

Riverland/Kennedy DRI Large Scale Comprehensive Plan Text Amendment (P20-161)

City Council Adoption Hearing

March 8, 2021

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INCORPORATED

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Proposed Project

- An application to amend the text of the comprehensive plan by revising Figure 1-5 of the Future Land Use Element.
- Figure 1-5 is the conceptual land use plan for the Riverland/Kennedy NCD District.
- Proposed amendment adjusts the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial, sub-districts to accommodate new development proposals.



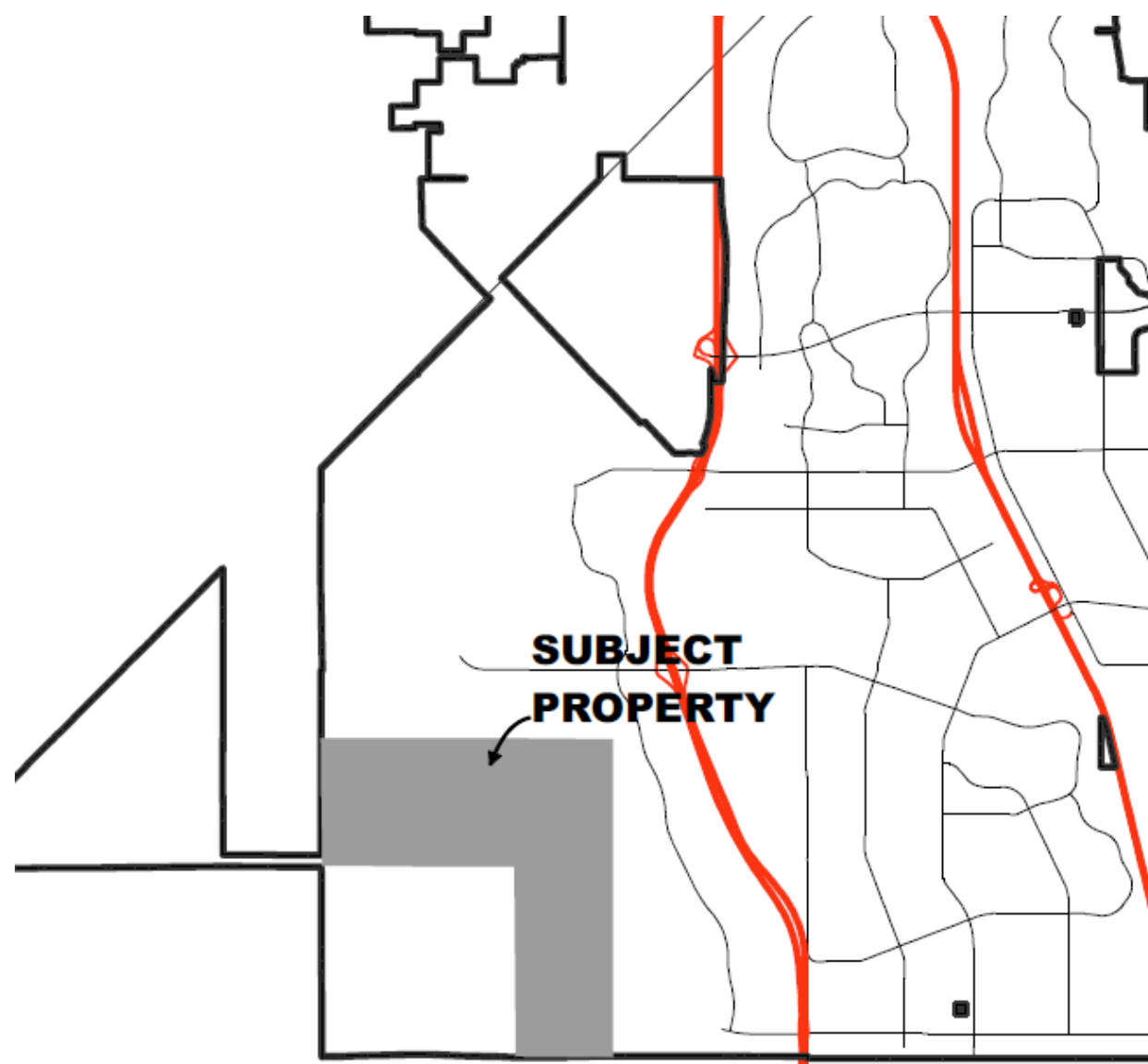
General Information:

