

RIVERLAND/KENNEDY'S DRI AMENDMENTS

RIVERLAND



Introduction

- **Applicant's Team Members:**

- **Counsel of Record**

- Gary K. Hunter, Jr., Esq. – Hopping Green & Sams, P.A.
- Douglas M. Smith, Esq. – Hopping Green & Sams, P.A.
- Heather C. Keith, Esq., Litigation Counsel – GL Homes

- **Consultants**

- Ken Tuma, Managing Principal, Urban Design Studio
- Tyler Woolsey, Urban Design Studio
- Bryan G. Kelley, P.E., Sr. Traffic Engineer, Simmons & White, Inc.
- Andrea M. Troutman, P.E., President, Pinder Troutman Consulting, Inc.

- **Company Representatives**

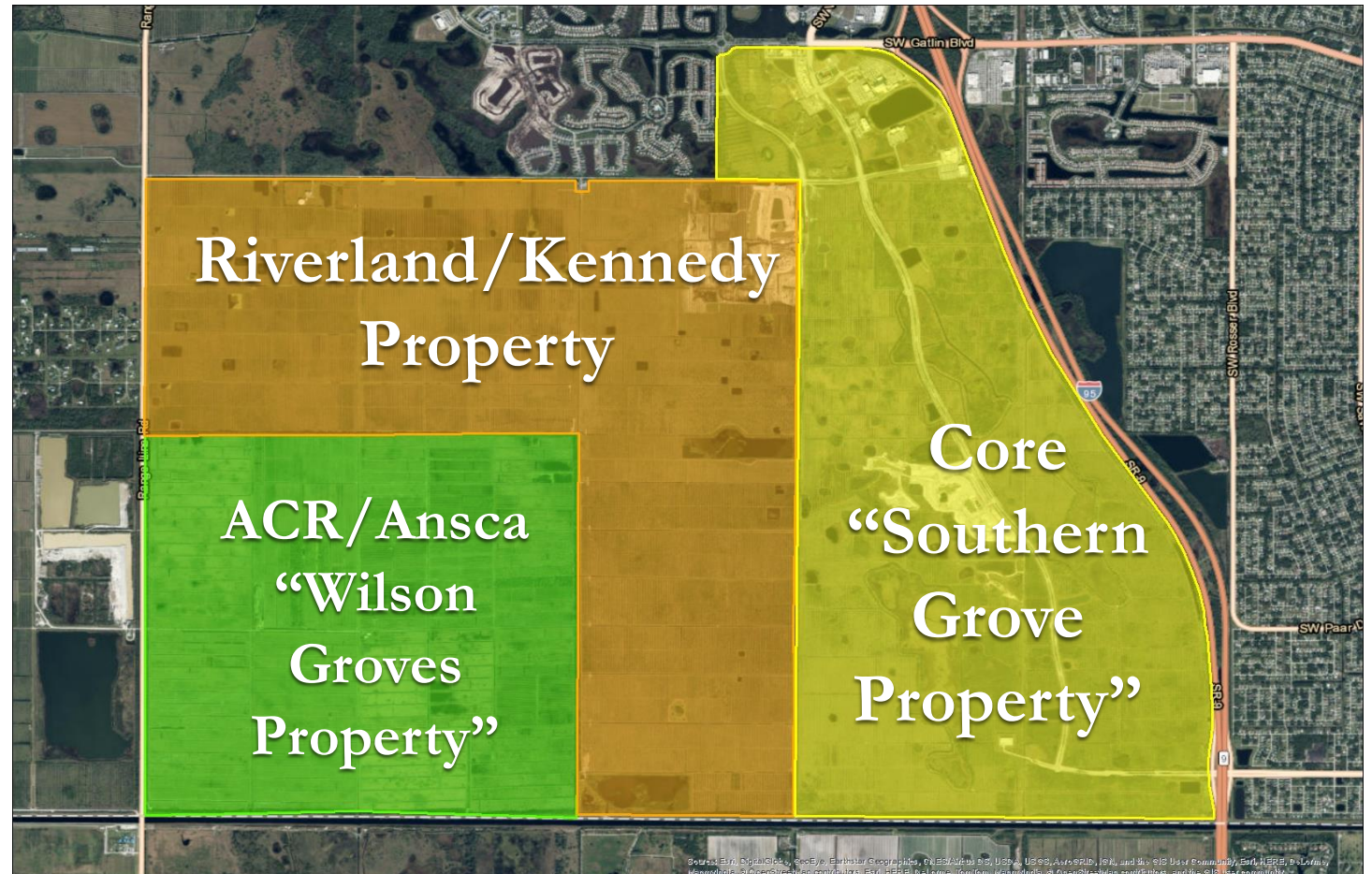
- Ryan Courson, Vice President of St. Lucie Division – GL Homes
- Kevin Ratterree, Vice President of Entitlements – GL Homes
- Azlina Siegel, Vice President of Entitlements, St. Lucie – Riverland

3/08/21 SPECIAL CITY COUNCIL MEETING AGENDA

- ❖ **Riverland/Kennedy DRI - Comprehensive Plan Text Amendment P20-161**
- ❖ **Riverland/Kennedy DRI – Development Order Amendment P20-162**
- ❖ **Riverland/Kennedy DRI – Parcel B MPUD Rezoning P20-175**

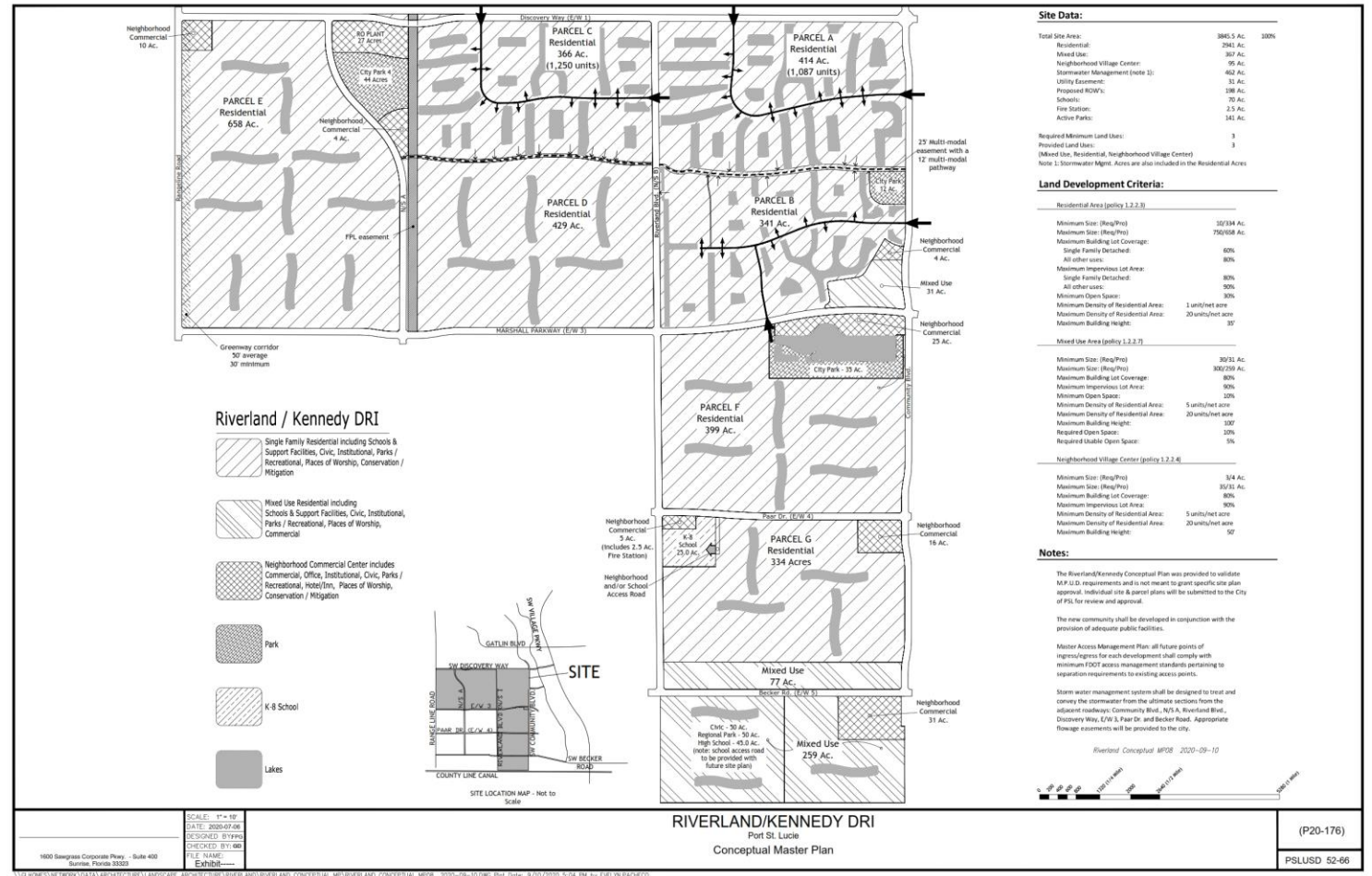
Brief History of the Western Annexation Area

- Annexation Agreement approved by City Council on 7/19/05
- 9,151 acres were annexed into the City
- Developer/Landowners were:
 - **Southern Grove (“Core”)**
 - **Kennedy (“Core”), which was purchased by GL**
 - **Riverland (“GL”)**
 - **ACR Properties (“Anasca”), now Akel Homes**



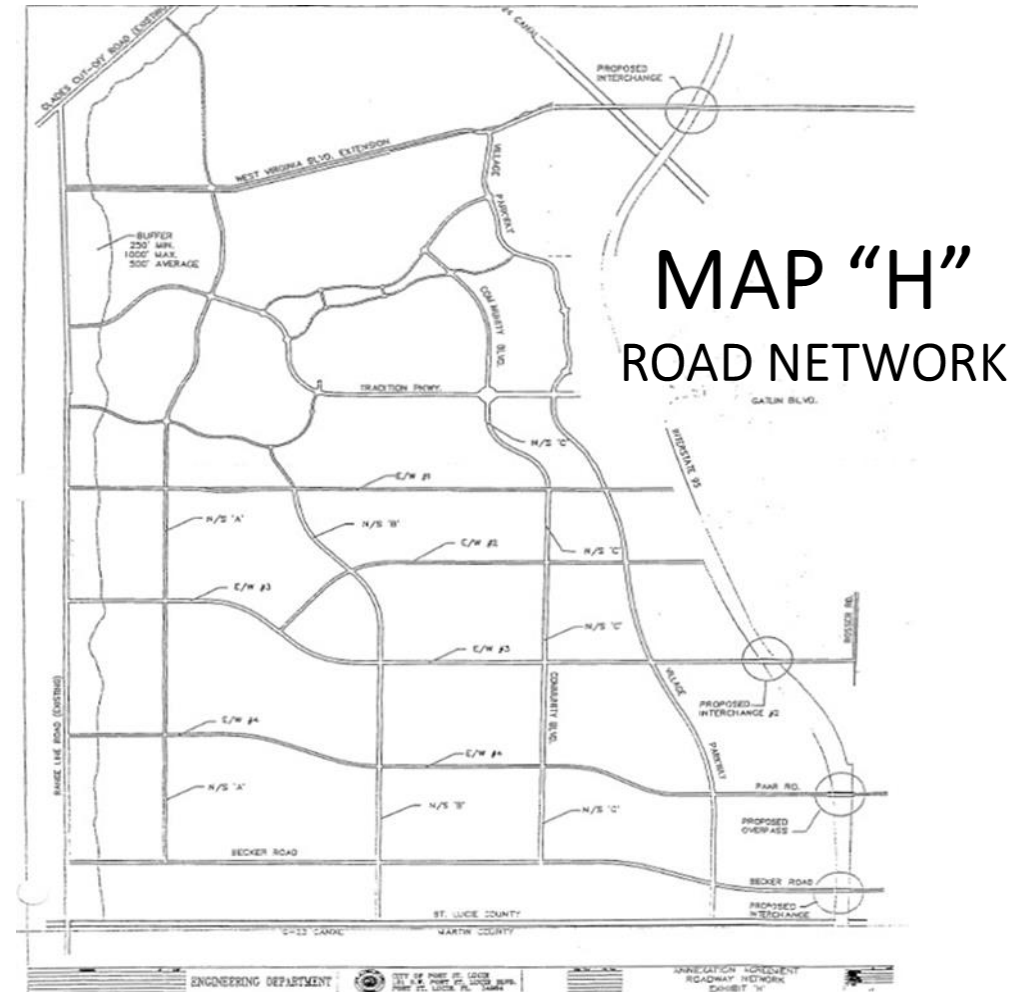
Key Points of Annexation Agreement

- Developers required to plan schools, fire stations, parks, utility facilities, and ROW improvements.
- Annexation Agreement required Developers to use DRI process, development approvals, and separate agreements to fulfill Developer obligations.



Annexation Agreement Road Network

- Urban Land Institute (ULI) recommend gridded road network known as Map “H”
- ROWs within Western Annexation Area road network were dedicated to City by Developers



Western Annexation Traffic Study (WATS)

- ❑ WATS utilized ULI's Map "H" to project lanes needed
- ❑ Each proposed DRI development was in 4 phases
- ❑ City updated road network based on WATS

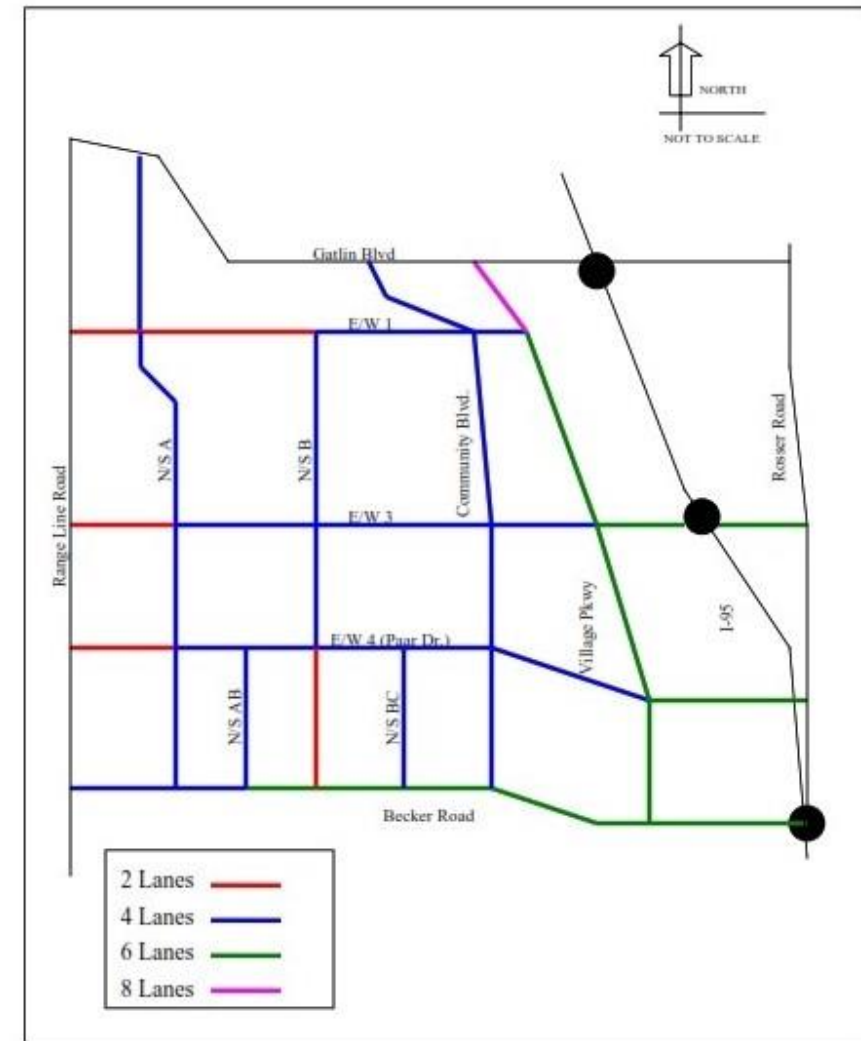


Figure 3. Internal Roadway System at Buildout
Western Annexation Study

Approvals DRI DOs

- By end of 2006, each Developer had initial DRI Development Order (DO) approved
- Each 2006 DO contained entire WATS road network
- 2006 DOs for Wilson Groves, Southern Grove and Riverland did not allocate specific roads to each Developer

Original 2006 DRI Development Order (“DO”) Approvals and DRI DO Amendments (“DRI A”)

Wilson Groves (ACR)	Southern Grove	Riverland/Kennedy
<p>Original DRI DO Resolution 06-R104 approved on 10/23/06</p> <ul style="list-style-type: none"> ➤ NOPC No. 1 by Resolution 08-R136 approved 10/27/08 ➤ NOPC No. 2 by Resolution 11-R01 approved 1/24/11 	<p>- Original DRI DO Resolution 06-R90 approved on 9/25/06</p> <ul style="list-style-type: none"> ➤ NOPC No. 1 by Resolution 07-R62 approved 8/13/07 ➤ NOPC No. 2 by Resolution 12-R34 approved 3/26/12 ➤ NOPC No. 3 by Resolution 14-R19 approved 1/27/14 ➤ DRI A No. 4 by Resolution 15-R95 approved 10/26/15 ➤ DRI A No. 5 by Resolution 20-R05 approved 1/13/20 ➤ DRI A No. 6 by Resolution 21-R05 approved 1/25/21 	<p>Original DRI DO Resolution 06-R78 approved on 9/25/06</p> <ul style="list-style-type: none"> ➤ NOPC No. 1 by Resolution 07-R70 approved 8/27/07 ➤ NOPC No. 2 by Resolution 12-R69 approved 1/26/15 ➤ DRI A No. 3 by Resolution 16-R52 approved 9/12/16 ➤ **Pending DRI A No. 4

Why We're Here...

- Emerging market trends require relocation of land uses within Riverland/Kennedy DRI Property
- Developer desires to advance and improve development plans as last update to Riverland Conceptual Master Plan was in 2016 via DRI A No. 3
- Comprehensive Plan Amendment to update Map “H” and DRI Amendment are required to reflect relocation of land uses
 - **NO NET CHANGE to acreage, intensities, or road obligations**

Presentation of DRI Amendment Applications by Consultant Ken Tuma from Urban Design Studio

- I. Riverland/Kennedy DRI - Comprehensive Plan Text Amendment P20-161
- II. Riverland/Kennedy DRI – Development Order Amendment P20-162



