

Riverland/Kennedy DRI Parcel B

- Master Planned Unit Development (MPUD) Rezoning Application
- Project No. P20-175
- City Council Meeting of March 8, 2021

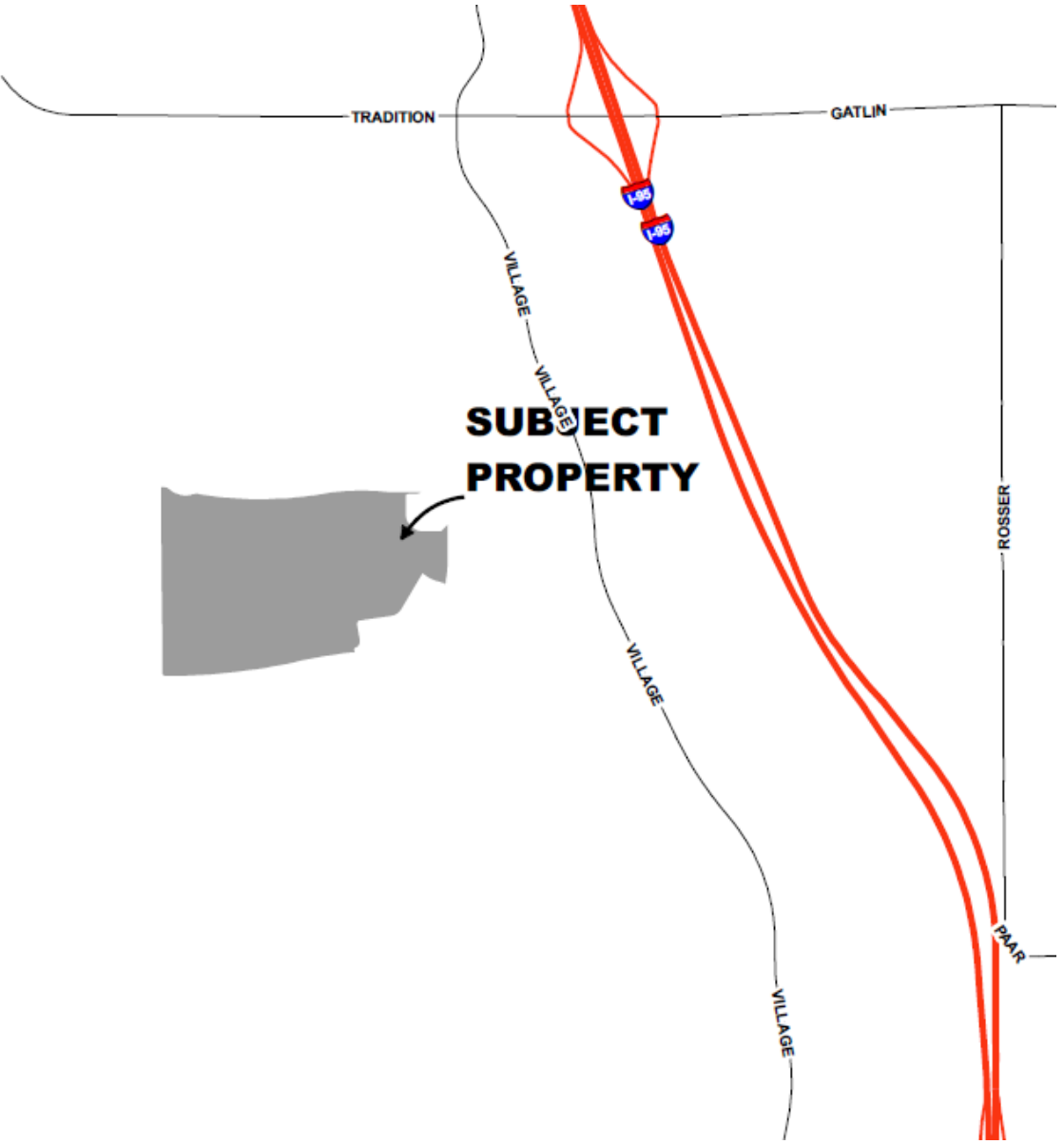