Property Owner – Riverland Associates I & III, LLLP; Riverland/Kennedy II, LLC

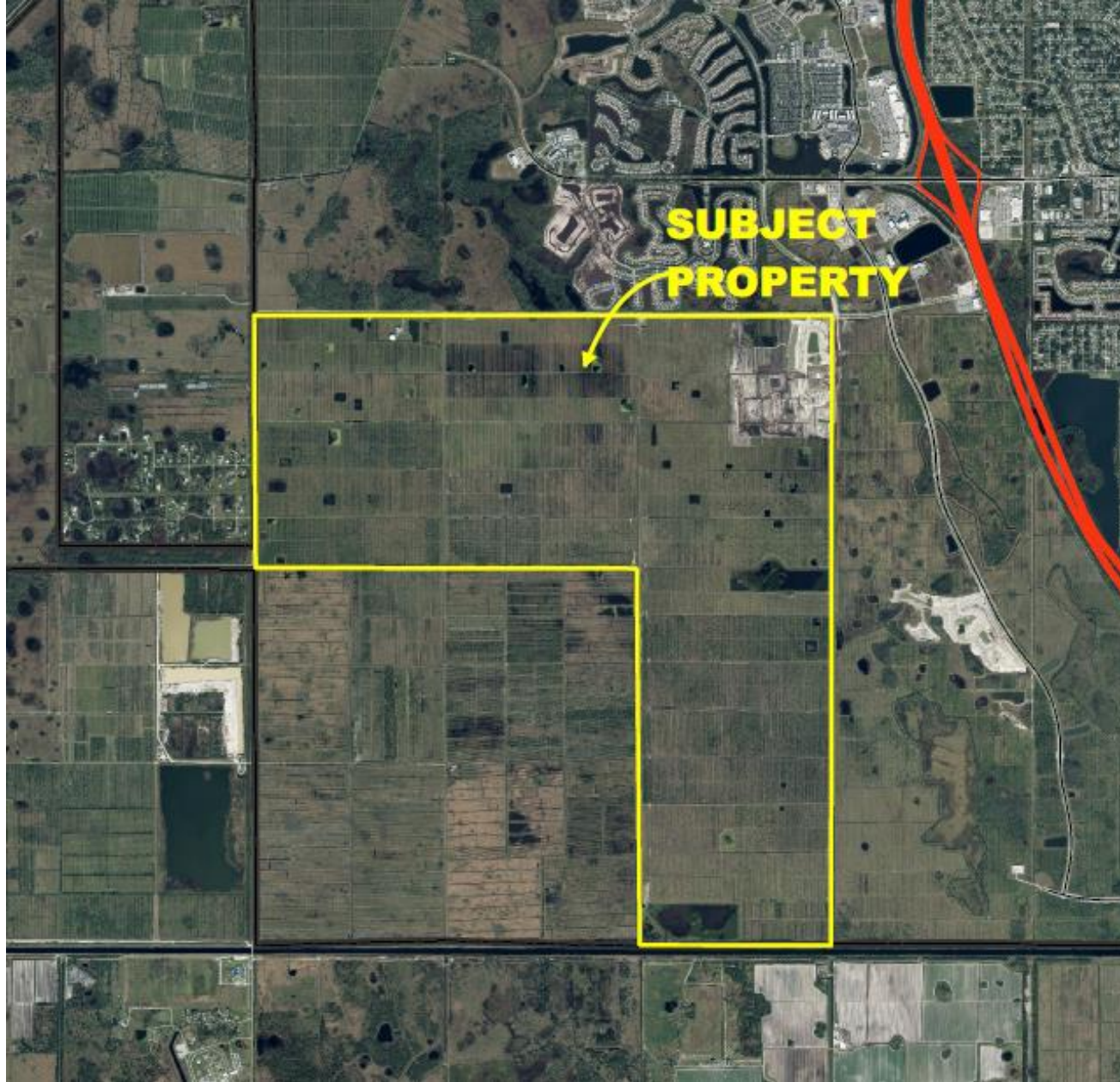
Applicant – Urban Design Studio

Location – The property is located south of Discovery Way and west of Community Boulevard.