RIVERLAND/KENNEDY DRI

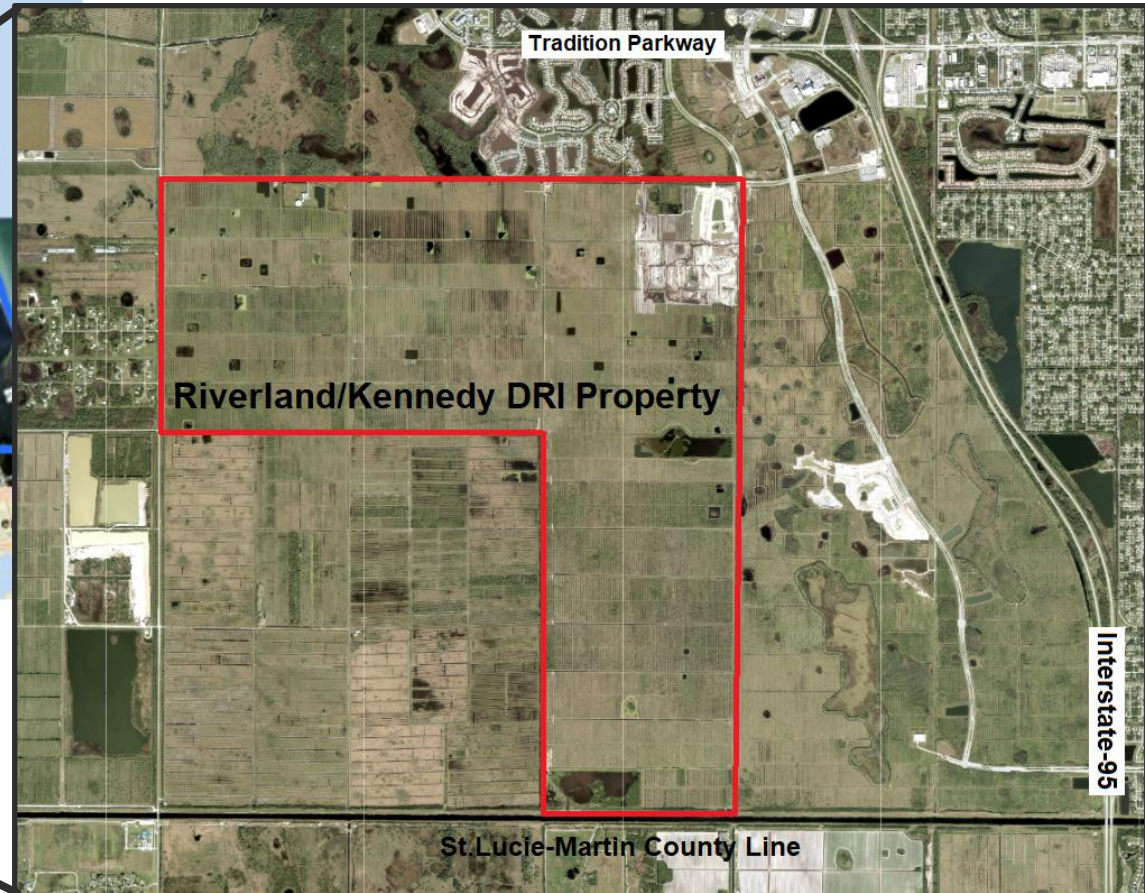
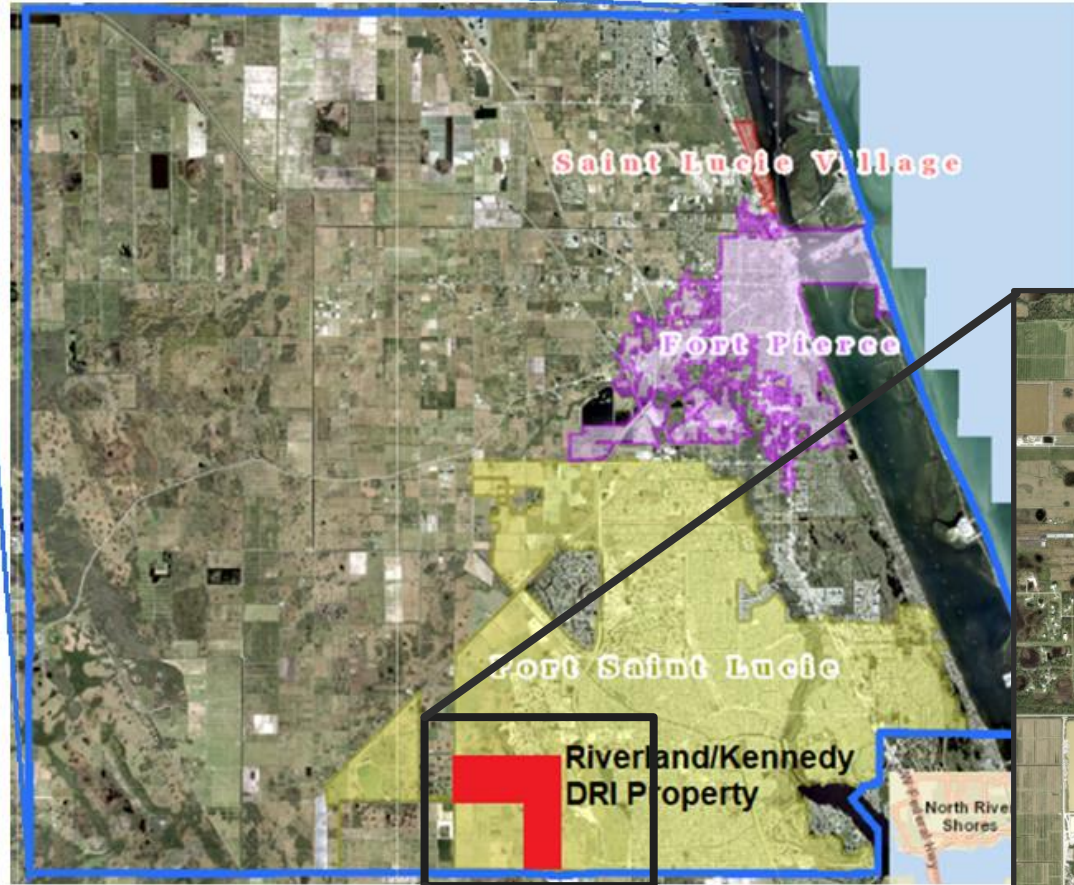
COMPREHENSIVE PLAN TEXT AMENDMENT (P20-161)

CITY OF PORT ST. LUCIE

CITY COUNCIL

MARCH 8, 2021

CONTEXT LOCATION MAPS



PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS

- Replace Figure 1-5 with updated Conceptual Master Plan for Riverland/Kennedy DRI
- Amend the text of Policy 1.2.10.2 to correct a scrivener's error in order to properly reference Figure 1-5, not Figure 18

PROPOSED FIGURE 1-5

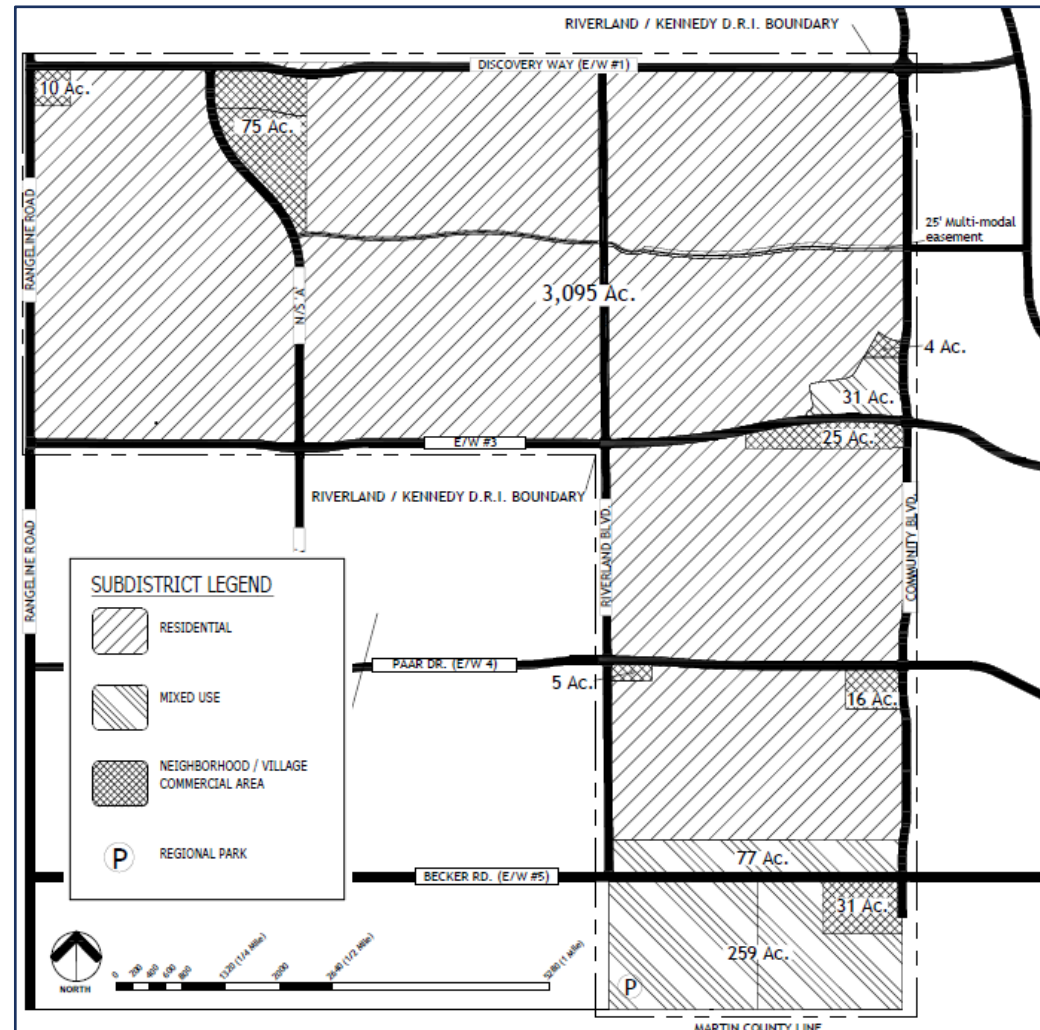
FIGURE 1-5
City of Port St. Lucie
Comprehensive Land Use Plan

Total Acreage: **3,845 AC**

Proposed Subdistrict Acreage:

- Residential: **3,095 AC**
- Mixed-Use: **367 AC**
- Neighborhood/Village Commercial Area: **166 AC**
- Right-of-Way: **217 AC**

**NO NET CHANGE
PROPOSED**



Existing Figure 1-5

Proposed Figure 1-5

Neighborhood/Village Commercial Subdistrict

-35 AC

-6 AC

-10 AC

-10 AC

-61 AC

+19 AC

+61 AC

+11 AC

+31 AC

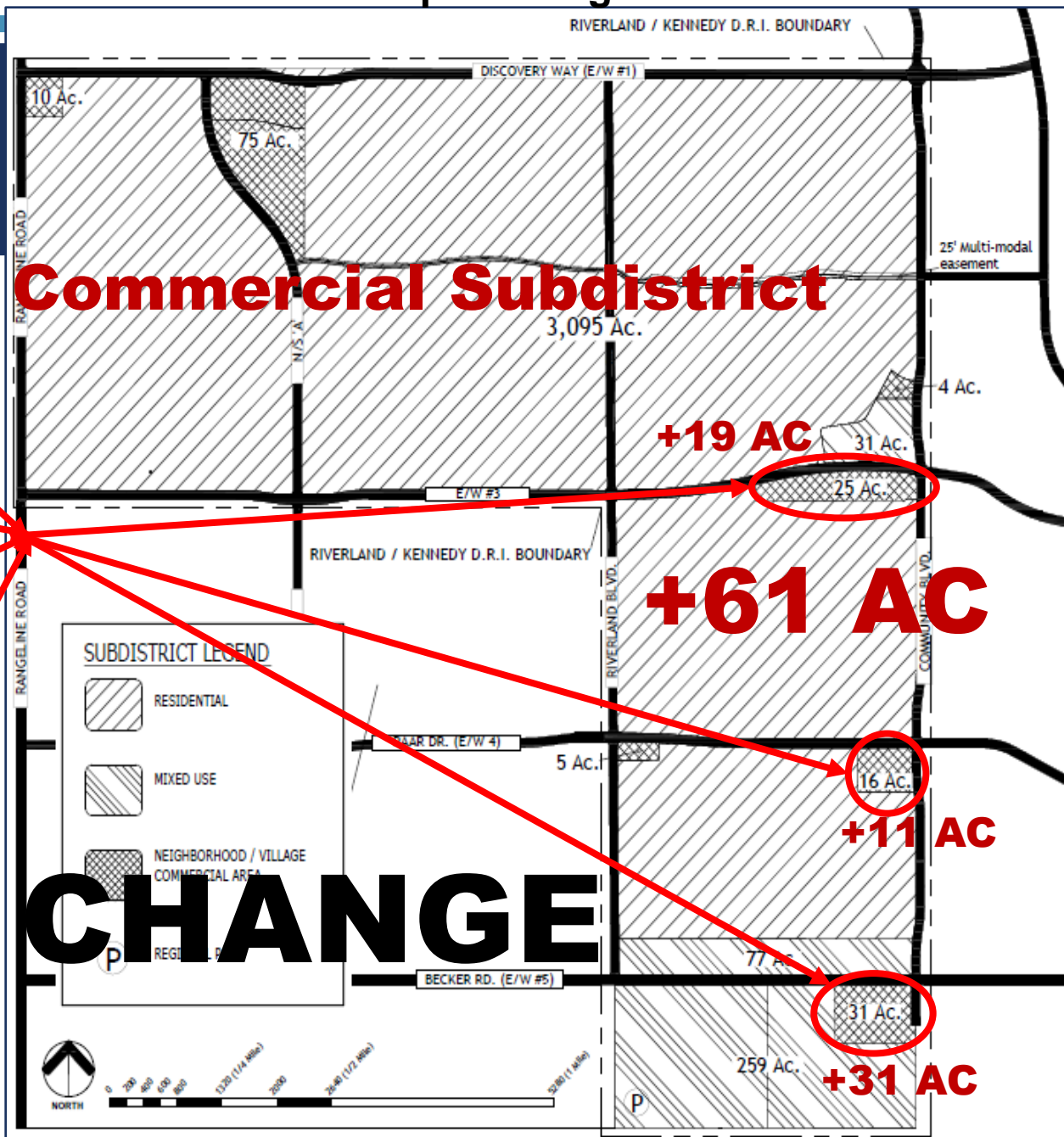
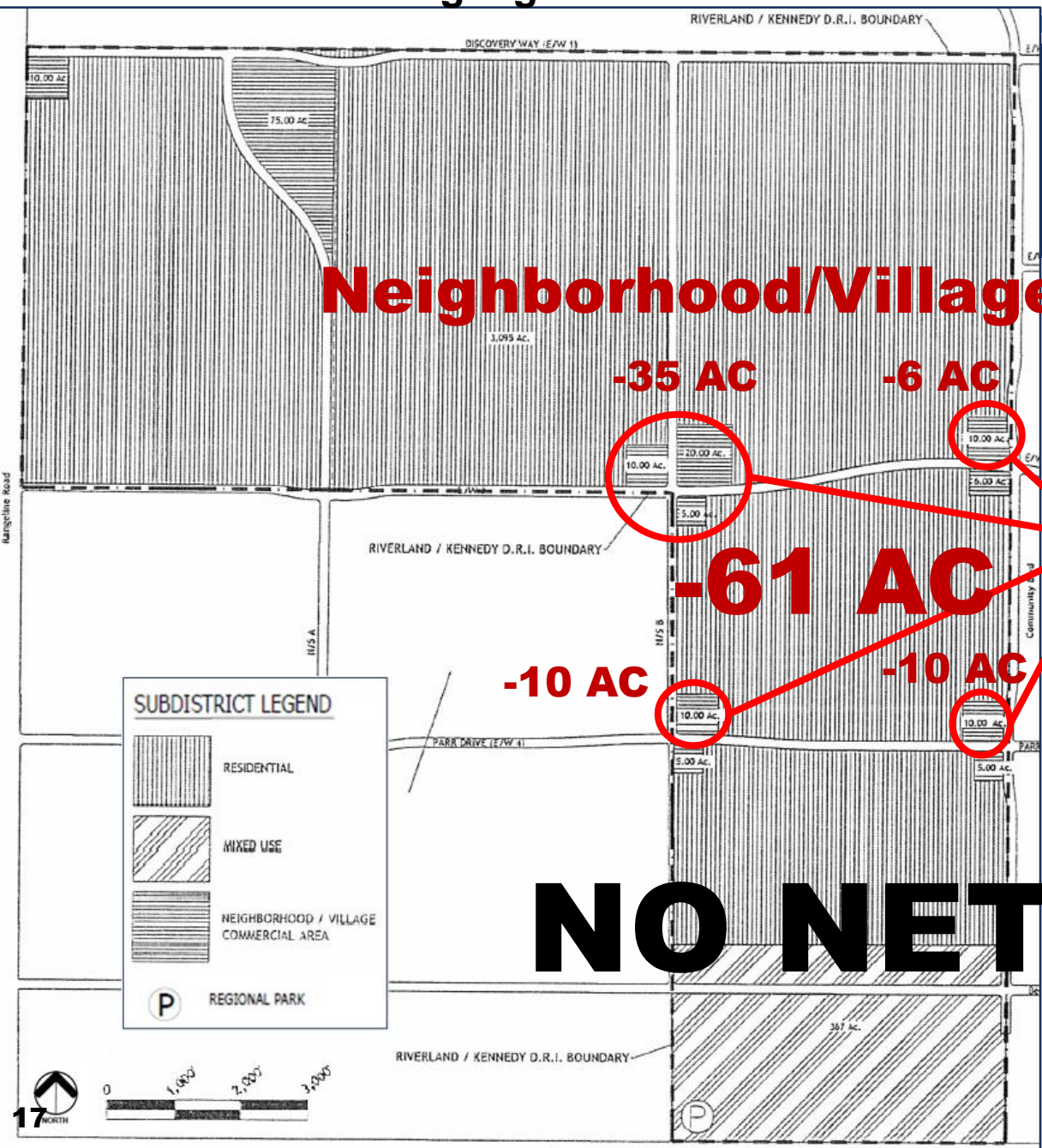
NO NET CHANGE

SUBDISTRICT LEGEND

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD / VILLAGE COMMERCIAL AREA
- REGIONAL PARK

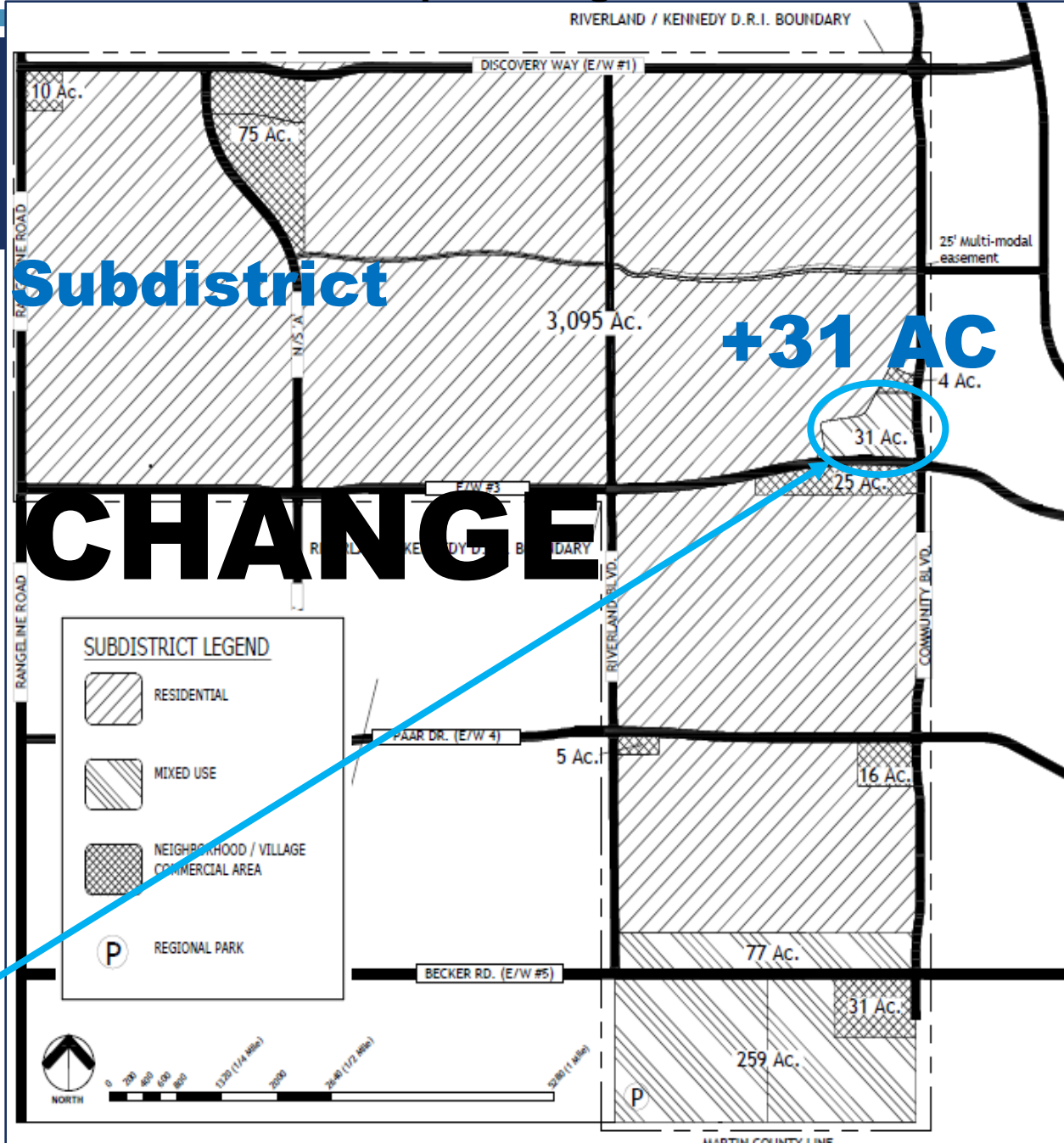
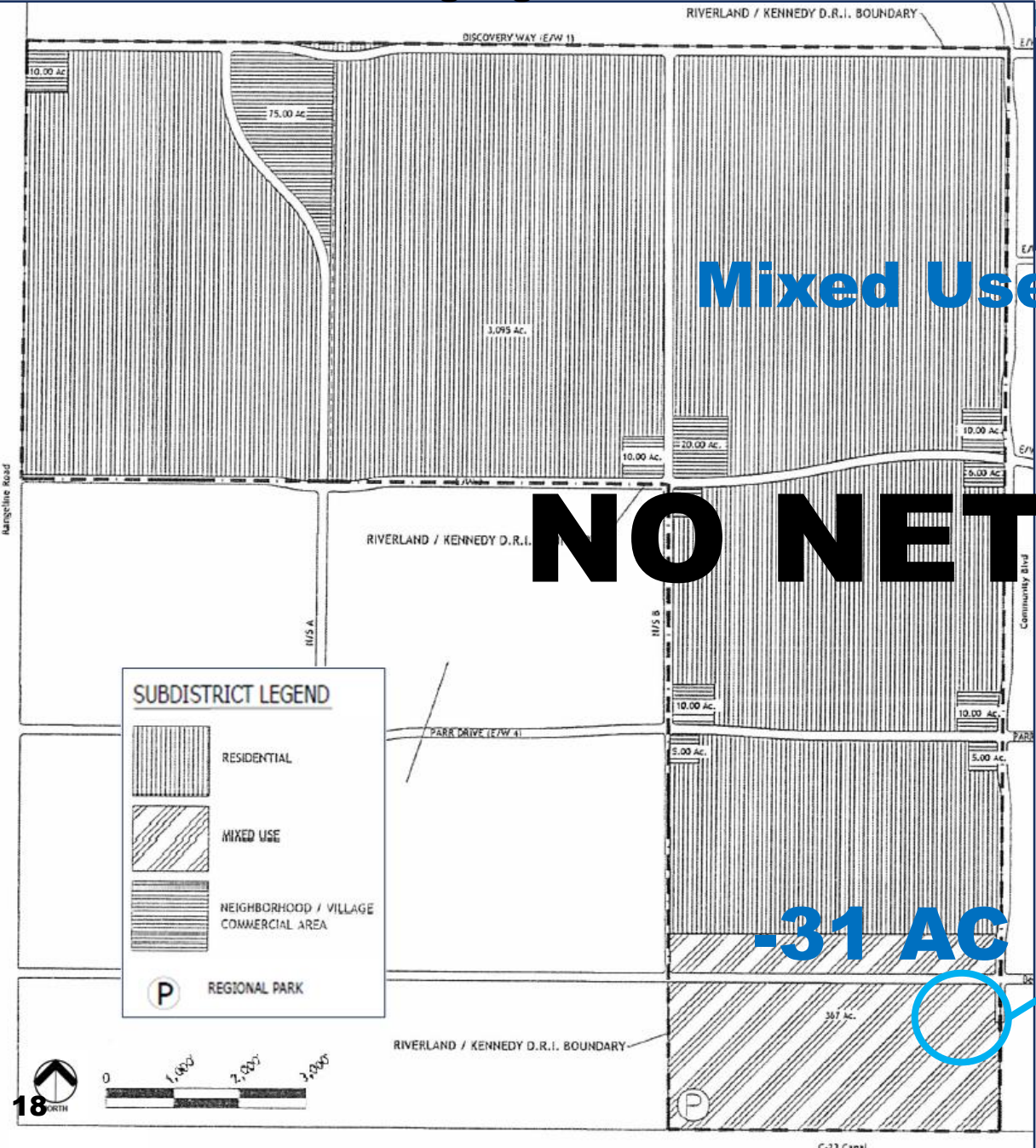
SUBDISTRICT LEGEND

