

From: [Jerline B.](#)
To: [Bridget Kean](#)
Subject: Public Comment – Opposition to MPUD Amendment (P26-026)
Date: Wednesday, April 1, 2026 9:31:45 PM

Dear Planning & Zoning Board Members,

I am writing as a concerned resident regarding the proposed MPUD Amendment No. 16 (P26-026) to convert a portion of land near Crosstown Parkway and SW Fairgreen Drive from residential use to commercial use.

I respectfully oppose this amendment.

This area has been developed and valued as a family-oriented residential community. Introducing commercial zoning in this location would significantly change the character of the neighborhood in ways that many residents did not anticipate when choosing to live here. Increased traffic, congestion, noise, and safety concerns—especially for children and families—are inevitable outcomes of this type of change.

In addition, the existing green space and open areas are essential to maintaining the quality of life in our community. These spaces provide not only environmental benefits, but also a sense of balance, peace, and livability that cannot be replaced once lost. Preserving green areas should be prioritized over additional commercial expansion, particularly in already growing and densely developing areas.

Our community does not need more commercial development at the expense of residential integrity. What we need is thoughtful planning that protects families, reduces overcrowding, and maintains safe, accessible, and green environments.

I urge the Board and City Council to carefully consider the long-term impact of this amendment and to deny the proposed zoning change.

Thank you for your time and consideration.

Sincerely,
Jerline Baltimore
Resident of Fairgreen Community

Bridget Kean

From: Planning
Sent: Thursday, April 2, 2026 10:39 AM
To: Bridget Kean
Subject: FW: P26-026 - Tradition MPUD Amendment No. 16/ P&Z April 7th
Attachments: Public Comment Form

From: Tommie M. Fowler <Tommie.M.Fowler@stlucieco.gov>
Sent: Thursday, April 2, 2026 8:31 AM
To: Planning <Planning@cityofpsl.com>
Cc: Kori Benton <Kori.Benton@stlucieco.gov>; Benjamin Balcer <Benjamin.Balcer@stlucieco.gov>
Subject: P26-026 - Tradition MPUD Amendment No. 16/ P&Z April 7th

Good morning,

We received the attached public comment for P26-026 - Tradition MPUD Amendment No. 16, going to P&Z on April 7th.

Thank you & have a wonderful rest of the week.

Tommie Marie Fowler | Planning Tech | Planning and Development Services
Ph: 772-462-1584 | Fax: 772-462-1581 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov



Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

Bridget Kean

From: noreply@formstack.com
Sent: Wednesday, April 1, 2026 8:56 PM
To: Benjamin Balcer; Kori Benton; Joseph Sabater; Tommie M. Fowler
Subject: Public Comment Form

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.



Formstack Submission For: **Public Comment Form**

Submitted at 04/01/26 8:56 PM

Date of Meeting: Apr 07, 2026

Board or Council : Planning & Zoning Commission

Topic or Agenda Item: P26-026 - Tradition MPUD Amendment No. 16

Your Comment:

I am a property owner located directly across the pond from the parcel under consideration and I respectfully request that the board deny the proposed rezoning from residential to commercial use. The intersection at Crosstown Parkway already experiences regular congestion, particularly for vehicles turning southbound, and traffic backs up multiple times per day; adding a high traffic commercial use at this location would increase vehicle volume, turning movements, and the risk of accidents while further straining an already impacted intersection. Commercial activity would also introduce sustained noise from vehicles, deliveries, and late night operations, and since the nearby Circle K was built there has been a noticeable increase in noise in this area, which additional commercial development would only intensify and further reduce the quality of life for surrounding residents. The existing tree line serves as a buffer between Crosstown Parkway and the homes to the south, and

removing this vegetation would expose residences to increased noise, lighting, and roadway activity while also eliminating existing wildlife habitat. This proposed change is not compatible with the surrounding residential character and would introduce a level of intensity that does not align with the existing neighborhood. For these reasons, I respectfully urge the board to deny this rezoning request. Thank you for your time and consideration.

