

RIVERLAND/KENNEDY DRI RIVERLAND CENTER

MPUD REZONING APPLICATION P22-001



RIVERLAND

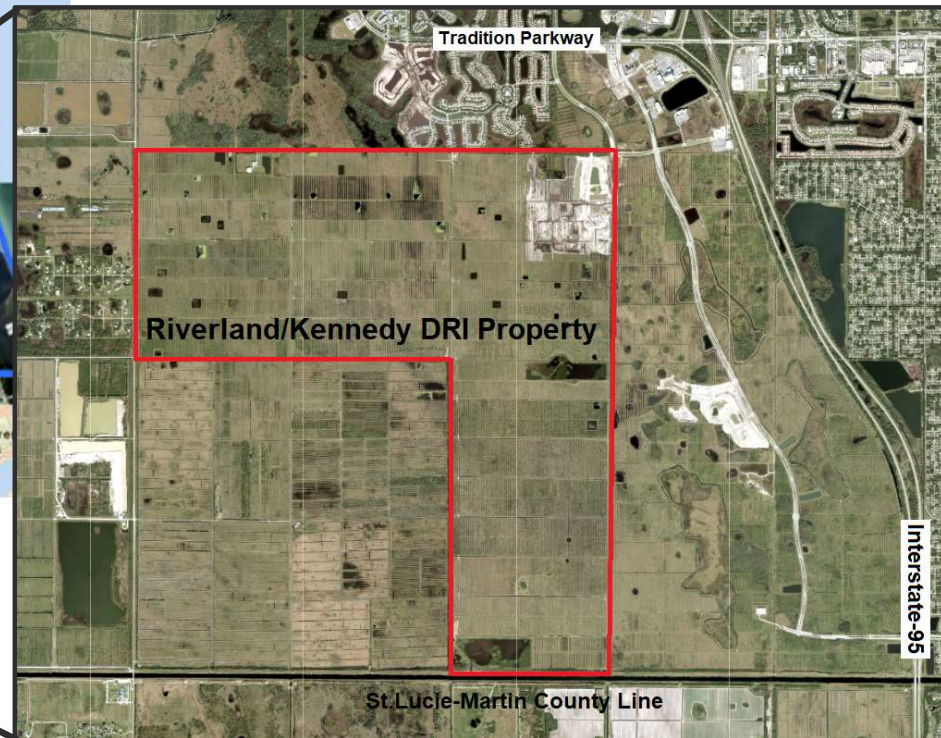
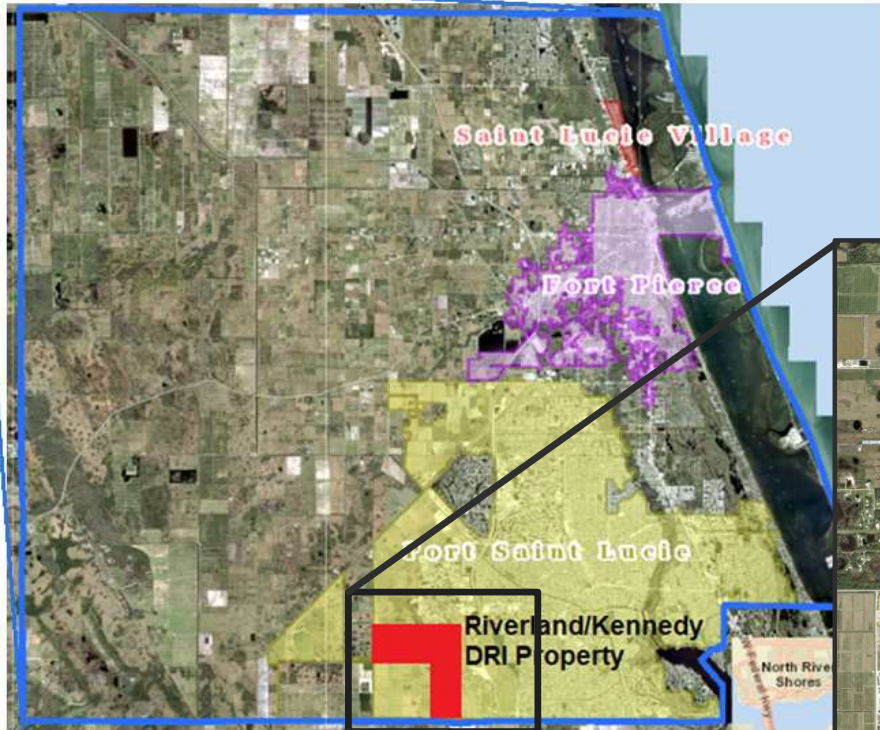
Introduction



