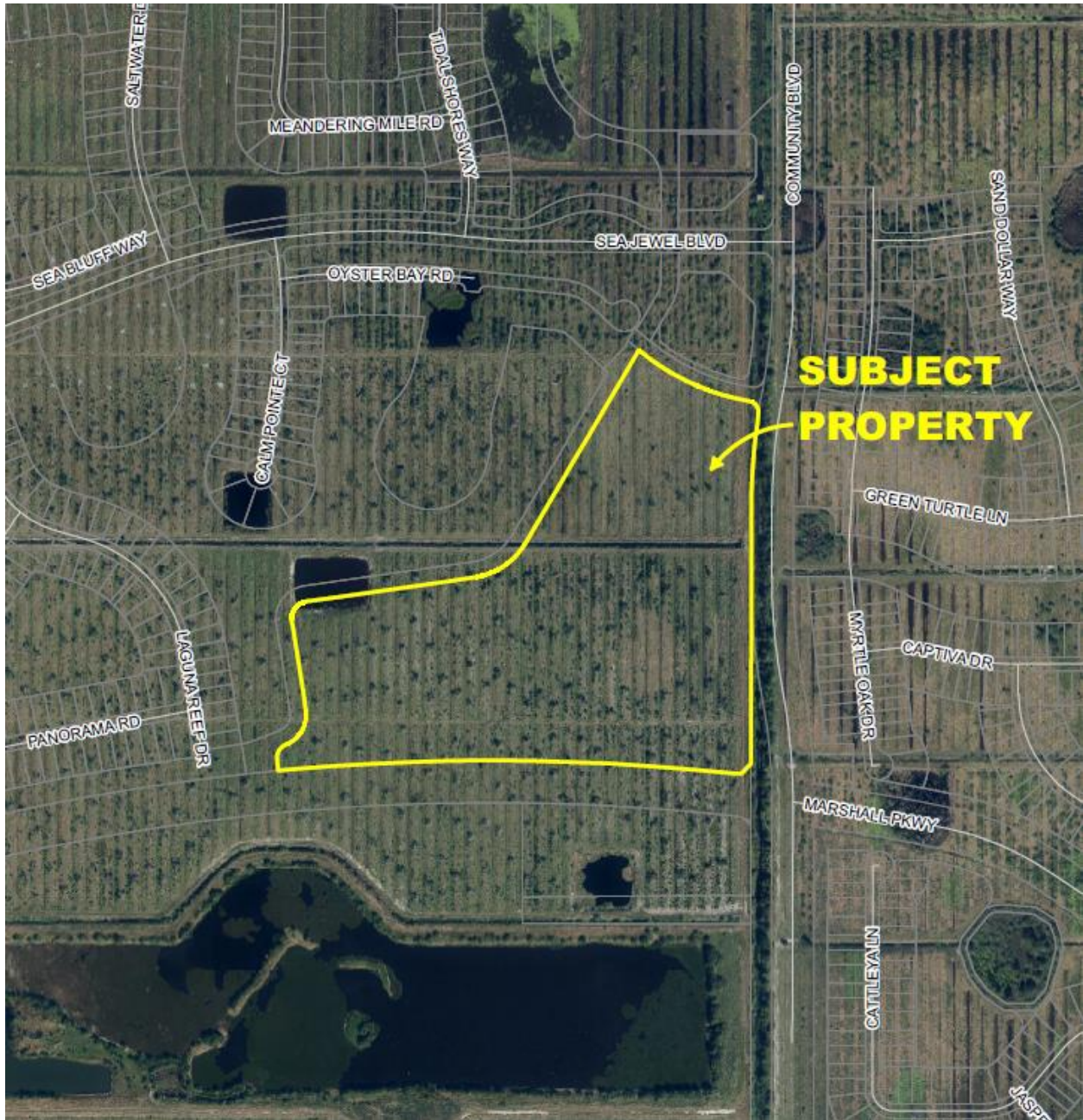




**Riverland/Kennedy DRI Riverland Center
MPUD Rezoning
P22-001**



Project Location Map

SUMMARY

Applicant's Request:	Rezone 35.7 acres from St. Lucie County AG-5 zoning to a Master Planned Unit Development.
Applicant:	Azlina Goldstein, GL Homes
Property Owner:	Riverland/Kennedy II, LLC
Location:	The property is located northwest corner of Community Boulevard and E/W #3 right-of-way (Marshal Parkway).
Address:	N/A
Project Planner:	Daniel Robinson, Planner II

Project Description

The proposed MPUD will allow for a maximum density of 261 dwellings units and 130,000 square feet of non-residential uses.

