

RIVERLAND/KENNEDY DRI COMPREHENSIVE PLAN TEXT AMENDMENT JUSTIFICATION STATEMENT

Submitted: August 31, 2020
Via Electronic Submittal



Urban Planning and Design
Landscape Architecture
Communication Graphics

SUMMARY OF REQUEST

On behalf of Riverland Associates I, LLLP, Riverland Associates III, LLLP, and Riverland/Kennedy II, LLC (hereby collectively referred to as the "Applicant"), Urban Design Studio (UDS) has prepared this narrative to summarize and justify the proposed Comprehensive Plan Text Amendment necessary in order to modify policies and Figure 1-5, the Conceptual Master Plan, for the Riverland/Kennedy Development of Regional Impact ("DRI"). The Applicant is requesting the below text amendments to facilitate the orderly implementation of the Riverland/Kennedy DRI.

Large-Scale Comprehensive Plan Amendment to the Future Land Use Element:

- Revise Figure 1-5 to reflect the proposed relocation of land use designations within the Riverland/Kennedy DRI master planned area
- Amend the text of Policy 1.2.10.1 to indicate the proposed number of age-restricted residential units included within the total number of approved residential units
- Amend the text of Policy 1.2.10.1 to correct a scrivener's error with respect to the reference to Figure 1-5 where it was previously known as Figure 18

The above requests will facilitate revisions to the Conceptual Master Plan for the Riverland/Kennedy DRI to allow the relocation of land use designations within the master planned area with no net change in the total acreage approved for each land use designation type: Mixed-Use, Neighborhood Commercial, and Residential. The overall acreages for each land use sub-district remain consistent with Policy 1.2.10.2 of the Comprehensive Plan. The proposed amendment to the Policy 1.2.10.1 of the Future Land Use Element of the Comprehensive Plan serves to indicate the proposed minimum number of active adult, age-restricted residential units out of the approved maximum of 11,700 residential units. No change in the approved development intensity is requested.

DESCRIPTION OF SUBJECT AREA

The Riverland/Kennedy DRI project is a previously approved mixed-use Development of Regional Impact (DRI) located on approximately 3,845 acres in what is known as the Western Annexation Area. This area is located in the southwestern portion of the City of Port St. Lucie (the "City") and is generally bound by Range Line Road on the west, I-95 to the east, the C-23 Canal and St. Lucie/Martin County line to the south, and Discovery Way to the north. The

subject area is bordered by the Western Grove and Tradition DRIs to the north, Southern Grove DRI to the east, Wilson Groves DRI to the southwest, and by agricultural land to the west. The below table describes the future land use designation, existing land use, and zoning for adjacent properties.

Table 1: Surrounding Property Designations

| PROPERTY | DEVELOPMENT | FUTURE LAND USE | EXISTING LAND USE | ZONING CATEGORY |
|-----------|--------------------|------------------------------|-------------------------------|---------------------|
| NORTH | Tradition DRI | NCD | Mixed Use (Under Development) | MPUD |
| EAST | Southern Grove DRI | NCD | Mixed Use (Under Development) | MPUD |
| SOUTHWEST | Wilson Groves DRI | NCD | Agricultural | N/A |
| SOUTH | Martin County | Agricultural (Martin County) | Agricultural (Martin County) | A-2 (Martin County) |
| WEST | St. Lucie County | AG-5 | Agricultural | AG-5 |

APPROVAL HISTORY

The City Council first approved the Riverland/Kennedy DRI Development Order with the adoption of Resolution 06-R78 on September 25, 2006 to allow the mixed-use DRI on approximately 3,845 acres in the Western Annexation Area.

The first amendment to the Riverland/Kennedy DRI Development Order, known as Notice of Proposed Change (NOPC) No. 1, was adopted by Resolution 07-R70 on August 27, 2007 to amend certain conditions of approval for the project regarding transportation and affordable housing.

The second amendment to the Riverland/Kennedy DRI Development Order, NOPC No. 2, was adopted by Resolution 12-R69 on January 1, 2015 to amend certain conditions of approval for the project regarding phasing, buildout and expiration dates; transportation; environmental and natural resources; and human resource issues.

