

Diane H. McGinnis RN, BSN, Med
9522 SW Flowermound Circle
Port Saint Lucie, FL 34987

570-419-3797

dianemcginnis1@comcast.net

Dear Sir or Madame,

This letter in response to the proposed change of use request from residential to commercial by the owner of the two parcels of land at the southwest corner of Crosstown Parkway and Fairgreen Drive. We purchased our home in 2020. The main reason we bought it was the narrow lake behind our home that looks at those parcels of land. The scene from our lanai is tranquil and peaceful. We knew when we bought our home that townhomes might built and change our view. That was fine with us.

I was not able to attend the April 7, 2026 Planning and Zoning Board meeting. I did watch it on our TV. I agree with many of the key points made by the residents who are going to be affected by the proposed changes. I appreciate the Board's thoughtful response to everyone who spoke. There is one concern that was not mentioned. It became clear to me after our home was almost flooded two days after the April 7, 2026 meeting.

Please look at the enclosed pictures of our home on April 9, 2026, after a few days of rain. As you can see the storm water was halfway up our driveway. The drain in the street in front of our house was clear of debris but was not draining well. The drain across the street from us did not appear to be draining at all. It was clear of debris also. The storm water backed-up into the street due to the height of the lake, which you can see was very high. My husband and I went to see the person in charge of the Tradition CDD. He told us that **all of Tradition** drains by gravity into the narrow lake behind our home. From there, it drains into The Barrow Canal. Unfortunately for us, many properties around us drain into that canal, including the Circle K, the Shopping Center and Storage business next to it. Many of the residential areas around us also drain into the canal. There is a retention pond on Fairgreen Drive, adjacent to the Storage business to stage the runoff and gradually release it into the canal. I think we have reached a tipping point.

When all of the commercial land on Fairgreen and Crosstown Parkway was greenspace, we did not have flooding issues. Now it is proposed to take another greenspace away for commercial space. Even if that space is used for residential townhomes, rainwater is still an issue. There will be 9.48 acres of concrete surfaces and roof to drain somewhere. What are the plans for rainwater control? Do you plan to put a retention pond on the property? Do you plan to divert rainwater from this parcel into the Barrow Canal or the narrow lake behind our home. Remember all of Tradition already drains into our narrow lake and then the Barrow Canal. A confluence of a few heavy days of rain and rainwater drainage from all of the properties in the

area that drain into the canal have created a problem for us. I am worried our home is going to have perpetual flooding issues. I hope decisions can be made to prevent this from happening.

