Property Address	12803 SW Gingerline Dr, Port Saint Lucie, FL, 34987
How can we help you?	Do NOT want a 24-hour Circle K convenience store/gas station on the corner of Marshall Pkwy & SW Village Parkway! DO NOT approve that zoning!

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Joseph Laliberte
Date: Monday, April 21, 2025 8:29:15 AM



Contact Planning & Zoning: Joseph Laliberte

Name	Joseph Laliberte
Phone Number	(516) 2337436
Email	jlaliberti@yahoo.com
Property Address	13507 Sw Gingerline Dr, Port St Lucie, Port St Lucie, FL, 34987
How can we help you?	No 24 hour gas station that is a far cry from a Walgreens

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Karen Dudenhaver
Date: Monday, April 21, 2025 9:14:26 AM



Contact Planning & Zoning: Karen Dudenhaver

Name Karen Dudenhaver

Phone Number (954) 2905475

Email kdudenhaver@bellsouth.net

Property Address 13867 SW Gingerline Dr, Port St Lucie, Florida, 34987

How can we help you? I want to state I am totally against building a Circle K gas station as proposed basically the entrance to DelWebb Tradition. It will devalue our properties and in no way benefit the area. Please look at the already existing gas stations in close proximity and ask why is it a good idea? The previously planned Walgreens would have been a very welcome addition. Please be smart when making this decision-it impacts many. Thank you.

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Kevin Lof6
Date: Monday, April 21, 2025 9:46:27 AM



Contact Planning & Zoning: Kevin Lof6

Name Kevin Lof6

Phone Number (908) 4994143

Email usacarrier@yahoo.com

Property Address 12929 sw Gingerline Dr , Port Saint Lucie, FL, 34987

How can we help you? I am sick and tired of the zoning board disregarding resident concerns supporting developers and contractors with no regard for our environmental issues and quality of life on top of the back door atrocious tax that we pay in order for you to receive benefits from builders and contractors I am vehemently opposed to any gas station development next to my area we've already been overrun with industrialization you took away the beautification of our neighborhood already

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - lisa pezzullo
Date: Monday, April 21, 2025 8:27:25 AM



Contact Planning & Zoning: lisa pezzullo

Name lisa pezzullo

Phone Number (954) 6494587

Email pezzullo1@gmail.com

Property Address 13718 Sw Gingerline Dr, Port St Lucie, FL, 34987

How can we help you? Writing to you I. Regards to the circle K that going to be built on the east side of village parkway and Marshal parkway. I moved here to get away from all hustle and bustle I thought this would be a place where I could retire comfortably. Putting a 24 convenience store with fuel will cause tremendous traffic 24 hours a day. Not only that but trying to get out of my community , Delwebb,to go to Publix is gonna be tough. I don't consider this fair to the residence in the community surrounding. I pose this project. This area is turning so commercial and I would like to stay as residential so that I can live comfortably and safe. This will increase noise pollution and decrease our property values. Which is a concern to most residence. I hope you'll consider our concerns

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Marie Sammet
Date: Monday, April 21, 2025 10:15:24 AM



Contact Planning & Zoning: Marie Sammet

Name	Marie Sammet
Phone Number	(954) 6003131
Email	mariesammetc21@gmail.com
Property Address	12647 SW Cattleya Lane, Port Saint Lucie, FL, 34987
How can we help you?	

I am vehemently opposed..... Having a 24-hour gas station on your street can pose several dangers, including environmental hazards, potential health risks from fumes, and increased crime rates. The 24-hour nature of the business can also contribute to noise and traffic disturbances.

Here's a more detailed look at the potential dangers:

1. Environmental and Health Hazards:

Groundwater contamination:

Leaking underground storage tanks (USTs) are a major concern, as they can release gasoline and other chemicals into the surrounding soil and groundwater, potentially contaminating drinking water sources.

Air pollution:

Gas stations release volatile organic compounds (VOCs) during fueling, including benzene, a known carcinogen. These VOCs can contribute to ground-level ozone pollution, which can lead to respiratory problems and other health issues.

