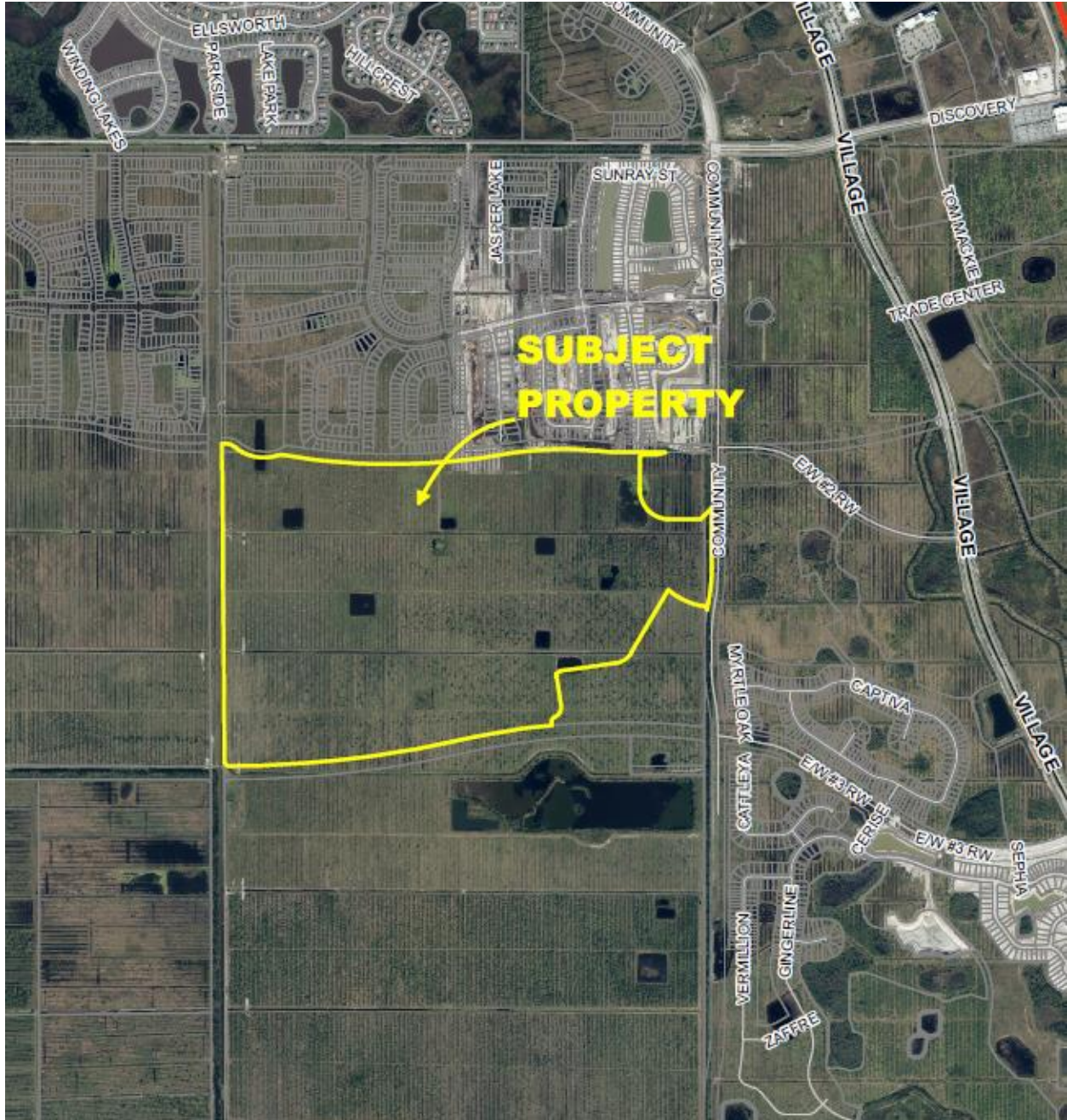




**Riverland/Kennedy DRI Parcel B
MPUD Rezoning
P20-175**



Project Location Map

SUMMARY

Applicant's Request:	Rezone 341 acres from St. Lucie County AG-5 zoning to a Master Planned Unit Development.
Applicant:	Keven Ratterree, GL Homes
Property Owner:	Riverland/Kennedy II, LLC
Location:	The property is located south of the Discovery Way (E/W 1) right-of-way and west of the Community Boulevard.
Address:	N/A
Project Planner:	Daniel Robinson, Planner II