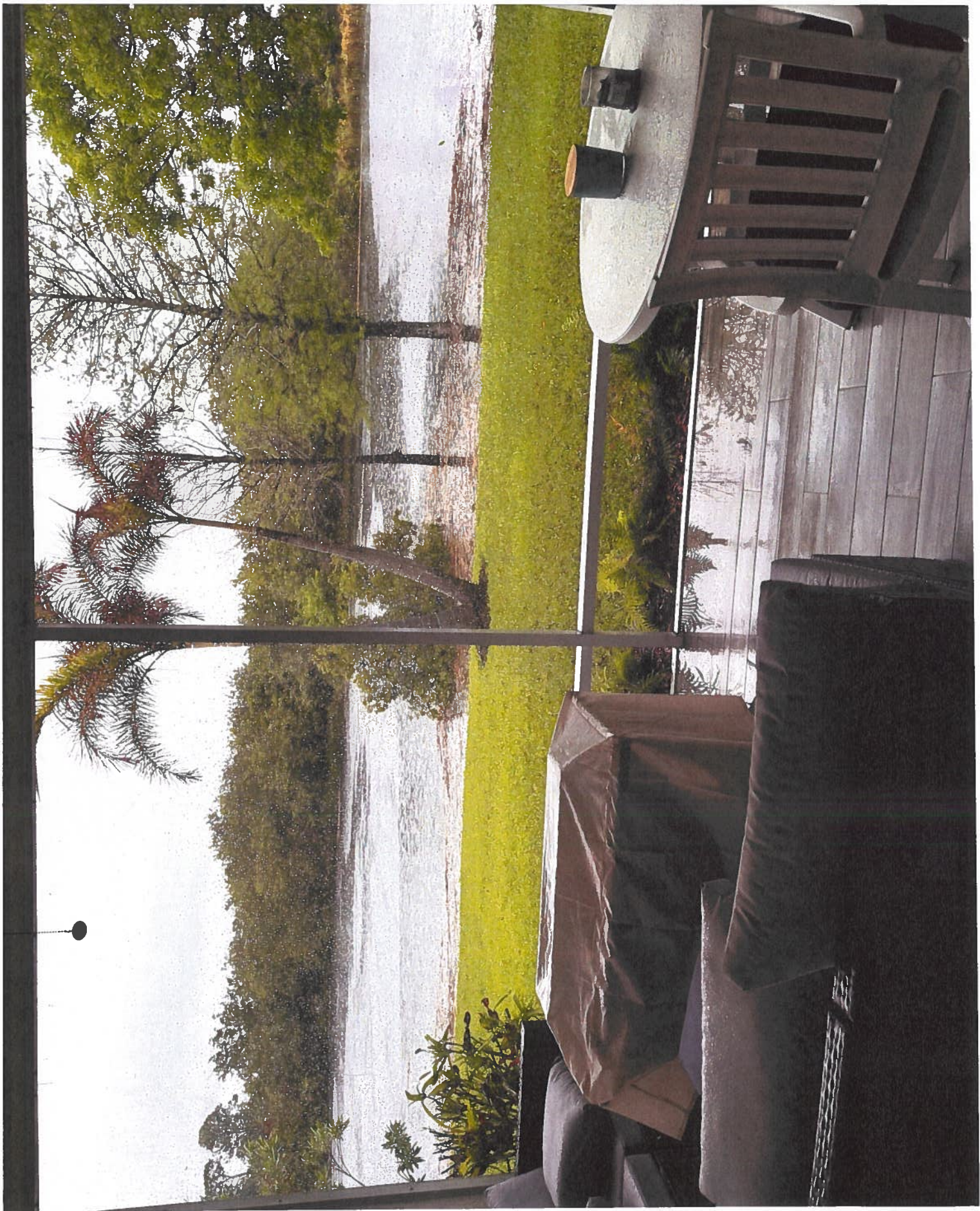
One of the arguments I heard at the Zoning meeting for using the parcel on Crosstown and Fairgreen for commercial use, is that Port Saint Lucie is primarily a residential area and only has 6% commercial space. Tradition, I believe, has a plan for 2/3 of its's land for commercial space and 1/3 for residential. This parcel was at one time part of Tradition. It was planned as residential space. I find it hard to understand why we need more commercial space on the Crosstown Parkway. I love driving on the Parkway because it is mostly free of commercial space. It is beautiful and pleasant with greenspace on either side of the road. (You will not find me driving on St.Lucie West Blvd.! Too much stop and go traffic!)

I would love to see this parcel become a park so that everyone in the community could enjoy it. That would be in keeping with the character and beauty of the Crossway Parkway.

Respectfully,

A handwritten signature in cursive script that reads "Diane McGinnis". The signature is written in black ink and is positioned above the printed name.

Diane McGinnis





From: [Patricia Taylor](#)
To: [Sally Walsh](#); [Calleigh Nazario](#); [Jessica Heinz](#)
Cc: [Brandon Dolan](#); [Melanie Lorenzo](#); [Patricia Taylor](#)
Subject: FW: Immediate Concern Before Vote: Noise Study Omission and Request for Abatement Wall – Crosstown Parkway
Date: Monday, April 13, 2026 12:20:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

For the record.

Kind regards,



Patricia "Trish" L. Taylor

Executive Assistant

Office of the Mayor & City Council

Supporting:

Stephanie Morgan, Councilwoman, District 1

David Pickett, Councilman, District 2

o. 772-873-6472



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

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



From: Dana <scrubsforlife@gmail.com>
Sent: Monday, April 13, 2026 12:16 PM
To: Shannon Martin <Mayor@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; Media <Media@cityofpsl.com>; CMO <CMO@cityofpsl.com>; David Pickett <David.Pickett@cityofpsl.com>; Patricia Taylor <PTaylor@cityofpsl.com>
Cc: mike.oleary@tcpalm.com; feedback@tcpalm.com; tony@orangepeelgazette.com; thesunlandcompany@gmail.com
Subject: Immediate Concern Before Vote: Noise Study Omission and Request for Abatement Wall – Crosstown Parkway

This is time-sensitive, as the Council is scheduled to vote within the hour.