Your name: Kevin Fess

Address: 10460 SW Southgate CT
Port Saint Lucie, FL 34987

Email: kmfess@gmail.com

Phone: (772) 812-9962



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ADDITIONAL PUBLIC COMMENT ITEM 8D

From: [aaraujo101](#)
To: [Bridget Kean](#)
Subject: Notice to adjacent property owners request for Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No.16
Date: Saturday, April 4, 2026 10:22:10 AM

Sent from my Galaxy

Dear City Council Member

We are writing to express our strong opposition to the Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No. 16.

We have lived in Port St. Lucie for 6 years, and what made us fall in love with this specific part of Florida was the peace, tranquility, and nature that our area provides. In particular, what enchanted me, Adriana, immensely were our beautiful pine trees; to me, they look like dreamy clouds or pom-poms due to their structure. Notably and unfortunately, more and more of these pines are disappearing, putting them on the path to extinction. Florida's native pines include the longleaf, slash, loblolly, and sand pines, which are vital ecosystems, and it is extremely important to support biodiversity by providing food and shelter for species like the endangered red-cockaded woodpecker, gopher tortoises, and white-tailed deer.

We, as residents of this area, have seen acres and more acres of these beautiful trees and others being cleared for the construction and continuation of Crosstown Parkway and residential and commercial areas. In our backyard, we have received an unprotected diversity of wildlife; among it, neighbors have reported videos and photos of Florida panthers, bobcats, coyotes, turtles, turkeys, wild pigs, and a deer running from a bobcat. Among the coyotes, our camera captured a black dog that did not belong to the coyote family; in fact, they seemed threatened by it. When I researched, I discovered that in the past there were black coyotes and even black wolves in Florida, but these are rare, and in the case of the wolf, it is extinct. I even brought this to the attention of the Wildlife Protection and Conservation Commission. Without research, we will never know if our beautiful Port St. Lucie was home to one of these special animals that are losing their habitat.

Now a bit about us: when we moved to Florida, we had the same mindset as many of wanting a green lawn, which requires extensive maintenance. But as we learned more about this beautiful part of the United States where we chose to make our home, we realized we had to do our part. We noticed that in our yard there were no birds or insects—and how could there be, with the amount of pesticide used to maintain grass? Our home also had no trees, so how could birds make our yard a refuge?

So we decided to make our yard more eco-friendly—and not just that. We decided to plant native trees, shrubs, and flowers to support our fragile ecosystem. As a result, in just two years we noticed a remarkable difference in the diversity of wildlife visiting our yard.

One detail I forgot to mention: we live right across from the property in question. Our trees are still young, so most of these beautiful creatures still seek refuge in the area in question.

Port St. Lucie has been losing a lot of green space due to this significant growth. In our specific area, there is no park. And not enough protected green spaces. We would love for this area to be restored with more native plants so that our beautiful creatures have a safe refuge. Please consider the effects of your decision, which will not only affect traffic, noise pollution—which is already significant, light pollution, and the peace of us residents, but especially our beautiful creatures.

We are extremely proud to have achieved gold standards for our efforts to make our yard more eco-friendly from IFAS.

Feel free to visit us to see for yourself the beautiful wildlife oasis that we recreated right across from the area in question.

We are doing our part! And you?

We plead that you please consider your actions and decisions. Think reasonably and most import, think and take action for those that don't have a voice. We trust you care and will do what is right!

Regards,

Adriana and Fernando Domingues

10640 SW Soughgate CT

From: [Patricia Taylor](#)
To: [Mary Savage-Dunham](#)
Cc: [Sally Walsh](#); [Jessica Heinz](#); [Calleigh Nazario](#)
Subject: FW: Zoning request
Date: Tuesday, April 7, 2026 8:38:42 AM
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: John Day <jmd34987@gmail.com>
Sent: Friday, April 3, 2026 7:56 PM
To: David Pickett <David.Pickett@cityofpsl.com>
Cc: Patricia Taylor <PTaylor@cityofpsl.com>
Subject: Zoning request

Dear City Council Member, David Pickett

I am writing to express my strong opposition to the Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No. 16.

As a resident of Tradition and specifically abutting Heritage Oaks I am concerned with the proposed zone change. The original master plan of the property designated the parcel as residential. My current hope would be that it be donated by the owners and designated open space, purchased by the city or sold to a nature conservancy. The small community I retired to Port Saint Lucie from spent millions in bond issue money to preserve open space. It is also commonplace for development plans to require open space. Heritage Oaks itself has several areas which have been left natural or undeveloped...a home for animals and vegetation.