Spills and leaks:

Accidents at the pump or during fuel deliveries can result in spills and leaks, further contaminating the environment.

2. Increased Crime Rates:

Increased opportunities for crime:

Extended hours and reduced foot traffic can create more opportunities for criminals to target gas stations.

Increased risk of carjacking and robbery:

Studies have shown that gas stations are vulnerable to carjackings, robberies, and other violent crimes.

3. Other Negative Impacts:

Noise pollution:

The constant flow of traffic, especially at night, can be a significant source of noise pollution.

Traffic congestion:

The increased traffic generated by a 24-hour gas station can exacerbate traffic congestion, particularly during peak hours.

Light pollution:

The bright lights at a gas station can disrupt sleep and impact the quality of life for nearby residents.

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Michael Dalberg
Date: Monday, April 21, 2025 9:12:26 AM



Contact Planning & Zoning: Michael Dalberg

Name	Michael Dalberg
Phone Number	(732) 539-2738
Email	msd52@verizon.net
Property Address	12971 SW Gingerline Dr, Port Saint Lucie, FL, 34987
How can we help you?	I am totally against the plans of building a Circle K on the corner of Village and Marshall. It's much too close to residential areas for a fuel stop much less they can be hangouts for bad incidents. I'm sure I don't need to burden you with lengthy paragraphs as I'm sure you've read them.

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Nancy Gallant
Date: Monday, April 21, 2025 9:45:24 AM



Contact Planning & Zoning: Nancy Gallant

Name	Nancy Gallant
Phone Number	(603) 5481381
Email	nancyrita@comcast.net
Property Address	12998 Sw Gingerline Dr, Port St Lucie, FL, 34987
How can we help you?	We are homeowners in the Del Webb retirement community. We are strongly opposed to a CircleK gas station at the corner of Marshall Pkwy. That would place it directly in front of our gate. So close to a senior neighborhood is not the place for a 24 hr "Stop n Rob". Please vote against this development and protect the safety of seniors. Thank you, Donald and Nancy, Gallant

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Pamela Poleszak
Date: Monday, April 21, 2025 3:34:09 PM



Contact Planning & Zoning: Pamela Poleszak

Name	Pamela Poleszak
Phone Number	(954) 8010422
Email	poleszak@bellsouth.net
Property Address	12761 Sw Gingerline Dr, Port St Lucie, FL, 34987
How can we help you?	I live in Del Webb, right near the front of the development. I am opposed to a Circle K located right near our entry. A 24 hour gas station in an isolated area is dangerous for our community. It is not the right fit for Tradition which has a beautiful heart sculpture and a soon to be opened Stars and Stripes park. This will bring down the quality of the area. We pay extra taxes to live in Tradition and it should remain a beautiful place to live.

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Patricia Preizer
Date: Monday, April 21, 2025 3:19:20 PM



Contact Planning & Zoning: Patricia Preizer

Name	Patricia Preizer
Phone Number	(908) 4153631
Email	psp511@comcast.net
Property Address	12845 Sw Gingerline Dr, Port St Lucie, FL, 34987
How can we help you?	Please no gas station outside of our Community!

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Roger Stern
Date: Monday, April 21, 2025 7:01:15 PM



Contact Planning & Zoning: Roger Stern

Name Roger Stern

Phone Number (845) 8263738

Email rstern7m@gmail.com

Property Address 13454 SW Gingerline Dr, Port St Lucie, FL, 34987

How can we help you? I am a homeowner in Del Webb Tradition, the over 55 community with the main entrance on Marshall Parkway here in Port St Lucie. On Thursday April 17 we learned that a proposal was submitted to the Port St Lucie Planning and Zoning Board and City Council to build a Circle K gas station and Convenience store right on the northwest corner of Village Parkway and Marshall Parkway.

I am writing to tell you that I am opposed to this gas station/convenience store on the corner of this beautiful residential street.

Marshall Parkway is the main entrances for both Del Webb Tradition as well as Heron Preserve. These two developments total approximately 1600 homes, with a traffic circle that provides entrance and exit into both communities. We do not need the additional transient traffic that comes from a high-volume business in which the average customer stays less than 15 minutes and then are on their way.