The third amendment to the Riverland/Kennedy DRI Development Order, NOPC No. 3, was adopted by Resolution 16-R52 on September 12, 2016 to amend the Conceptual Master Plan Map H by removing 15 acres of commercially designated sub-district in exchange for an equivalent area of residential sub-district in the northeast corner of the DRI property and to request executive order time extensions to the phasing, buildout, and expiration dates.

In relation to the most recent amendment, NOPC No. 3, the City Council approved Ordinance 16-29 on August 22, 2016 a Comprehensive Plan Amendment to accomplish the following:

- Revise the Conceptual Master Plan map for the Riverland/Kennedy DRI to eliminate 15 acres of Neighborhood Commercial land use designation and replace it with an equivalent 15 acres of Residential land use designation.
- Revise Objective 1.2.10 and Policy 1.2.10.5 to remove the reference to the Annexation Agreement, dated July 19, 2004, as amended, in order to reduce the possibility of internal inconsistencies, as the Annexation Agreement may be amended over time.

- Revise Policy 1.2.10.2 to revise the allocation of land use in the Riverland/Kennedy DRI as:
 - 166 acres of Neighborhood Commercial land use,
 - 367 acres of Mixed-Use land use, and
 - 3,095 acres of Residential land use.
- Revise Policy 1.2.10.5 to delete subsection a) through f) addressing transportation improvements that have been completed or are addressed in Table 2-9, 2035 Cost Feasible Projects Roadway Needs Assessment.
- Revise Table 2-8, Roadway Needs Assessment, and Table 2-9, 2035 Cost Feasible Projects Roadway Needs Assessment (2016-2035), to reflect that E/W 2 roadway will extend from Community Blvd. to Village Parkway. The segment of E/W 2 roadway from N/S A to Community Blvd. was previously removed from the Riverland/Kennedy DRI master plan.
- Revise several maps to remove the segment of E/W 2 noted above, and N/S BC, which extended from Paar Drive to Becker Road between N/S B and Community Boulevard. These segments were deleted from the following maps:
 - Map FLU-2b Vacant Lands
 - Map TRN-2 Future Number of Lanes
 - Map TRN-3a Future Functional Class
 - Map TRN-11 Existing/Future Transportation (2035)
 - Map TRN-12 SW Annexation Area Roadway Plan

DESCRIPTION OF PROPOSED MODIFICATIONS

The existing Master Development Plan for the Riverland/Kennedy DRI divides the project into land use sub-districts consistent with the New Community Development (NCD) future land use designation. The NCD future land use designation is intended to facilitate large-scale mixed-use master planned communities. The NCD designation provides developers with the option of providing at least three of seven possible land use sub-districts including: Residential, Neighborhood/Village Commercial, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use. The land use sub-districts provided by the Riverland/Kennedy DRI Conceptual Master Plan include Residential, Neighborhood/Village Commercial, and Mixed-Use areas.

The proposed text amendments to the Future Land Use Element of the Comprehensive Plan for the Riverland/Kennedy DRI include the following changes to Policy 1.2.10.1, Policy 1.2.10.2, and Figure 1-5.

- Replace the existing Figure 1-5 with the proposed Figure 1-5 to:
 - Relocate a total of 31 acres of Mixed-Use sub-district within the DRI Property, more specifically:
 - **From:** the southwest corner of Community Boulevard and Becker Road;
 - **To:** the northwest corner of Community Boulevard and E/W 3 (Marshall Parkway).
 - Relocate a total of 61 acres of Neighborhood/Village Commercial sub-district within the DRI Property, more specifically:

- **From:** the northwest, northeast, and southeast corners of N/S B and E/W 3 (Marshall Parkway), the northwest corner of Community Boulevard and E/W 3 (Marshall Parkway), the northeast corner of N/S B and E/W 4 (Paar Drive), and the northwest corner of Community Boulevard and E/W 4 (Paar Drive);
 - **To:** the northwest and southwest corners of Community Boulevard and E/W 3 (Marshall Parkway), the southwest corner of Community Boulevard and E/W 4 (Paar Drive), and the southwest corner of Community Boulevard and E/W 5 (Becker Road).
 - Relocate a total of 55 acres of Residential sub-district within the DRI Property, more specifically:
 - **From:** the northwest and southwest corners of Community Boulevard and E/W 3 (Marshall Parkway) and the southwest corner of Community Boulevard and E/W 4 (Paar Drive);
 - **To:** the northwest, northeast, and southeast corners of N/S B and E/W 3 (Marshall Parkway), the northeast corner of N/S B and E/W 4 (Paar Drive), and the northwest corner of Community Boulevard and E/W 4 (Paar Drive).
 - Include a 25-foot wide multi-modal easement for a proposed multi-modal path in the northern area of DRI property running from Community Boulevard to N/S 'A'.
- Amend the text of Policy 1.2.10.1 and Policy 1.2.10.2 as follows:
 - "Policy 1.2.10.1: The density and intensity of the Riverland/Kennedy NCD District shall be limited to 11,700 residential units (inclusive of a minimum of 3,275 age-restricted units) and a maximum 3,942,495 GSF of retail, research and office, light industrial and institutional and civic, plus amenities and ancillary uses."
 - "Policy 1.2.10.2: The allocation of land uses within the Riverland/Kennedy NCD shall be as shown in Figure ~~48~~ 1-5 providing for 166 acres of Neighborhood/Village Commercial Areas, 367 acres of Mixed-Use, and 3,095 acres of Residential.

The current development plan includes one medium size mixed-use area, eight smaller commercial area, two school sites, several areas designated for residential uses, a series of water management lakes, and a greenway corridor averaging 50 feet in width along the western edge of the property. The proposed revisions would result in a more desirable distribution of land use designations within the master planned area to include two medium and one larger mixed-use areas, as well as two medium and five smaller commercial areas while maintaining several large residential areas, two school sites, multiple park areas, a series of water management lakes, and a greenway corridor averaging 50 feet in width along the western edge of the DRI property. The proposed Figure 1-5 also includes a pedestrian multi-modal easement averaging 25 feet in width within the northern areas of the DRI property, which runs along the path previously designated as roadway E/W #2, to enable multi-modal pedestrian connections through residential sub-districts from Community Boulevard to N/S 'A'.

The proposed relocation of land use sub-districts will not impact the overall allocation of land uses at 166 acres of Neighborhood/Village Commercial, 367 acres of Mixed-Use, and 3,095 acres of Residential land uses sub-districts.

The proposed text amendment to Policy 1.2.10.1 will continue to facilitate a maximum of 11,700 residential units and 3,942,295 square feet of retail, research and office, light industrial, institutional and civic, amenities, and ancillary uses. However, City staff has requested the Applicant indicate the proposed number of active adult, age-restricted residential units included within the maximum of 11,700 residential units. The Applicant is proposing a minimum of 3,275 age-restricted units for a remaining maximum of 8,425 unrestricted residential units. However, in noting the minimum number of age-restricted units, nothing shall preclude the developer from converting any of the 8,425 unrestricted residential units to age-restricted units (in the future) through the City's MPUD rezoning process for any of the Residential land uses sub-districts.

JUSTIFICATION OF PROPOSED MODIFICATIONS

The proposed amendments are minimal in light of previously approved changes and serve to improve the overall design and implementation of the Riverland/Kennedy DRI.

Figure 1-5: The proposed change to Figure 1-5 reflects relocations of residential and commercial acreages as described in more detail above. The proposed changes are consistent with Policy 1.2.2.1 which requires that development of property with an NCD Future Land Use designation contain a minimum of three land use sub-districts as described in Policy 1.2.1.3. As seen in the Proposed Figure 1-5, the master planned area will continue to provide at least three of the uses required by Policy 1.2.1.3 including: residential, mixed-use, and neighborhood commercial village. Furthermore, the acreages associated with each approved sub-district remain unchanged. The proposed relocation of the uses also complies with Policy 1.2.2.3 which requires residential neighborhoods to remain within a two-mile radius of commercial uses. The current Figure 1-5 to be deleted is included as **Exhibit A-1** with the proposed Figure 1-5 included as **Exhibit A-2**.