I believe the original vision for the Crosstown/ Village Parkway area has been modified enough. I cannot imagine the grand plan envisioned the issues the area currently experiences.

The exit off of Crosstown to Circle K/Fairgreen already creates a congestive traffic situation backing traffic up towards Publix on Crosstown. The left lane of Crosstown is often blocked by cars unable to get in the turn off lane attempting to turn onto Fairgreen when the turn light is red and the Crosstown light is green. An extension of the turn out lane has already been completed. The situation has worsened. The traffic circle on Village Parkway is automotive Russian Roulette.

Any allowed development of the property will only make the situation worse.

I thank you for your consideration.

John Day

From: [Patricia Taylor](#)
To: [Mary Savage-Dunham](#)
Cc: [Sally Walsh](#); [Jessica Heinz](#); [Calleigh Nazario](#)
Subject: FW: Homeowner concern about the about the request for Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026- Tradition MPUD Amendment No.16
Date: Tuesday, April 7, 2026 8:39:54 AM
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: aaraujo101 <aaraujo101@aol.com>
Sent: Saturday, April 4, 2026 10:07 AM
To: David Pickett <David.Pickett@cityofpsl.com>
Cc: Patricia Taylor <PTaylor@cityofpsl.com>
Subject: Homeowner concern about the about the request for Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026- Tradition MPUD Amendment No.16

Dear City Council Member, David Pickett,

We are writing to express our strong opposition to the Amendment of MPUD Zoning

Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No. 16.

We have lived in Port St. Lucie for 6 years, and what made us fall in love with this specific part of Florida was the peace, tranquility, and nature that our area provides. In particular, what enchanted me, Adriana, immensely were our beautiful pine trees; to me, they look like dreamy clouds or pom-poms due to their structure. Notably and unfortunately, more and more of these pines are disappearing, putting them on the path to extinction. Florida's native pines include the longleaf, slash, loblolly, and sand pines, which are vital ecosystems, and it is extremely important to support biodiversity by providing food and shelter for species like the endangered red-cockaded woodpecker, gopher tortoises, and white-tailed deer.

We, as residents of this area, have seen acres and more acres of these beautiful trees and others being cleared for the construction and continuation of Crosstown Parkway and residential and commercial areas. In our backyard, we have received an unprotected diversity of wildlife; among it, neighbors have reported videos and photos of Florida panthers, bobcats, coyotes, turtles, turkeys, wild pigs, and a deer running from a bobcat. Among the coyotes, our camera captured a black dog that did not belong to the coyote family; in fact, they seemed threatened by it. When I researched, I discovered that in the past there were black coyotes and even black wolves in Florida, but these are rare, and in the case of the wolf, it is extinct. I even brought this to the attention of the Wildlife Protection and Conservation Commission. Without research, we will never know if our beautiful Port St. Lucie was home to one of these special animals that are losing their habitat.

Now a bit about us: when we moved to Florida, we had the same mindset as many of wanting a green lawn, which requires extensive maintenance. But as we learned more about this beautiful part of the United States where we chose to make our home, we realized we had to do our part. We noticed that in our yard there were no birds or insects—and how could there be, with the amount of pesticide used to maintain grass? Our home also had no trees, so how could birds make our yard a refuge?

So we decided to make our yard more eco-friendly—and not just that. We decided to plant native trees, shrubs, and flowers to support our fragile ecosystem. As a result, in just two years we noticed a remarkable difference in the diversity of wildlife visiting our yard.

One detail I forgot to mention: we live right across from the property in question. Our trees are still young, so most of these beautiful creatures still seek refuge in the area in question.

Port St. Lucie has been losing a lot of green space due to this significant growth. In our specific area, there is no park. And not enough protected green spaces. We would love for this area to be restored with more native plants so that our beautiful creatures have a safe refuge. Please

consider the effects of your decision, which will not only affect traffic, noise pollution—which is already significant, light pollution, and the peace of us residents, but especially our beautiful creatures.

We are extremely proud to have achieved gold standards for our efforts to make our yard more eco-friendly from IFAS.

Feel free to visit us to see for yourself the beautiful wildlife oasis that we recreated right across from the area in question.