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD / VILLAGE COMMERCIAL AREA
- REGIONAL PARK



Existing Figure 1-5

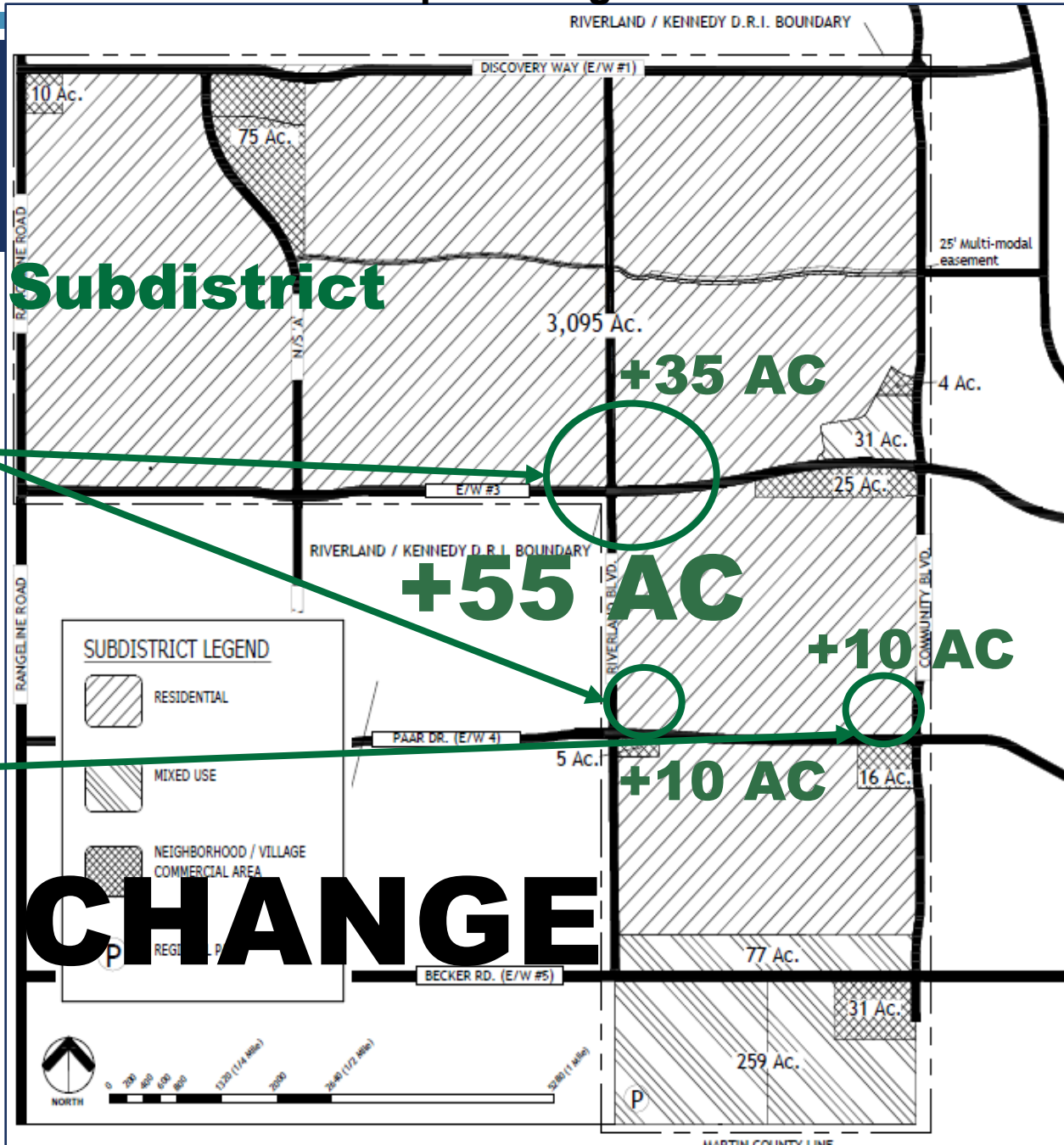
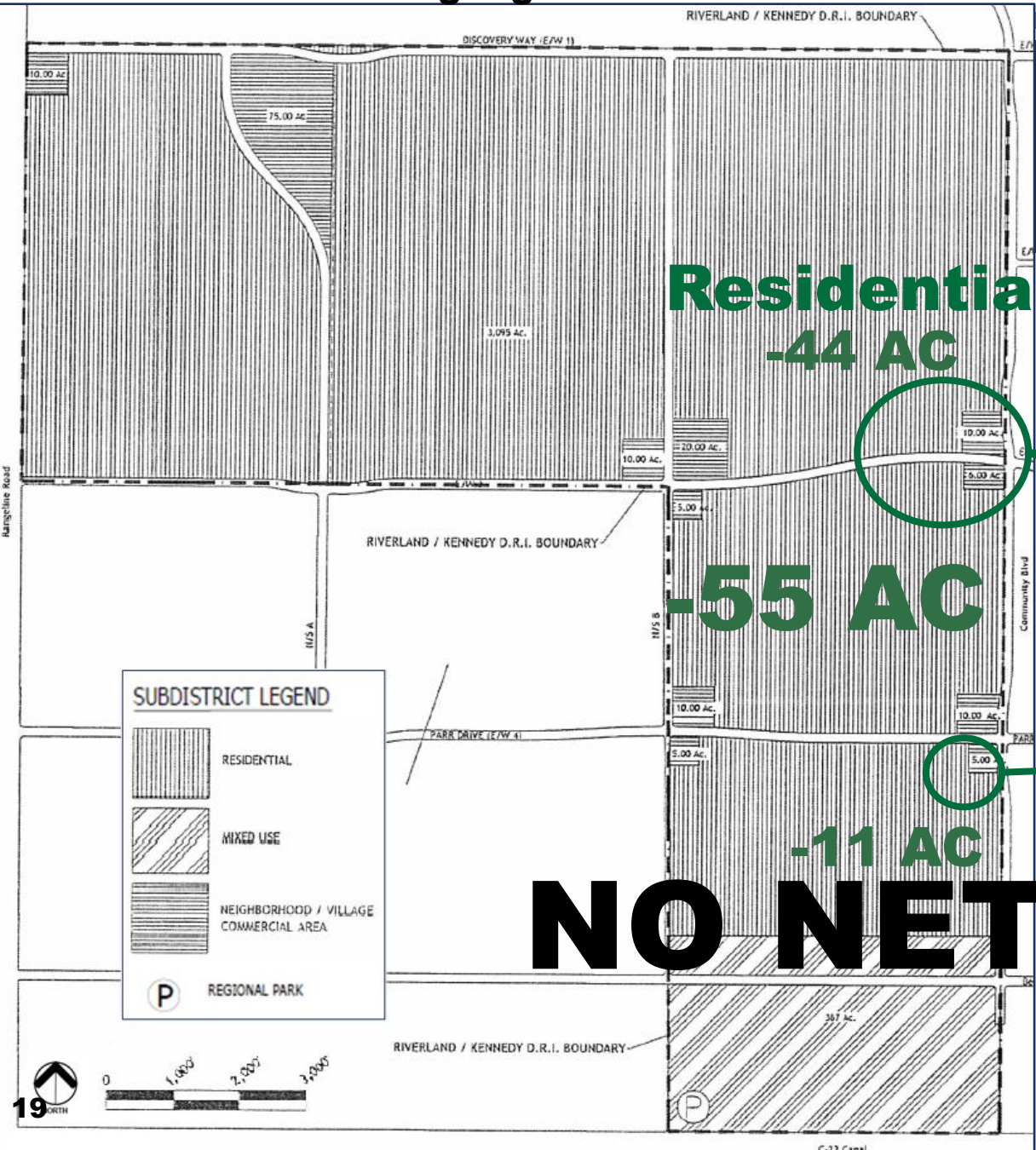
Proposed Figure 1-5



NO NET CHANGE

Existing Figure 1-5

Proposed Figure 1-5



POLICY 1.2.10.2 PROPOSED CHANGE

- The allocation of land uses within the Riverland/Kennedy NCD shall be as shown in Figure ~~18~~ 1-5 providing for 166 acres of Neighborhood/Village Commercial Areas, 367 acres of Mixed-Use, and 3,095 acres of Residential.

CONSISTENT WITH COMPREHENSIVE PLAN

- The proposed amendments are consistent with and supported by the following goals, objectives, and policies of the Future Land Use Element of the Port St. Lucie Comprehensive Plan:
 - Goal 1.2 to create large-scale, sustainable new communities with mixed-uses.
 - Policy 1.2.2.1 requiring that the New Community Development (NCD) District contain a minimum of three land use subdistricts.
 - Policy 1.2.2.3.b requiring that residential areas be located within a 2-mile radius of shops, services, and other activities.
 - Objective 1.2.10 and supporting policies related to the approved Riverland/Kennedy NCD

Traffic Study for Riverland/Kennedy DRI Amendment

By Bryan Kelley, P.E. of Simmons & White

- Simmons & White prepared the Traffic Study
- Traffic Study included updated trip generation, internal capture, trip distribution, and roadway analysis for the relocation of the land uses within the Riverland/Kennedy DRI
- Traffic Study was prepared in accordance with ITE standards, FDOT Standards, and general traffic engineering practices
- Results of the study demonstrated that the DRI Amendment would result in a reduction of net trips including external trips outside of the Riverland/Kennedy DRI boundary from the Western Annexation Traffic Study (WATS) and previous Riverland/Kennedy approvals. The Traffic Study was reviewed and approved by the City's 3rd party traffic consultant.

Western Annexation Traffic Study (WATS)

- ❑ WATS utilized ULI's Map "H" to project lanes needed
- ❑ Each proposed DRI development was in 4 phases
- ❑ City updated road network based on WATS

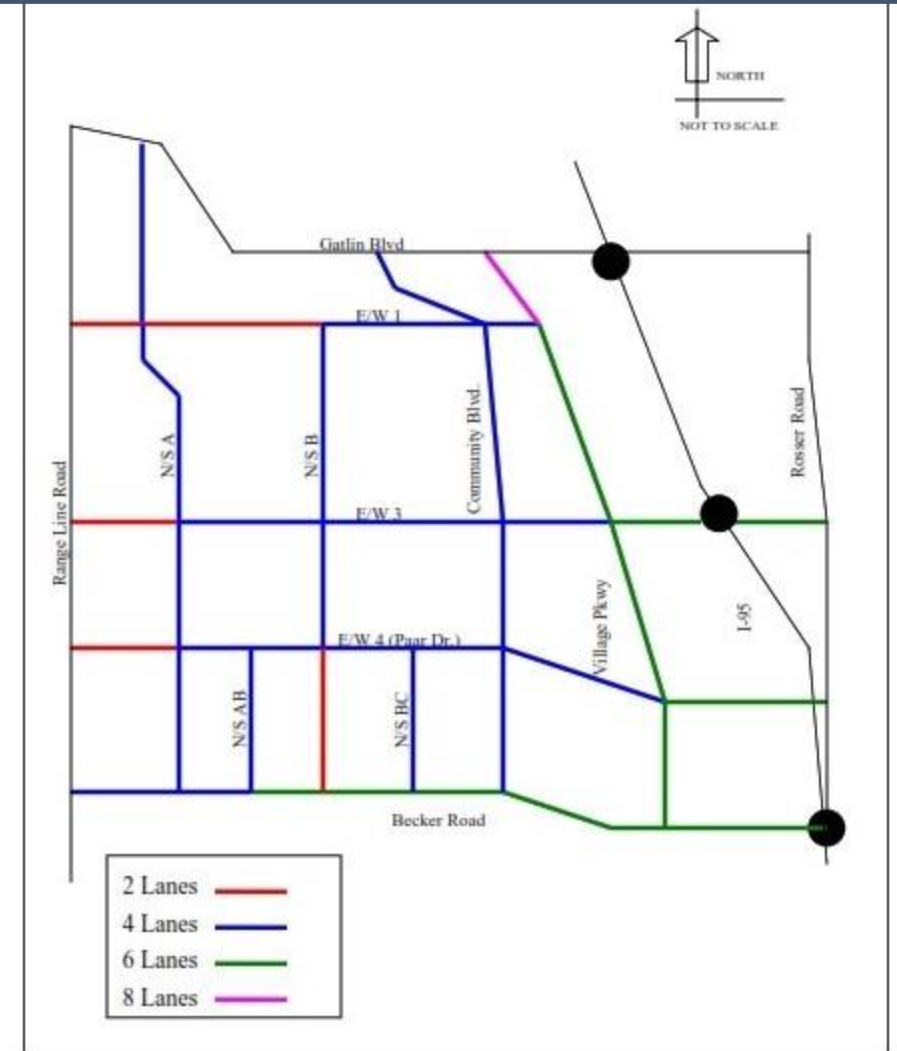


Figure 3. Internal Roadway System at Buildout
Western Annexation Study

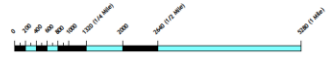
Distribution of Road Obligations

- **December 2010 City developed methodology to fairly divide road obligations**
- **“Lane Miles” – distribution of road obligations based on land use intensities**
 - **Riverland – 46 lane miles**
 - ❖ **Based on 11,700 residential units and up to 1.1 Million sf non-residential uses**
 - **Southern Grove – 32 lane miles**
 - ❖ **Based on 7,388 residential units and not less than 6.23 Million sf non-residential uses**
 - **Wilson Groves – 31 lane miles**
 - ❖ **Based on 7,700 residential units and not less than 800,000 sf non-residential uses**

“Lane Miles” Map “H”

Based On Approved DOs as of 1/25/21

RIVERLAND, WILSON GROVES, & SOUTHERN GROVES
OFFSITE ROAD CONSTRUCTION REQUIRED BY D.O.



Riverland: 46 lane miles

Southern Grove: 32 lane miles

Wilson Groves: 31 lane miles

RL ROADS (per 2016 DRI A #3):

- 2L
- 2L to 4L
- 4L to 6L

WG ROADS (per 2011 NOPC #2):

- 2L
- 2L to 4L
- 4L to 6L

SG ROADS (per 2021 DRI A #6):

- 2L
- 2L to 4L
- 4L to 6L

Road Obligation in DRI DOs

- Each DRI Development Order (DO) sets forth road improvement obligations and trigger thresholds requiring the construction of the roadway networks for which each Developer is responsible
- Anasca with its NOPC #2 requested and accepted obligation to extend Becker Rd as reflected in Table 1 of DO

Table 1

Access Road Improvements

<u>Road</u>	<u>From</u>	<u>To</u>	<u>Trip Threshold*</u>	<u>Residential Units</u>	<u>Required Improvement</u>
<u>Phase 1</u>					
<u>Becker Rd</u>	<u>Village Pkwy</u>	<u>N/S B</u>	<u>0</u>	<u>0</u>	<u>2L</u>
<u>Secondary Emergency Access Road between Becker Rd at N/S B and Rangeline Road</u>			<u>0</u>	<u>0</u>	<u>Emergency Access Road</u>
<u>Becker Rd</u>	<u>N/S B</u>	<u>Range Line Rd</u>	<u>2,573</u>	<u>2,200</u>	<u>2L</u>
<u>Phase 2</u>					
<u>Becker Rd</u>	<u>N/S B</u>	<u>Range Line Rd</u>	<u>4,148</u>	<u>3,955</u>	<u>Widen to 4L D</u>

Example: First 2 lanes of **Becker Road** are condition of **Wilson Groves DO**, not Riverland/Kennedy DO.

RIVERLAND/KENNEDY (GL)

Table 1
Riverland/Kennedy Access Roads

Road	From	To	Residential Units	Trip Threshold	Required Improvement	Status
Community Blvd.	Discovery Way	South for 2,500 Ft.	0	0	2L	<u>Under Construction</u>
Secondary Emergency Access Road at E/W #1 between Community Blvd. and Rangeline Rd.			0	0	Emergency Access Road	<u>Completed</u>

Table 2
Riverland/Kennedy DRI Road Improvements

Road	From	To	Residential Units	*Trip Threshold	Required Improvement	Status
Phase 1						
Community Blvd.	Discovery Way	E/W 3	700	828	2L	<u>Portion Under Construction (Discovery Way to E/W 2)</u>
Community Blvd.	E/W 3	Paar Dr.	2,000	2,023	2L	
Community Blvd.	Paar Dr.	Becker Rd.	2,500	3,219	2L	
E/W 3	Community Blvd.	N/S B	2,500	3,219	2L	

WILSON GROVES (ACR)

Table 1
Access Road Improvements

Road	From	To	Trip Threshold*	Residential Units	Required Improvement
Phase 1					
<u>Becker Rd</u>	<u>Village Pkwy</u>	<u>N/S B</u>	<u>0</u>	<u>0</u>	<u>2L</u>
<u>Secondary Emergency Access Road between Becker Rd at N/S B and Rangeline Road</u>			<u>0</u>	<u>0</u>	<u>Emergency Access Road</u>
<u>Becker Rd</u>	<u>N/S B</u>	<u>Range Line Rd</u>	<u>2,573</u>	<u>2,200</u>	<u>2L</u>
Phase 2					
<u>Becker Rd</u>	<u>N/S B</u>	<u>Range Line Rd</u>	<u>4,148</u>	<u>3,955</u>	<u>Widen to 4L D</u>