Project Description

The proposed MPUD will allow for 938 age-restricted dwelling units.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval at their regular meeting of October 14, 2020.

Public Notice Requirements

Notification has been sent to all property owners within 750 feet from the subject property.

Location and Site Information

Parcel Number:	432113100010008
Property Size:	Parcel Size is 341 of which 341 acres is the subject of this rezoning application.
Legal Description:	The property is legally described as portions of Sections 21 and 22, Township 37 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	SLC AG-5 (St. Lucie County Agriculture 5- one dwelling unit per five acres)
Existing Use:	Vacant
Proposed Use:	Residential Community

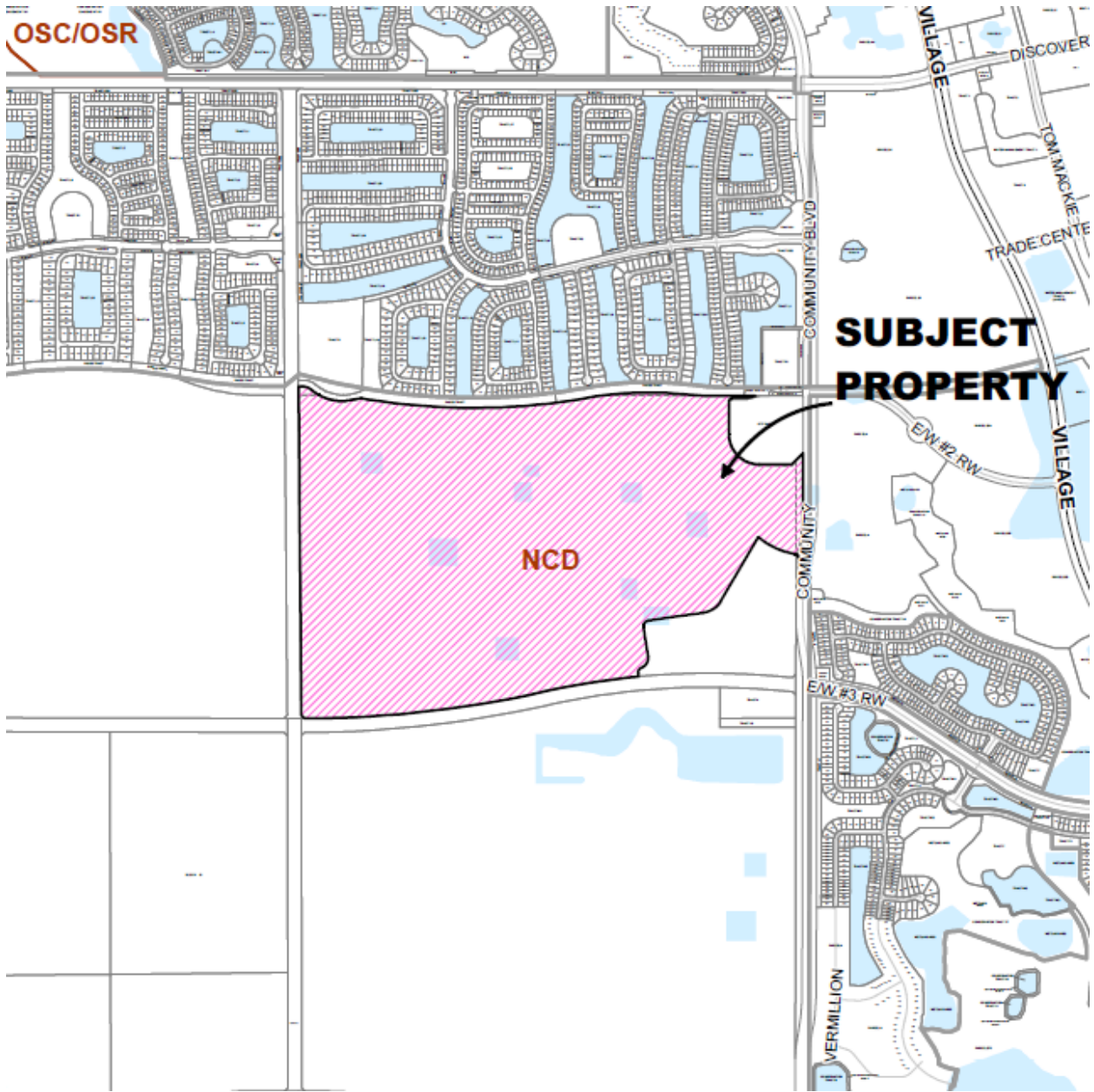
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Riverland Community
South	NCD	SLC AG-5	Vacant
East	NCD	MPUD	Pulte Development
West	NCD	MPUD	Vacant

