



September 17, 2024

**Board of County Commissioners**

**Chris Dzadovsky**  
DISTRICT 1  
Vice-Chair

**Larry Leet**  
DISTRICT 2

**Linda Bartz**  
DISTRICT 3

**Jamie Fowler**  
DISTRICT 4

**Cathy Townsend**  
DISTRICT 5  
Chair

Dear Resident,

Thank you for your comments and input pertaining to the letter sent by the Port St. Lucie Mayor, Shannon Martin and her expressed concerns about the County's recent development review procedures.

Sustainable growth is at the forefront of each member of this Board's mind as we make decisions that impact our community. Like many of you, we share the same concerns regarding infrastructure, traffic, and quality of life for the residents of this County.

The Board recently met on August 6, as indicated in the Mayor's letter, only to consider whether to transmit proposed comprehensive plan amendments to the relevant state agencies for review as required by state law. This decision did not approve any development or authorize construction to start on the 2,000 new units referenced in the letter. For any future development to occur, multiple more reviews and approvals of many aspects of the development must take place, including payment of impact fees. The public is encouraged to participate in these efforts, and all public meetings regarding these decisions have and will be posted here: <https://stluciecofl.portal.civicclerk.com/> (Select 'Sign in' and then 'Sign up'. Manage subscription to select which meeting agendas to be notified of via email.).

Despite the Mayor's claims of adverse dealings, we value our relationship with our municipal partners and input throughout the process. We will continue to coordinate with the City and its staff in the review and analysis of these comprehensive plan amendments proposed along the west side of Range Line Road as we have done for over a year. During the pertinent development review process the County will also be working with the developers on agreements to address and mitigate the impacts created by the proposed development.

Following the Mayor's letter, many have reached out to us expressing concerns regarding traffic, congestion, and overdevelopment within the City limits of Port St. Lucie. Residents complain of traffic delays in the

**Administration**

**George Landry**  
COUNTY  
ADMINISTRATOR

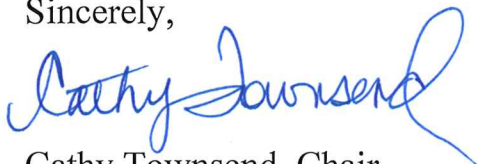
**Dan McIntyre**  
COUNTY ATTORNEY

City, lack of maintenance of City streets and stormwater systems, trash concerns, crime, traffic accidents, and an increase in taxes. The issues are a result of the tremendous growth and development within the City limits in recent years. For comparison, in the last 10 years the City of Port St. Lucie's population has grown exponentially from approximately 170,000 residents to just over 240,000 residents. Whereas, the unincorporated County's population has grown at a much slower pace from approximately 70,000 to 78,000 residents. This equates to more than 70,000 new residents for the City compared to approximately 8,000 residents for the unincorporated County during the same time period. We share the concerns the residents have stated and are also dealing with the impacts of the City's growth throughout the County. However, this Board does not have the authority or jurisdiction to improve City infrastructure or approve/deny development within the City limits. We will ensure your concerns are forwarded to the Mayor and City Council.

Growth and development are a significant discussion factor in our community. It is something the County takes seriously to ensure we are balancing quality of life, economic stability, jobs, and property rights. Planning for our future is vital and is a balancing of a multitude of policy priorities – from being fiscally responsible, providing public facilities, protecting habitat and providing for affordable housing. The County works each and every day to meet these goals and preserve and protect the public health, safety and welfare. We are working on protecting water quality with drainage improvements and wastewater projects, protecting natural resources, building a road network that enhances safety and reduces congestion, growing our airport, supporting the creation of high-wage jobs, and enhancing our community assets like our beaches, parks and preserves.

We value each of your comments. Should you have further questions or concerns, please contact us at the following site: <https://www.stlucieco.gov/government/contact-us/contact-your-commissioners>.

Sincerely,



Cathy Townsend, Chair

On behalf of the St. Lucie County Board of County Commissioners