



"A City for All Ages"

CITY OF PORT ST. LUCIE

Office of the City Manager

RUSS BLACKBURN
City Manager

January 27, 2021

Taryn Kryzda, CPM, County Administrator
Martin County Board of County Commission
121 SW Monterey Road
Stuart, FL 34997

RE: Ordinance 20-56 – Mattamy Palm Beach, LLC, Large Scale Comprehensive Plan Text Amendment to Future Land Use Element (P20-59)

Taryn
Dear Mrs. Kryzda:

The City of Port St. Lucie received your letter on December 10, 2020 regarding the Mattamy Palm Beach, LLC, Large Scale Comprehensive Plan Text Amendment to the Future Land Use Element referencing that the Village Parkway extension to Martin County was not shown in the proposed concept plan.

In response to this letter, the City of Port St. Lucie would note that although the 2035 Regional Long-Range Transportation Plan (RLRTP) included this section of Village Parkway to extend to Martin County, in the adopted 2040 L RTP that segment is not shown (see attached). Additionally, the St. Lucie County Transportation Planning Organization will soon adopt the 2045 L RTP with the exclusion of the Village Parkway extension.

Furthermore, the Village Parkway extension to Martin County is not a component held within any of the legislative documents of the City of Port St. Lucie, including the annexation agreement, Southern Grove Development of Regional Impact and the Comprehensive Plan. The City's development orders do not reserve the right-of-way for the Village Parkway extension. Finally, a site plan has been approved for the area directly south of the SW Village Parkway and Becker Road Intersection. The America Walks Site Plan was approved by the City Council on April 27, 2020 and an amendment was approved on December 14, 2020. The approved America Walks Site Plan builds out the area identified in the 2035 L RTP as the proposed Village Parkway extension (see attached). The Martin County letter was provided to Mattamy Palm Beach, LLC, developer of the Southern Grove DRI, who have indicated to the City that they do not support the extension of Village Parkway to Martin County.

As noted above, there is no plan for the City to extend Village Parkway into Martin County. Martin County and the City of Port St. Lucie should utilize the St. Lucie County TPO process to address a future connection.

If you require additional information or have any further questions please feel free to contact Teresa Lamar-Sarno, Special Assistant to the City Manager at 772-873-6379.

Sincerely,

Russ Blackburn
City Manager

c: Peter Buchwald, AICP, Executive Director, St. Lucie TPO