- **Our Request**

- **Rezone approximately 35 acres from SLC-AG5 to MPUD**

LOCATION MAPS



Subject property



CityofPSL.com



Riverland Center

RIVERLAND CENTER MPUD

Conceptual Plan and Access

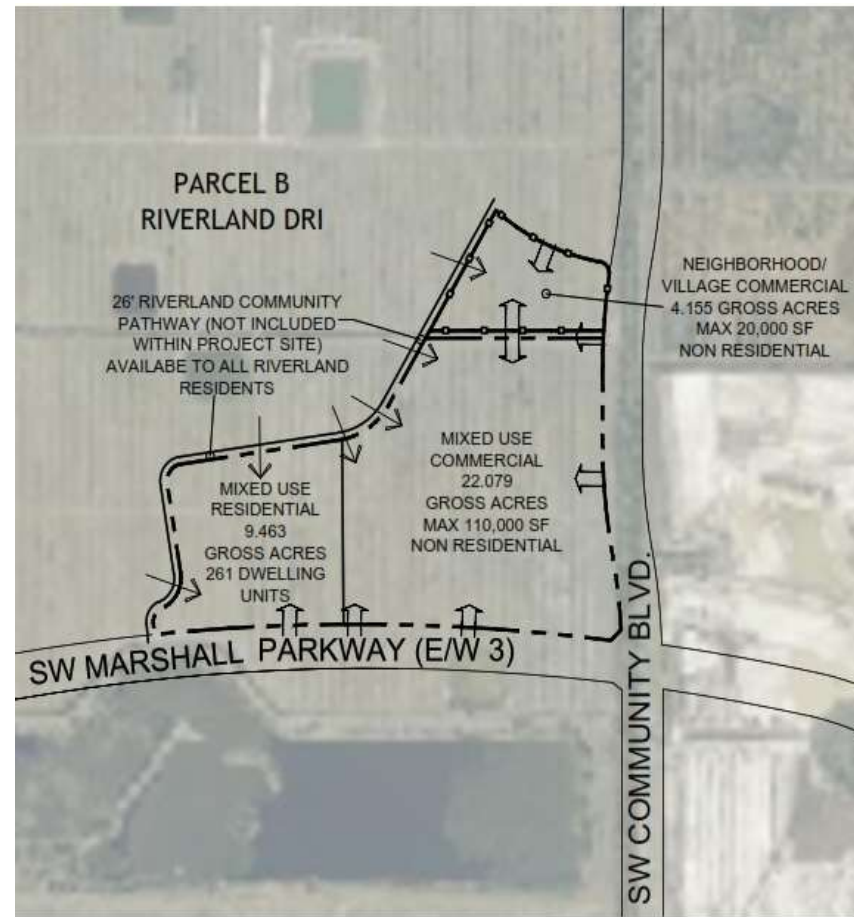
DEVELOPMENT PROGRAM

Mixed Use: 31.542 ac

- Non-residential Uses: 110,000 sf (max)
- Residential: 261 dwelling units (max)

Neighborhood/Village Commercial: 4.155 ac

- Non-residential Uses: 20,000 sf (max)



RIVERLAND CENTER Port St. Lucie (PROJECT SITE TOTAL = 35.697 Acres)		 1" = 400'	EXHIBIT 16 CONCEPTUAL PLAN (P22-001) EXH-16 Page 33
LEGEND NEIGHBORHOOD/ VILLAGE COMMERCIAL (4.155 Acres) MIXED USE (31.542 Acres)	VEHICULAR GOLF CART PEDESTRIAN (OPTIONAL)		

Trip Report for Riverland/Kennedy DRI Riverland Center By Bryan Kelley, P.E. of Simmons & White

- Simmons & White prepared the trip generation analysis (the “Trip Report”) required under Condition 17 of the Riverland/Kennedy DRI Development Order (the “DO”)
- The trip generation calculations are based on the cumulative trips generated by the development of Parcels A-D, and the subject Mixed Use and Neighborhood/Village Commercial development (Riverland Center), and result in 1,762 P.M. peak hour trips
- The trips associated with the proposed Riverland Center and the cumulative trips of the Riverland/Kennedy developments of Parcels A-D do not result in any additional required roadway improvements.
- The Trip Report was prepared in accordance with ITE standards, FDOT Standards, and general traffic engineering practices
- The Trip Report was reviewed and approved by the City’s 3rd party traffic consultant.

RIVERLAND/KENNEDY DRI RIVERLAND CENTER

Thank you!

-  **1** SPORTS & RACQUET CLUB
-  **2** ARTS & CULTURE CENTER
-  **3** SOCIAL CLUB
-  **4** PASEO
-  **5** CITY PARKS
-  **6** TOWN CENTER

