

From: MaryAnn Verillo
Sent: Wednesday, January 13, 2021 2:47 PM
To: Jesus Merejo; Wesley McCurry; Teresa Lamar-Sarno
Subject: FW: Ordinance 20-56 Mattamy Palm Beach, LLC, Large Scale Comprehensive Plan Text Amendment to Future Land Use Element (Project #P20-59)

fyi

From: Tony Palumbo <Tony.Palumbo@mattamycorp.com>
Sent: Wednesday, January 13, 2021 2:46 PM
To: Russ Blackburn <rblackburn@cityofpsl.com>
Cc: MaryAnn Verillo <DeliaM@cityofpsl.com>
Subject: Ordinance 20-56 Mattamy Palm Beach, LLC, Large Scale Comprehensive Plan Text Amendment to Future Land Use Element (Project #P20-59)

Mr. Russ Blackburn
City Manager
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

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

Mr. Blackburn:

In response to the letter you received from (Martin) County Administrator Ms. Kryzda regarding the above noted project and application by Mattamy Palm Beach, LLC., I offer our response and position for yours and City Council's consideration.

First and foremost, it has never been our understanding that Village Parkway would extend southward across our property, across the C-23 canal and into Martin County. Secondly, we performed a thorough 6 month due diligence effort upon which we moved forward and purchased the property consisting of 3 DRI's Southern Grove, Tradition and Western Grove. Some specific points from this due diligence effort are itemized below:

- The current and most recent 2040 St Lucie TPO LRTP was adopted in 2016 and does not include the extension of Village Parkway into Martin County;**
- The current and most recent 2040 Treasure Coast Regional Long Range Transportation Plan (RLRTP) was adopted in 2017 and does not include the extension of Village Parkway into Martin County;**

- The extension of Village Parkway south of the C-23 is not included in the Southern Grove DRI, the City's Comprehensive Plan, nor did the City reserve the right-of-way;
- None of the Development of Regional Impact (DRI) Maps, exhibits or the specific Development Orders identify or have ever identified this potential roadway extension;

In addition to the above, Village Parkway in Martin County will be a privately funded and constructed roadway as identified in the Martin County 2045 LRTP. It is not the obligation of this developer to provide for the needs of another developer. Further the requested connection is inconsistent with the City's Comprehensive Plan and St. Lucie TPO's 2045 Needs and Cost Feasible Plans.

Lastly, there is already zoning and site plan approval for the America Walks project on the property upon which Martin County is requesting the roadway extension. America Walks consisting of 425 Independent Living Residences, 115 million dollar project with construction to start early this year.

Russ, if you or the Council need any additional information and or support regarding this item as it is brought forth to City Council, please do not hesitate to contact me.
Respectfully,
Tony



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