RIVERLAND/KENNEDY DRI

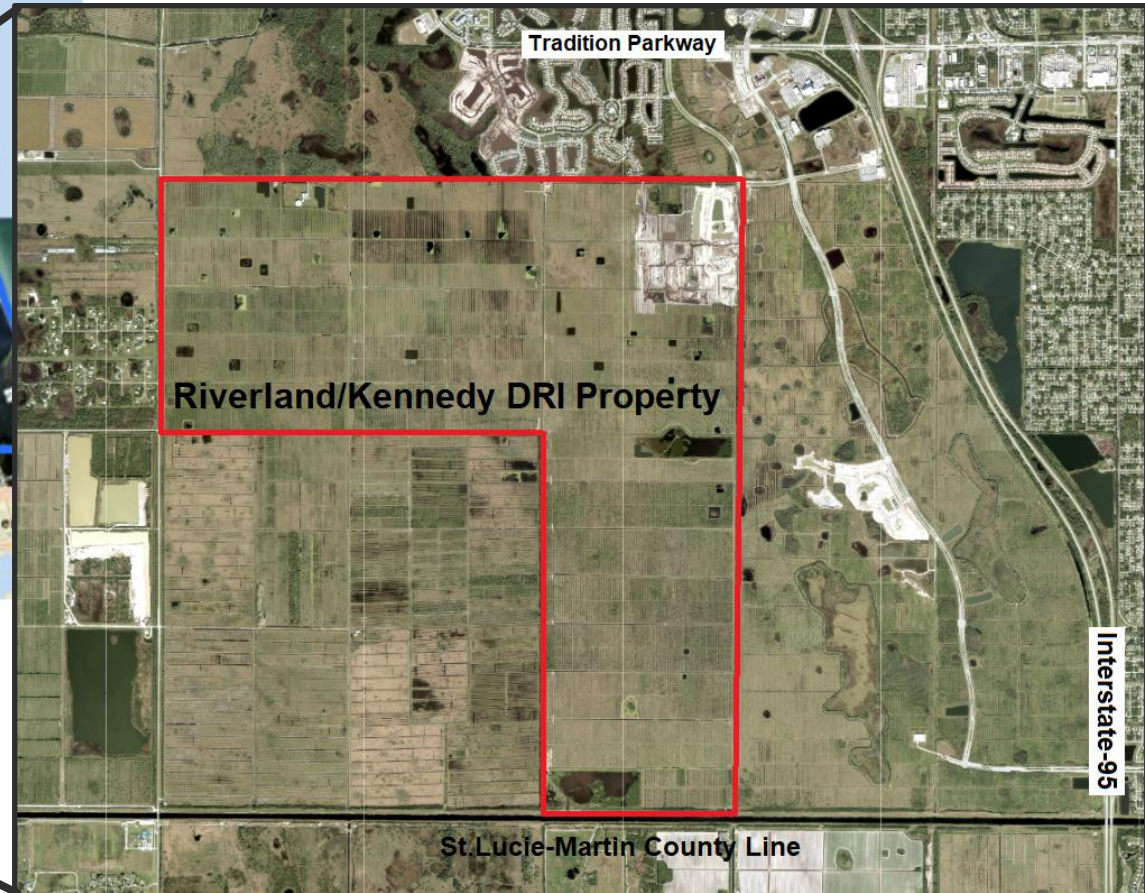
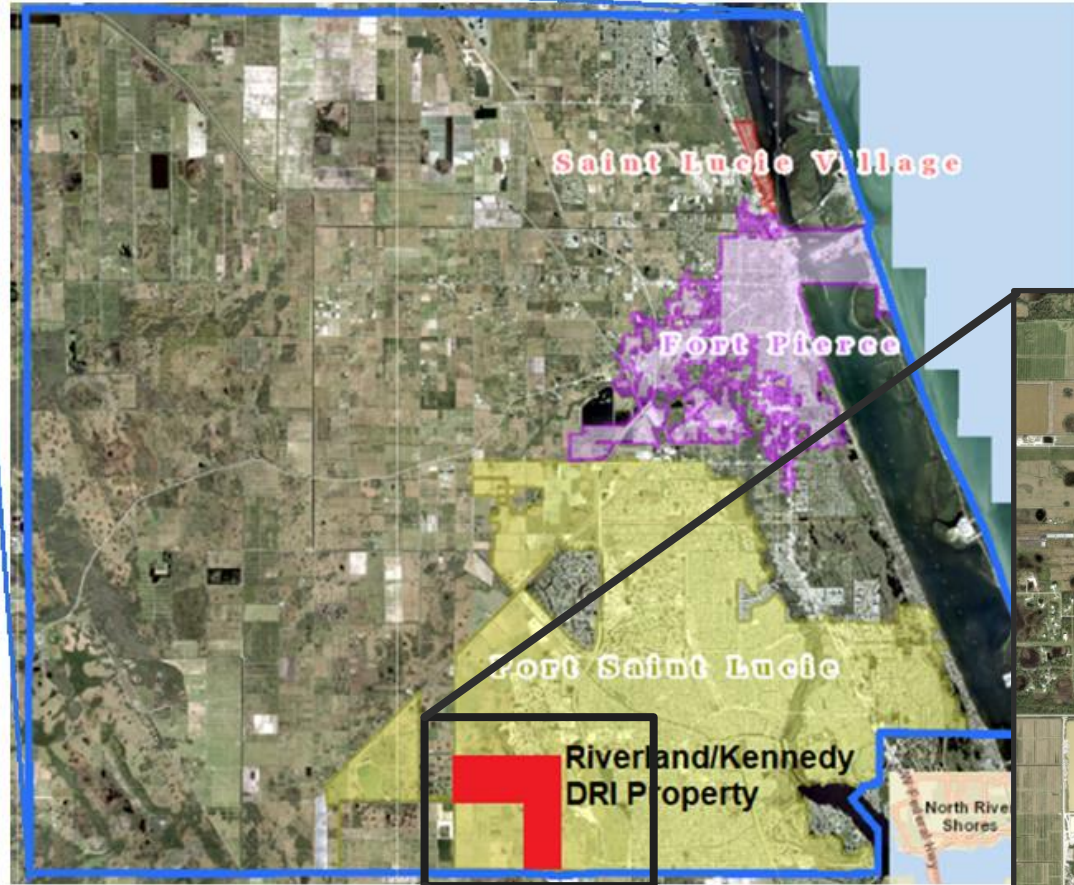
DRI AMENDMENT (P20-162)

CITY OF PORT ST. LUCIE

CITY COUNCIL

MARCH 8, 2021

CONTEXT LOCATION MAPS



HISTORY OF RIVERLAND/KENNEDY DRI APPROVALS

- July 19, 2004 – City Council approved Annexation Agreement, and it has been amended by the Parties thereto a total of 6 times over the years, with the 6th Amendment being approved in April 2010
- Sept. 25, 2006 – City Council passed Reso. 06-R78 as original approval of Riverland/Kennedy DRI
- Aug. 27, 2007 – City Council passed Reso. 07-R70 to approve NOPC No. 1
- Jan. 26, 2015 – City Council passed Reso. 12-R69 to approve NOPC No. 2
- Sept. 12, 2016 – City Council passed Reso. 16-R52 to approve NOPC No. 3
- Apr. 9, 2018 – House Bill 1151 amends Florida Statutes to eliminate State review process and delegate authority to local governments for consideration of amendments to approved DRIs

SUMMARY OF PROPOSED AMENDMENTS TO DRI DEVELOPMENT ORDER

- Replace Exhibit D – Map H with updated Conceptual Master Plan
 - **NO NET CHANGE**
- Update phasing, buildout, and permit dates to reflect tolling and extensions following Governor’s declarations of a state of emergency (Ref. Section 252.363, Fla. Stat.)
- Specify the proposed minimum number of age-restricted dwelling units, and define and establish guidelines for the creation of age-restricted communities
- Amend the language of certain conditions to reflect changes in the law, where appropriate
- Amend Condition 48 to correct a scrivener’s error and reflect an approved fee change
- Add language, where appropriate, to confirm the satisfaction of certain conditions

DRI MAP AMENDMENT – PROPOSED MAP H TO REVISE EXHIBIT ‘D’ TO RESOLUTION 16-R52

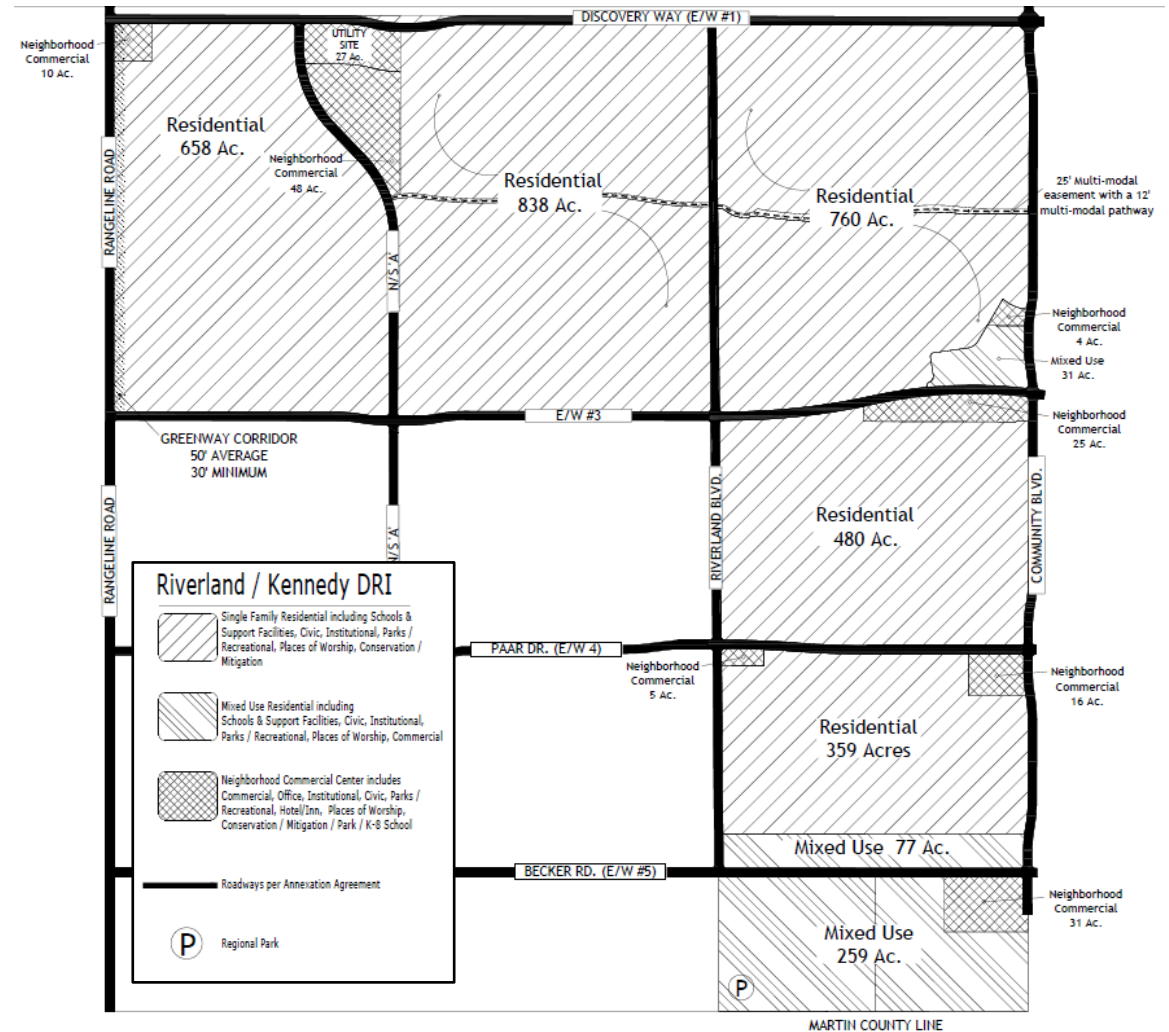
Development Order Exhibit 'D' - Map H

Total Acreage: **3,845 AC**

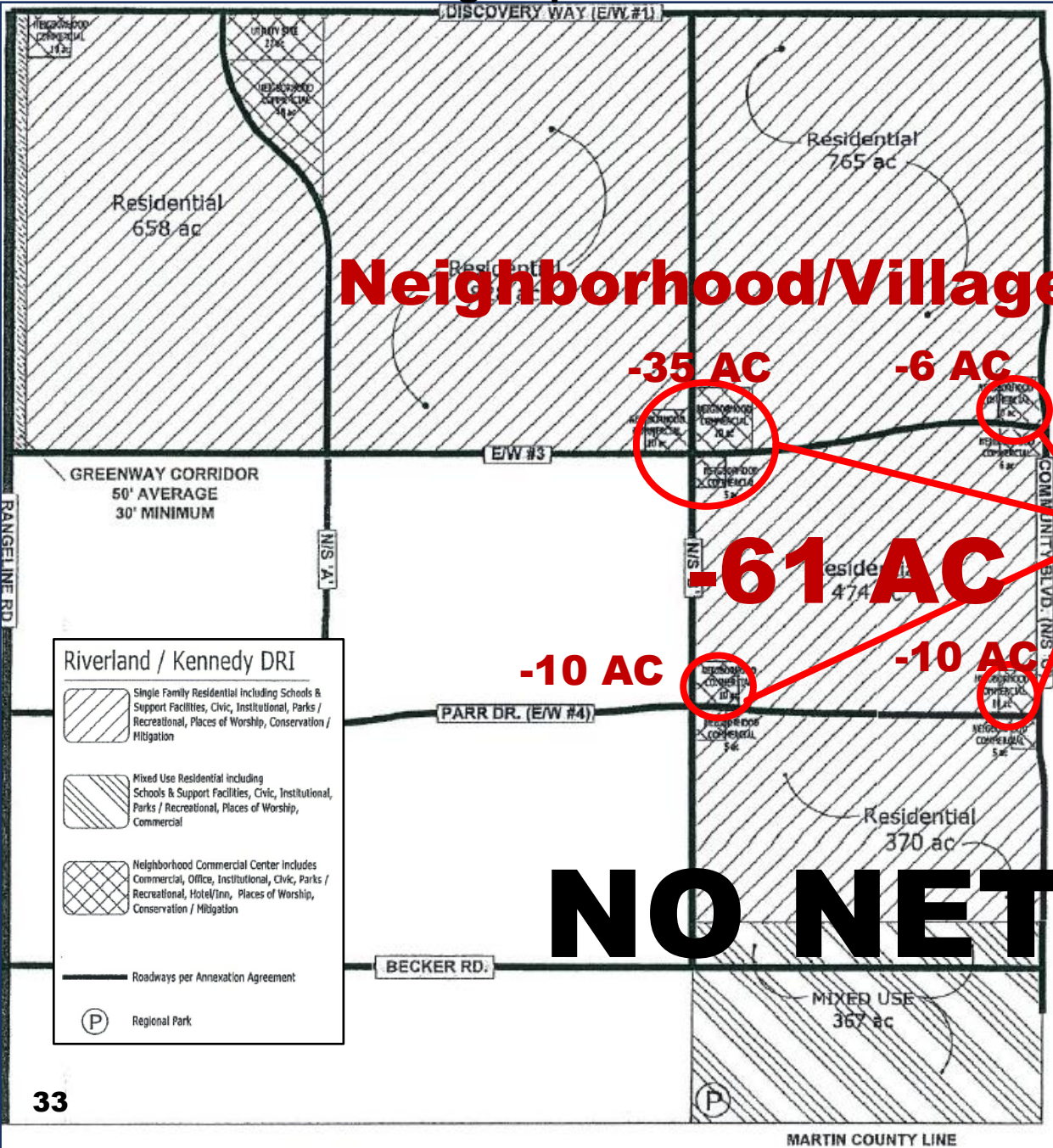
Proposed Subdistrict Acreage:

- Residential: **3,095 AC**
- Mixed-Use: **367 AC**
- Neighborhood/Village Commercial Area: **166 AC**
- Right-of-Way: **217 AC**

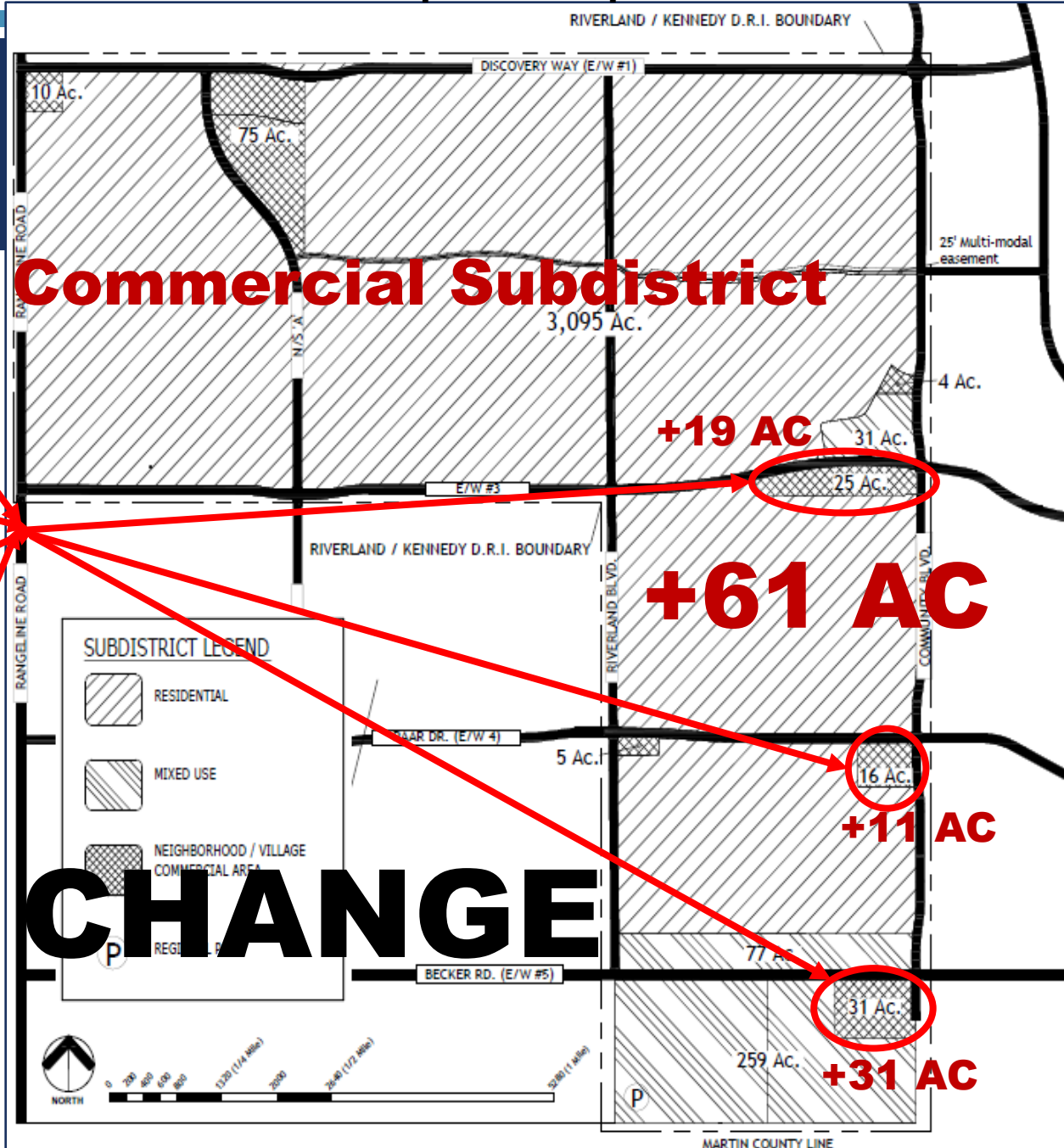
**NO NET CHANGE
PROPOSED**



Existing Map H



Proposed Map H



EXECUTIVE ORDER (EO) STATE OF EMERGENCY TIME EXTENSIONS

Notices of Intent to Exercise EO Extensions Were Provided for the Following:

- Algae Blooms from Lake Okeechobee Discharge (EO 16-155)
- Hurricane Matthew (EO 16-230)
- Wildfires (EO 17-120)
- Tropical Storm Emily (EO 17-204)
- Hurricane Irma (EO 17-235)
- Hurricane Maria (EO 17-259)
- Lake Okeechobee Discharge/Algae Blooms (EO 18-191)
- Hurricane Dorian (EO 19-189)
- COVID-19 Pandemic (EO 20-52)
- Hurricane Isaias (EO 20-181)

AS OF OCTOBER 30, 2020

EXECUTIVE ORDER STATE OF EMERGENCY TIME EXTENSIONS

Phase	Years	Residential (DU)*	Retail (SF)	Research & Office (SF)	Light Industrial (SF)	Institutional & Civic (SF)
1	2006-2020 <u>2006-2029</u>	2,500	192,000	136,125	136,125	25,000
2	2021-2025 <u>2030-2034</u>	7,901	540,668	408,375	408,375	215,327
3	2026-2030 <u>2035-2039</u>	1,299	160,000	408,375	408,375	87,000
4	2031-2035 <u>2040-2044</u>	0	0	408,375	408,375	0
Total	2006-2035 <u>2006-2044</u>	11,700	892,668	1,361,250	1,361,250	327,327

AGE-RESTRICTED COMMUNITY ESTABLISH MINIMUM NUMBER OF UNITS, PROVIDE DEFINITION & ESTABLISH GUIDELINES – PER CITY STAFF'S REQUESTS

- Amend conditions to specify a minimum of 3,275 age-restricted dwelling units are proposed out of the total 8,424 single-family units approved
- Define “age-restricted community” or “community consisting of age-restricted units” as a residential community that:
 - 1) Prohibits children 19 years of age or younger from residing in the community except for a period not to exceed a total of sixty (60) days per calendar year
 - 2) Qualifies as a legally recognized age-restricted community for the purposes of the Fair Housing Act
 - 3) Qualifies to receive an exemption from payment of education facilities impact fees
- Add language to establish requirement to record restrictive covenants for age-restricted communities in the event an age-restricted community fails to meet the criteria defined above

MISCELLANEOUS AMENDMENTS TO DEVELOPMENT ORDER CONDITIONS

- Amend language to reflect changes in the law, Florida Statutes Section 380.06 and certain rules under the Florida Administrative Code were removed and/or repealed by Chapter 2018-158, Laws of Florida (HB 1151), effective April 6, 2018.
- Correct a scrivener's error in Condition 48 and revise a voluntary affordable housing assistance fee to reflect the City Council's approval, on August 14, 2017.
- Add language, where appropriate, to confirm the satisfaction of and compliance with certain conditions, specifically those relating to the dedications of rights-of-way, the construction of roadway improvements, and the preparation of a plan to be approved by the City regarding the conveyance of land for future parks and recreational facility sites.