I am writing regarding the proposed project along Crosstown Parkway and two primary concerns: the absence of a noise impact analysis and the inconsistent application of noise mitigation along the corridor.

After reviewing the Public Works memo, third-party review, and traffic study, I found that while traffic capacity and volume were analyzed, no evaluation was conducted on noise or quality-of-life impacts.

This is particularly concerning given existing conditions. Noise abatement measures were installed east of I-95 toward US-1, and a noise wall was constructed within the Tradition area along Crosstown Parkway (from Circle K to the C-24 Canal). However, west of I-95, similarly impacted communities—such as Heritage Oaks—have not received comparable protection.

My address is 9552 SW Flowermound Circle, Port St. Lucie, FL 34987.

The current materials include no noise study, no baseline measurements, no projected increases, and no mitigation strategies. As a result, decisions are being made without addressing how increased traffic will affect nearby residents.

I understand development will continue, but it should be done fairly and with minimal impact on residents' ability to enjoy their homes.

I am specifically requesting the installation of a noise abatement wall or berm along Crosstown Parkway from Fairgreen Drive to Village Parkway. This is a targeted and reasonable solution that would bring consistency to mitigation efforts already implemented in other sections of the corridor.

In addition, I request:

- A formal noise impact analysis
- Evaluation of existing conditions west of I-95
- Consistent application of noise mitigation standards

Thank you for your time and consideration.

Sincerely,
Dana Davidson

From: [Planning](#)
To: [Bridget Kean](#)
Subject: FW: Concern Regarding Wildlife Impact – Proposed Development at Crosstown Parkway & Fairgreen Road
Date: Thursday, April 30, 2026 3:30:12 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

P26-026 Comment to attached..... PZ Board May 5



Lorraine Prussing
Office Manager
Planning & Zoning Department
o. 772-871-7380



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



From: Pratt, Chanae <PRATTC8@ccf.org>
Sent: Thursday, April 30, 2026 2:51 PM
To: Planning <Planning@cityofpsl.com>
Cc: Chanae Cottrell <chancottrell@gmail.com>
Subject: Concern Regarding Wildlife Impact – Proposed Development at Crosstown Parkway & Fairgreen Road

Dear City Commission,

I am writing to express concern regarding the ongoing land clearing and proposed zoning changes for the property located at the corner of Crosstown Parkway and Fairgreen Road in Port St. Lucie, Florida.

This parcel currently supports a variety of wildlife, including a pack of coyotes, a bobcat, gopher tortoises, many varieties of birds, and freshwater turtles. In recent weeks, I have

observed tree clearing activity, particularly in the central portion of the property and near the pond, which raises concern about the immediate and long-term impact on these animals.

Given that the surrounding area is already densely developed with residential housing and lacks meaningful green space corridors, displacement of wildlife from this site will likely result in animals moving into nearby neighborhoods. This poses risks both to the animals and to the community, including increased vehicle strikes, human-wildlife conflict, and loss of protected species.

I am particularly concerned about whether appropriate environmental assessments and wildlife relocation protocols are being followed—especially regarding protected species such as gopher tortoises, which require permitted relocation under Florida law. There is concern within the community that proper relocation measures may not be fully implemented.

I respectfully request:

- Clarification on whether an environmental impact assessment and wildlife survey have been completed for this property
- Confirmation that all required permits and relocation efforts for protected species are being obtained and properly executed
- Information on any opportunities for public input, including the upcoming zoning discussions scheduled for next week

If your organization is able to review this situation, provide guidance, or become involved in ensuring appropriate environmental protections, it would be greatly appreciated.

Thank you for your time and for any assistance you may be able to provide in protecting the wildlife and ecological integrity of this area.

Sincerely,

Chanae Pratt

chancottrell@gmail.com

Please consider the environment before printing this e-mail

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