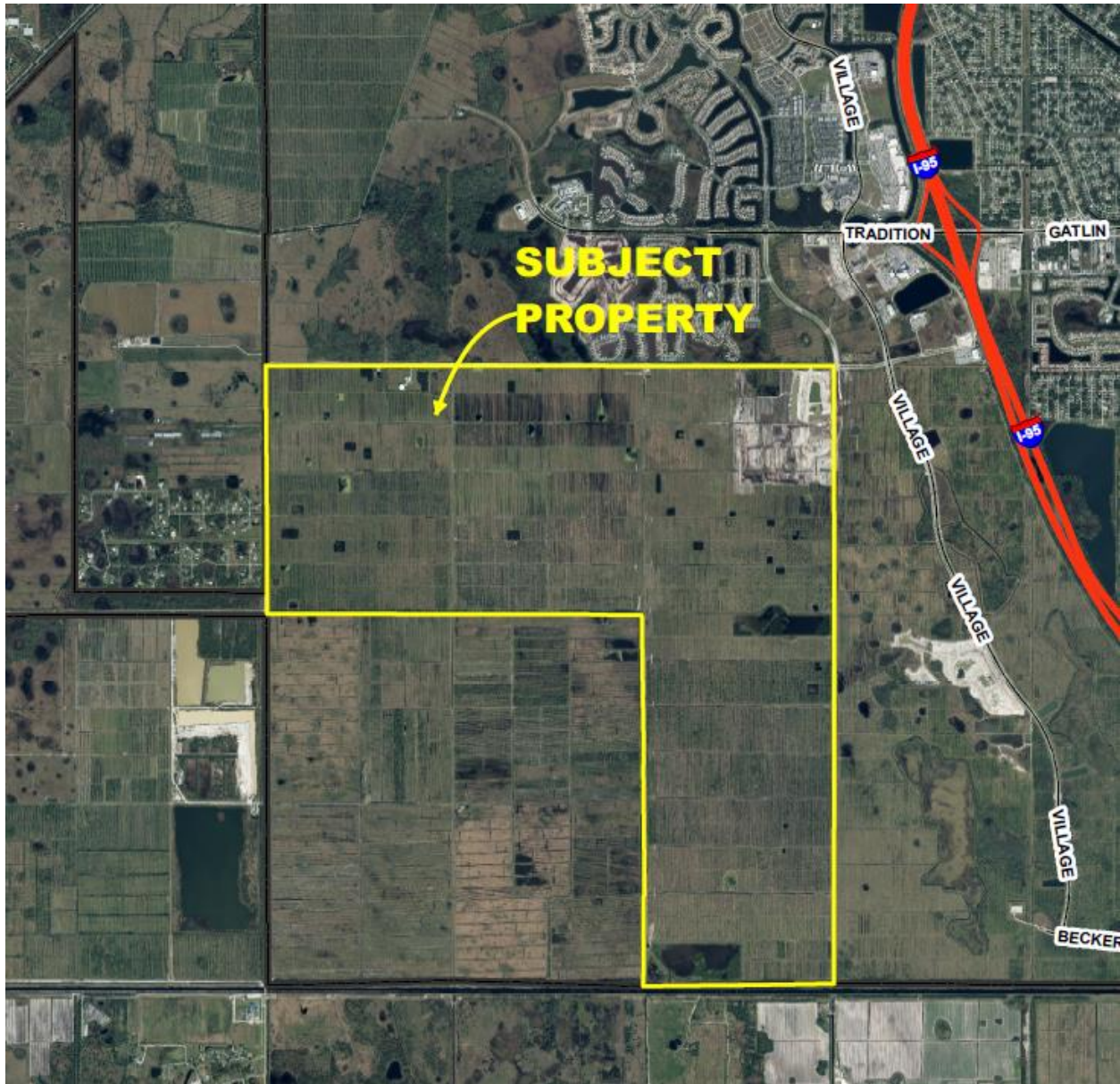




Riverland/Kennedy Development of Regional Impact (DRI) Amendment Application  
Scrivener's Error Correction  
P24-069