Policy 1.2.10.1: The proposed text amendment to Policy 1.2.10.1 serves to provide additional detail on the proposed type of residential units, as requested by City staff, to ensure consistency with the associated traffic impact study. Active adult, age restricted residential units produce less traffic than standard residential units and, as such, are computed at a different trip generation rate within the provided traffic impact study. Consequently, the overall number of trips expected to be generated by the Riverland/Kennedy DRI is reduced from previous studies; however, the Applicant is not requesting any change in obligations related to roadways or traffic impacts. Including a note to indicate the proposed minimum number of 3,275 age-restricted residential units will aid the City in tracking the relationship of traffic generation with the future phases of development within the Riverland/Kennedy DRI property. Finally, this change will decrease the impact to existing and future school facilities. An excerpt of the Future Land Use Element of the Comprehensive Plan reflecting the proposed text amendment is included as **Exhibit A-3**. However, in noting the minimum number of age-restricted units, nothing shall preclude the developer from converting any of the 8,425

unrestricted residential units to age-restricted units (in the future) through the City's MPUD rezoning process for any of the Residential land uses sub-districts.

Policy 1.2.10.2: The proposed text amendment to Policy 1.2.10.2 serves to correct a scrivener's error by providing the correct reference to Figure 1-5 where it was previously known as Figure 18.

COMPREHENSIVE PLAN TEXT AMENDMENT SUPPLEMENTAL APPLICATION MATERIALS

The proposed Comprehensive Plan Text Amendment requests to replace Figure 1-5 with a revised and updated version of the same graphic in addition to minor text revisions to further clarify previously approved details of the Riverland/Kennedy DRI Master Development Plan as included within the Future Land Use Element. The Applicant is not proposing to amend the overall acreage of any land use sub-districts but rather is proposing to relocate certain land use sub-districts within the approved master development plan. As such, not all typical comprehensive plan amendment application materials are applicable to this request, but the Applicant has attempted to provide supplemental application materials for the City's consideration in the review of this request.

Certain reports utilized for the initial review and approval of the Riverland/Kennedy DRI have been included with this application package for reference during review of the proposed amendments. These materials continue to provide accurate information with respect to natural features, environmental resources, market considerations, capacity analysis, and public facilities improvements for the DRI Property.

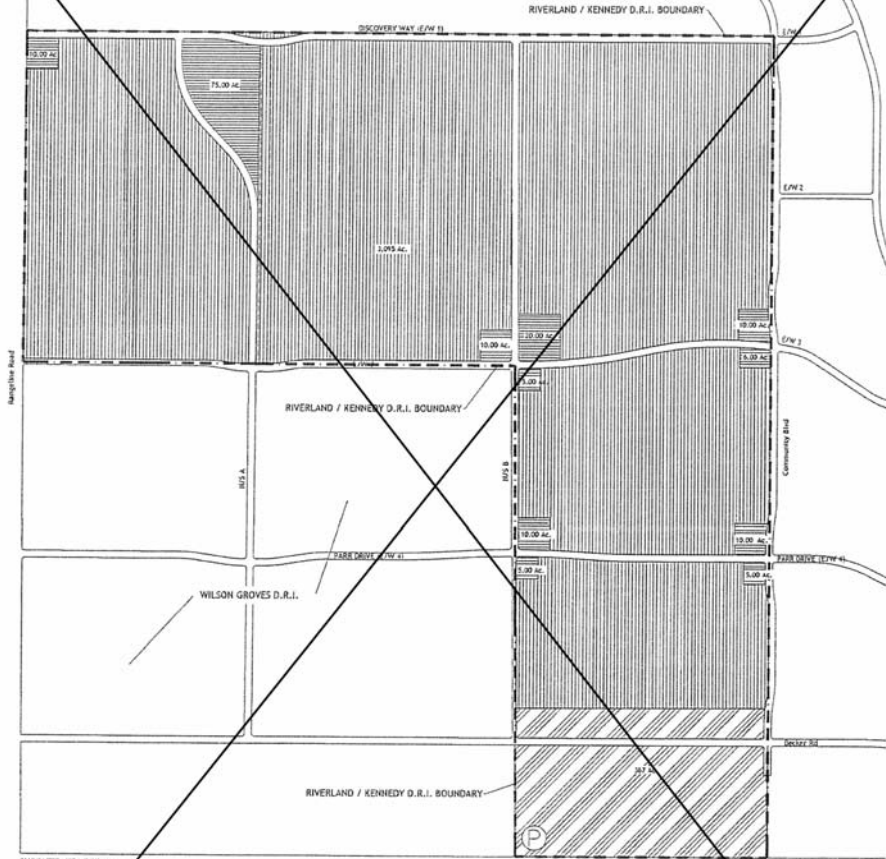
On behalf of the Applicant, Simmons and White has prepared a Traffic Impact Study reflecting the proposed relocation of land use sub-districts. This report has been included under separate cover with this application for a large-scale comprehensive plan amendment.