We are doing our part! And you?

We plead that you please consider your actions and decisions. Think reasonably and most import, think and take action for those that don't have a voice. We trust you care and will do what is right!

Regards,
Adriana and Fernando Domingues
10640 SW Soughgate CT

Sent from my Galaxy

From: [Patricia Taylor](#)
To: [Mary Savage-Dunham](#)
Cc: [Sally Walsh](#); [Calleigh Nazario](#); [Jessica Heinz](#); [Brandon Dolan](#); [Melanie Lorenzo](#)
Subject: FW: Request for Zoning Amendment P26-026
Date: Tuesday, April 7, 2026 8:40:40 AM
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: Carrie Dickinson <tpast@msn.com>
Sent: Saturday, April 4, 2026 10:30 AM
To: David Pickett <David.Pickett@cityofpsl.com>
Cc: Patricia Taylor <PTaylor@cityofpsl.com>; Shannon Martin <Mayor@cityofpsl.com>
Subject: Request for Zoning Amendment P26-026

Dear Mr. Pickett,

I own 9516 SW Flowermound Cir. In Heritage Oaks, the community directly across the small lake from the site of the proposed zoning amendment request.

I am vehemently opposed to the proposed zoning change on these parcels from Residential use to Retail/Office/Civic/Institutional use.

I have owned this house since 2009 and have really enjoyed the trees and wildlife we see across our lake. I always thought there may be a chance that these wooded lots would eventually be developed with residential units, and I'd have to accept that possibility. I never thought there would be a commercial use there. I can't imagine the extra traffic, noise, bright lights, trash and odors that may come from allowing a commercial use there. This would lower the value of my home and others in the community. I would have a very hard time ever renting or selling my home if there was a commercial use across the lake, especially if it was a Wawa as I continue to hear it may become.

I cannot attend the Planning & Zoning Board hearing regarding this proposal on April 7, 2026, but I would like to voice my opinion here that the zoning on these lots should not be changed to allow commercial use. Please forward this message to Board and/or Council members as appropriate.

Thank you,

Carrie Dickinson

Owner: 9516 SW Flowermound Cir.

From: [Patricia Taylor](#)
To: [Mary Savage-Dunham](#)
Cc: [Sally Walsh](#); [Calleigh Nazario](#); [Jessica Heinz](#); [Brandon Dolan](#); [Melanie Lorenzo](#)
Subject: FW: Opposition to Rezoning Near Fairgreen Rd & Crosstown Pkwy – Noise and Quality of Life Impact
Date: Tuesday, April 7, 2026 9:29:15 AM
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 6, 2026 2:04 PM
To: David Pickett <David.Pickett@cityofpsl.com>
Cc: Patricia Taylor <PTaylor@cityofpsl.com>; little-atom9y@icloud.com
Subject: Opposition to Rezoning Near Fairgreen Rd & Crosstown Pkwy – Noise and Quality of Life Impact

To Whom It May Concern,

I am a resident of Heritage Oaks, 9552 SW Flowermound Circle, located directly adjacent to the area under consideration for rezoning near Fairgreen Road and Crosstown Parkway.

I am writing to formally oppose the proposed rezoning of this parcel from residential to

commercial due to the already significant and ongoing noise impacts affecting this neighborhood.

At present, the noise level from Crosstown Parkway alone is substantial. Vehicles frequently accelerate from Village Parkway onto Crosstown, often braking at the Fairgreen intersection, and then accelerating again. This repeated pattern creates constant engine noise, including loud exhaust and muffler sounds. Additionally, horns, emergency vehicle sirens, and frequent accidents contribute to an already disruptive environment.

The situation is further intensified by the nearby gas station, where traffic entering and exiting the property generates additional noise at all hours. The presence of the adjacent lake appears to amplify and carry these sounds, making them more pronounced within our neighborhood.

As a result, I am unable to comfortably use my patio or enjoy my outdoor space. This has a direct impact on my quality of life and the quiet enjoyment of my property.

Introducing additional commercial zoning in this immediate area will predictably increase traffic volume, delivery vehicles, and overall activity, further compounding the existing noise problem. This is not a speculative concern—it is an extension of conditions that are already present and problematic.