Location



Aerial

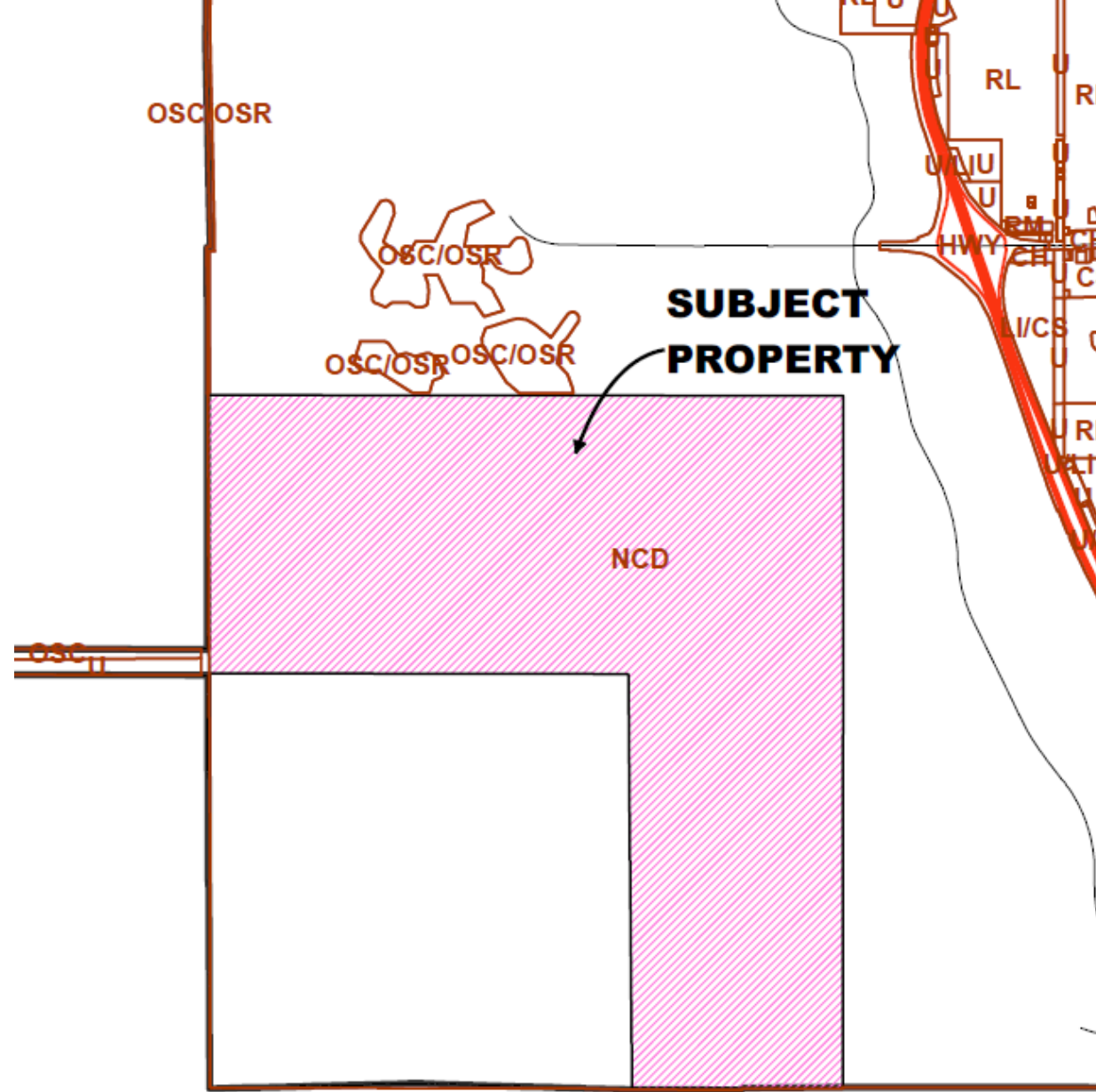


Aerial

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Land Use



Future Land Use

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Background

- Riverland/Kennedy is an approved Development of Regional Impact (DRI) approximately 3,845 acres in size.
- Development plan divides the project into major districts consistent with the NCD (New Community Development) future land use classification and policies.
- Entitlements include:
 - 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

