

**Site Data:**

Total Site Area:	3845.5 Ac.	100%
Residential:	2941 Ac.	
Mixed Use:	367 Ac.	
Neighborhood Village Center:	95 Ac.	
Stormwater Management (note 1):	462 Ac.	
Utility Easement:	31 Ac.	
Proposed ROW's:	198 Ac.	
Schools:	70 Ac.	
Fire Station:	2.5 Ac.	
Active Parks:	141 Ac.	
Required Minimum Land Uses:	3	
Provided Land Uses:	3	
(Mixed Use, Residential, Neighborhood Village Center)		
Note 1: Stormwater Mgmt. Acres are also included in the Residential Acres		

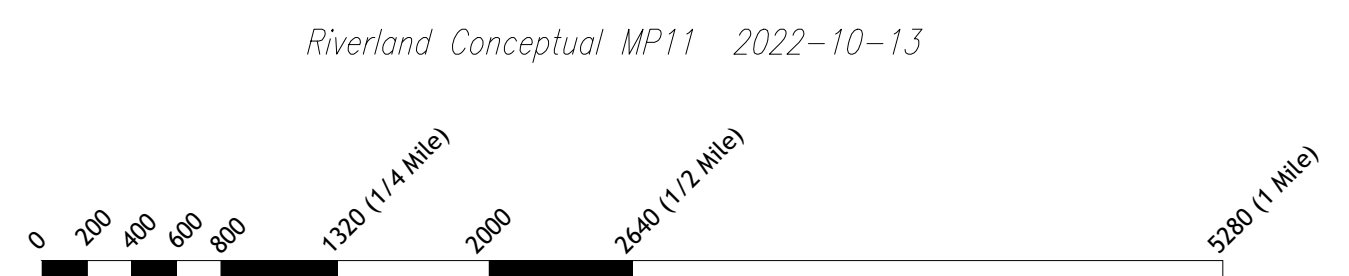
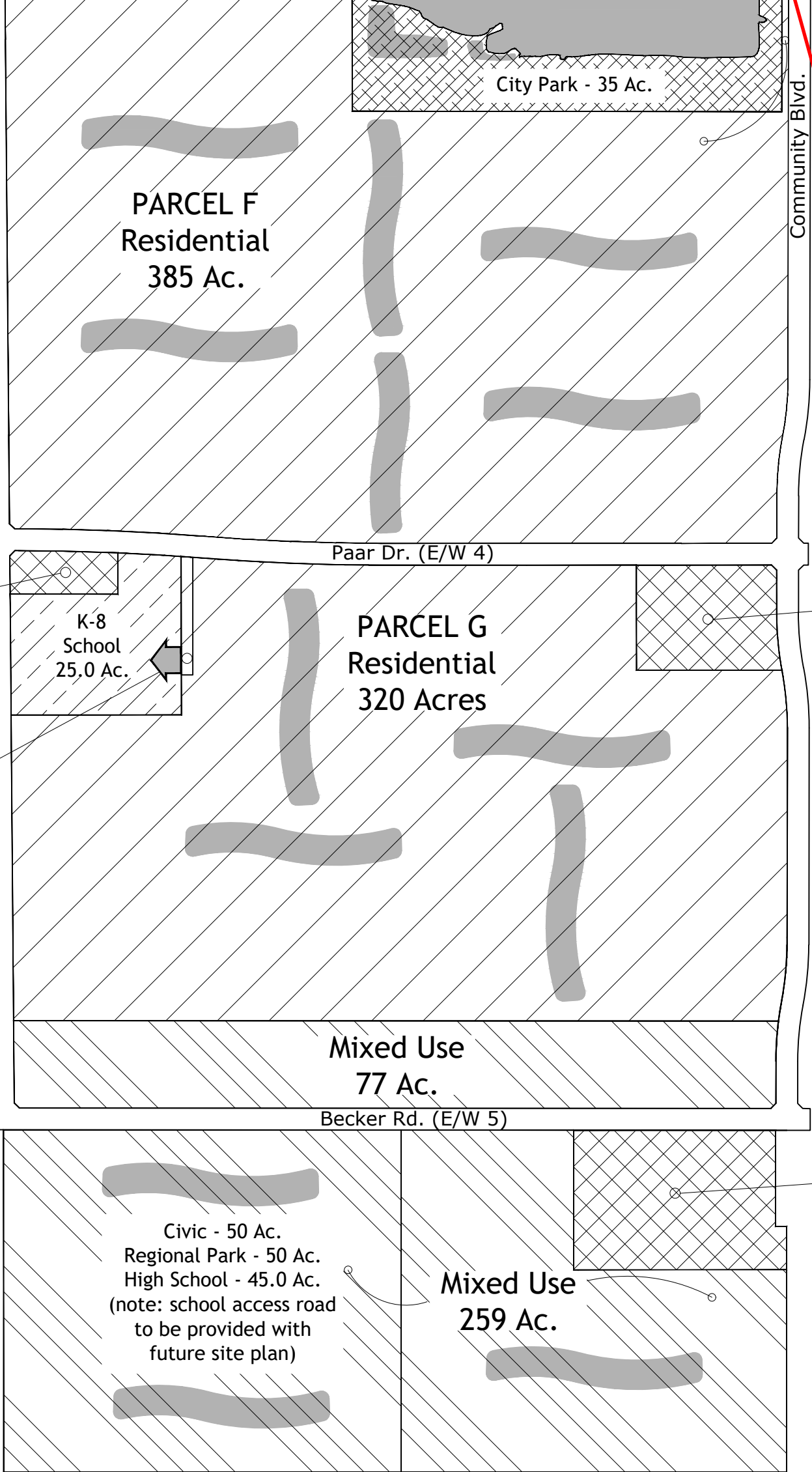
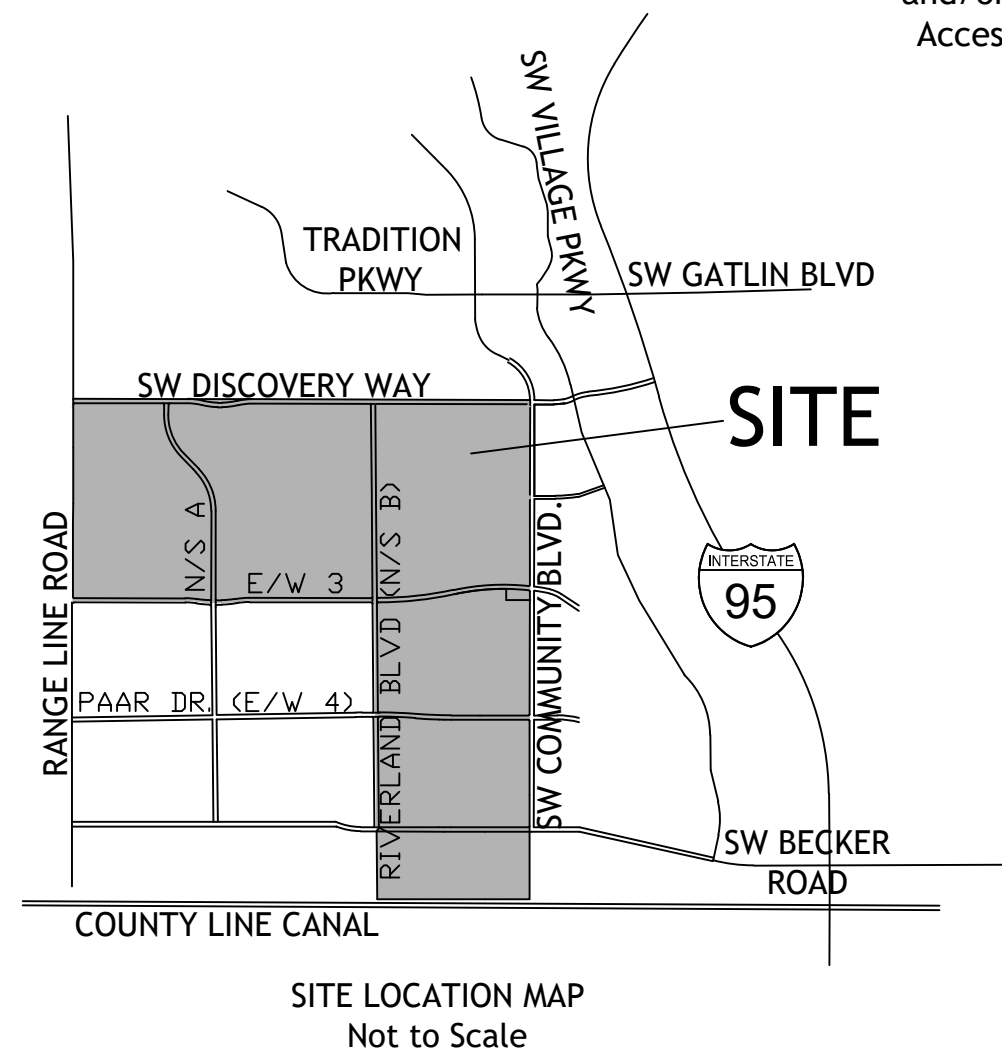
**Land Development Criteria:**