**SUMMARY**

Request:	An application to address a scrivener’s error in Table 2 of the Transportation Conditions of the Riverland/Kennedy DRI.
Property Owner:	Riverland/Kennedy II, LLC, Riverland/Kennedy I, LLLP, and Riverland Associates III, LLLP
Location:	The property is located South of Discovery Way, West of Community Boulevard and east of Range Line Road.
Legal Description:	A parcel of land lying in Sections 15-22, 27, 28, 33, 34, Township 37 South, Range 39 East, City of Port St. Lucie, Florida.
Application Type:	Development of Regional Impact (DRI) Amendment
Project Planner:	Daniel Robinson, Planner III

**Project Background**

Riverland/Kennedy is an approved Development of Regional Impact (DRI) that is located south of Discovery Way, West of Community Boulevard, and east of Range Line Road. The property consists of approximately 3,845 acres. The future land use classification for the Riverland/Kennedy DRI is New Community Development District (NCD).

The development plan divides the project into three major districts or uses consistent with the NCD future land use classification and policies. NCD is a future land use classification for developments of regional impact to facilitate the development of mixed use communities. At the option of a developer, an NCD District may be divided into defined sub-districts. A plan depicting these sub-districts is adopted into the City’s comprehensive plan. The conceptual land use plan for the Riverland/Kennedy DRI is adopted as Figure 1-5 of the Future Land Use Element. Figure 1-5 depicts the location for the three sub-districts in Riverland/Kennedy. The three sub-districts are Residential, Neighborhood/Village Commercial, and Mixed Use. Any change to the approved locations for each of these sub-districts requires City Council approval of a comprehensive plan text amendment.

In total, the development program includes 11,700 residential dwelling units; 892,668 square feet of retail use; 1,361,250 square feet of Research & office use; 1,361,250 square feet of Light Industrial use; 327,327 square feet of Institutional & Civic use; and ancillary/support uses such as public facilities, recreational facilities, schools etc. as permitted within the NCD District.

**Proposed Amendment**

The proposed amendment to the development order for the Riverland/Kennedy Development of Regional Impact (DRI) is to correct a scrivener’s error in Table 2 of the Transportation Conditions. The correction is to reflect that the Phase 3 widening of Becker Road from N/S B to Community Boulevard is 6LD instead of 4LD. Table 2 of the DRI development order showing the proposed change as strike-thru and underlined is attached.