Trip Generation for Riverland/Kennedy DRI Parcel B MPUD

By **Andrea Troutman, P.E. of Pinder Troutman Consulting**

- Prepared trip generation analyses for Parcel A (Valencia Cay), Parcel C (Valencia Grove), and pending Parcel B.
 - Trip generation analyses were submitted with each site plan application, as required per Condition 17 of the current DRI DO (NOPC No. 3) and Condition 17 is not being amended/changed.
- Trip generation analyses utilized the 10th Edition of the Institute of Transportation Engineers (ITE), Trip Generation Manual, which is the latest edition.
- ITE Land Use Code, 251, Senior Housing – Detached, was utilized consistent with the proposed development of age-restricted housing.
- Calculated cumulative peak hour trips were compared to trip thresholds of Table 2 of the DO showing that all units of Parcels A and C, and 522 units of Parcel B could be built prior to triggering any threshold to let a contract for any roadway improvements.

Parcel B MPUD Trip Generation Statement



9/2/2020
Trippen 20-074 8-28-20

September 8, 2020

Riverland/Kennedy II, LLC
Attn: Mr. Kevin Ratterree
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323

Re: Riverland/Kennedy DRI – Parcel B - #PTC20-074

Dear Mr. Ratterree:

The purpose of this letter is to provide the trip generation statement required in Condition 17 of the Development Order (Resolution 16-R52) for the above referenced project.

Attachment 1 provides the Daily, AM peak hour and PM peak hour trip generation for the proposed 938 single family adult restricted units for Parcel B. Also shown on this attachment are the trips for the approved 1,087 and 1,250 single family adult restricted units for Parcels A and C respectively. Condition 19 requires the construction of Community Boulevard from Discovery Way to EW 3 with development generating 828 PM peak hour trips.

As shown on Attachment 1, the cumulative trips generated by the development of Parcels A, B and C exceed the trip threshold requiring the construction of Community Boulevard from Discovery Way to EW 3. Attachment 2 provides the phasing analysis showing that 522 single family adult restricted units can be built for Parcel B before requiring the improvement.

Please contact me at atroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,



Digitally signed by
Andrea M Troutman
Date: 2020.09.08
12:46:39 -04'00'

Andrea M. Troutman, P.E.
President

Attachments

This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 9/8/20 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1 Riverland/Kennedy DRI Trip Generation

DAILY

Parcel	Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Proposed Parcel B	Senior Adult Housing - Detached	251	938 DUs	$\text{Ln}(T) = 0.88\text{Ln}(X) + 2.28$	4,034
Approved Parcel C	Senior Adult Housing - Detached	251	1,250 DUs	$\text{Ln}(T) = 0.88\text{Ln}(X) + 2.28$	5,194
Approved Parcel A	Senior Adult Housing - Detached	251	1,087 DUs	$\text{Ln}(T) = 0.88\text{Ln}(X) + 2.28$	4,593
Total					13,821

AM PEAK

Parcel	Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
					In	Out	Total
Proposed Parcel B	Senior Adult Housing - Detached	251	938 DUs	$\text{Ln}(T) = 0.76\text{Ln}(X) + 0.21 (33/67)$	74	150	224
Approved Parcel C	Senior Adult Housing - Detached	251	1,250 DUs	$\text{Ln}(T) = 0.76\text{Ln}(X) + 0.21 (33/67)$	92	187	279
Approved Parcel A	Senior Adult Housing - Detached	251	1,087 DUs	$\text{Ln}(T) = 0.76\text{Ln}(X) + 0.21 (33/67)$	83	167	250
Total					249	504	753

PM PEAK

Parcel	Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
					In	Out	Total
Proposed Parcel B	Senior Adult Housing - Detached	251	938 DUs	$\text{Ln}(T) = 0.78\text{Ln}(X) + 0.28 (61/39)$	168	107	275
Approved Parcel C	Senior Adult Housing - Detached	251	1,250 DUs	$\text{Ln}(T) = 0.78\text{Ln}(X) + 0.28 (61/39)$	210	135	345
Approved Parcel A	Senior Adult Housing - Detached	251	1,087 DUs	$\text{Ln}(T) = 0.78\text{Ln}(X) + 0.28 (61/39)$	188	121	309
Total					566	363	929

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

Parcel B MPUD Trip Generation Statement Cont'd

9/2/2020
Trippen 20-074 8-28-20

Attachment 2
Riverland/Kennedy DRI
Trip Generation - Phasing

DAILY

Parcel	Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Proposed Parcel B	Senior Adult Housing - Detached	251	522 DUs	$\text{Ln}(T) = 0.88\text{Ln}(X) + 2.28$	2,408
Approved Parcel C	Senior Adult Housing - Detached	251	1,250 DUs	$\text{Ln}(T) = 0.88\text{Ln}(X) + 2.28$	5,194
Approved Parcel A	Senior Adult Housing - Detached	251	1,087 DUs	$\text{Ln}(T) = 0.88\text{Ln}(X) + 2.28$	4,593
Total					12,195

AM PEAK

Parcel	Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
					In	Out	Total
Proposed Parcel B	Senior Adult Housing - Detached	251	522 DUs	$\text{Ln}(T) = 0.76\text{Ln}(X) + 0.21 (33/67)$	47	96	143
Approved Parcel C	Senior Adult Housing - Detached	251	1,250 DUs	$\text{Ln}(T) = 0.76\text{Ln}(X) + 0.21 (33/67)$	92	187	279
Approved Parcel A	Senior Adult Housing - Detached	251	1,087 DUs	$\text{Ln}(T) = 0.76\text{Ln}(X) + 0.21 (33/67)$	83	167	250
Total					222	450	672

PM PEAK

Parcel	Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
					In	Out	Total
Proposed Parcel B	Senior Adult Housing - Detached	251	522 DUs	$\text{Ln}(T) = 0.78\text{Ln}(X) + 0.28 (61/39)$	106	68	174
Approved Parcel C	Senior Adult Housing - Detached	251	1,250 DUs	$\text{Ln}(T) = 0.78\text{Ln}(X) + 0.28 (61/39)$	210	135	345
Approved Parcel A	Senior Adult Housing - Detached	251	1,087 DUs	$\text{Ln}(T) = 0.78\text{Ln}(X) + 0.28 (61/39)$	188	121	309
Total					504	324	828

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

- Taking into account the trip generation from Parcels A and C, **Parcel B will trigger Table 2 Road Improvement in Phase 1** with issuance of 522nd building permit.

RIVERLAND/KENNEDY DRI DO PHASE 1 ROAD REQUIREMENTS

- With approval of the Parcel B MPUD, Riverland/Kennedy will let the contract earlier than required to construct Community Blvd. from Discovery Way to E/W 3 prior to the 469th building permit, but no later than 2 years from issuance of the first non-model permit.

Table 2
Riverland/Kennedy DRI Road Improvements

Road	From	To	Residential Units	*Trip Threshold	Required Improvement	Status
Phase 1						
Community Blvd.	Discovery Way	E/W 3	700	828	2L	Portion Under Construction (Discovery Way to E/W 2)
Community Blvd.	E/W 3	Paar Dr.	2,000	2,023	2L	
Community Blvd.	Paar Dr.	Becker Rd.	2,500	3,219	2L	
E/W 3	Community Blvd.	N/S B	2,500	3,219	2L	

RIVERLAND/KENNEDY DRI DO Phase 1 Road Requirements Contd.

Riverland/Kennedy DRI Roadway Improvements

19. No building permits shall be issued for development that generates more than the total net external p.m. peak hour trip threshold or exceeds the number of residential units identified in Table 2, whichever comes last, until: 1) contracts have been let for the roadway widening or construction projects identified in Table 2 under "Required Improvement"; 2) a local government development agreement

Parcel B MPUD

By Azlina Siegel, for Riverland

First Reading of Ordinance to authorize and approve the following:

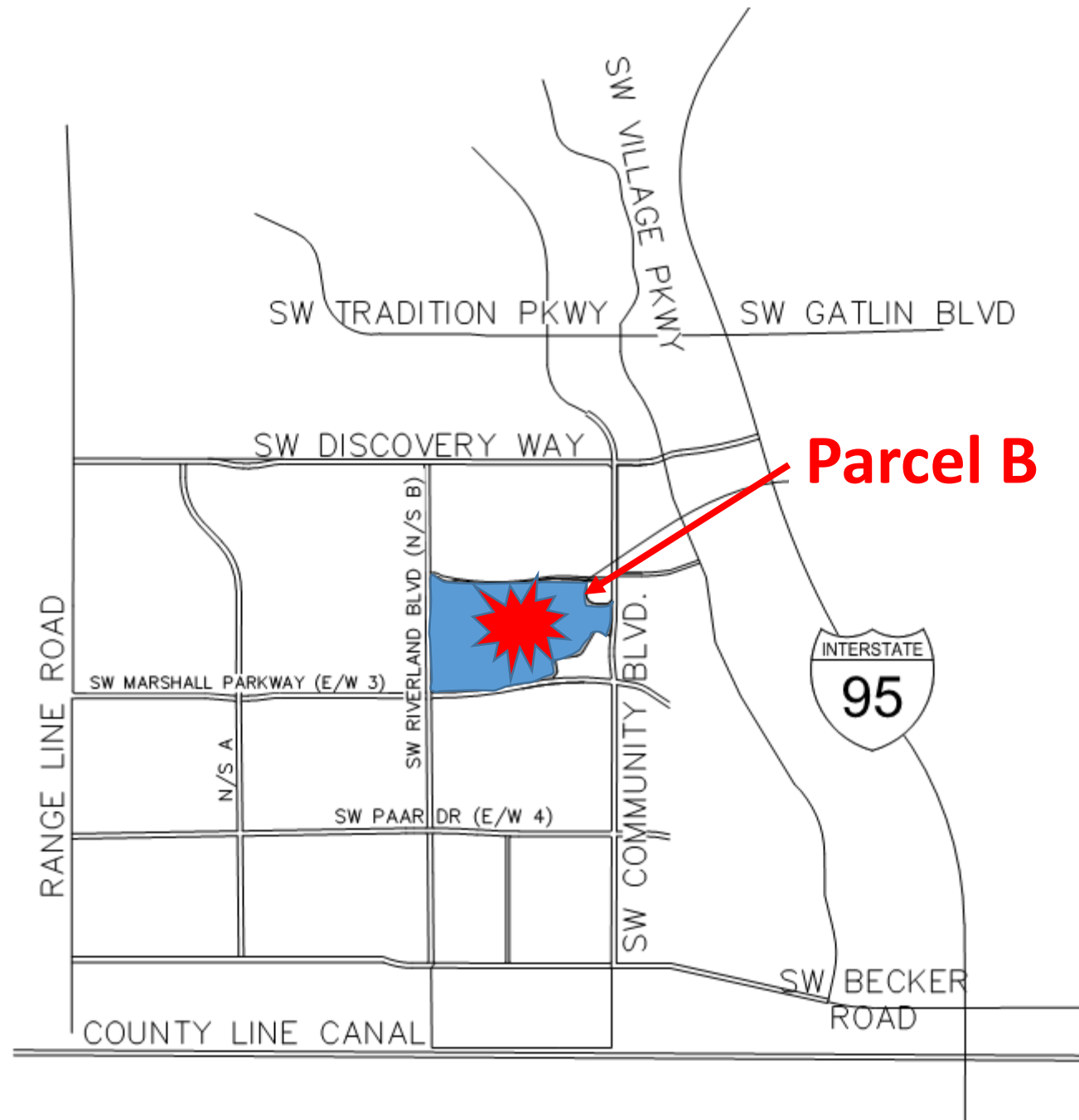
- **Riverland/Kennedy DRI – Parcel B MPUD Rezoning P20-175**

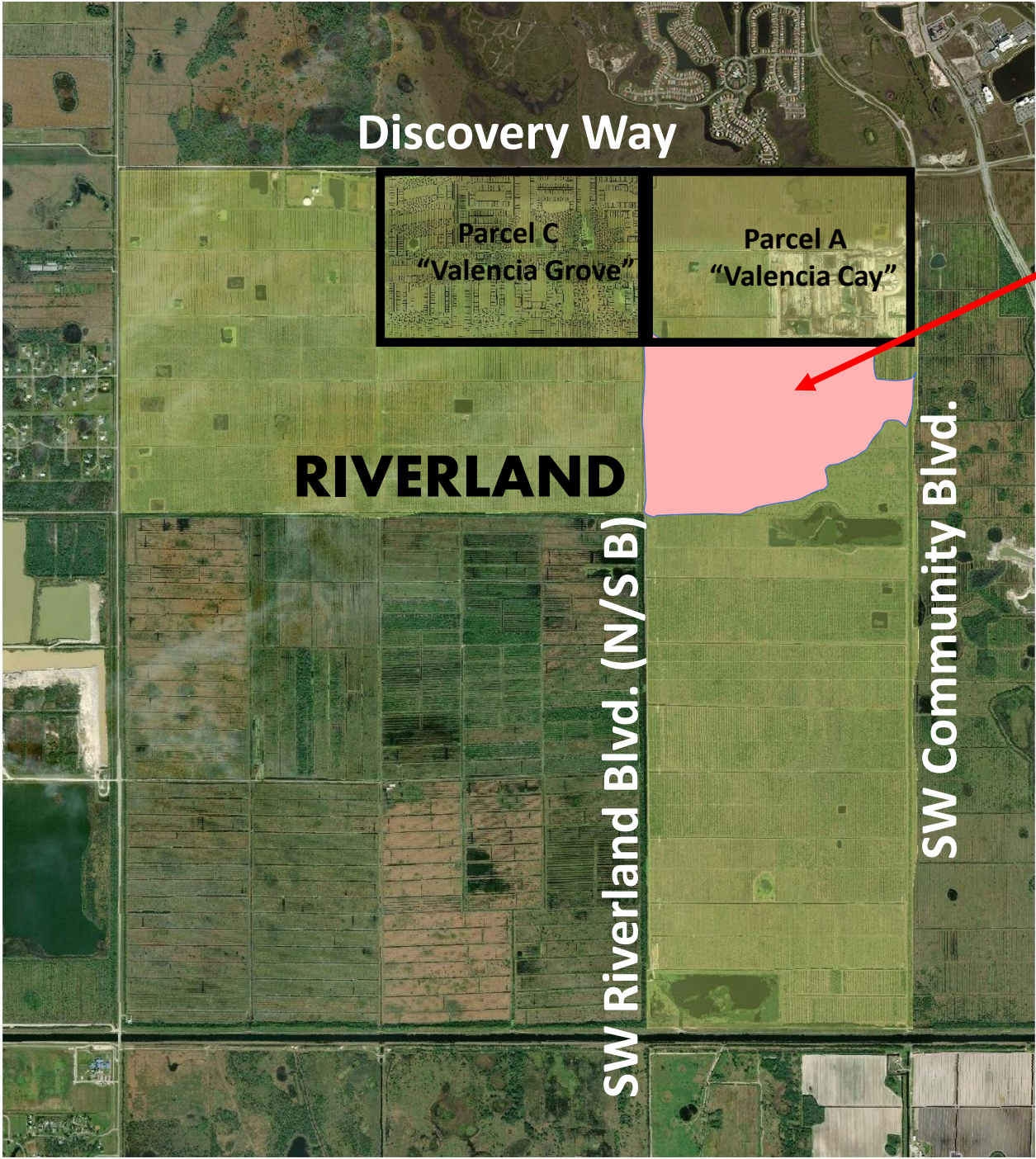
Riverland/Kennedy

DRI

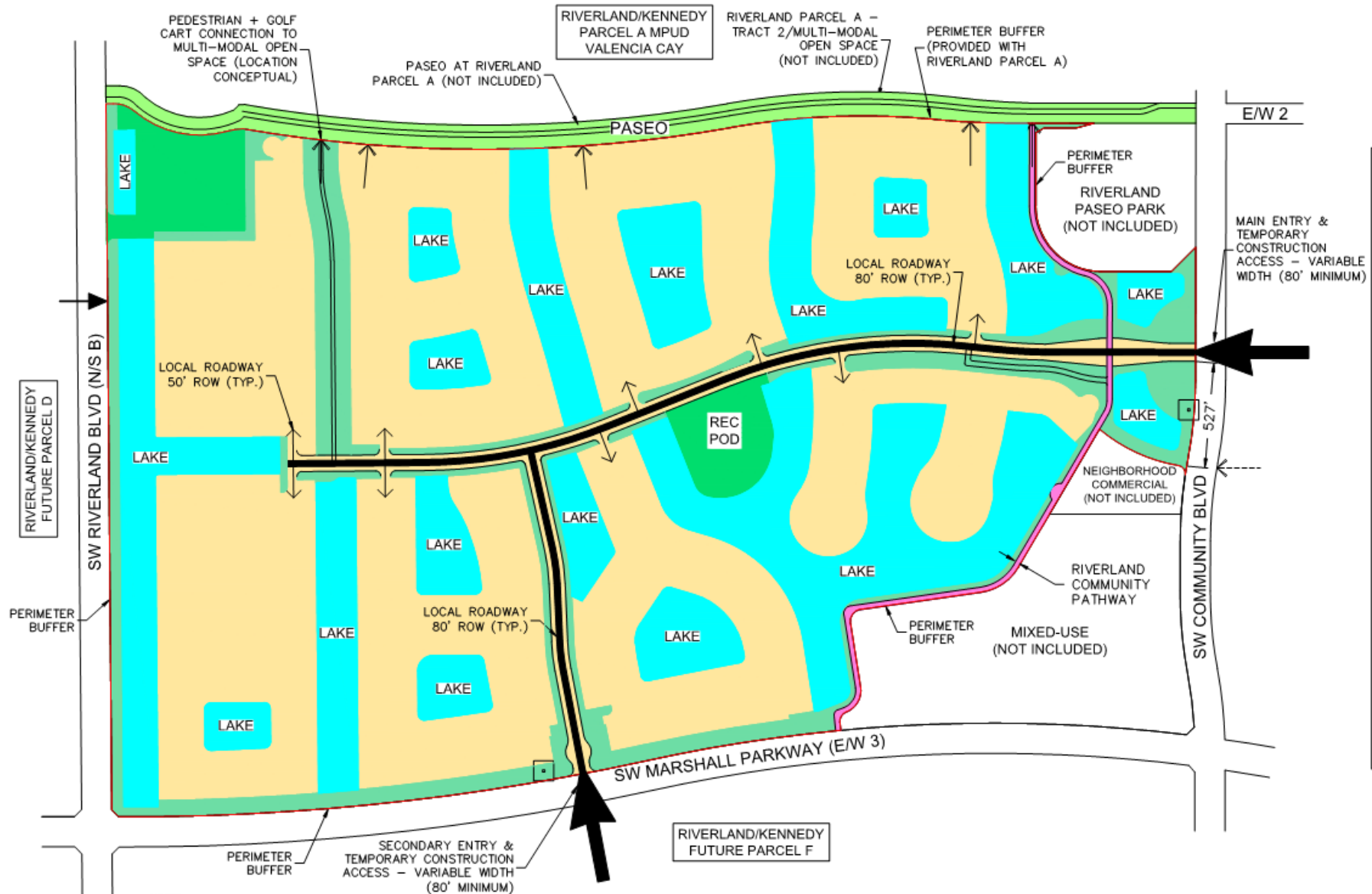
Parcel B

MPUD REZONE





Parcel B

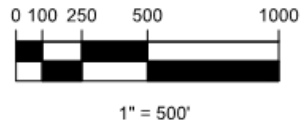


LEGEND

- RESIDENTIAL (341.0 AC) MAXIMUM 938 UNITS
- RIVERLAND COMMUNITY PATHWAY THAT CONNECTS THE PASEO THRU TO THE ADJOINING NEIGHBORHOOD COMMERCIAL AND MIXED-USE
- PEDESTRIAN CONNECTION TO MULTI-MODAL OPEN SPACE (LOCATIONS CONCEPTUAL)
- TEMPORARY CONSTRUCTION ACCESS INTO PARCEL
- TEMPORARY MODEL ROW & EMERGENCY ACCESS INTO PARCEL
- FUTURE MASS TRANSIT EASEMENT

NOTES:

1. THE STORMWATER MANAGEMENT SYSTEM FOR PARCEL B OF RIVERLAND/KENNEDY DRI SHALL BE DESIGNED TO TREAT AND CONVEY THE STORMWATER FROM THE ULTIMATE SECTION FOR THE ADJACENT ROADWAYS OF SW RIVERLAND BLVD (N/S B), SW COMMUNITY BLVD, AND SW MARSHAL PARKWAY (E/W 3) AND APPROPRIATE FLOWAGE EASEMENTS WILL BE PROVIDED TO THE CITY.



