

Riverland/Kennedy DRI Riverland Center

- Master Planned Unit Development (MPUD) Rezoning Application
- Project No. P22-001
- City Council Meeting of July 11 & 25, 2022

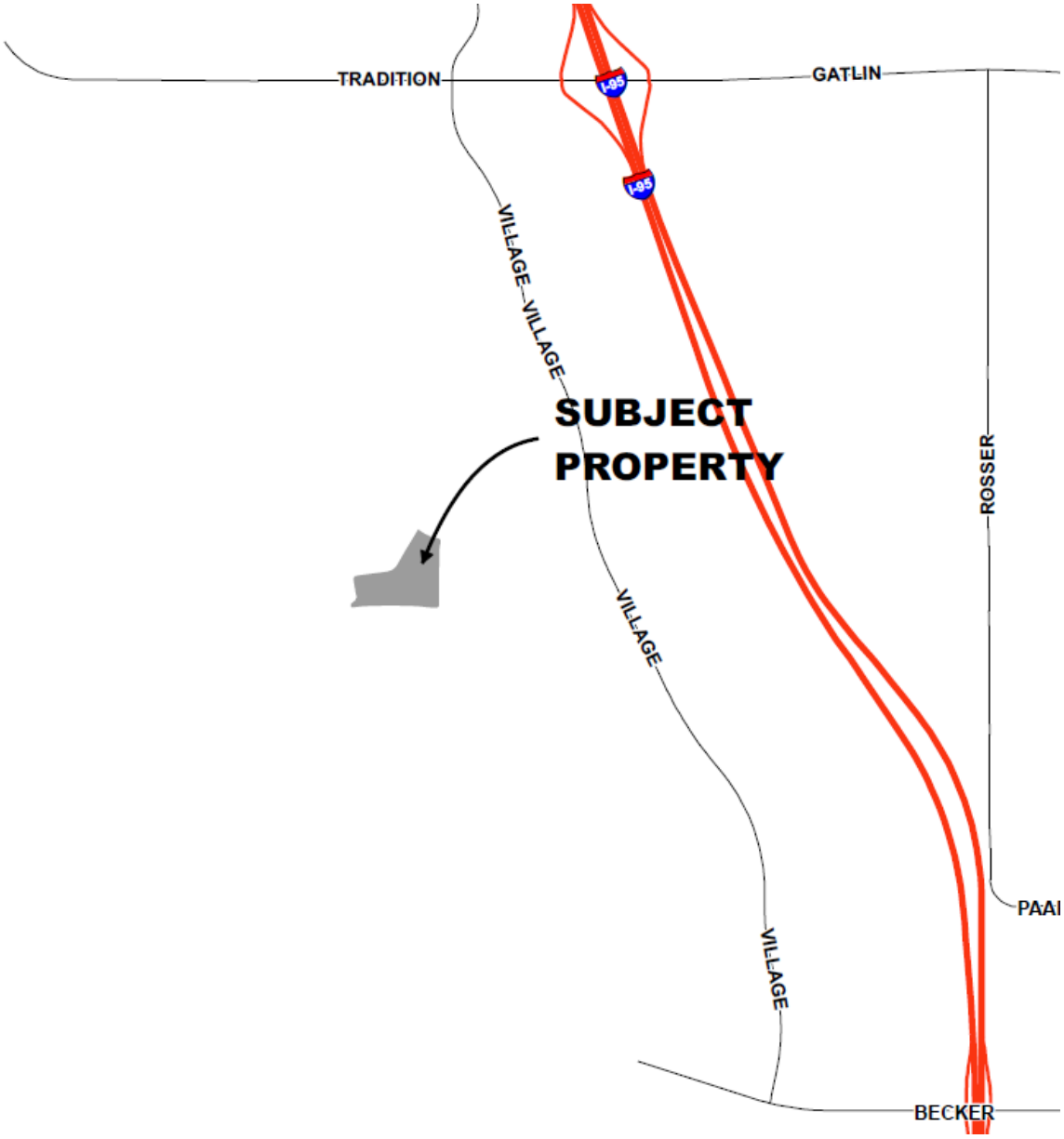


Applicant and Owner

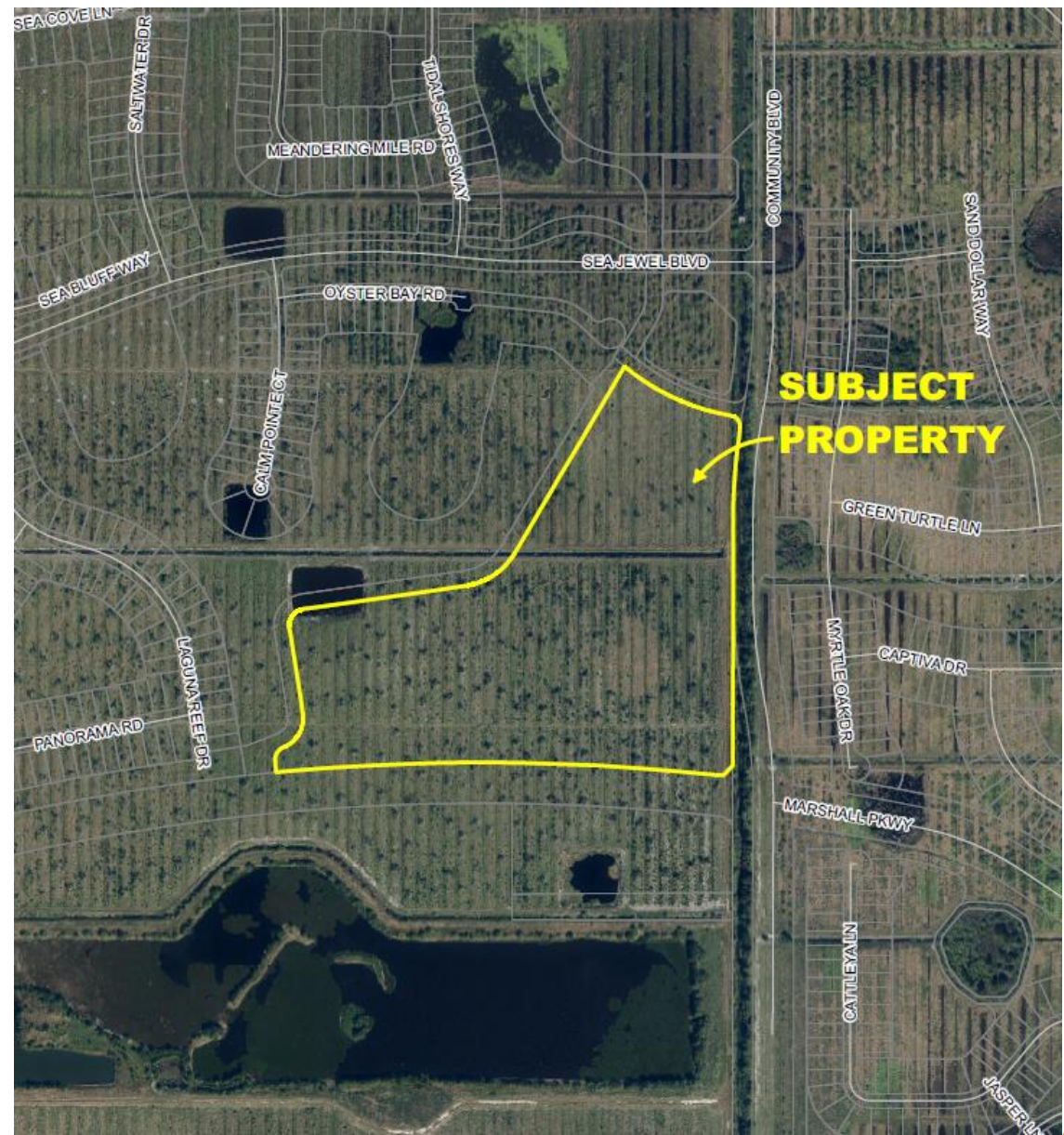
Azlina Goldstein of GL Homes is acting as the agent for the owners,
Riverland/Kennedy II, LLC.