**Previous Actions and Prior Reviews**

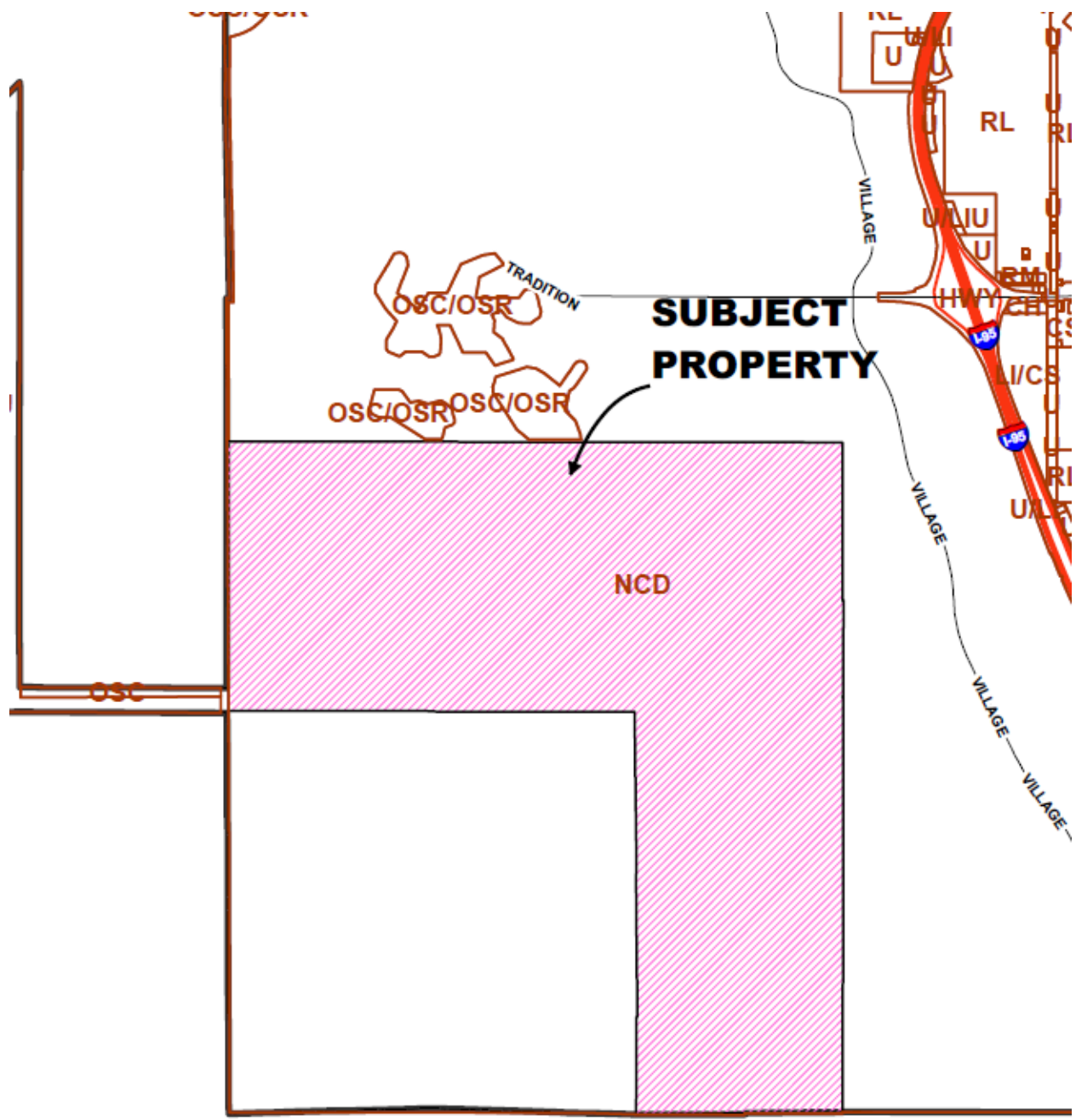
The original Riverland/Kennedy DRI Development Order (Resolution 06-R78) was approved by the City Council on October 9, 2006. The development plan divided the project into major districts or uses consistent with the NCD land use category policies. The land use categories included Residential, Mixed Use, Employment Center, and Neighborhood Commercial. In total, the development program includes 11,700 residential units; 892,668 square feet of retail; 1,361,250 square feet of research and office; 1,361,250 square feet of light industrial; and 327,327 square feet of institutional and civic uses.

An amendment to the Development Order (Resolution 07-R70) was approved by the City Council on August 27, 2007. The reason for the amendment was to address concerns raised by the Department of Community Affairs (DCA) after the Development Order was adopted by the City and transmitted to the Department, regarding traffic impacts and affordable housing.