The MPUD proposes to exclude and/or exempt any buffering requirements between this MPUD and the neighboring residential Parcel B MPUD. The MPUD further stated that there shall be no perimeter buffer requirement between the Village Commercial area and the Mixed-Use area.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval at their regular meeting of February 23, 2022.

Public Notice Requirements

Notification has been sent to all property owners within 750 feet from the subject property.

Location and Site Information

Parcel Number:	432141100010007
Property Size:	Parcel Size is 35.7 of which 35.7 acres is the subject of this rezoning application.
Legal Description:	The property is legally described as a Portion of Sections 21 and 22, Township 37 South, Range 39 East, St. Lucie County, Florida
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	SLC AG-5 (St. Lucie County Agriculture 5- one dwelling unit per five acres)
Existing Use:	Vacant
Proposed Use:	Residential Community

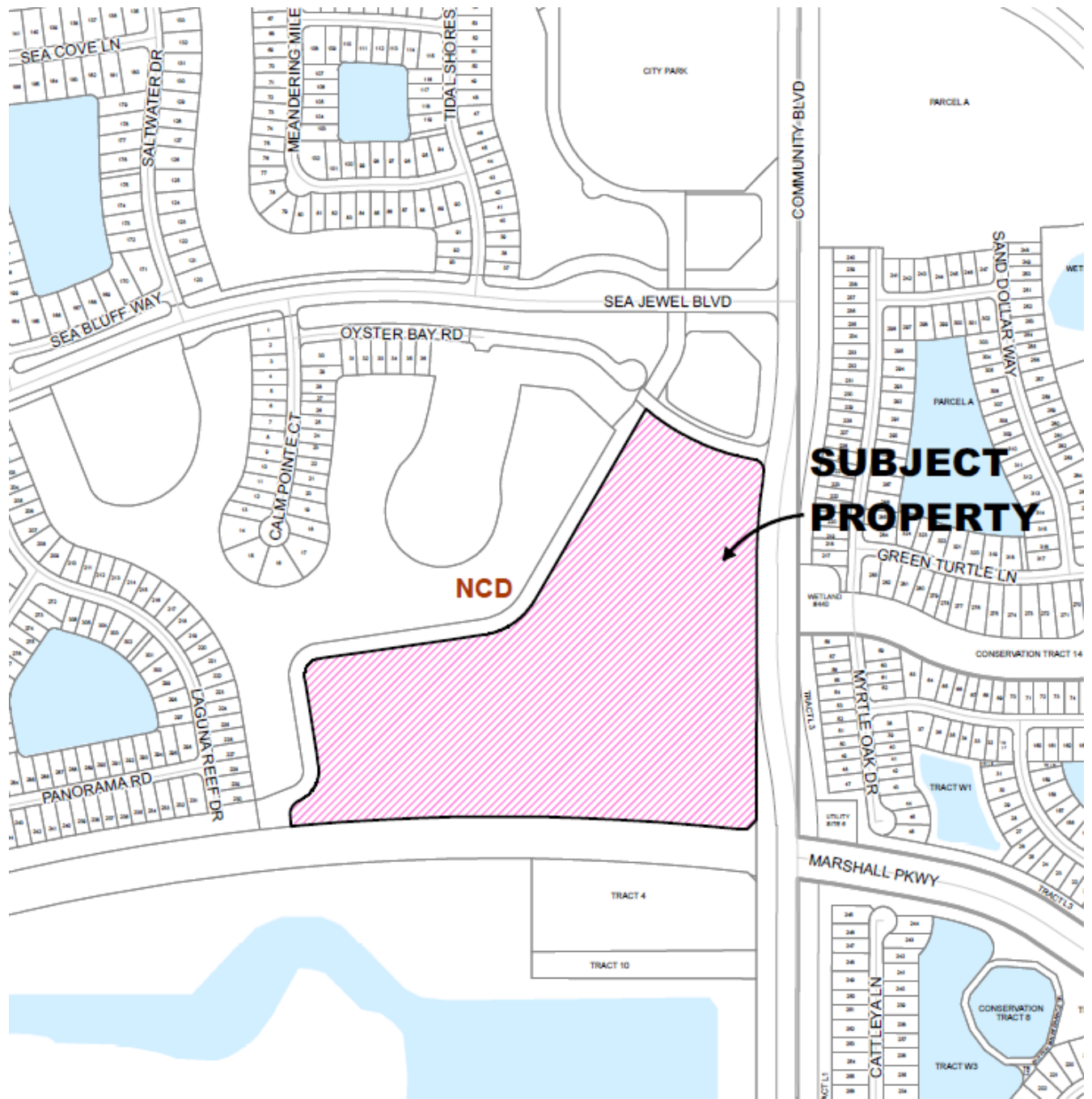
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Riverland Community
South	NCD	SLC AG-5	Vacant
East	NCD	MPUD	Pulte Development
West	NCD	MPUD	Vacant