I respectfully ask the City to:

- Deny the rezoning request based on incompatibility with the surrounding residential area
- Consider the cumulative noise impacts already affecting nearby homes
- Require a formal noise and traffic impact study before moving forward with any changes
- Protect the residential character and livability of this community

This is not simply about future development, but about the current, measurable impacts that residents are already experiencing on a daily basis.

In addition, I would like to raise a concern regarding consistency and fairness in how noise impacts have been addressed across the City.

In other areas—particularly east of I-95—the City has implemented noise abatement measures such as berms, walls, landscaping buffers, and has conducted noise and safety studies to protect residential communities from roadway impacts.

In contrast, west of I-95, including the area around Fairgreen Road and Crosstown Parkway, similar protections have not been provided. The only meaningful noise wall in this vicinity was installed by the Tradition development, not by the City, and it primarily benefits areas closer to that project. This leaves our neighborhood exposed, despite being directly impacted by the

same roadway infrastructure.

As Crosstown Parkway expanded, our area appears to have been left without comparable mitigation, despite experiencing significant and measurable effects from traffic noise and activity.

Approving additional commercial zoning in this already unprotected area would further increase:

- 24/7 lighting from commercial properties
- Extended hours of operation and associated noise
- Vehicle emissions and fuel-related fumes
- Trash collection and service vehicle activity

These are cumulative impacts layered on top of an existing problem that has not yet been addressed.

I also want to note that some residents, including myself, are particularly affected by high levels of noise due to medical or mental health considerations. I am currently on medical leave for PTSD, and excessive and unpredictable noise—like that already present from Crosstown Parkway and nearby traffic—has a measurable impact on my ability to rest, recover, and maintain health. Approving additional commercial zoning in this area would worsen conditions that already interfere with residents' well-being.

I respectfully ask the City to consider whether it is appropriate to intensify development in an area that has not received the same level of protection or mitigation as other parts of the community.

Thank you for your time and consideration.

Sincerely,
Dana Davidson

From: [Margaret Mucciolo](#)
To: [Patricia Taylor](#); [David Pickett](#)
Subject: Re: Subject: Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No. 16.
Date: Saturday, April 4, 2026 3:40:45 PM
Attachments: [image008.png](#)
[image007.png](#)
[image009.png](#)
[image004.png](#)
[image003.png](#)
[image006.png](#)
[image005.png](#)
[image002.png](#)
[image001.png](#)

Dear City Council Member, David Pickett

Thank you for responding to my letter, thank you for remaining open-minded and taking my comments into consideration before rendering your vote. With that in mind please also consider the following:

106 apartments or commercial zoning/building: As both residential and commercial development cause major damage to our ecosystems, my first preference is neither. However, I fear that is an unrealistic option and as such, for what it's worth I pick apartments. My hope would be the plans are such that land can be preserved for wildlife. This would help protect the wildlife that is protected by The Migratory Bird Treaty Act that calls this piece of land home. This also would provide more real estate value when you consider the view.

You note a positive motion for commercial versus residential being "prevent further rooftops in our city" I apologize as I am not 100% what this refers to as all building commercials or residential have rooftops, regardless of height the site line is there. Large commercial developments often feature massive parking lots and roofs. These "impervious surfaces" prevent water from soaking into the ground, leading to polluted storm-water running off that harm's aquatic ecosystems.

You mentioned road improvements as a positive step for commercial rather than residential development. The commercial developer proposes to extend the turn lane from Crosstown, extend the turning lane coming out of Fairgreen to Crosstown, and two lane all of Fairgreen from Crosstown to the stop sign on Fairgreen. As noted, these are much needed road improvements that would not be funded from our general fund.

Have studies regarding traffic increase caused by the commercial buildings been taken into consideration, WAWA is open 24/7. Have the road work changes been proven to manage the increased traffic caused by the development?

I truly believe the damage to wildlife needs to be taken into consideration. I'd like to add the Florida sandhill crane which are protected as a state designated threaten species, heron and egret covered by Migratory Bird Treaty Act to the wildlife I previously mentioned. I am sure there are many other protected species living on this piece of land that I cannot identify. For me this is reason enough not to move forward with development but, at the very least, not allowing rezoning from residential to

commercial.

Thank you for your time and your consideration.