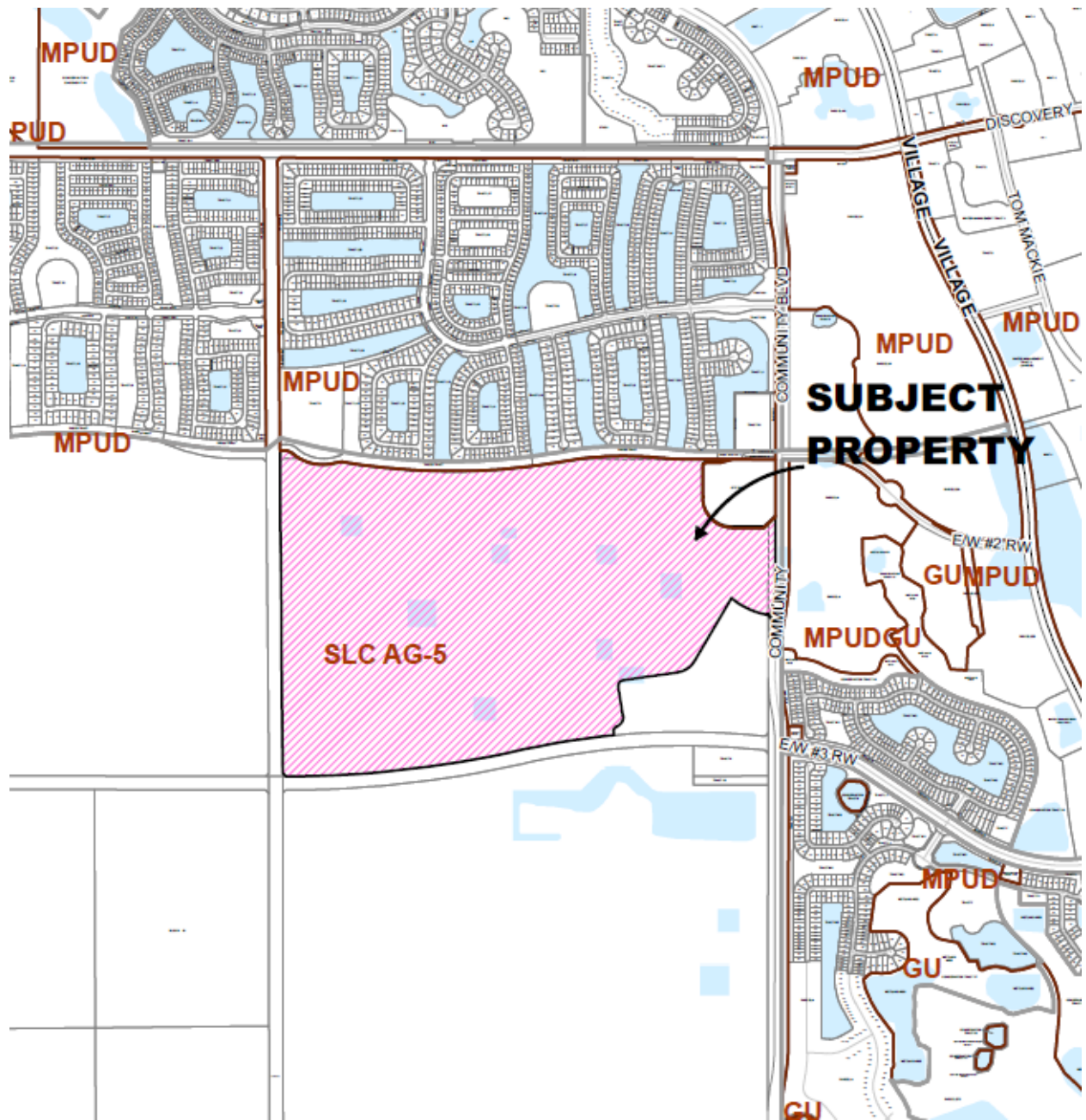
NCD – New Community Development District