CONCLUSION





On behalf of the Applicant, Urban Design Studio requests your consideration of this application for a Comprehensive Plan Text Amendment to modify Figure 1-5 and Policies 1.2.10.1 and 1.2.10.2 of the Future Land Use Element by relocating various land use designations accounting for proposed changes to the Conceptual Master Plan. Should you have any questions about the above request or require any additional documentation, please feel free to contact Tyler Woolsey at TWoolsey@udsflorida.com and Ken Tuma at KTuma@udsflorida.com or by phone at (561) 366-1100.

Exhibit A-1

Riverland / Kennedy NCD District Conceptual Master Plan



SUBDISTRICT LEGEND

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

General Data:

Total Riverland/Kennedy Acreage: 3,845 ac

Proposed Land Use Subdistrict:

Neighborhood/Village Commercial Area: 166.0 ac
 Residential: 3,095 ac
 Right of Way: 217 ac

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

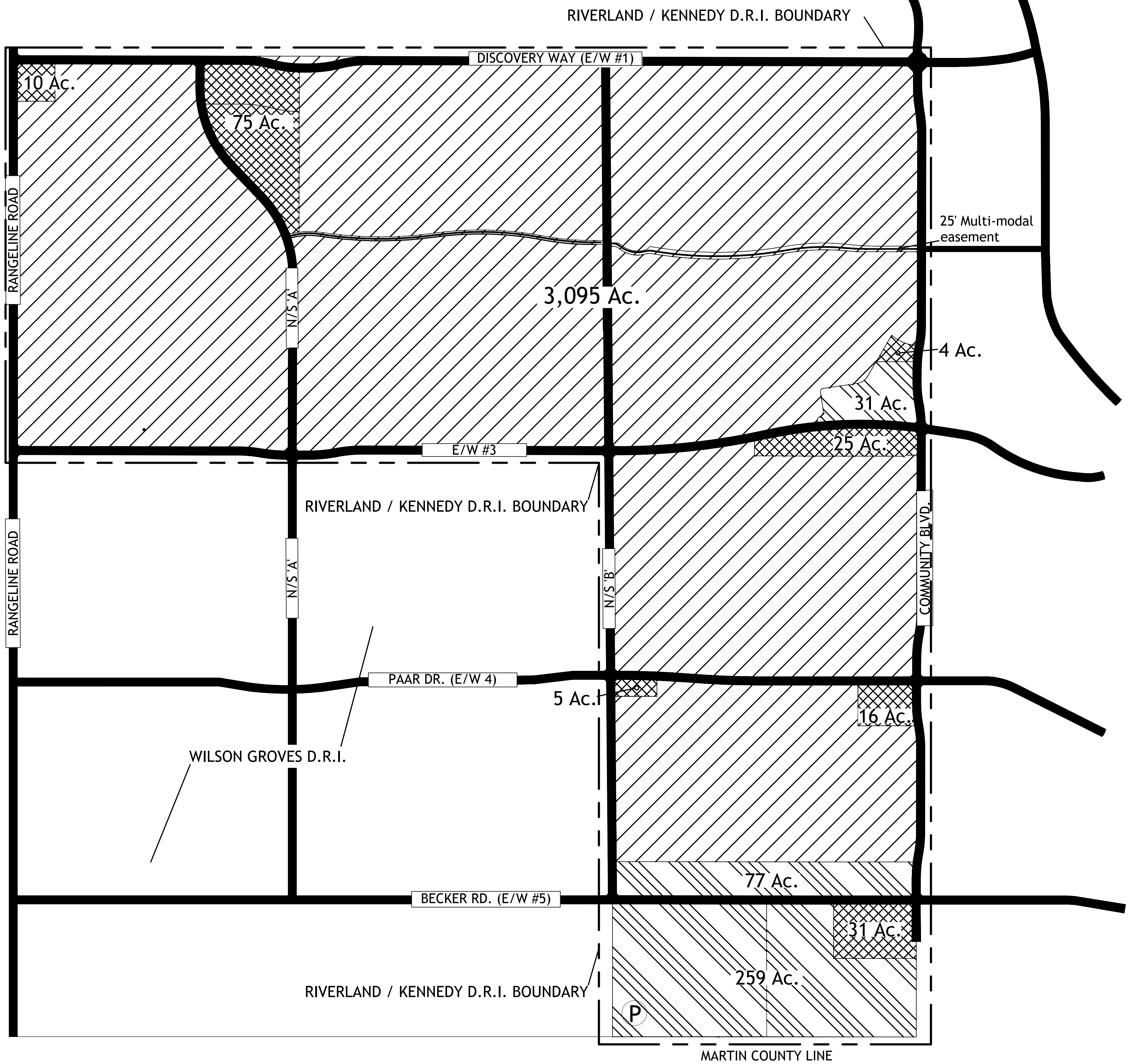
C-23 Canal

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

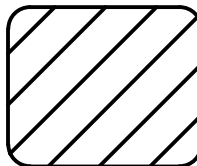
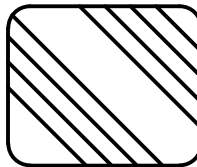
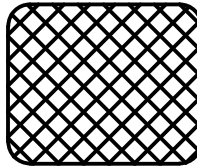



Exhibit A-2

Riverland / Kennedy NCD District Conceptual Master Plan



SUBDISTRICT LEGEND

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

General Data:

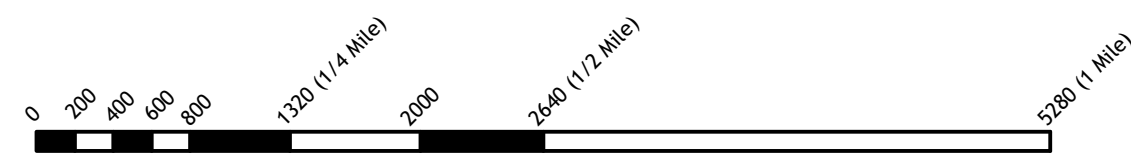
Total Riverland / Kennedy D.R.I. Acreage: 3,845 Ac.

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



NORTH

Exhibit A-3

Objective 1.2.10: *The Riverland/Kennedy NCD District is hereby established and shall be developed consistent with the development order adopted by the City pursuant to section 380.06, F.S.*