On Friday, April 3, 2026 at 09:31:39 PM EDT, David Pickett <david.pickett@cityofpsl.com> wrote:

Ms. Mucciolo

Thank you for writing expressing your concern for the property located at Fairgreen and Crosstown. Currently the property is zoned to have up to 106 apartments on that parcel. The current proposed change would eliminate that entitlement and change the property's zoning to commercial.

Additionally, I would like to address some of the issues that you wrote about as the land use change does not tell the full story.

The developer who has expressed interest in that property also proposes to extend the turn lane from Crosstown, extend the turning lane coming out of Fairgreen to Crosstown, and two lane all of Fairgreen from Crosstown to the stop sign on Fairgreen.

This are much needed road improvements that would not be funded from our general fund. I have been an advocate for the turn lane extension for quite some time now as I live back in that edition and experience the backup of traffic turning onto Fairgreen everyday.

I agree with you in wanting to have green space, but given the circumstances before us it's either allow 106 apartments on that property (which it is currently zone for) to further add to our frustration getting into or out of our neighborhood or allow the zoning to change to be commercial and prevent further rooftops in our city, while getting some much needed road improvements paid for by someone other than the taxpayers of Port St. Lucie.

This land amendment change has to go before the Planning and Zoning board before it comes to council and I will take your comments into consideration before I render my vote.

My mind is not made up, I am simply giving you more information that you might not have been made aware of.

Respectfully,

Dave Pickett

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From: Patricia Taylor <PTaylor@cityofpsl.com>

Sent: Friday, April 3, 2026 4:58:46 PM

To: Margaret Mucciolo <margaret.mucciolo@yahoo.com>; David Pickett <David.Pickett@cityofpsl.com>

Subject: RE: Subject: Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-

Tradition MPUD Amendment No. 16.

Good afternoon, Ms. Mucciolo,

Thank you for taking the time to share your concerns regarding the proposed Tradition MPUD Amendment No. 16. Your input as a nearby resident is important, and we appreciate you outlining the potential impacts related to traffic, environmental considerations, and overall community planning.

I have forwarded your email to the Planning and Zoning Department Director to ensure your comments are included in the official record and reviewed as part of the evaluation process.

This item is scheduled to be discussed at the upcoming meeting on Tuesday, April 7 at 6:00 PM in the Council Chambers, City Hall. You are welcome to attend and provide public comment should you wish to share your concerns directly.

Thank you again for your engagement in this matter.

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: Margaret Mucciolo <margaret.mucciolo@yahoo.com>

Sent: Friday, April 3, 2026 4:43 PM

To: David Pickett <David.Pickett@cityofpsl.com>

Cc: Patricia Taylor <PTaylor@cityofpsl.com>

Subject: Subject: Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No. 16.

Dear City Council Member, David Pickett

My name is Margaret Mucciolo, I reside at 10540 SW Southgate Ct. Port Saint Lucie FL. which is within 750 feet of the subject property request for residential to commercial rezoning. I am writing to express my strong opposition to the Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No. 16.

Location Site: Residents have previously noted Crosstown Parkway was originally proposed, with the intention to move cars quickly across the city and not to be heavily developed with commercial, commercialization. The corner of Crosstown Parkway and Fairgreen is the planned site area for this development. This creates traffic issues and over development in an area that already has infrastructure issues. We need to maintain designated commercial-free, green spaces in this area. Directly across the area requesting rezoning is Circle K, as well as many other commercial properties. A Publix and a 7-11 Mini Market/gas station approximately ¼ mile away. We do not need additional commercial development.

Wildlife Conservation is a major concern. We have so many beautiful birds, eagles which are heavily protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act, and turtles which also are protected under the Federal Endangered Species Act of 1973 and of course alligators which are protected in the state of Florida while no longer in danger they are protected by state law and federally designated as a “threatened” species due to their similarity appearance to the American crocodile they all call this stretch of land home. Our Ecosystem is a Public Trust that truly needs to be protected. Science relies on our ecosystems to provide essential services of which technology cannot fully reproduce. Our ecosystem helps support clean air and water, disease regulation – all supporting human health.