MPUD – Master Planned Unit Development

SLC AG-5 - St. Lucie County AG-5 (1 dwelling unit per 5 acres)



Future Land Use



Existing Zoning

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (Policy 1.2.1.3): The proposed MPUD is consistent with Policies 1.2.2.2 and 1.2.2.3 of the Future Land Use Element regarding the development of residential neighborhoods within an NCD District and Policy 1.2.3.4 regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas.

MPUD REZONING REQUIREMENTS

Project Description: The proposed MPUD that will allow for construction of up to 938 age-restricted residential dwelling units, villa dwelling units, or townhouse dwelling units. It will permit recreational accessory uses and clubhouses.

Standards for District Establishment

Area Requirement	Section 158.187(A) of the Zoning Code establishes a minimum size of 50 acres for an MPUD. The proposed MPUD is 341 acres.
Relation to Major Transportation Facilities	The Riverland/Kennedy MPUD property is located south of Discovery Way, West of Community Boulevard (east boundary) and east of Riverland Boulevard (AKA NS/B) (west boundary). Main access to the property will be along both Community Boulevard.
Development of Regional Impact	The subject property is located within the Riverland/Kennedy DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, Home Town Communications, and the Tradition Irrigation Company for irrigation water.
Evidence of Unified Control of Area	Evidence of unified control has been provided.

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Uses	The Riverland/ Kennedy Parcel B MPUD property is within a designated Residential sub area as shown on Figure 1-5 of the Comprehensive Plan. Figure 1-5 is the conceptual plan for the Riverland/Kennedy NCD District. Policy 1.2.2.3 of the Comprehensive Plan requires neighborhoods in a residential area to be a minimum size of 10 acres and a maximum size of 750 acres. The proposed MPUD is approximately 341 acres.
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets with connections to the adjacent neighborhoods.
Transit Oriented Design Features	A sidewalk system will be provided with connections to neighborhoods, community services, and districts.

Off Street Parking and Loading Requirements	Provided in the MPUD document.
Underground Utilities	All utilities will be underground.
Open Space	Provided for in the MPUD zoning document including requirements for usable open space.
Wetlands and Uplands	There are existing wetlands on site that have been mitigated off site per the Army Corp of Engineers (ACOE) permit for the Southern Grove DRI.
Stormwater	The project provides for onsite stormwater retention as depicted on the conceptual master plan.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document.

RELATED PROJECTS

P20-162 Riverland/Kennedy DRI Amendment

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.