

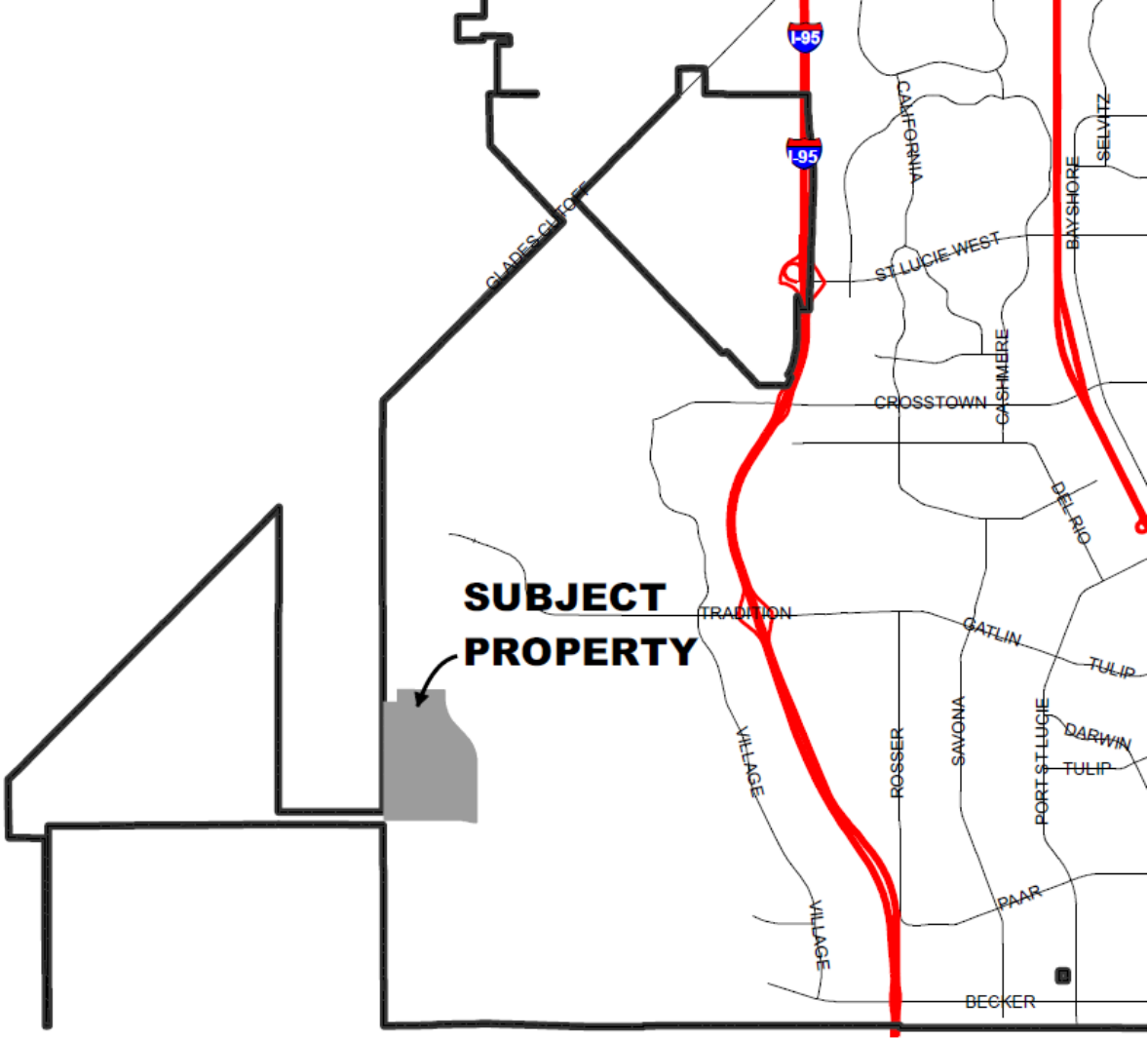


Riverland/Kennedy DRI Parcel E Rezoning Application
P22-311
City Council Meeting May 28, 2024