We don't own the planet Earth, we belong to it. And we must share it with our wildlife.”
– Steve Irwin, renowned Australian wildlife expert and conservationist There is no need for a WAWA or any additional commercial/retail stores. Traffic is already unbearable, this would serve to the taking away of safe easy walking paths, an increase in noise level and air pollution, trash, bright lights are all within their reason for not allowing the rezoning.

Therefore, I urge you to oppose the rezoning of subject property. Thank you for your attention to this matter.

Sincerely,

Margaret Mucciolo

From: [Jotform](#)
To: [Sally Walsh](#); [Calleigh Nazario](#); [Jessica Heinz](#)
Subject: New Submission: Comments to be Heard
Date: Tuesday, April 7, 2026 5:09:22 PM



New Submission: Comments to be Heard

Meeting Date	04-07-2026
Name	ADRIANA DOMINGUES
Phone Number	(551) 404-5548
Email	aaraujo101@aol.com
I am a...	<input type="button" value="Resident"/>
Is your address exempt from public records per Florida State Statute?	No
Association/Address	10640 sw southgate ct, Port st lucie, Fl, 34987
I would like to comment on:	Agenda Items
Name of Agenda Item:	Request for Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition-tradition MPUD AMENDMENT No.16
I am...	Opposed
Comments:	<p>We are writing to express our strong opposition to the Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No. 16.</p> <p>We have lived in Port St. Lucie for 6 years, and what made us fall in love with this specific part of Florida was the peace, tranquility, and nature that our area provides. In particular, what enchanted me, Adriana, immensely were our beautiful pine trees; to me, they look like dreamy clouds or pom-poms due to their structure. Notably and unfortunately, more and more of these pines are disappearing, putting them on the path to extinction. Florida's native pines include the longleaf, slash, loblolly, and sand pines, which are vital ecosystems, and it is extremely important to support biodiversity by providing food and shelter for species like the endangered red-cockaded woodpecker, gopher tortoises, and white-tailed deer.</p>

We, as residents of this area, have seen acres and more acres of these beautiful trees and others being cleared for the construction and continuation of Crosstown Parkway and residential and commercial areas. In our backyard, we have received an unprotected diversity of wildlife; among it, neighbors have reported videos and photos of Florida panthers, bobcats, coyotes, turtles, turkeys, wild pigs, and a deer running from a bobcat. Among the coyotes, our camera captured a black dog that did not belong to the coyote family; in fact, they seemed threatened by it. When I researched, I discovered that in the past there were black coyotes and even black wolves in Florida, but these are rare, and in the case of the wolf, it is extinct. I even brought this to the attention of the Wildlife Protection and Conservation Commission. Without research, we will never know if our beautiful Port St. Lucie was home to one of these special animals that are losing their habitat.

Now a bit about us: when we moved to Florida, we had the same mindset as many of wanting a green lawn, which requires extensive maintenance. But as we learned more about this beautiful part of the United States where we chose to make our home, we realized we had to do our part. We noticed that in our yard there were no birds or insects—and how could there be, with the amount of pesticide used to maintain grass? Our home also had no trees, so how could birds make our yard a refuge?

So we decided to make our yard more eco-friendly—and not just that. We decided to plant native trees, shrubs, and flowers to support our fragile ecosystem. As a result, in just two years we noticed a remarkable difference in the diversity of wildlife visiting our yard.

One detail I forgot to mention: we live right across from the property in question. Our trees are still young, so most of these beautiful creatures still seek refuge in the area in question.

Port St. Lucie has been losing a lot of green space due to this significant growth. In our specific area, there is no park. And not enough protected green spaces. We would love for this area to be restored with more native plants so that our beautiful creatures have a safe refuge. Please consider the effects of your decision, which will not only affect traffic, noise pollution—which is already significant, light pollution, and the peace of us residents, but especially our beautiful creatures.

We are extremely proud to have achieved gold standards for our efforts to make our yard more eco-friendly from IFAS.

Feel free to visit us to see for yourself the beautiful wildlife oasis that we recreated right across from the area in question.

We are doing our part! And you?

We plead that you please consider your actions and decisions. Think reasonably and most import, think and take action for those that don't have a voice. We trust you care and will do what is right!