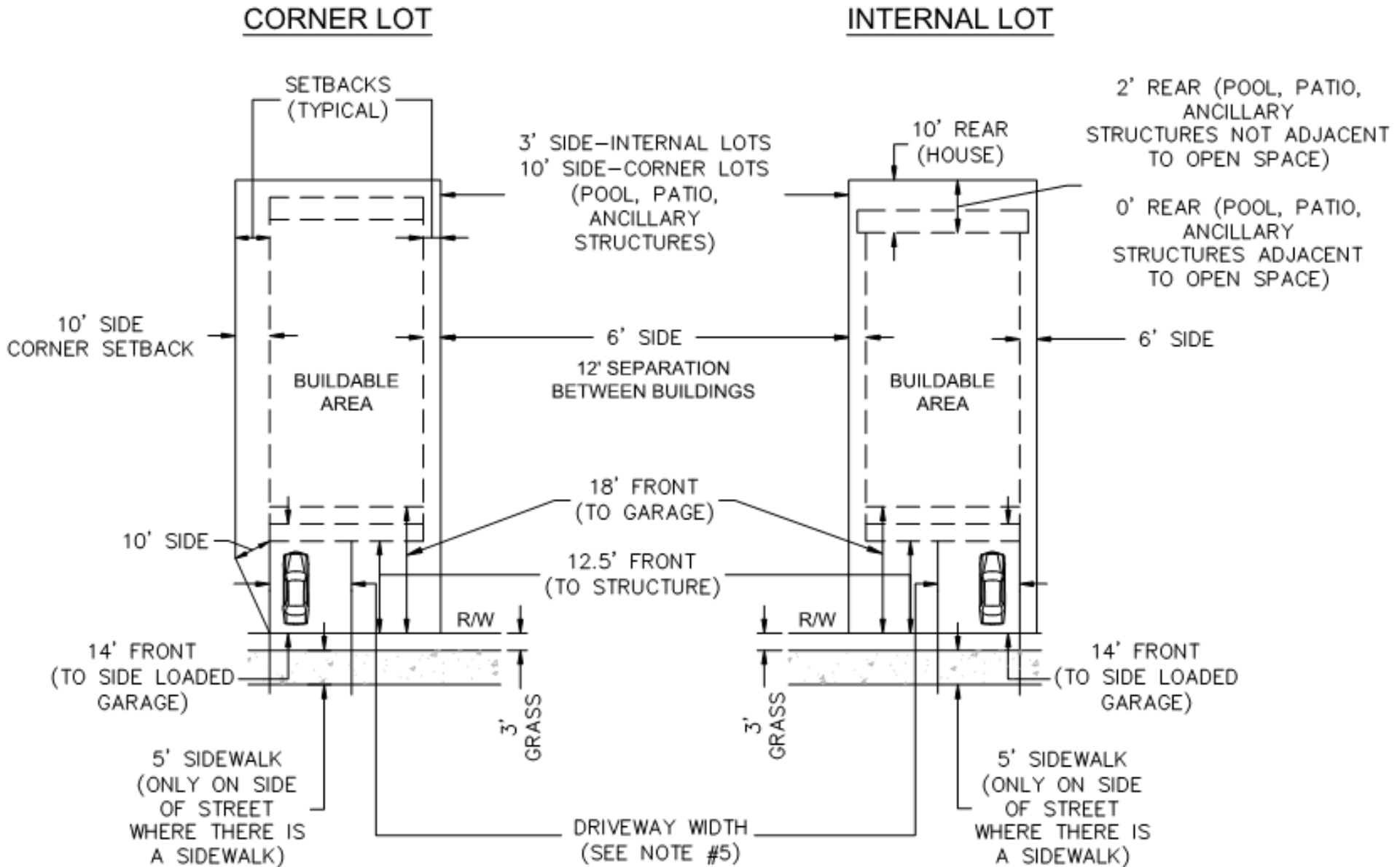
**RIVERLAND MPUD – PARCEL B
Conceptual Plan**

SCALE: N.T.S.
 DATE: 2020-08-13
 DESIGNED BY: CM
 CHECKED BY: KR
 FILE NAME:
 Exhibit-11

(P20-175)
 EXH-11 Colo
 Page 25

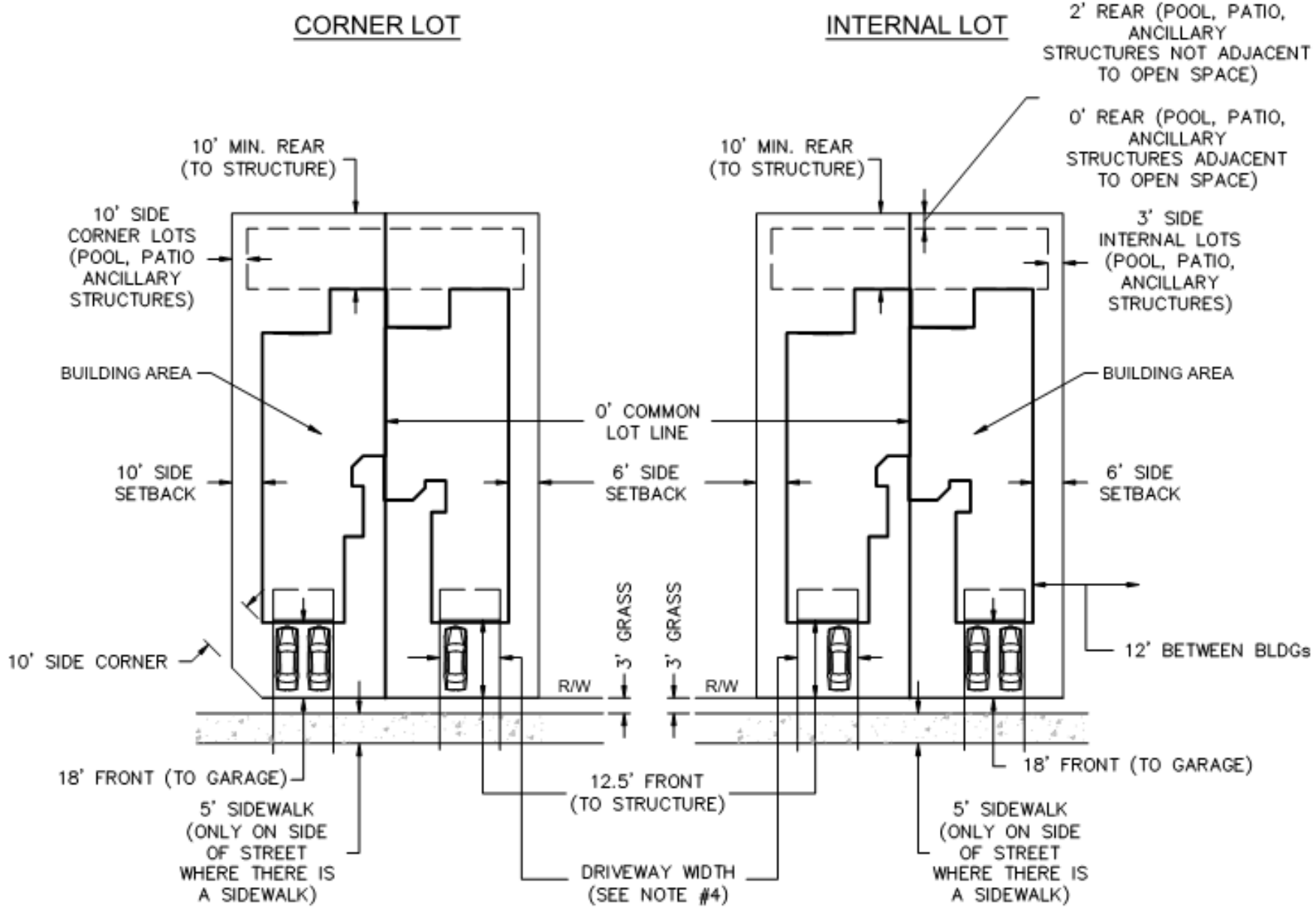
TYPICAL SINGLE FAMILY LOT

No Alley; Front Load - 50' Local Street



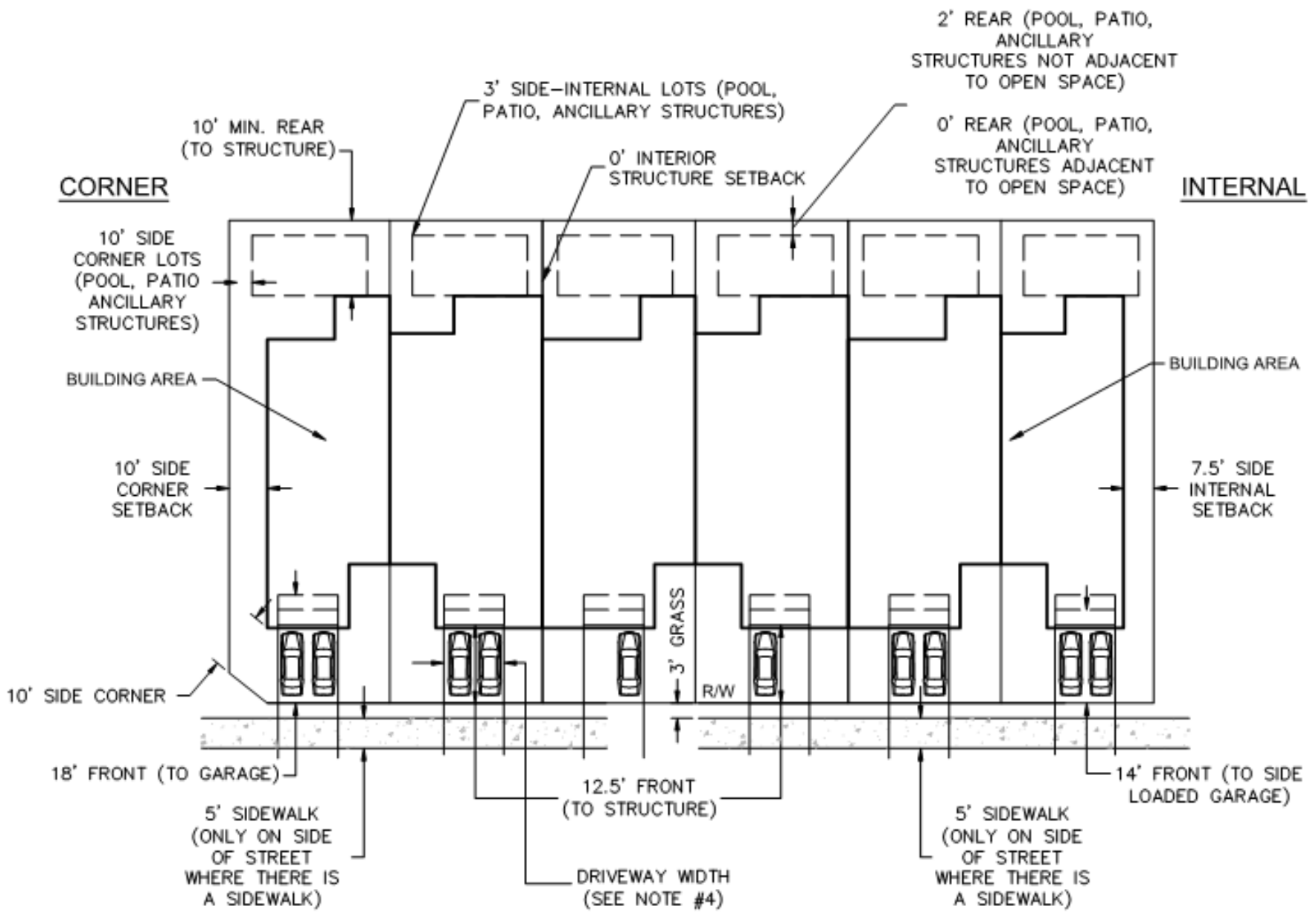
TYPICAL VILLA LOT

No Alley; Front Load - 50' Local Street



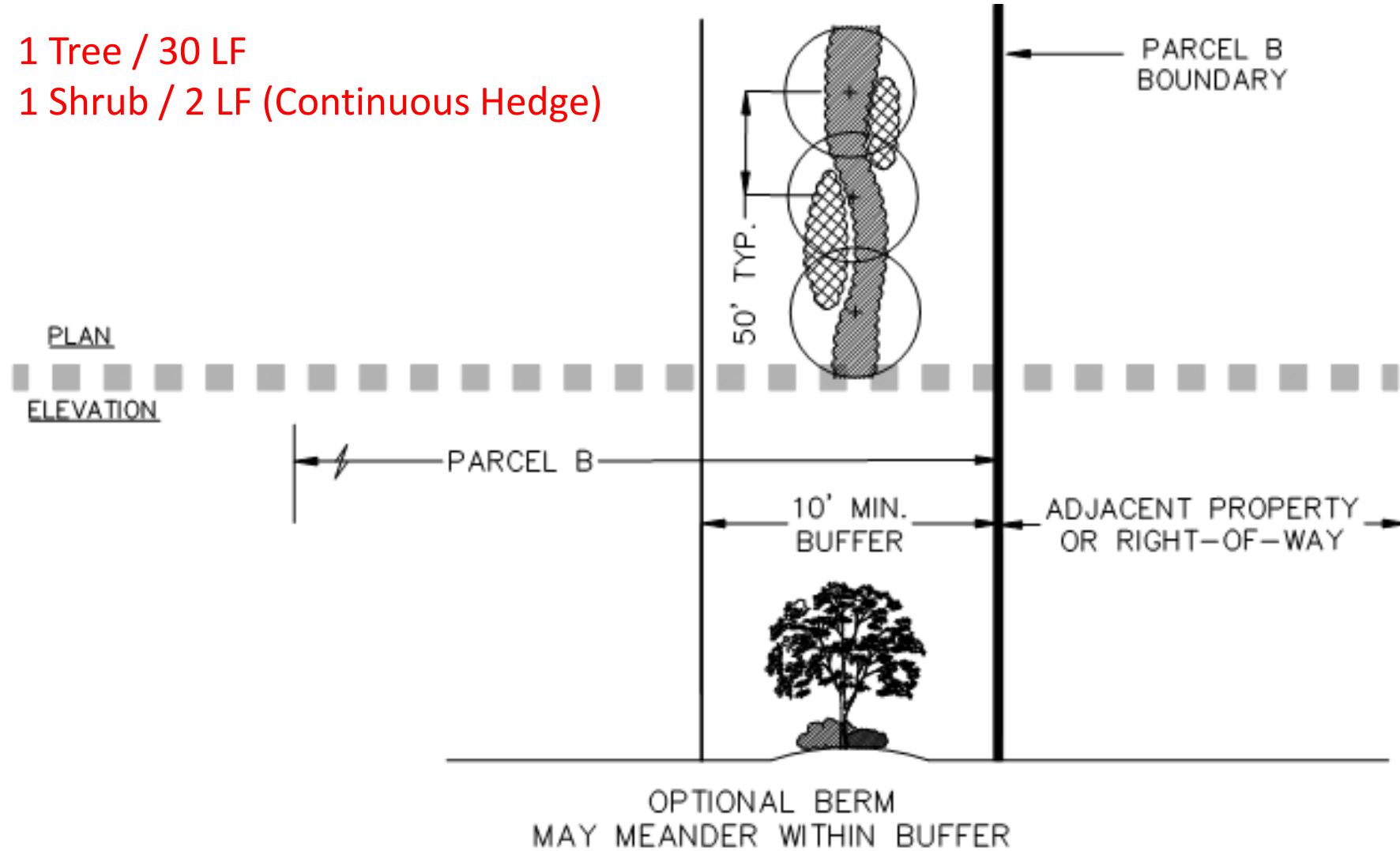
TYPICAL TOWNHOME LOT

No Alley; Front Load - 50' Local Street

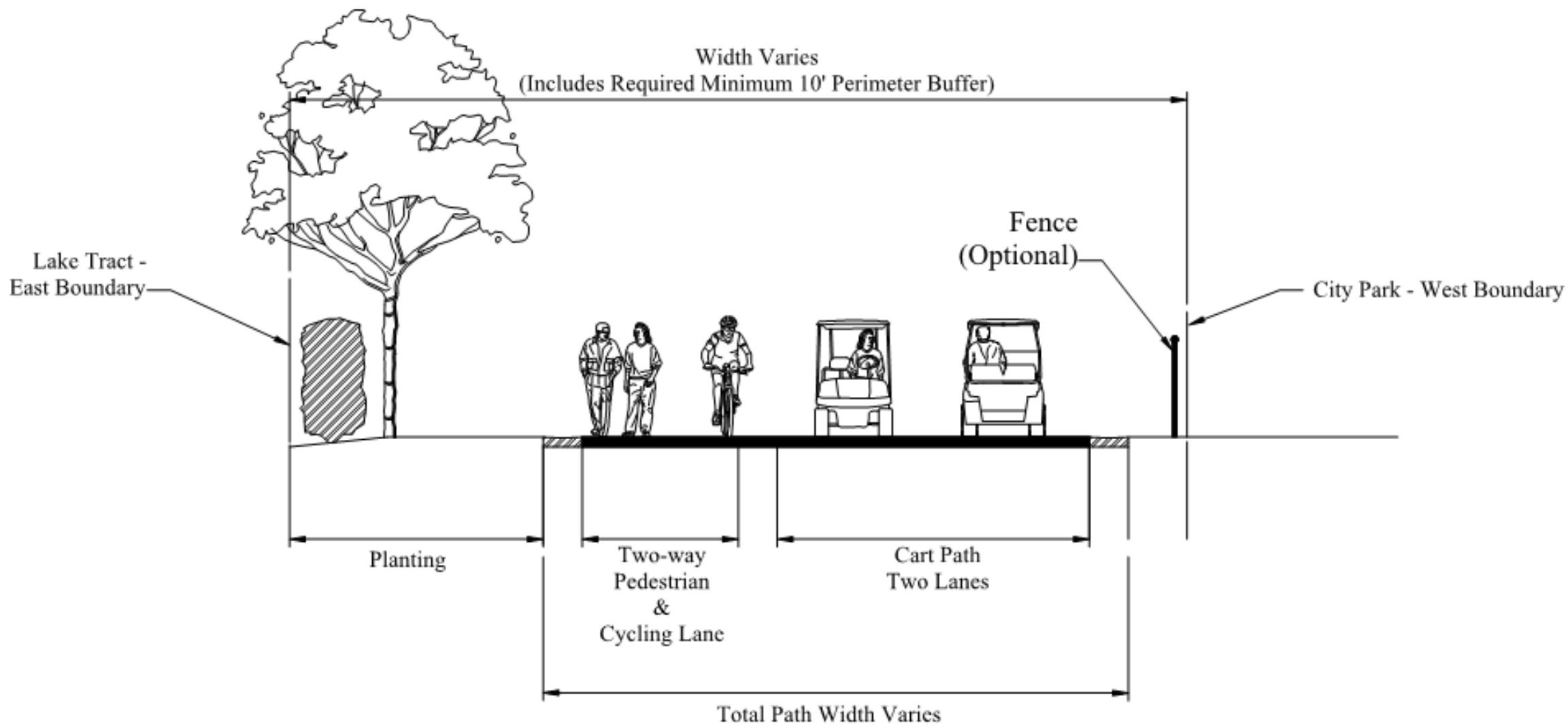


10' PERIMETER LANDSCAPE BUFFER PARCEL B

- 1 Tree / 30 LF
- 1 Shrub / 2 LF (Continuous Hedge)