Gas station/convenience stores are notoriously busy in the mornings before and during rush hour. Contractor and commuters all gas up in the morning. Several school buses come to Heron Preserve each weekday morning between 8 and 8:30AM. Traffic will be halted and could back up onto Village Parkway.

There are already approximately 33 gas stations in a 5 mile radius of where I live. It is my understanding that a new Wawa's will be built at the corner of Becker Road and Village Parkway. There is already a Wawa on Village Parkway and Gatlin Blvd. Do we need a gas station on Village Parkway every 2.5 miles? Gas Stations/convenience stores are magnets for crime including armed robberies. Since I have lived here there have been several incidents at the Gatlin/Village Pkwy Wawa and at the Racetrak gas station on Gatlin Blvd (the one off of exit 118) that have needed Police response. One last year at Wawa concerned a man with a gun and made it to the evening news.

This is not something appropriate for a residential street. Finally, I am not happy with the air quality issues associated with gas fumes and trucks and cars idling while people go into the store to pick up food, etc. Again, this does not belong on a residential street.

I am not opposed to the development that is going on around me . I see wonderful entertainment and amenities in the future within easy reach. A gas station does not belong on our side of Village Parkway. It is my understanding that Marshall Parkway will be continued down to I-95 and we can expect a new exit to be built there in the future. Therefore, I respectfully ask that if a gas station is needed to service this new exit then build it on the East side of Village Parkway where it belongs.

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Ruth Cardozo
Date: Monday, April 21, 2025 9:53:19 AM



Contact Planning & Zoning: Ruth Cardozo

Name	Ruth Cardozo
Phone Number	(954) 6392013
Email	ruth.cardozo@live.com
Property Address	2565 Dyer Road, Port Saint Lucie, Florida, 34952
How can we help you?	I'm considering purchasing this land but would like to know if I can build a house on it. It says it has "possible wetlands". What are the restrictions on this land in regard to building a home? Thank you!

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Scott Magown
Date: Monday, April 21, 2025 12:44:17 PM



Contact Planning & Zoning: Scott Magown

Name Scott Magown

Phone Number (609) 7601385

Email smagown@verizon.net

Property Address 13790 SW Gingerline Drive, Port St. Lucie, FL, 35987

How can we help you? As a concerned full time resident in Port St. Lucie, I am totally against the construction of a full time gas station on Viillage pkwy an Matshall. I reside in Del Webb and am very concerned about the numerous negative impacts this would have on our health and safety. Not to mention the potential environmental concerns to our air , water , noise and light pollution. The safety of our residents and the children that will be enjoying our new Stars and Stripes park. There is no need for a gas station in that location. As our elected officials, it is your duty to provide for the safety of your residents. Please do your duty and deny this proposed dangerous nuisance.

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Seth Livingstone
Date: Monday, April 21, 2025 3:58:21 PM



Contact Planning & Zoning: Seth Livingstone

Name	Seth Livingstone
Phone Number	(571) 6431918
Email	SethLivingstone31@gmail.com
Property Address	13393 SW Gingerline Drive, Port St. Lucie, FL, 34987
How can we help you?	Please Reject Proposed Zoning Change and Proposal to Build a 24/7 Circle K at the intersection of Village and Marshall parkways.

If Port St. Lucie officials are attempting to sew dismay, disgust and distrust into the fabric of taxpayers and voters, they are doing a fantastic job by allowing the proposed Circle K at the intersection of Village and Marshall parkways to progress to this point of the planning stage.

The outpouring of negative response to this project at a hastily-called but well-attended information session in Tradition in mid-April was only an initial response to the overwhelming need to eliminate his project from consideration. The fact that no representatives from the city or county were available to address a multitude of concerns -- and hear the level of infuriation from the community -- was a direct affront to those they represent.

The vision of oil tankers and other large delivery vehicles mixing with busy corner traffic while attempting to navigate hairpin U-turns on a narrow stretch of a bucolic roadway is as dangerous as it is toxic.

The idea of a 24/7 establishment subjecting quiet communities to constant noise, trash, round-the-clock lighting, and security issues is an outrage to citizens who have paid a premium for a tranquil environment within yards of the proposed site.