Residential Area (policy 1.2.2.3)		
Minimum Size: (Req/Pro)		10/334 Ac.
Maximum Size: (Req/Pro)		750/658 Ac.
Maximum Building Lot Coverage:		
Single Family Detached:		60%
All other uses:		80%
Maximum Impervious Lot Area:		
Single Family Detached:		80%
All other uses:		90%
Minimum Open Space:		30%
Minimum Density of Residential Area:		1 unit/net acre
Maximum Density of Residential Area:		20 units/net acre
Maximum Building Height:		35'
Mixed Use Area (policy 1.2.2.7)		
Minimum Size: (Req/Pro)		30/31 Ac.
Maximum Size: (Req/Pro)		300/259 Ac.
Maximum Building Lot Coverage:		80%
Maximum Impervious Lot Area:		90%
Minimum Open Space:		10%
Minimum Density of Residential Area:		5 units/net acre
Maximum Density of Residential Area:		20 units/net acre
Maximum Building Height:		100'
Required Open Space:		10%
Required Usable Open Space:		5%
Neighborhood Village Center (policy 1.2.2.4)		
Minimum Size: (Req/Pro)		3/4 Ac.
Maximum Size: (Req/Pro)		35/31 Ac.
Maximum Building Lot Coverage:		80%
Maximum Impervious Lot Area:		90%
Minimum Density of Residential Area:		5 units/net acre
Maximum Density of Residential Area:		20 units/net acre
Maximum Building Height:		50'

**Riverland Reflection Garden at Riverland Town Center**

**Riverland / Kennedy DRI**

- Single Family Residential including Schools & Support Facilities, Civic, Institutional, Parks / Recreational, Places of Worship, Conservation / Mitigation
- Mixed Use Residential including Schools & Support Facilities, Civic, Institutional, Parks / Recreational, Places of Worship, Commercial
- Neighborhood Commercial Center includes Commercial, Office, Institutional, Civic, Parks / Recreational, Hotel/Inn, Places of Worship, Conservation / Mitigation
- Park
- K-8 School
- Lakes



**RIVERLAND/KENNEDY DRI**  
Port St. Lucie  
Conceptual Master Plan

SCALE: 1" = 10'  
DATE: 2022-10-13  
DESIGNED BY: FPG  
CHECKED BY: GD  
FILE NAME: Exhibit-----

1600 Sawgrass Corporate Pkwy. - Suite 400  
Sunrise, Florida 33323

(P22-313)  
PLUSD 5269