Applicant and Owner

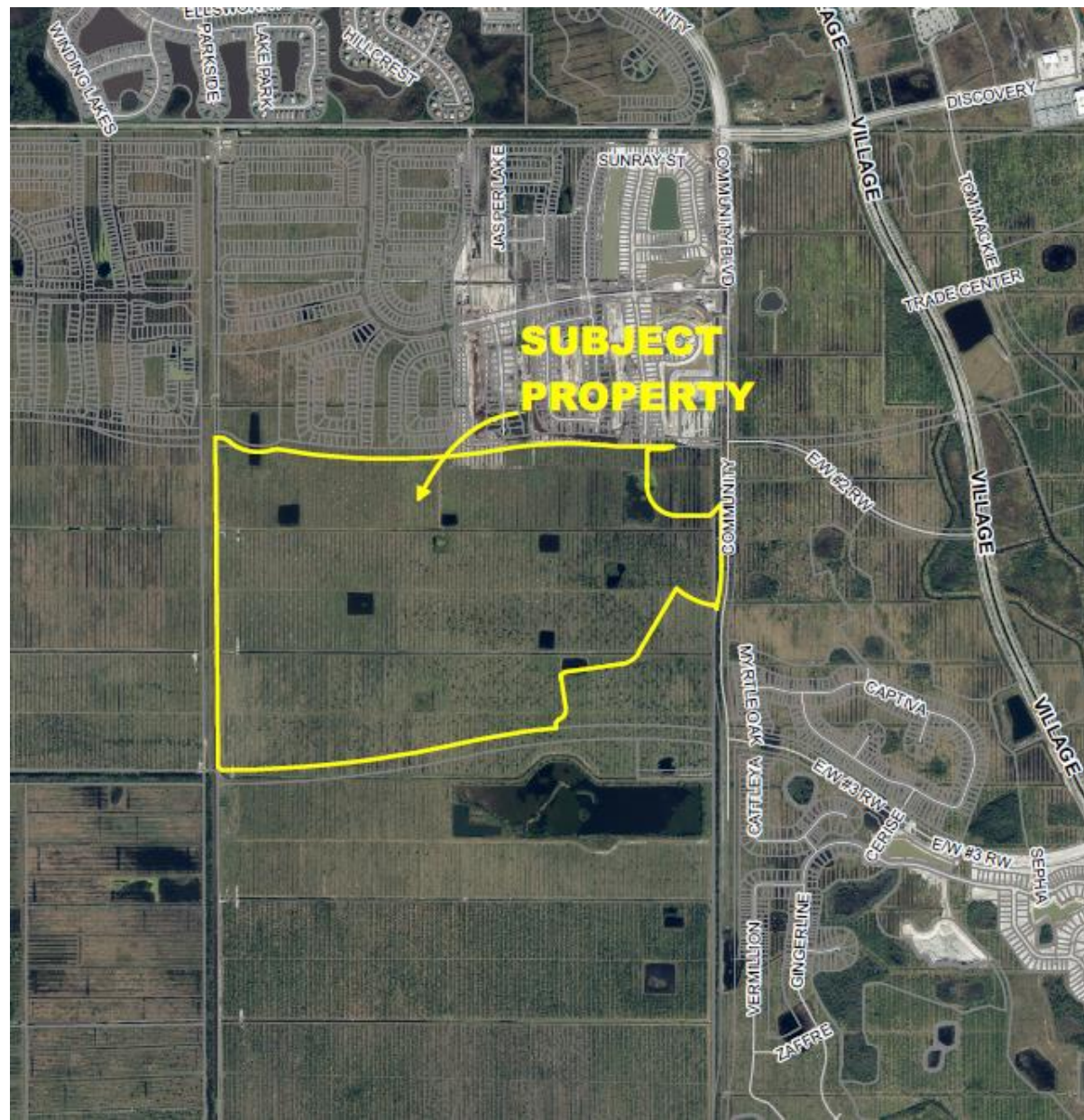
Kevin Ratterree of GL Homes is acting as the agent for the owners,
Riverland/Kennedy II, LLC, Riverland/Kennedy, LLC.