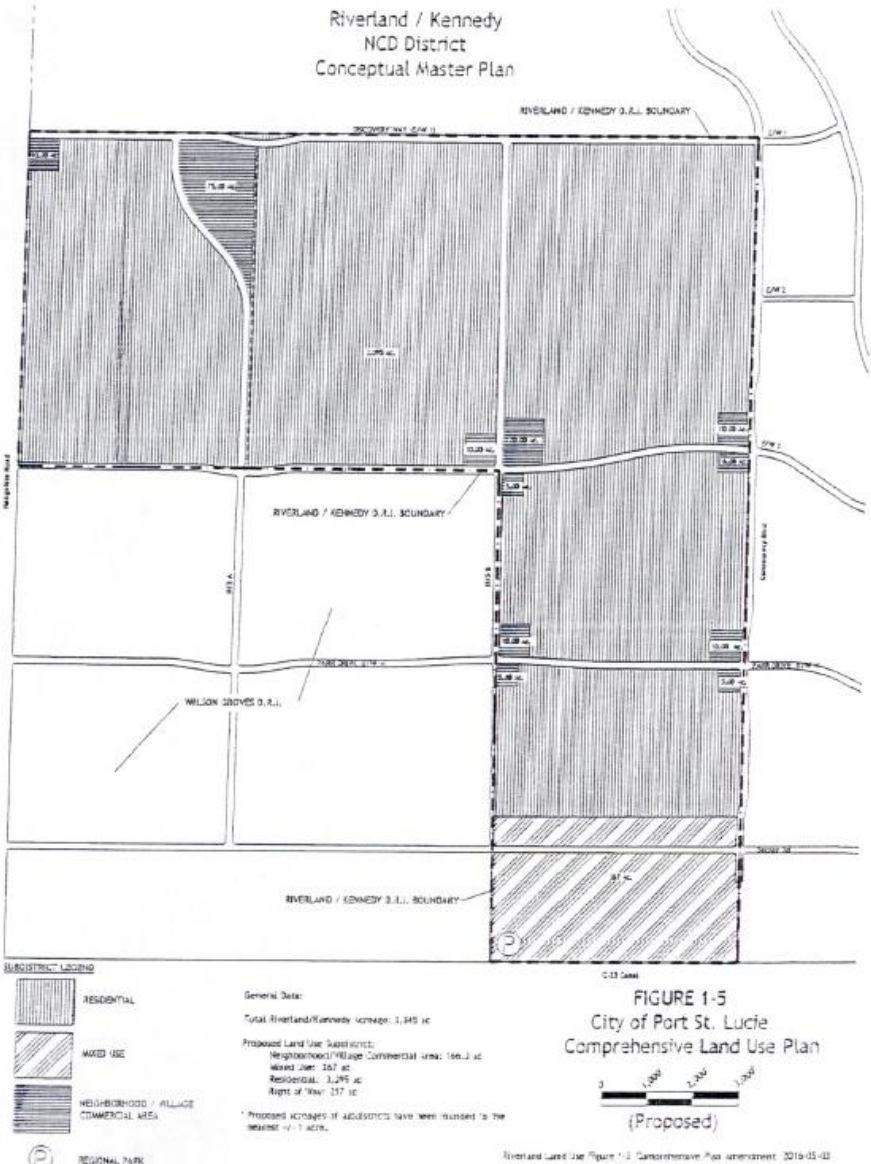


Impacts and Findings

- Policy 1.2.1.3 of the Comprehensive Plan requires the adoption of a conceptual land use plan for a DRI with the NCD Future Land Use classification.
- The conceptual plan is to illustrate how the land use sub-categories are allocated, where they are located, and how they would function in relation to each other.
- Policy 1.2.2.1 of the Comprehensive Plan requires an NCD District to contain a minimum of three land use subdistricts.
- Policy 1.2.10.2 states that the Riverland/Kennedy NCD District shall, at a minimum, contain the Residential, Mixed-Use and Neighborhood/Village Commercial use as the three areas required by Policy 1.2.2.1.
- The proposed text amendment to Figure 1-5 is consistent with these policies.