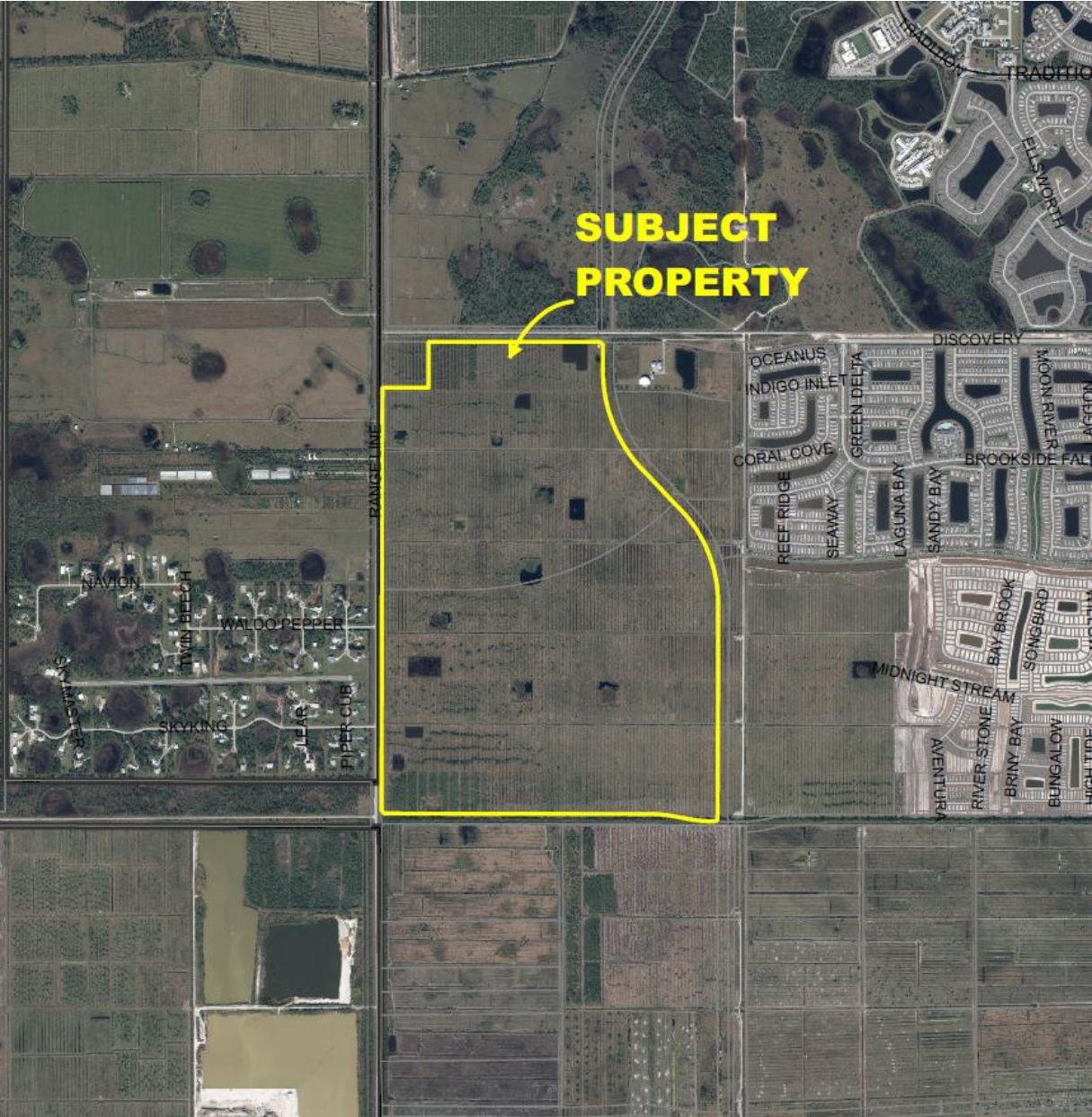
Applicant and Owner

Azlina Goldstein of GL Homes is acting as the agent for the owner, Riverland/Kennedy II, LLC.