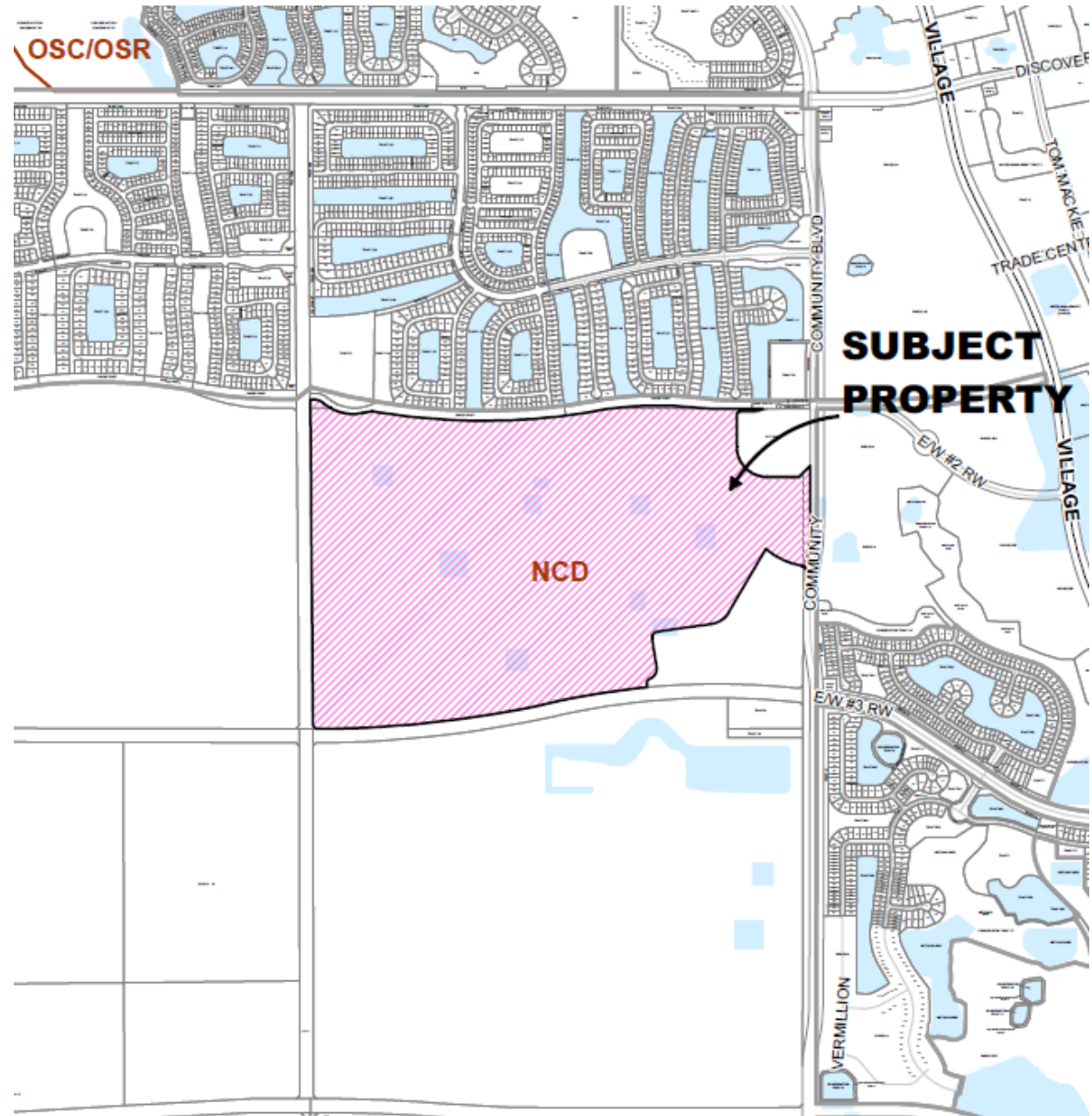
Subject property



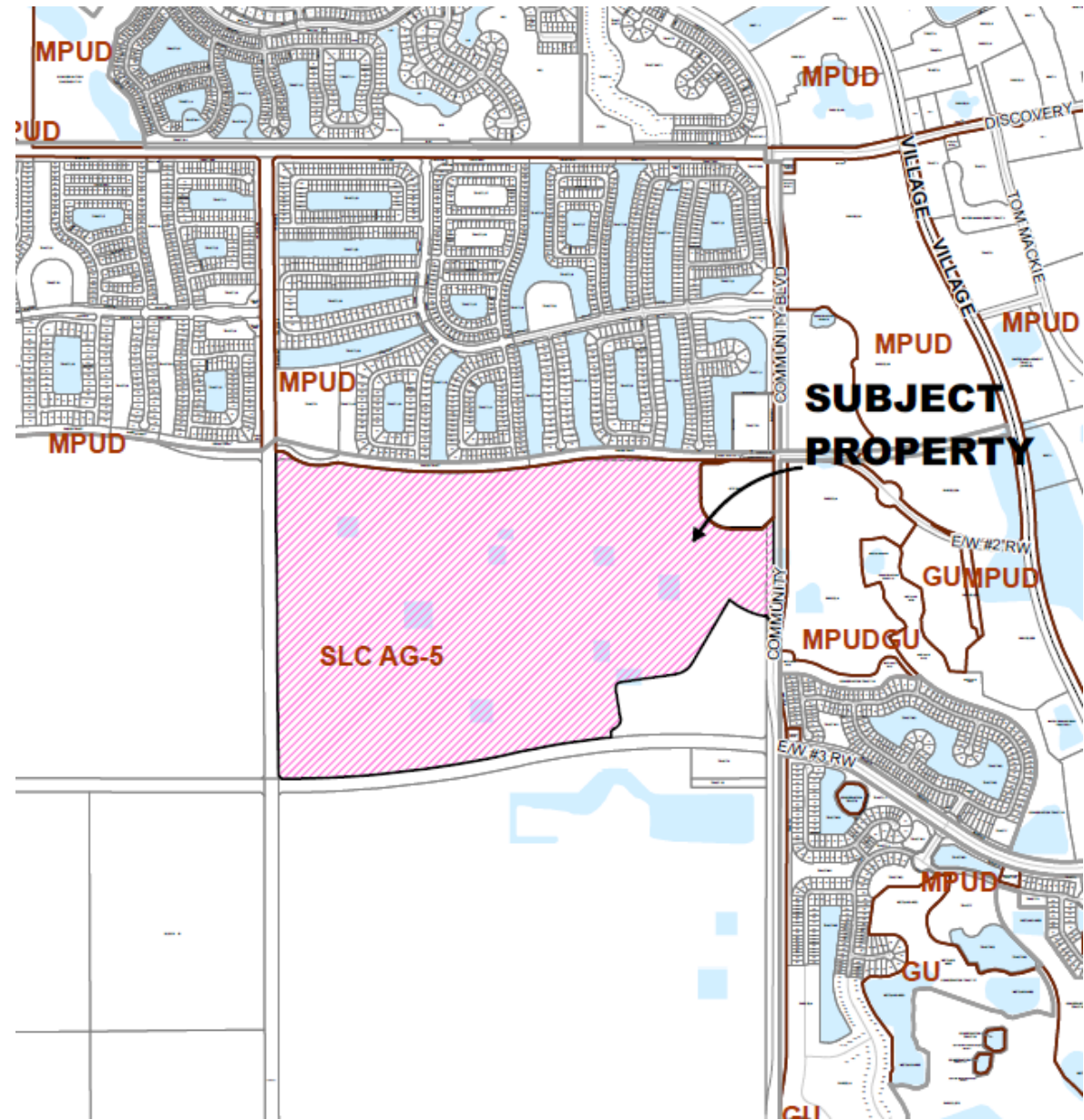
Aerial



Land Use



Zoning



Proposal of Rezoning Application

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

Development standards are included in the MPUD document for:

- Detached single family
- Villa dwelling units
- Townhouse dwelling units

Proposed permitted uses within the residential area include recreational uses.



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.



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.

Other

- Development will be required to comply with all applicable conditions in the Riverland/Kennedy DRI development order.



Recommendation

The Planning and Zoning Board recommended denial of the MPUD rezoning application at their regular meeting of January 5, 2021.