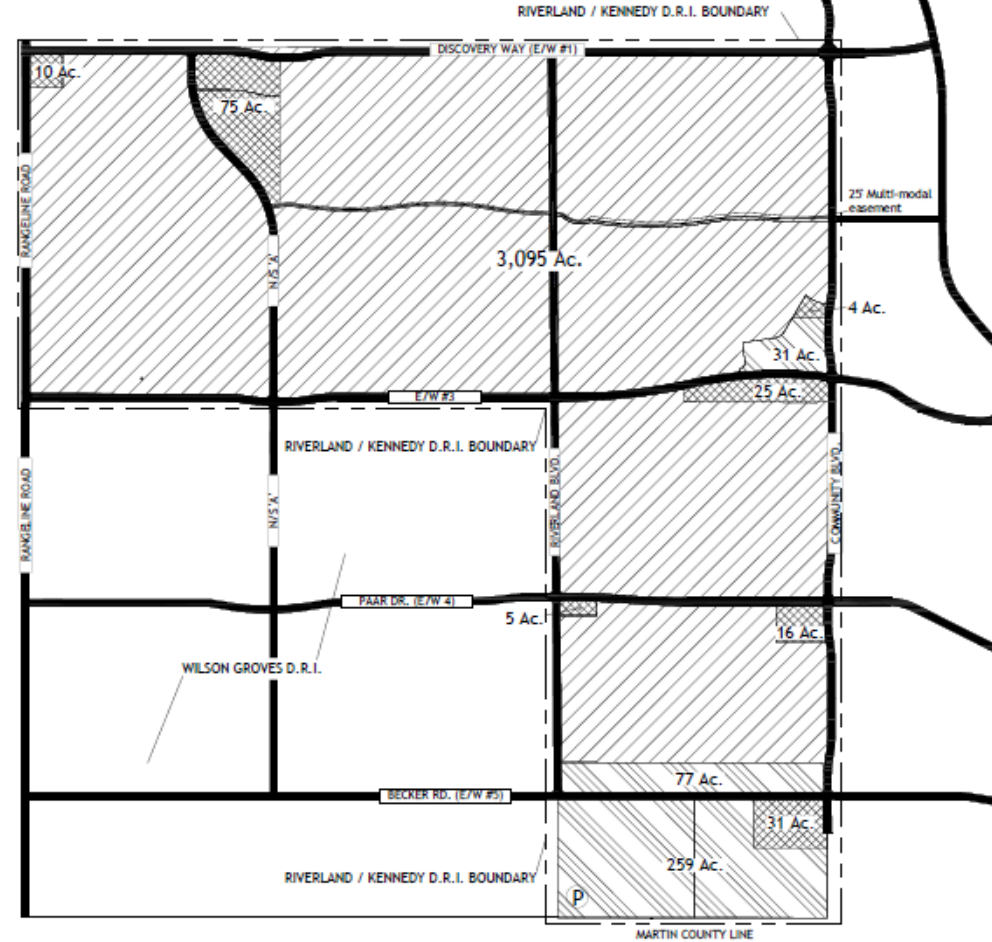


Existing Figure 1-5







Proposed Figure 1-5

Riverland / Kennedy
NCD District
Conceptual Master Plan



SUBDISTRICT LEGEND

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

General Data:

Total Riverland / Kennedy D.R.I. Acreage: 3,845 Ac.
 Proposed Land Use Subdistrict Acreage:
 Neighborhood / Village Commercial Area: 166 Ac.
 Mixed-Use: 367 Ac.
 Residential: 3,095 Ac.
 Right-of-Way: 217 Ac.

* Proposed acreages of subdistricts have been rounded to the nearest +/- 1 acre.

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



Recommendation

- The Florida Department of Economic Opportunity has no comments pertaining to the proposed amendment.
- The Treasure Coast Regional Planning Council has no comments pertaining to the proposed amendment.
- The Planning and Zoning Board recommended approval of the proposed amendment at the October 6, 2020 Planning and Zoning Board meeting.
- A transmittal hearing was held on October 26, 2020