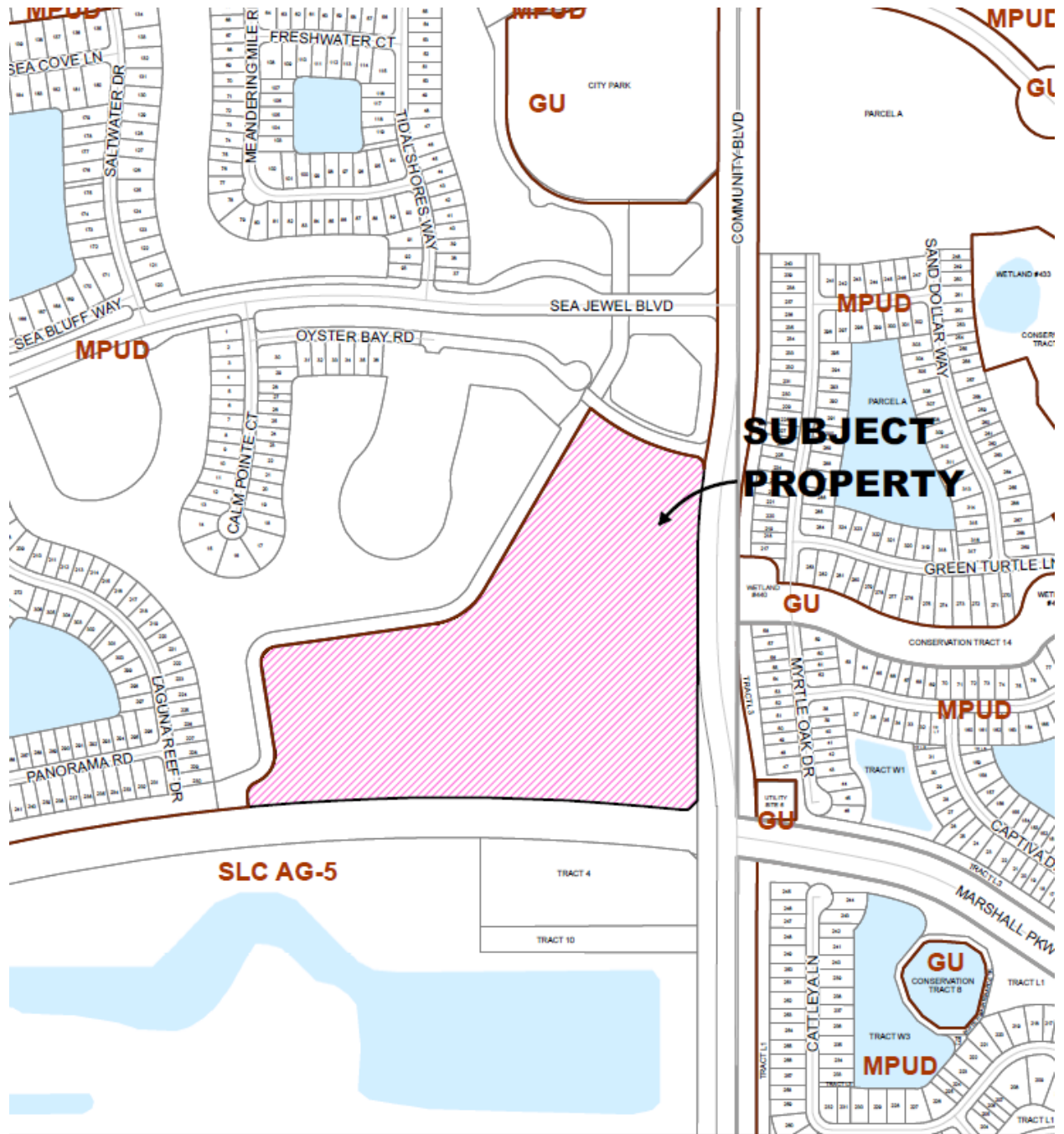
NCD – New Community Development District