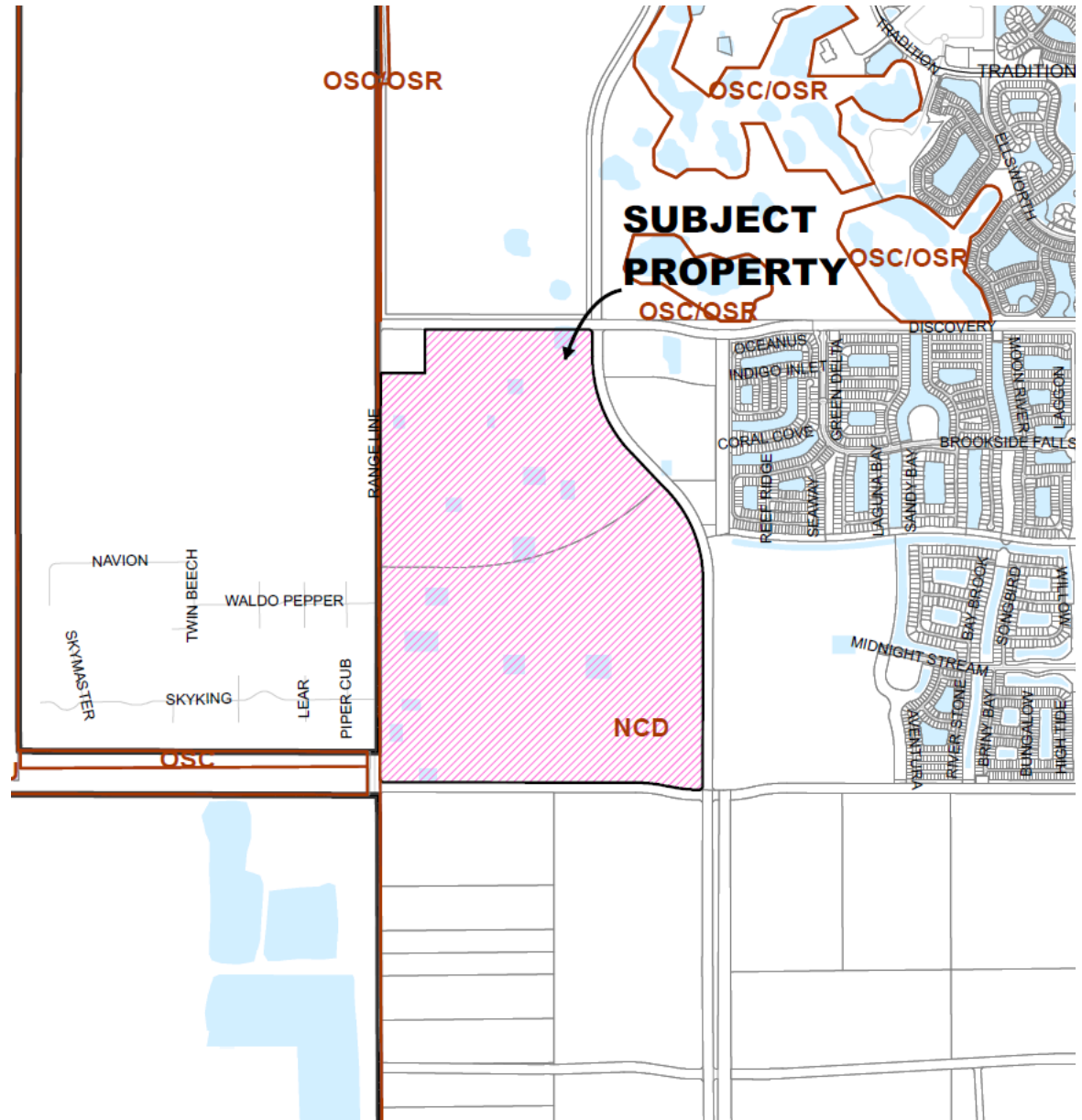
Location



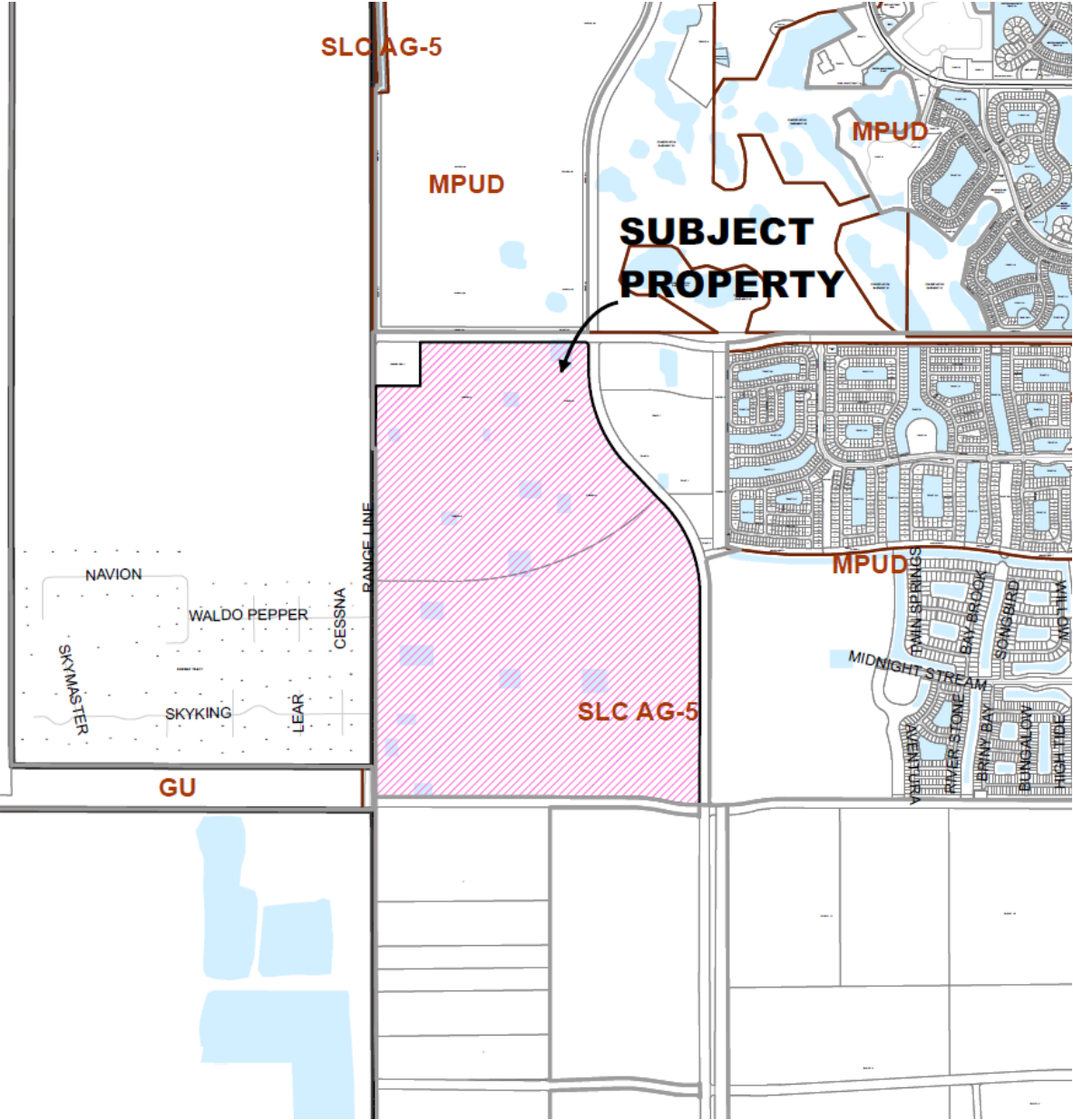
Aerial



Future Land Use



Zoning



Project Description

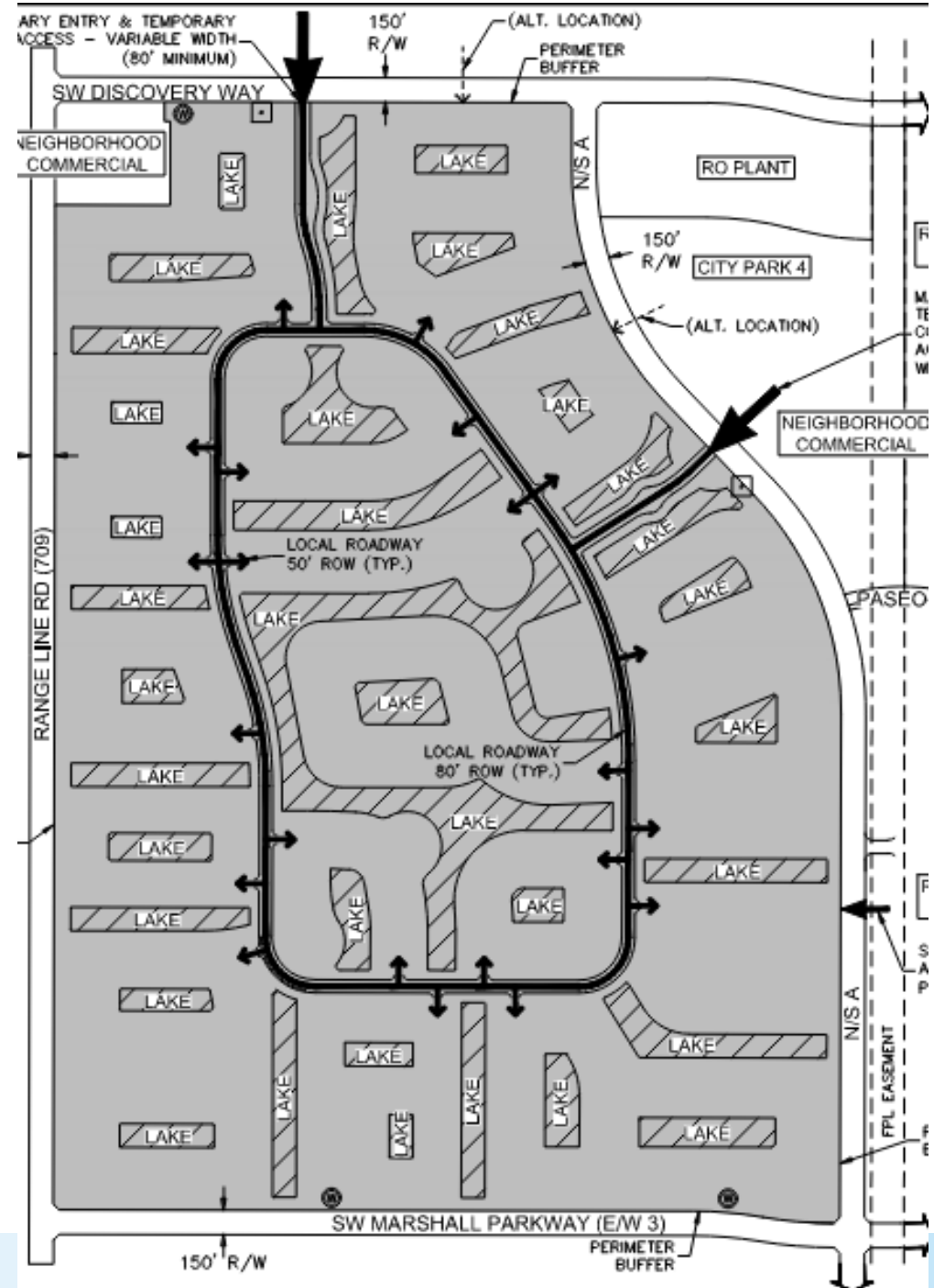
- This is a rezoning from St. Lucie County AG-5 (Agricultural five units per acre) to an MPUD (Master Planned Unit Development) for approximately 658 acres located south of Discovery Way, between Range Line Road and N/S A.
- The proposed MPUD will allow for 2,061 age-restricted dwellings units, which may be single-family, duplexes, or townhomes.
- The proposed MPUD establishes the development regulations for Parcel E and provides for a continuation of the Riverland development with some minor revisions to the landscape regulations intended to clarify landscape installation requirements in specific areas within the development.