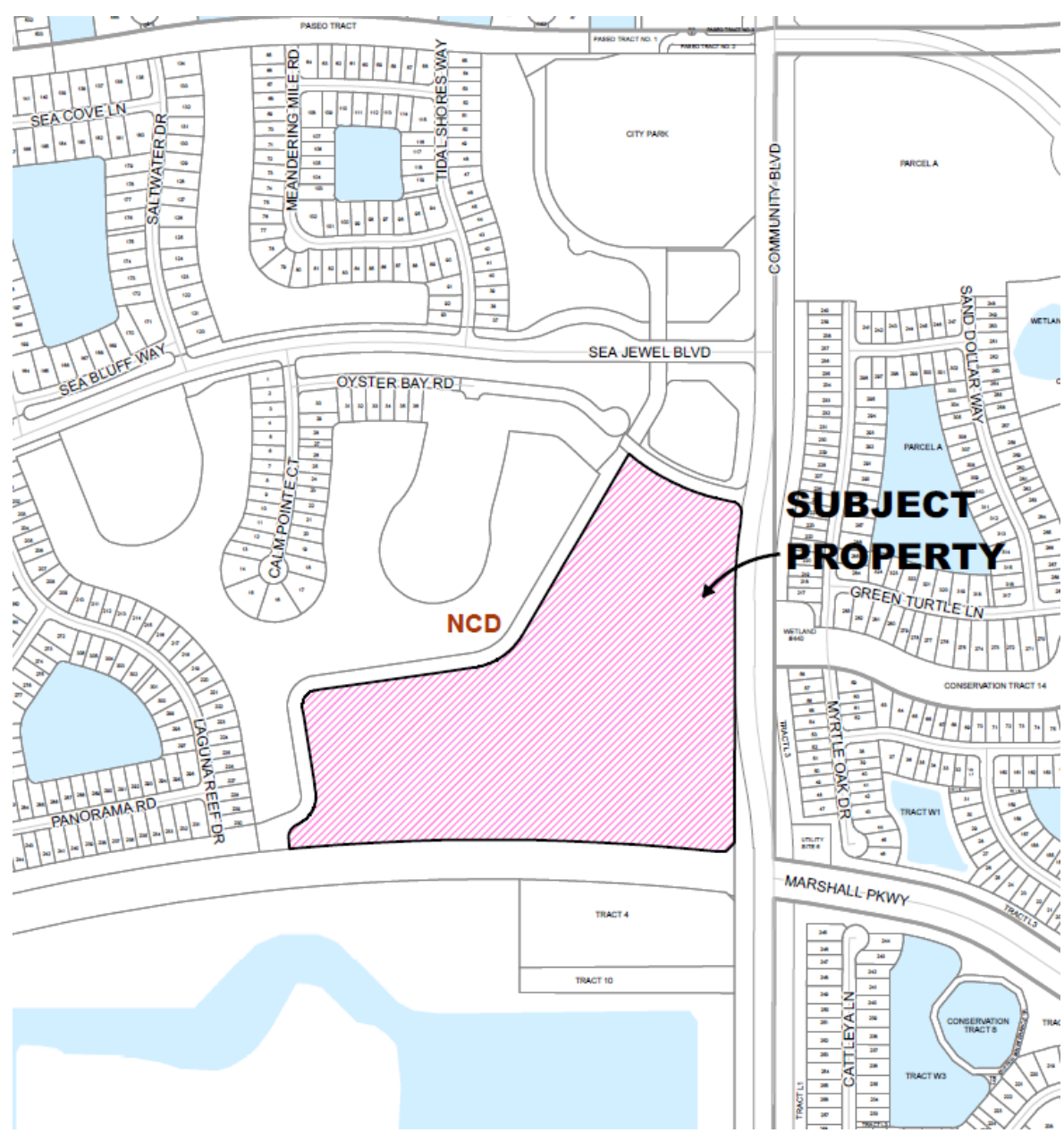
Subject property



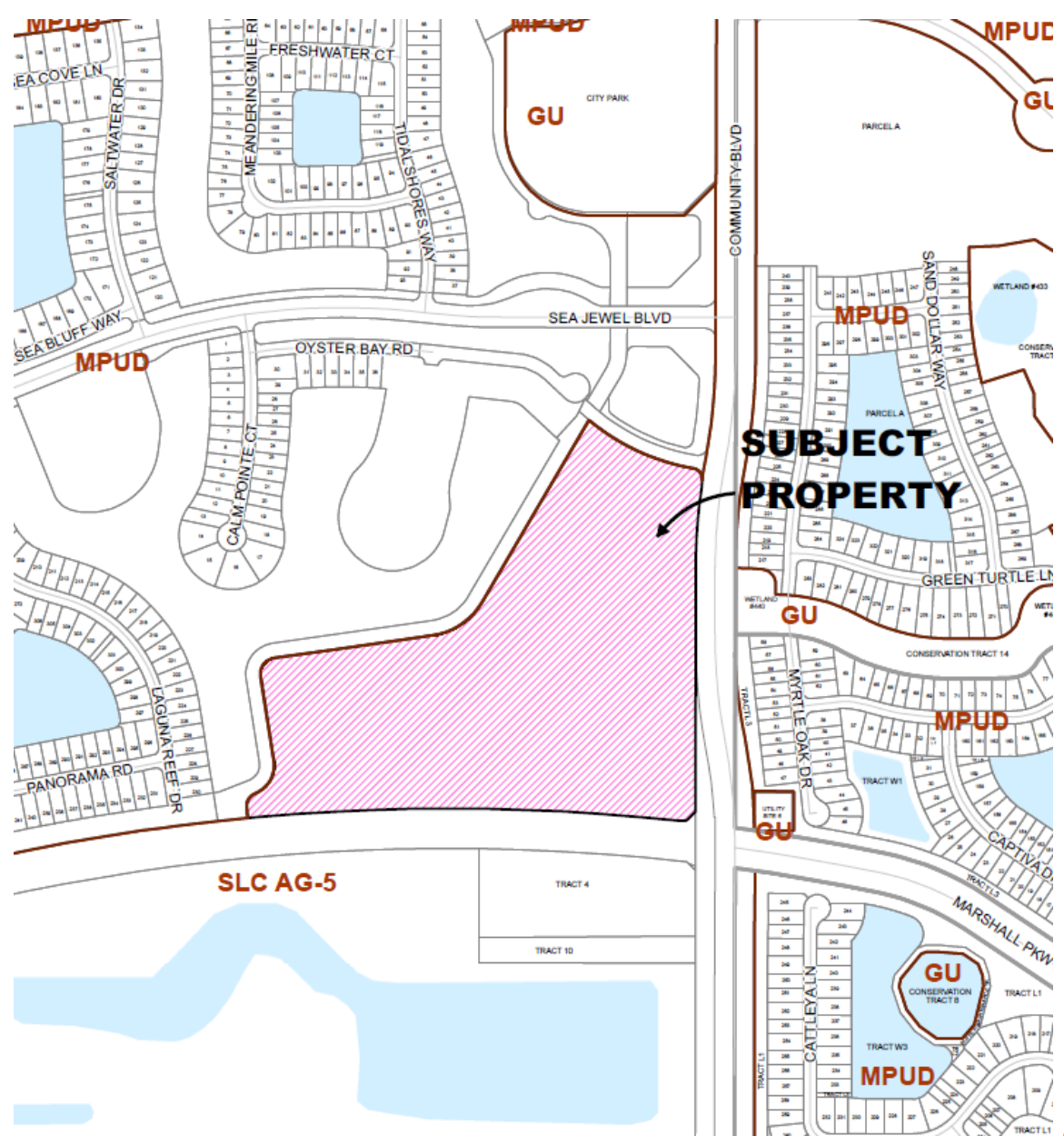
Aerial



Land Use



Zoning



Proposal of Rezoning Application

The proposed MPUD will allow for 261 dwellings units and 1300,000 square feet of non-residential uses.

Development standards are included in the MPUD document for a Mixed-Use Area and a Neighborhood/Village Commercial Area

Proposed permitted uses within both include residential and commercial.



Land Use

The proposed MPUD is consistent with Policies 1.2.2.2 and 1.2.2.3 of the City's Comprehensive Plan regarding Residential areas.



Traffic Impact Analysis

- Received February 2022
- Report completed by Simmons & White for Riverland
- Reviewed by City Staff
- 3rd party consultant (Marlin Engineering) hired by City to review
- Found to be consistent with the MPUD



Permitted Trip Counts

1,939 Building Permits issued as of 5/26/22

Age Restricted

PM Peak = 804 Total Trips

- No additional roadway requirements are triggered at this time.
- DRI requirement for 2 lanes of Community Blvd. from Discovery to E/W 3 is not triggered until either 700 dwelling unit permits or 828 Total Net External PM Peak Hour trips whichever comes later.
- However, Riverland has construction well under way from Community Blvd. going South to E/W 3 already.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.



Approved Trip Counts

Age Restricted

Parcel A PM Peak = 309 Trips

Parcel B PM Peak = 230 Trips (Net External)

Parcel C PM Peak = 345 Trips