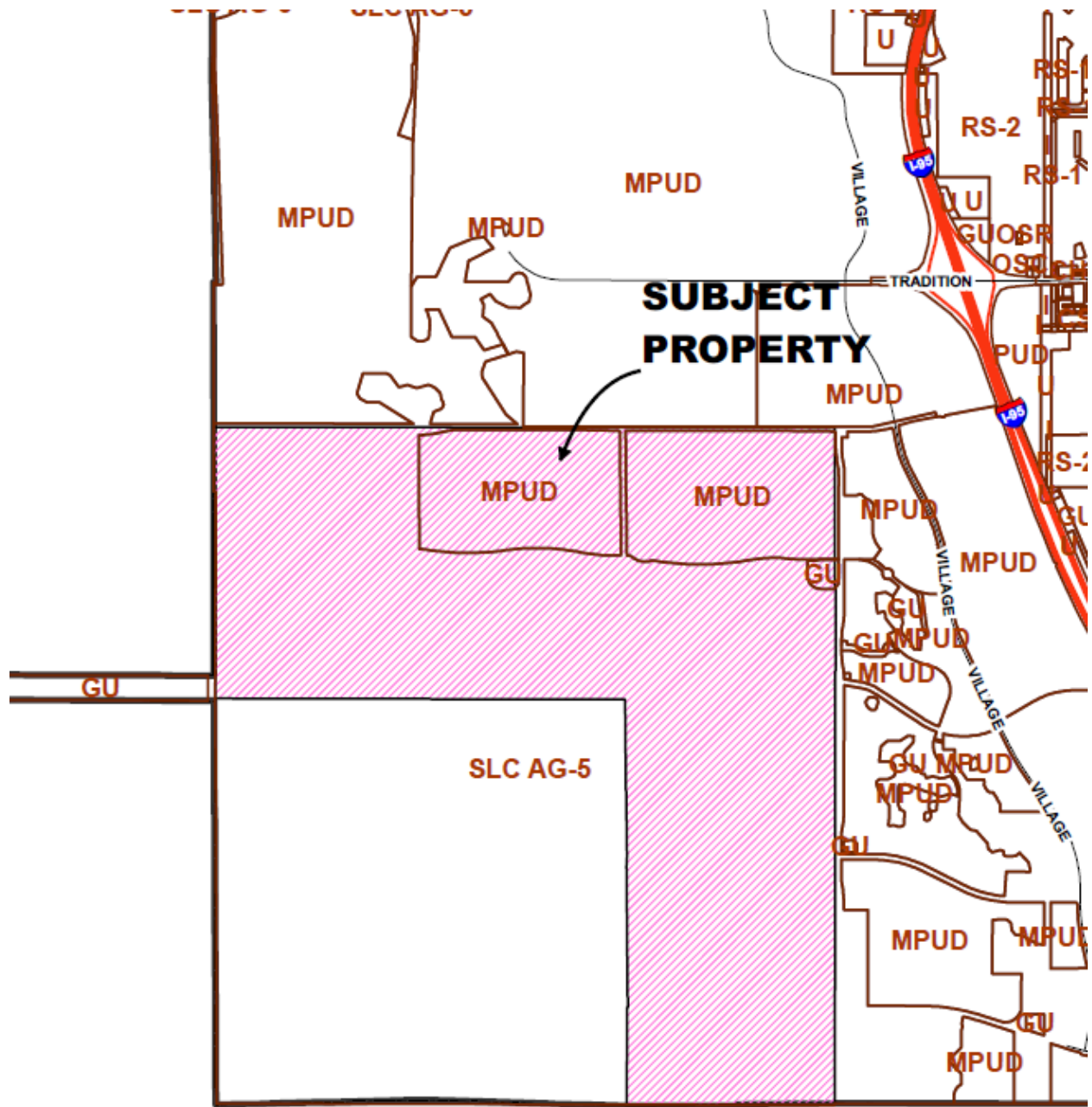
A second amendment to the Development Order (Resolution 12-R69) was approved by the City Council on January 26, 2015. Changes were made to the phasing, buildout, and expiration dates; transportation; environment and natural resources; and human resource issues conditions and Map H, the Master Development Plan. The traffic conditions were revised to separate the responsibilities of the road improvements required for Riverland/Kennedy from the other DRIs in the SW annexation area.

A third amendment to the Development Order (Resolution 16-R52) was approved by City Council on September 12, 2016. Changes were made to the phasing, buildout, and expiration dates in the development order and a change to Map H, the master development plan.

A fourth amendment to the Development Order (Resolution 21-R07) was approved by City Council on February 8, 2021. Changes were made regarding the extension of the phasing, buildout, and expiration dates, and revisions to Map H, the Master Development Plan.



**FUTURE LAND USE**



**EXISTING ZONING**

### **Analysis**

The proposed change is only to correct a scrivener's error in Table 2 of the Transportation Conditions. The change is to reflect that the Phase 3 widening of Becker Road from N/S B to Community Boulevard is 6LD instead of 4LD is shown in the attached Table 2. See attached memo from Public Works.

### **RELATED PROJECTS**

P20-162 Riverland Kennedy DRI-Amendment

## **STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction 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.