Regards,

Adriana and Fernando Domingues

10640 SW Soughgate CT

April 7, 2026

City of Port St Lucie Planning and Zoning Board
City of Port St Lucie City Council
121 Pt St Lucie Blvd, Bdg A
Port Saint Lucie, FL

RE: Rezoning application for the 9.48 ac of Open Space Tract 21, Tradition Plat No. 18

Thank you for the opportunity to give input on the change in zoning proposed for this land. It is directly behind my home (9528 SW Flowermound Circle). I am quite concerned regarding the impact this narrow strip of land would have on our neighborhood. Change can be difficult for all of us!

Additional residential options exist if Winding River Crosstown chose to withdraw their request for change. Townhouses, cottages could be built here. A wall or landscaping would be needed on the boundary to keep residents from entering our gated community and utilizing the amenities.

If retail/office/civic/institutional uses are approved, they have the potential for greater impact. Noise, lights, traffic and litter are a few of my concerns regarding a commercial project on the narrow strip of land.

The noise issue includes many cars arriving and leaving at various times of day. Trucks and vehicles often leave windows open with loud music playing. Vehicles often need muffler work or use sirens (this is already heard from Crosstown Parkway) but the existing landscaping helps baffle the sounds.

A business would need bright lights in their parking and entry areas for the safety of their customers. At night, the lake and surrounding properties are dark, which makes it wonderful to enjoy the peace and quiet of the lake and for sleeping with windows open. The one street light that currently shines on the lake isn't overwhelming but adding them along the 9.48 acres, and removing the landscaping and trees, would change our yards and homes.

The traffic on Crosstown Parkway and SW Fairgreen Drive is already a mess. The large residential neighborhood in this area back up getting on and off Crosstown Parkway. The stop light is often run and the turn into Circle K often backs up onto Crosstown.

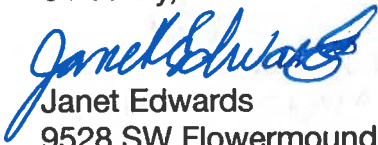
Our HOA regularly cleans up trash that blows from Crosstown Parkway into the corner of Crosstown and Fairgreen. If a business does build there, assuming responsibility to keep trash from blowing into the lake just behind the land would be important.

The HOA for our gated community (Heritage Oaks of Tradition) uses landscaping and fences as a barrier to prevent uninvited individuals. While I would hope Winding River Crosstown would install a 10 foot concrete fence (which would help with the noise, lights and litter), other options could be helpful.

Being good neighbors is always important. I've focused on ways to alleviate the potential issues that a commercial project could have. These concerns would be alleviated if the zoning remains residential. If the City Council approves the rezoning request change the land zoning to commercial, the owners would need to make the investments in the property that I have described.

Thank you for considering my suggestions. Please include my letter in the records of this zoning application.

Sincerely,



Janet Edwards
9528 SW Flowermound Cir
Port St Lucie, FL 34987

City of Port St Lucie City Council

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



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

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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From: [Patricia Taylor](#)
To: [Mary Savage-Dunham](#); [Sally Walsh](#); [Jessica Heinz](#)
Cc: [Brandon Dolan](#); [Melanie Lorenzo](#); [Patricia Taylor](#)
Subject: FW: Tradition Zoning Changes Crosstown and Fairgreen
Date: Friday, May 1, 2026 8:36:44 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Good morning,

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: ik_md@yahoo.com <ik_md@yahoo.com>

Sent: Friday, May 1, 2026 6:06 AM

To: David Pickett <David.Pickett@cityofpsl.com>; Patricia Taylor <PTaylor@cityofpsl.com>

Subject: Tradition Zoning Changes Crosstown and Fairgreen

Mr. Pickett and team,

As residents of Vitalia in Tradition, Port St Lucie, we are against any zoning change regarding the subject area and are opposed to any commercial development adjacent to residential properties.

The over extension of commercial development in Tradition and adjacent areas must stop. There are many areas currently zoned for commercial development that can accommodate stores, restaurants, and gas stations, etc. The constant exemptions and zoning changes will impact property values, and demographics may degrade.

As an alternative, can we please consider creating a commercial zone West of the new high school where future residents can decide if they want to live in an area zoned for commercial properties.

We will actively monitor this subject and hope that you will give our suggestion serious consideration!

Regards,

Kathleen and Irfan Khan

12093 SW Marigold Ave

Port Saint Lucie, FL 34987