Policy 1.2.10.1: The density and intensity of the Riverland/Kennedy NCD District shall be limited to 11,700 residential units (inclusive of a minimum of 3,275 age-restricted units) and a maximum of 3,942,495 GSF of retail, research of office, light industrial and institutional and civic, plus amenities and ancillary uses.

Policy 1.2.10.2: The allocation of land uses within the Riverland/Kennedy NCD shall be as shown in Figure 48 1-5 providing for 166 acres of Neighborhood/Village Commercial Areas, 367 acres of Mixed-Use, and 3,095 acres of Residential.

Policy 1.2.10.3: Within the Riverland/Kennedy NCD, 50 acres will be dedicated toward a 100-acre regional park and an additional 91 acres of neighborhood and community parks will be provided.

Policy 1.2.10.4: The Riverland/Kennedy NCD District shall provide a mix of land uses within close proximity to work and home; establish a hierarchy of interconnected streets and pedestrian/bike paths within and between uses that promote internal trip capture; and incorporate transit-oriented design features. In conjunction with development of the Riverland/Kennedy NCD District, land may be reserved for schools, fire stations, utilities, civic sites, private institutional sites for religious institutions, clubs, private schools, adult congregate living facilities and other uses that may be identified throughout the development process.

Policy 1.2.10.5: The Riverland/Kennedy NCD District shall provide transportation and other public facilities, in the manner prescribed by the development order adopted pursuant to section 380.06, F.S.