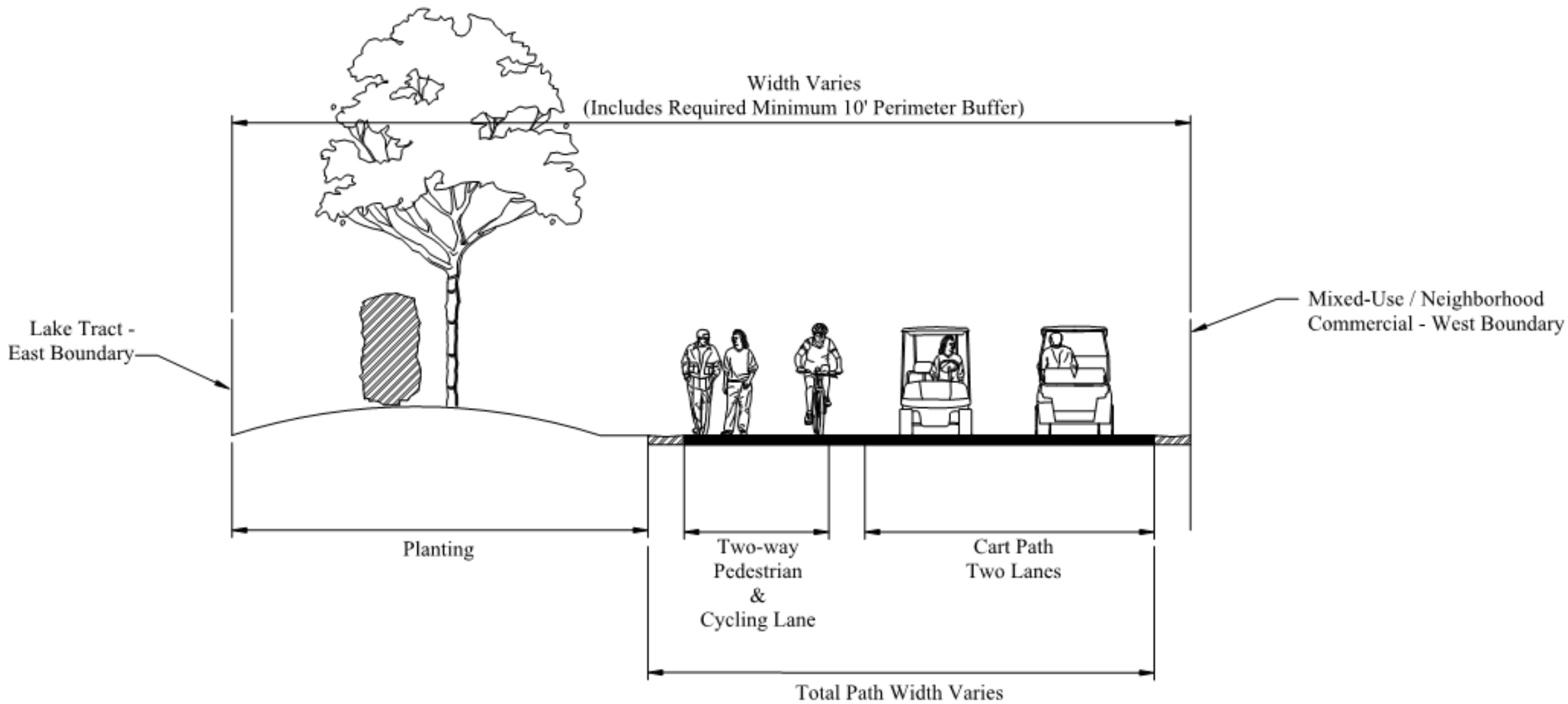


RIVERLAND COMMUNITY PATHWAY AT THE CITY PARK



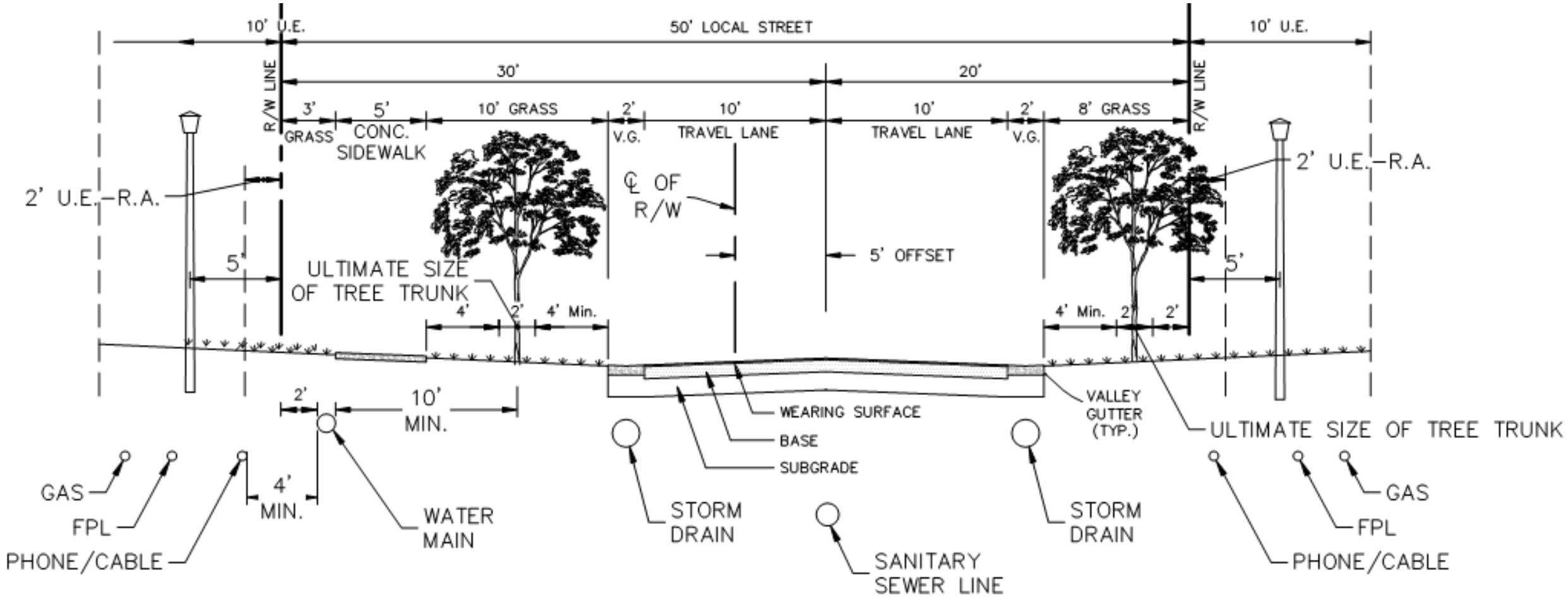
(Looking North)

RIVERLAND COMMUNITY PATHWAY AT THE MIXED-USE / NEIGHBORHOOD COMMERCIAL

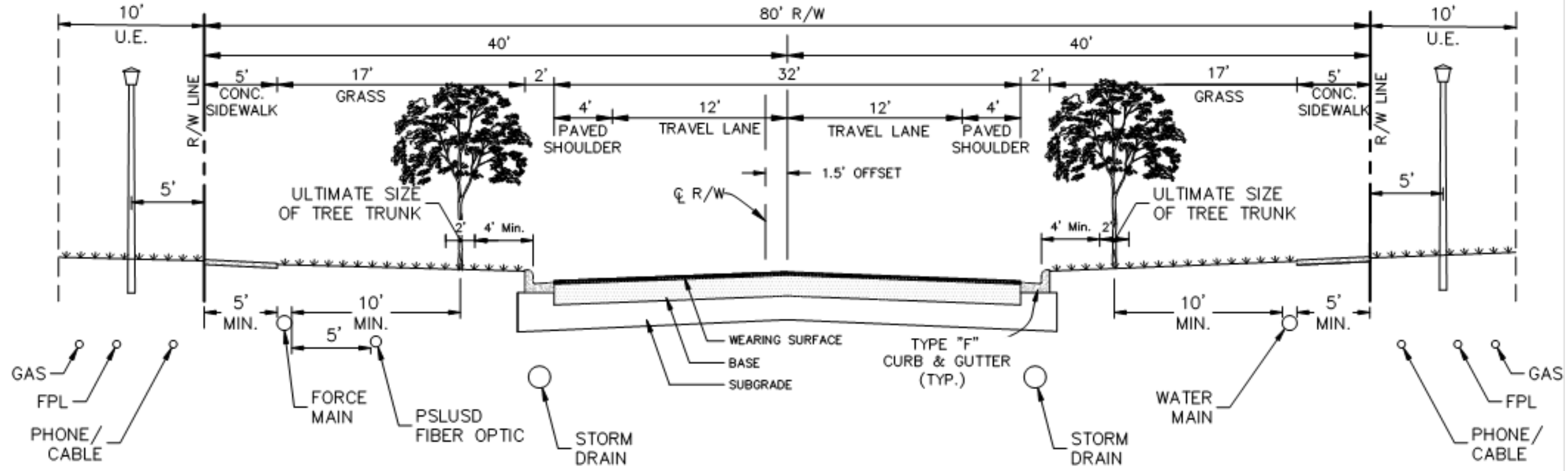


(Looking Northeast)

RESIDENTIAL LOCAL 2-LANE ROADWAY 50' ROW



RESIDENTIAL LOCAL 2-LANE ROADWAY 80' ROW



STAFF RECOMMENDATION:

The Site Plan Review Committee reviewed the request at their meeting of October 14, 2020 and Staff recommended approval.

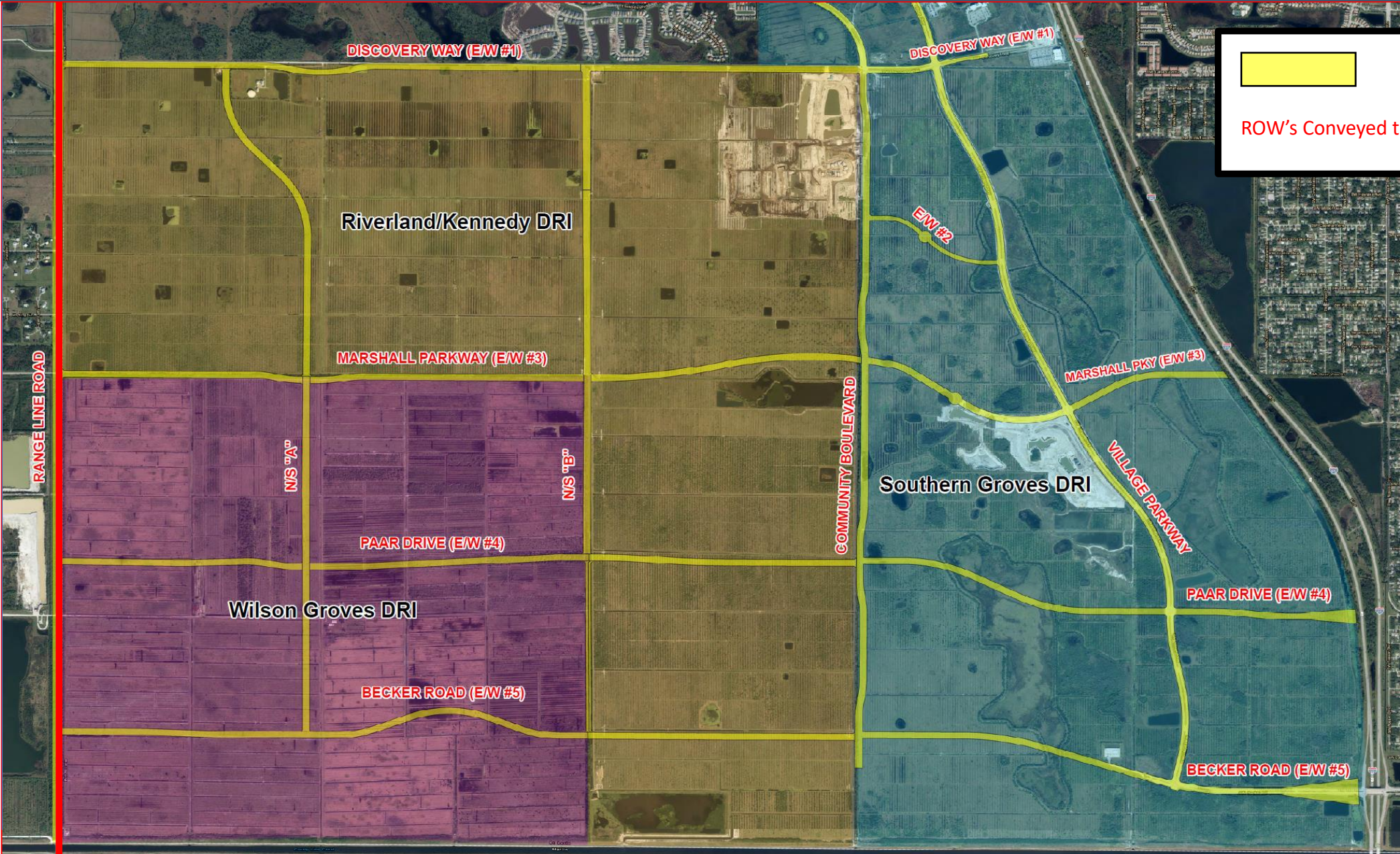
Planning and Zoning Board (January 5, 2021)

The Board recommended denial because the Board recommended denial of prior agenda item for the Riverland/Kennedy DRI Amendment P20-162, and Parcel B cannot be approved without the approval of the amendment to the Development Order.

MISLEADING CLAIMS MADE BY AKEL HOMES (ACR)

“Wilson Groves is **Landlocked**”

ROW's Conveyed to the City Within the Western Annexation Area



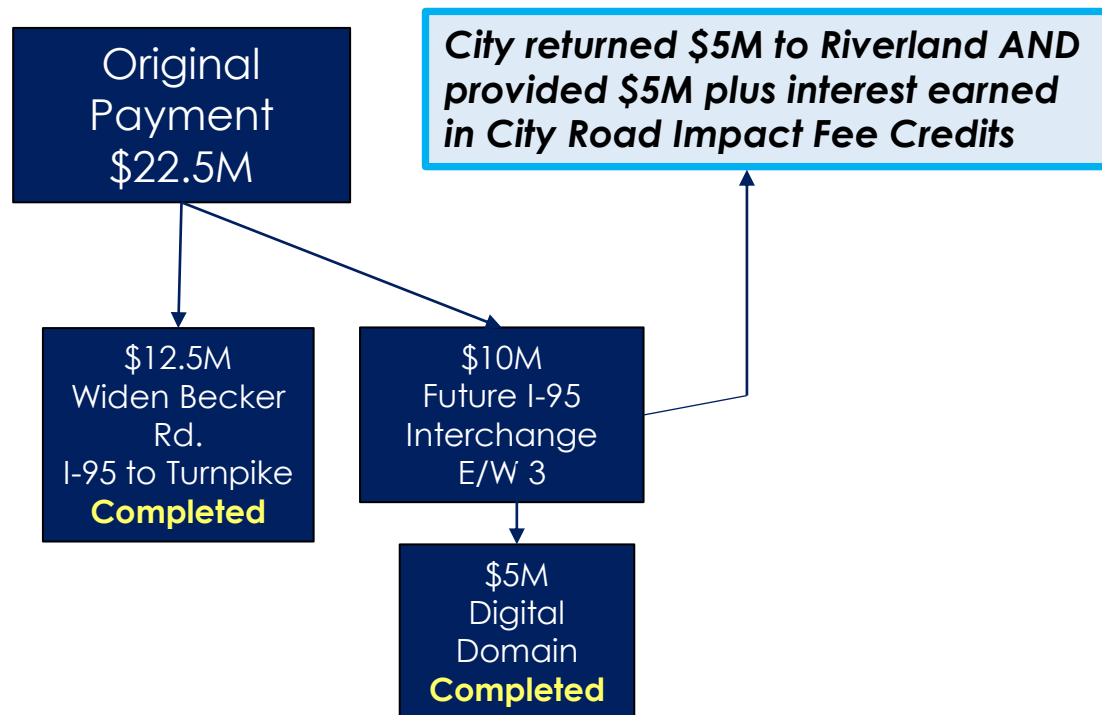
MISLEADING CLAIMS MADE BY AKEL HOMES (ACR)

ACR stated it “particularly **provided \$20M to the City for the purpose of gaining access** into our [Wilson Groves] property.”

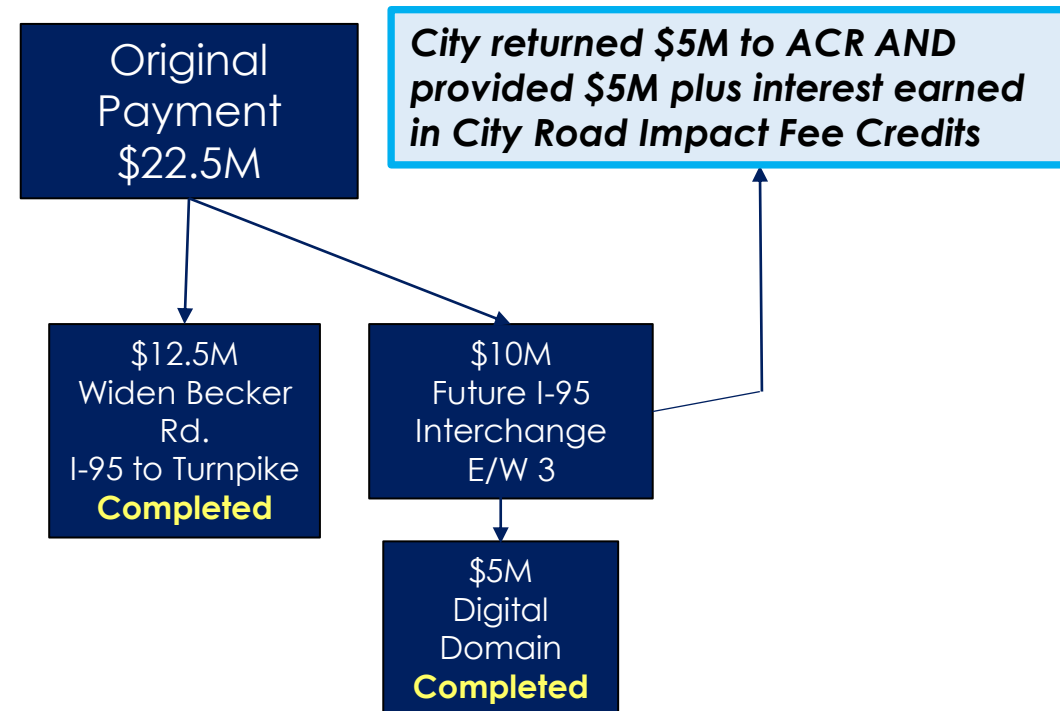
ACR DID NOT PAY \$20M FOR ROADS TO WILSON GROVES

RIVERLAND AND ACR EACH PAID \$17.5M FOR BECKER RD. EAST TO THE TURNPIKE AND FUTURE I-95 & E/W #3 INTERCHANGE

RIVERLAND/KENNEDY (GL)



ACR / ANSCA (AKEL)



First 2 lanes of Becker Road from Village Parkway to N/S B are a condition of the Wilson Groves DO, **not Riverland/Kennedy DO**

Access Road Improvements

18. No building permits shall be issued for development that generates more than the total net external p.m. peak hour trip threshold or residential units identified in Table 1, whichever comes last, until: 1) contracts have been let for the roadway widening or construction projects identified in Table 1 under "Required Improvement"; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed; or 3) the improvement is scheduled in the first three years of the applicable jurisdiction's Capital Improvements Program of FDOT's adopted work program.

Table 1

Access Road Improvements

<u>Road</u>	<u>From</u>	<u>To</u>	<u>Trip Threshold*</u>	<u>Residential Units</u>	<u>Required Improvement</u>
<u>Phase 1</u>					
Becker Rd	Village Pkwy	N/S B	0	0	2L
Secondary Emergency Access Road between Becker Rd at N/S B and Rangeline Road			0	0	Emergency Access Road
Becker Rd	N/S B	Range Line Rd	2,573	2,200	2L
<u>Phase 2</u>					
Becker Rd	N/S B	Range Line Rd	4,148	3,955	Widen to 4L D

*Wilson Groves Cumulative Total Net External DRI p.m. Peak Hour Trips

Wilson Groves DO

Public Hearing on Ansca's NOPC #2...Cont'd

CITY COUNCIL REGULAR MEETING MINUTES

JANUARY 24, 2011

Ms. Shelley continued, "At 3:30 this afternoon for the first time we got something from our neighbor alleging that there are conflicts and confusion in this NOPC. We believe there is no ambiguity in the document. Last minute objections do not create ambiguities. There certainly is no inequity created by the NOPC. In fact, we believe that the inequity has been created by the last minute objections that were potentially going to delay. On the merits of the issues raised in the letter, we agree that the original idea of all three DRI's was that each DRI would build Becker on its own project property. That would be great, except that our neighbor, we understand, will not build its portion of Becker in a timely manner, and that will hold up Wilson Groves,

MISLEADING CLAIMS MADE BY AKEL HOMES (ACR)

Riverland/Kennedy Parcel B MPUD Application
“**improperly seeks approval to construct substantially more homes than are currently permitted to** during Phase 1 of construction under Riverland’s latest development order, the approval of which would constitute a breach of the Annexation Agreement...”