Land Use Consistency

Land Use Consistency (Policy 1.2.1.3): The proposed MPUD is consistent with Policies 1.2.2.2 of the Future Land Use Element regarding the development of Residential areas within an NCD District.

- Policy 1.2.2.2 establishes a minimum size of 10 acres for a Residential subdistrict. The proposed Residential area is 658.21 acres.
- Riverland/Kennedy Parcel E's main access to the property will be along N/S "A", with a secondary access on SW Discovery Way. An emergency access shall be provided.

MPUD Concept Plan



Traffic Impact Analysis

Traffic Letter for Riverland

- prepared by Simmons & White, dated October 5, 2022
- reviewed by City Staff
- found to be consistent with the DRI and in compliance with the requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

Parcels A through D and Riverland Commercial Center provides approval of 1,821 Net External PM Peak hour trips.

Parcel E proposes the increase of 470 PM Peak hour trips.

This brings the total of 2,291 Net External PM Peak Hour Trips.

Traffic Impact Analysis

The next roadway trigger for construction, per the Riverland DRI, is the **extension of Community Blvd south from Marshall Parkway (E/W 3) to Hegener Drive.**

This trigger is at 2,000 dwelling units or 2,023 Net External PM Peak Hour trips, whichever comes last. Based on Building permits - 2,912 dwelling units have been permitted as of 4/30/2024.

With the Age Restricted trip counts, there is a total of 1,065 PM Peak hour trips currently permitted.

Based on this MPUD proposed unit count, this will need to occur prior to the 701st residential building permit within Parcel E.



Traffic Impact Analysis

Included in the Parcel E MPUD document and in acceleration of the DRI road improvement requirements there are certain roadways to be constructed to provide access for the development of Parcel E.

1. Discovery Way from the existing western terminus, west to N/S A and then south along N/S A to the main entrance of Parcel E will be constructed prior to the first non-model Certificate of Occupancy.
2. Paved section of Discovery way from N/S A to the second residential access will start construction prior to the 600th residential building permit being issued within Parcel E.
3. Emergency Access along N/S A will be provided with the development of the phase in which it is located and shall be provided upon removal of the other temporary emergency access locations.
4. Discovery Way from the secondary access of Parcel E, west to the intersection with Range Line Road will start construction with the issuance of the 680th residential building permit in Parcel E.

Planning and Zoning Board Recommendation

The Planning and Zoning Board recommended approval at their regular meeting of May 7, 2024.