Parcel D PM Peak = 369 Trips

Total Trips = 1,964 Net External PM Peak Hour Trips

Proposed Parcel B Multifamily PM Peak = 117 Trips (Net External)

Proposed Parcel B Commercial PM Peak = 594 Trips (Net External)

- No additional roadway requirements are triggered at this time.
- DRI requirement for 2 lanes of Community Blvd. from E/W 3 to Paar Drive is not triggered until either 2,000 dwelling unit permits or 2,023 Total Net External PM Peak Hour trips whichever comes last.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.

Other Impacts

Water and Sewer Provider

- Port St. Lucie Utilities Systems will provide water and sewer service.

Environmental Impact

- The property consists of inactive citrus groves and agricultural reservoirs. A clearing permit is required prior to issuance of any development permits.

Landscaping and Buffering Requirements

- The MPUD proposes to exempt any buffering requirements between this MPUD and the neighboring residential Parcel B MPUD. Any buffering will be located within Parcel B. The MPUD shall have no perimeter buffer requirement between the Village Commercial area and the Mixed-Use area for non-residential parcels.

Other

- Development will be required to comply with all applicable conditions in the Riverland/Kennedy DRI development order.
- A multi-modal path for pedestrians, bicyclists and golf carts will be provided along the southern boundary of the MPUD area.

Recommendation

The Planning and Zoning Board recommended approval at their regular meeting of July 5, 2022.