More than 1,000 Del Webb Tradition and Heron Preserve owners -- many with additional family members -- are speaking out with direct concerns about a Circle K in their immediate vicinity, given that the company is no stranger to crime (including gun violence), late-night drug deals on their premises, and fuel safety issues at their Florida and other locations.

The idea that locating this establishment in direct proximity to the new Stars and Stripes Park is as crazy as thinking that such activity and the negative elements that come with it will not negatively impact the family nature, safety, and cleanliness of that facility.

Also ludicrous is the impact on home valuations which will tumble with a 24/7 gas station/convenience store on that corner. Port St. Lucie police, fire, health department, and cleanup crews will be further taxed. Speaking of taxes, the city and county can expect to receive less when every homeowner rightfully demands serious reductions in their home valuations. While most agree that Mattamy Homes should have a right to market its valuable corner property to buyers that will take the best interests of our community to heart, it has no right to expect special treatment from elected or appointed officials within the city or county. Permitting a change in zoning or other special exceptions at the expense of the citizens it purports to serve would constitute an extreme violation of public trust and warrant a full investigation.

Seth and Marcy Livingstone
13393 SW Gingerline Drive
Port St. Lucie, FL 34987
571-643-1918

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Steven Goldman
Date: Monday, April 21, 2025 7:47:19 AM



Contact Planning & Zoning: Steven Goldman

Name	Steven Goldman
Phone Number	(954) 7903099
Email	gold438@gmail.com
Property Address	13033 Sw Vermillion Cir, Port Saint Lucie, FL, 34987
How can we help you?	Why in the world would you even consider a gas station on such a corner Village and Marshall with a tragic pattern at a residential entrance. So unsafe with joggers, bikers TIM and children with bus drop off

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Susan Naiman
Date: Monday, April 21, 2025 9:50:22 AM



Contact Planning & Zoning: Susan Naiman

Name	Susan Naiman
Phone Number	(609) 9238309
Email	snaiman1306@gmail.com
Property Address	12968 SW Gingerline Dr, Port St Lucie, Florida, 34987
How can we help you?	Do not want a circle K gas station on my corner

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Terry Pitchford
Date: Monday, April 21, 2025 1:56:24 PM



Contact Planning & Zoning: Terry Pitchford

Name Terry Pitchford

Phone Number (561) 2027619

Email tkpitch@aol.com

Property Address 13072 Southwest Aureolian Lane, Port St. Lucie, FL, 34987

How can we help you? I am opposed to the proposed amendment to Southern Grove Parcel 11 MPUD. There should NOT be a 24 hour gas station/convenience store at the corner of Marshall & Village Parkways. The letter sent by Kimberly Horn was received by me AFTER the meeting on April 17; to hold a meeting during Passover/Holy Week without sufficient notice was poor planning and insulting. Marshall Parkway was not designed for the type of traffic this facility will generate. The conservation area of Tradition Trail is adjacent to this parcel; how is a 24 hour gas station conducive to a nature walk? There is a retention pond/lake and the Stars & Stripes Park nearby - a gas station doesn't fit there. Retail may be fine, but a 24 hour facility dropping traffic on to Marshall Parkway at the entrance to Del Webb Tradition is unacceptable. Please deny the proposed amendment to this MPUD and keep the areas around Marshall Parkway primarily residential. We do NOT want or need a 24 hour gas station at this location.

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Theresa Wolf
Date: Monday, April 21, 2025 9:11:23 AM



Contact Planning & Zoning: Theresa Wolf

Name	Theresa Wolf
Phone Number	(203) 7703053
Email	jtttsa@aol.com
Property Address	13094 SW Vermillion Cir, Port Saint Lucie, FL, 34987
How can we help you?	I am opposed to the proposed project of putting a convenience store with fueling stations at southern Grove-Parcel 11, Port Saint Lucie.