MPUD – Master Planned Unit Development

SLC AG-5 - St. Lucie County AG-5 (1 dwelling unit per 5 acres)



Future Land Use



Existing Zoning

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (Policy 1.2.1.3): The proposed MPUD is consistent with Policies 1.2.2.4 and 1.2.2.7 of the Future Land Use Element regarding the development of Neighborhood/Village Commercial areas and Mixed-Use Areas within an NCD District and Policy 1.2.3.4 regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas.

MPUD REZONING REQUIREMENTS

Project Description: The proposed MPUD will allow for a maximum density of 261 dwellings units and 130,000 square feet of non-residential uses.

Standards for District Establishment

Area Requirement for an MPUD with New Community Development (NCD) Future Land Use designation.	Policy 1.2.2.4 establishes a minimum size of 3 acres for a Neighborhood/Village subdistrict. The proposed Neighborhood/Village area is 4.155 acres. Policy 1.2.2.7 establishes a minimum size of 30 acres for a Mixed-Use subdistrict. The proposed Mixed-Use area is 31.542 acres.
Relation to Major Transportation Facilities	The Riverland Center MPUD property is located at the northwest corner of Community Boulevard and Marshal parkway. Main access to the property will be along both Community Boulevard and Marshal Parkway.
Development of Regional Impact	The subject property is located within the Riverland/Kennedy DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, Home Town Communications, and the Tradition Irrigation Company for irrigation water.
Evidence of Unified Control of Area	Evidence of unified control has been provided.

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Uses	The Riverland Center MPUD property is within a designated Mixed-Use and Neighborhood/Village Commercial sub areas as shown on Figure 1-5 of the Comprehensive Plan. Figure 1-5 is the conceptual plan for the Riverland/Kennedy NCD District.
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets with connections to the adjacent neighborhoods.
Transit Oriented Design Features	A sidewalk system will be provided with connections to multi-modal paths and neighboring sites within the MPUD.

Off Street Parking and Loading Requirements	Section 7 of the MPUD provides parking and pedestrian requirements.
Underground Utilities	All utilities will be underground.
Open Space	Section 5 of the MPUD provides requirements for usable open space. Within open space areas, a minimum of five percent (5%) useable open space shall be included.
Wetlands and Uplands	There are existing wetlands on site that have been mitigated off site per the Army Corp of Engineers (ACOE) permit for the Southern Grove DRI.
Stormwater	The project provides for onsite stormwater retention as depicted on the conceptual master plan.
Landscaping and Buffering Requirements	Section 8 of the MPUD provides landscape requirements. The MPUD proposes to exclude and/or exempt any buffering requirements between this MPUD and the neighboring residential Parcel B MPUD. The MPUD further stated that there shall be no perimeter buffer requirement between the Village Commercial area and the Mixed-Use area.

RELATED PROJECTS

P20-162 Riverland/Kennedy DRI Amendment

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies 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 approval with conditions 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.