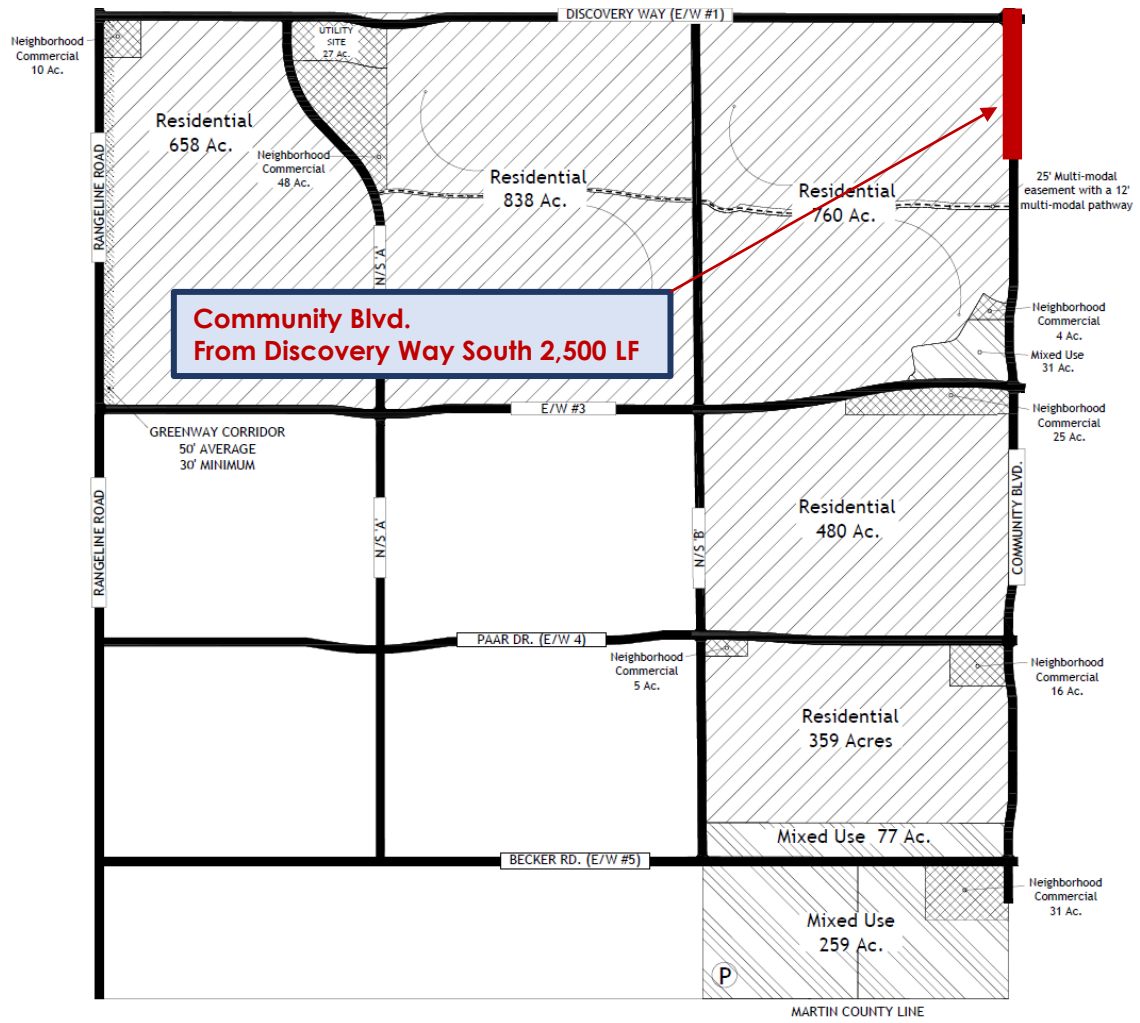
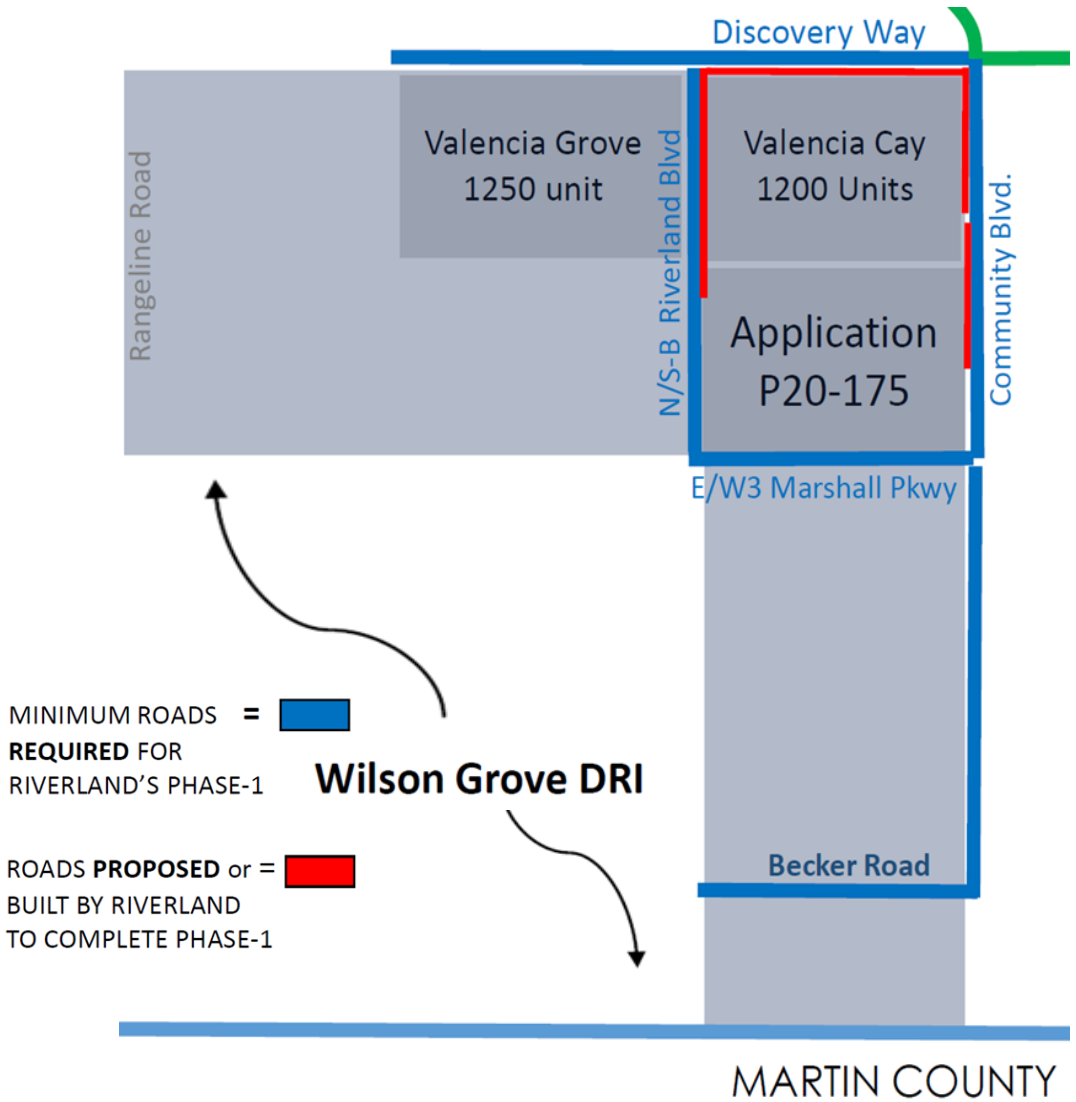
Riverland/Kennedy DRI Roadway Improvements

19. No building permits shall be issued for development that generates more than the total net external p.m. peak hour trip threshold or exceeds the number of residential units identified in Table 2, whichever comes last, until: 1) contracts have been let for the roadway widening or construction projects identified in Table 2 under "Required Improvement"; 2) a local government development agreement

ACR'S FALSE PHASE 1 DO MAP VS. RIVERLAND'S ACTUAL DO MAP

ACR'S MAP (AKEL)

RIVERLAND/KENNEDY'S MAP (GL)



MISLEADING CLAIMS MADE BY AKEL HOMES (ACR)

Breach [of the Annexation Agreement] shall result in the withholding of all further development review and approvals, including but not limited to building permits.”

Exact same controlling language in ALL Annexation Agreement amendments:

- **3rd Amendment with Riverland/Kennedy dated 11/16/09 Par. 10(a)**
- **4th Amendment with ACR dated 11/16/09 Par. 11(a)**
- **5th Amendment with Horizon [Tradition] dated 12/28/09 Par. 9(a)**

Our 3rd Amendment to Annexation Agreement

(a) The City acknowledges and agrees that: (i) certain provisions of the Riverland Development Order are inconsistent with the provisions of this Amendment; and (ii) Riverland will be making application to the City for certain amendments to the Riverland Development Order to, among other things, amend the provisions of the Riverland Development Order to be consistent with the provisions of this Amendment. The City agrees to review and consider the approval and adoption to extent permissible by law and otherwise proceed with any requested amendment to the Riverland Development Order applied for by Riverland to, among other things, make the provisions of the Riverland Development Order consistent with the provisions of this Amendment.

However, the terms, conditions and provisions of the Development Order shall be the controlling document, in the event of any inconsistencies. shall be the controlling

Continuation of Testimony of Linda Shelley, Anasca's legal counsel (former DCA secretary)

CITY COUNCIL REGULAR MEETING MINUTES

JANUARY 24, 2011

Is it agreed to by both parties? That's for a future conversation between City staff and the applicant." Ms. Shelley said, "The DO, by the terms of the Annexation Agreement, trumps the Annexation Agreement. You're going to have to amend the

Annexation Agreement enables ACR to construct Becker Rd. AND be reimbursed for the cost of construction.

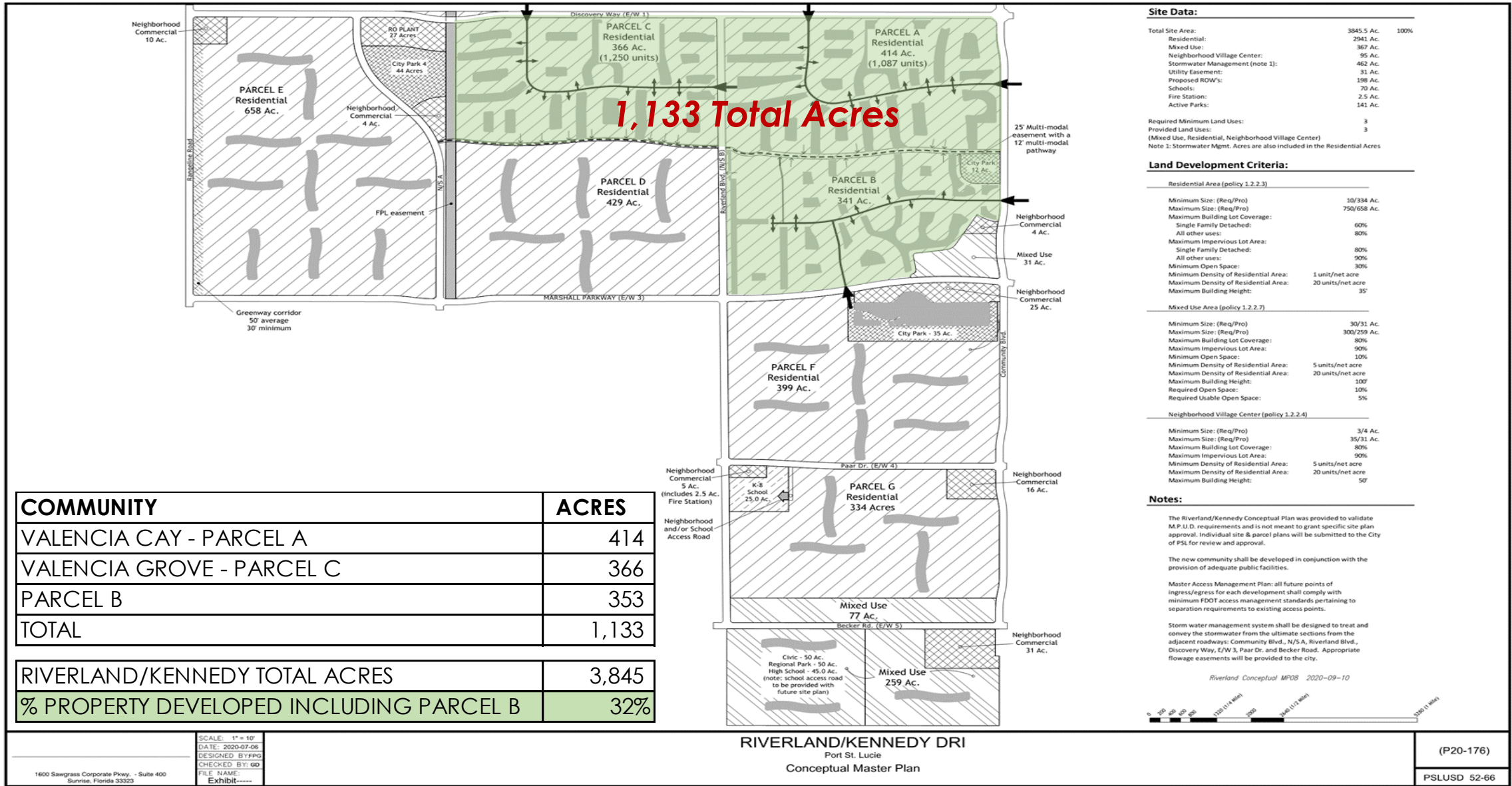
(iii) The Parties agree that if any Developer ("Defaulting Developer") fails to perform any of the transportation or other requirements imposed by this Agreement within the applicable cure period set forth in paragraph 13 below, then such breach shall result in the withholding of all further development review and approvals, including but not limited to building permits, with respect to the portion of the Annexation Property owned by such Defaulting Developer until such default is later cured by such Defaulting Developer. Additionally, in the event a Developer is in default of such transportation or other requirement not cured within the applicable cure period, then any other Developer or Developers ("Curing Developer(s)") shall have the right but not the obligation to fulfill the Defaulting Developer's obligations (the reasonable third party costs incurred in curing such breach together with interest thereon at the rate of eighteen per cent (18%) per annum from the date advanced by such party until paid together with all costs of collection, including but not limited to attorneys' fees and costs through all trial and appellate levels, are hereinafter collectively referred to as "Cure Costs") and the Defaulting Developer shall reimburse the Curing Developer upon demand for such Cure Costs.

Defaulting Developer will again be entitled to obtain development review and approvals, including but not limited to, building permits. The Defaulting Developer, in such event, shall be excluded from the vesting benefits of this Agreement for so long as that Defaulting Developer is in default unless and until the Cure Costs are reimbursed or such default is cured by the Defaulting Developer.

Each Developer Entitled to Develop 40% of Property

Upon Southern Grove paying the first twenty three million five hundred thousand dollars (\$23,500,000) as provided in paragraphs 5(a), (c) and (d), or GL and/or Ansca paying their respective seventeen million five hundred thousand dollars (\$17,500,000) share of the aggregate of thirty five million dollars (\$35,000,000) as provided in paragraph 5(f) and (j)(i) respectively, then such paying Developer shall thereupon be entitled to designate forty (40%) percent of its Property (the "Released Property") to be released from the restrictions of this Agreement as provided herein without further action of any Party hereto. Upon payment of appropriate administrative charges, the City shall provide a release in

Riverland/Kennedy has not developed more than 40% of its property



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'

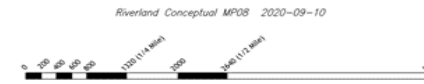
Notes:

The Riverland/Kennedy Conceptual Plan was provided to validate M.P.U.D. requirements and is not meant to grant specific site plan approval. Individual site & parcel plans will be submitted to the City of PSL for review and approval.

The new community shall be developed in conjunction with the provision of adequate public facilities.

Master Access Management Plan: all future points of ingress/egress for each development shall comply with minimum FDOT access management standards pertaining to separation requirements to existing access points.

Storm water management system shall be designed to treat and convey the stormwater from the ultimate sections from the adjacent roadways: Community Blvd., N/S A, Riverland Blvd., Discovery Way, E/W 3, Paar Dr. and Becker Road. Appropriate flowage easements will be provided to the city.



SCALE: 1" = 10'
 DATE: 2020-07-06
 DESIGNED BY: PPO
 CHECKED BY: GD
 FILE NAME: Exhibit

City Shall Process Applications for Development

(f) Permitting and Permit Review. As provided herein, the Parties recognize and agree that certain provisions of this Agreement will require the City and/or its boards, departments or agencies, acting in their governmental capacity, to consider certain changes in the City's Comprehensive Plan, zoning ordinances or other applicable City codes, plans or regulations, as well as to consider other governmental actions as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and City ordinances, including notice and hearing requirements, in the exercise of the City's jurisdiction under police power. Nothing in this Agreement is intended to limit or restrict the powers and responsibilities of the City in acting on applications for Comprehensive Plan changes and applications for other development. The Parties further recognize and agree that these proceedings shall be conducted openly, fully, freely and fairly in accordance with law and with both procedural and substantive due process to be accorded the applicant and any member of the public. Nothing contained in this Agreement shall entitle the Developers to compel the City to take any actions, save and except to timely and fairly process such applications.



age crown COLLECTION

bianca julia bellagio carlyle charleston grande

un in the

ride bike walk kayak swim

CLUBHOUSE

All of the clubhouse amenities are 24 hours a day for all of the members of the Riverland Clubhouse. The Clubhouse has 24,000 square feet and more than 20,000 sq. ft.

be fit play tennis listen

- Since opening on August 11th 2018, Riverland is the **top selling community** in Port St. Lucie.
- GL Homes is investing in a national marketing campaign that brings over **350 people per week** into the City.
- Riverland has **sold over 1,500 homes** and **closed over 900 homes** in 2-1/2 years.
- We currently have over **230 homes under construction** and are starting construction of **40 new homes** per month.







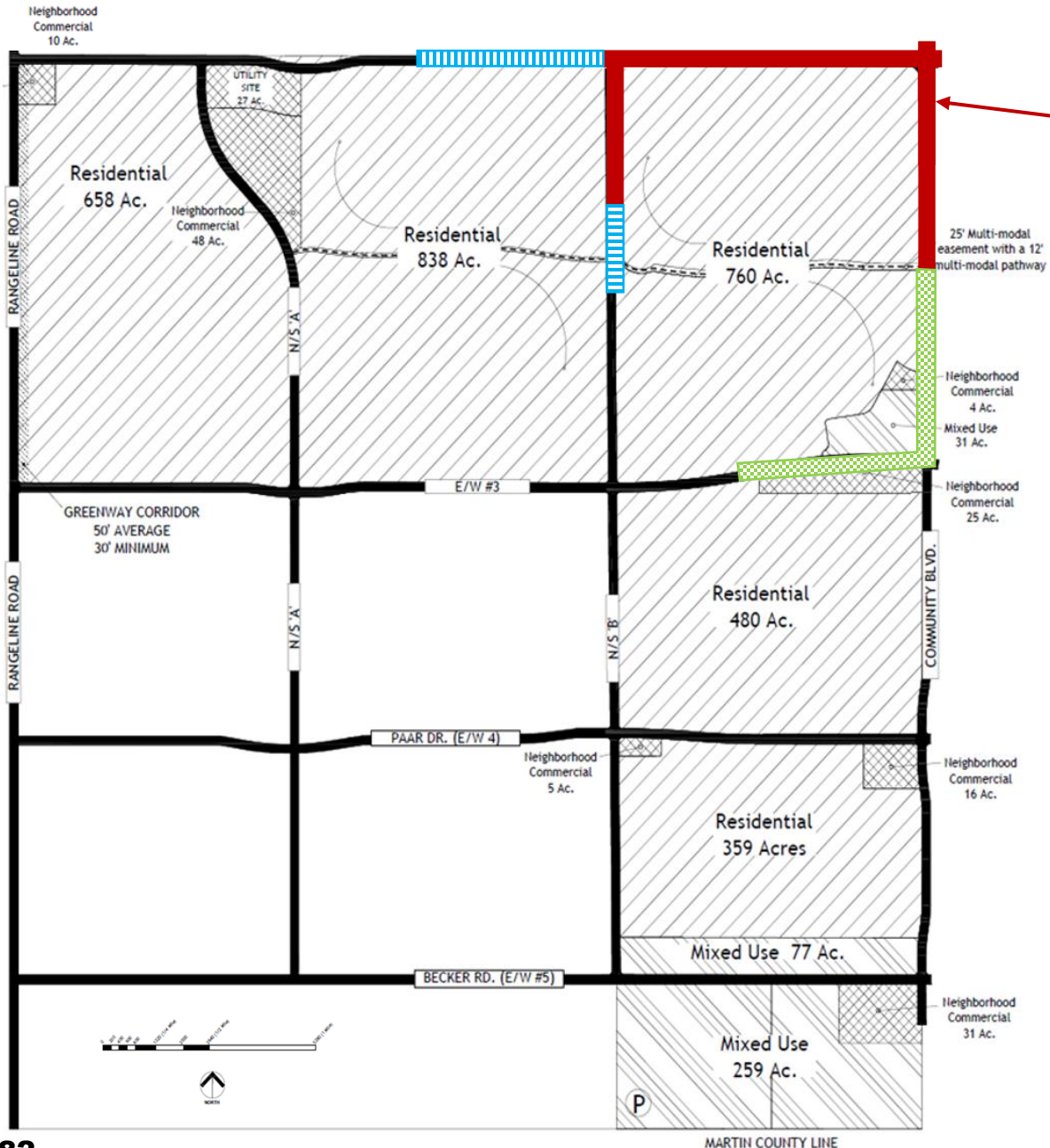
Valencia Cay

**Sold Homes – 1,500
Closed Homes - 900
Homes Under Const. - 230**

Valencia Grove

- GL Homes and its contractors **employ over 1,100 people** on the Riverland jobsite.
- In 2020, GL Homes paid the City over **\$6,300,000** for applications, fees, and taxes relating to its Riverland project.
- **This equates to paying the City over \$24,000 every working day of the year.**
- Riverland's 900+ closed homes are generating substantial revenue to the City through recurring real estate taxes.

- **1st mile of the Riverland Paseo is complete** and actively constructing the 2nd mile - providing public walking, biking and golf cart trails.
- GL Homes is working with City Staff on designing and constructing a **\$2.4M dog park and softball field** during the next 18 months.
- GL Homes has made a **sizable investment in roads** and continues to build out the City's road network **early**.



D.O. Required Roads – 2,500 LF of Comm. Blvd.

- Roads Constructed: 4.3 lane miles **\$11.8M**
- Roads Start in 12 Mos: 2.1 lane miles **\$5.7M**
- Parcel B Roads: 2.4 lane miles **\$6.0M**

TOTAL: 8.8 lane miles \$23.5M