From: [Jotform](#)
To: [Planning](#)
Subject: Re: Contact Planning & Zoning - Tracy Martin
Date: Sunday, April 20, 2025 11:57:18 PM



Contact Planning & Zoning: Tracy Martin

Name Tracy Martin

Phone Number (954) 8013138

Email tracym862@gmail.com

Property Address 13397 Sw Sorella Dr, Port St Lucie, FL, 34987

How can we help you?

Let's have something a little less usage. I do not want a gas station and certainly not a 24 hr one. Our concerns include:

- 1 Increased Crime: Gas stations operating 24 hours often become magnets for criminal activity, including robberies, drug dealing, and violent altercations, particularly during late-night hours when police presence is limited. This poses a significant threat to the safety of residents, especially in neighborhoods already struggling with high crime rates.
2. Noise and Disturbances: The constant flow of vehicles, late-night customers and disturbances throughout the night, disrupting the peace of our residential neighborhood and negatively impacting our ability to rest and feel secure in our own homes.
3. Loitering and Public Safety Concerns: 24-hour operations encourage loitering, drawing large groups that create a sense of unease for local residents. Even in the absence of overt crime, this contributes to an unsafe atmosphere, deterring families from using nearby public spaces.
4. Decline in Property Values: The combination of increased crime, noise, and general disturbances contributes to a decline in local property values. Potential homeowners are less likely to invest in neighborhoods perceived as unsafe or noisy, further deteriorating the community's long-term stability.
5. Limited Community Benefit: Many of these gas stations are owned by non-local entities, with profits leaving the community while residents are left to bear the negative consequences. The lack of reinvestment in our neighborhood only amplifies the detrimental effects.

April 19, 2025

RECEIVED

APR 29 2024

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

Re: Southern Grove-Parcel 1
Neighborhood Meeting Notice

Mr. Christopher Hollen
Kimley-Horn and Associates, Inc.
445 24th Street, Suite 200
Vero Beach, FL 32960

Dear Mr. Hollen:

I assume the attached letter was intended to seek input from the surrounding community. Unfortunately, your effort was in vain. Your letter was dated April 11th, mailed from Orlando on April 14th, and received April 19th. The meeting you intended to hold was two nights ago. I suggest you notify the City of Port Saint Lucie and reschedule the meeting with a minimum of a ten-day notice.

As far as request to rezone the property for "Convenience Store With Fueling Station", I vehemently oppose your request. This is an inappropriate location for a gas station. We don't want the noise, lights, heavy traffic, or other undesirable elements that would result from your zoning request. In discussions with my neighbors, you need to know we are in solidarity opposing your gas station.

Sincerely,



Burton Long
12791 SW Gingerline Dr.
Port Saint Lucie, FL 34987

Copy: City of Port Saint Lucie
Planning & Zoning Department
121 SW Port St., Building B
Port Saint Lucie, FL 34984

April 11, 2025

SUBJECT: Southern Grove – Parcel 11
Neighborhood Meeting Notice

Good Afternoon,

My name is Chris Hollen. I represent The Morgan Companies LLC (“Morgan”) d/b/a “Village Pkwy Realty, LLC” as their engineer for a proposed site at the northwest corner of the intersection of Village Parkway and Marshall Parkway. In 2024, Morgan entered into a purchase and sale agreement with the existing Owner of the property. During 2024, the property received MPUD approval, site plan approval, and plat approval for a proposed retail establishment with Port St. Lucie’s development staff and City Council; however, the project did not move forward.

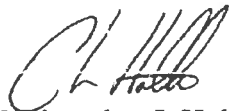
Now Morgan has applied and received approval from Port St. Lucie staff to amend the MPUD to add one permitted use to the site-specific development criteria, Convenience Store with Fueling Stations. The next step is for the MPUD to be reviewed by the Planning and Zoning Board and City Council.

City of Port St. Lucie staff asked that Morgan meet with neighboring residents in advance of the hearings associated with modifying the existing MPUD. The meeting is intended to present the project, answer questions, and receive input. For this reason, I have scheduled a meeting for 6:00 p.m. on April 17, 2025. It will be held at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, FL 34987.

A location map of the pertinent 15.6 acres is on the back of this page.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Christopher J. Hollen, P.E.
FL P.E. No. 74685