

August 31, 2020
via electronic submittal

Ms. Teresa Lamar-Sarno, AICP
Assistant to the City Manager for Land Development Services
City of Port St. Lucie
121 SW Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984
Attn: Planning & Zoning Department



Urban Planning and Design
Landscape Architecture
Communication Graphics

RE: Riverland/Kennedy Development of Regional Impact (DRI) Development Order Amendment

Dear Ms. Lamar-Sarno,

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 and respectfully submits this request to accomplish the following amendments to the Riverland/Kennedy DRI Development Order.

- Replace the existing Map H with the proposed Map H 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 language in Condition 3 where appropriate to specify that the approved maximum of 11,700 residential units is inclusive of a minimum of 3,275 age-restricted dwelling units.
- Amend the phasing dates in Condition 3, buildout date in Condition 4, and expiration and termination date in Condition 5 in accordance with Florida State Statutes Section 252.363 for Executive Order State of Emergency time extensions.
- Amend the language in Condition 6 regarding the requirement to submit a biennial report to reflect the recent changes in the applicable, governing law.
- Amend generally the language in conditions, where appropriate, specifically Conditions 6 and 7 to reflect the recent changes in law pursuant to Governor Scott's signing into law, on April 6, 2018, House Bill 1151 as Chapter 2018-158, Laws of Florida. This signing of Chapter 2018-158 resulted in a repeal of various Rules in the Florida Administrative Code as reflected in the various strikethroughs in the conditions of approval, where appropriate.
- Amend the language in Condition 13 to reflect the satisfaction of the requirements to convey previously identified road rights-of-way and easements for a multi-modal path located within the Riverland/Kennedy DRI project area.
- Amend Condition 48 regarding the affordable housing assistance to correct a scrivener's error and to reflect a change in the fee from \$500 to \$250 for each residential unit to be consistent with the City's actions and similar conditions of approval for the other DRIs in the southwest annexation area.
- Amend Condition 49 regarding school impacts to reflect that this condition has been satisfied through the execution of an Education Facilities Impact Fee Credit Agreement with the School Board of St. Lucie County.
- Amend Condition 52 regarding hurricane preparedness to indicate the City's acknowledgement that this condition is satisfied through the construction of "safe spaces" within the residential units.
- Amend Condition 54 regarding parks and recreation to reflect that this condition has been satisfied through the execution of various agreements, as specified therein, over the provision of neighborhood and community recreational site and facilities.
- Other minor amendments to the language in Conditions as necessary for clarification, correction of scrivener's errors, correction of citation notice, etc.

The Riverland/Kennedy DRI Development Order was originally approved by City Council of the City of Port St. Lucie ("City Council") on September 25, 2006 by Resolution 06-R78. The development order has since been amended three times with the most recent amendment being approved by the City Council on September 12, 2016 by Resolution 16-R52.

Since the most recent amendment, the statutory provisions in Chapter 380, Florida State Statutes, related to Developments of Regional Impact (DRI) were amended, effective April 9, 2018, to eliminate the review process regarding changes to existing DRIs. Pursuant to the direction of the Florida Department of Economic Opportunity (DEO), amendments to development orders for existing DRIs will now be considered by the local governments that issued the development order, without state or regional review, pursuant to the local development review procedures.

Accordingly, this request letter serves as an official request to amend the Riverland/Kennedy DRI Development Order to facilitate the proposed revisions described herein.

Map H, Master Development Plan: The proposed revisions to the Map H, Master Development Plan, serve to relocate land use sub-districts within the master planned area for a more appropriate distribution of land uses. The Applicant is not proposing any change to previously approved sub-district acreages or approved development intensities.

Age-Restricted Residential Units: The Applicant is also proposing a minor revision to Condition of Approval 3 in order to specify, as requested by City Staff, that the approved maximum of 11,700 residential units includes a minimum of 3,275 age-restricted dwelling 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.

Phasing, Buildout and Expiration Dates: The phasing, buildout and expiration dates are proposed to be extended by fourteen (14) years. There have been thirteen distinct Executive Order state of emergency declarations applicable to St. Lucie County issued since the approval of the current amended and restated DRI Development Order under Reso. 16-R52. These Executive Orders, as extended, together with the tolling provided under Florida Statutes allows for a total of a 168-month extension to the development orders for DRIs. The proposed buildout and expiration dates are December 31, 2049 and December 31, 2056, respectively.

Other than the proposed amendments noted above, no other changes have been made to any conditions, requirements, or representations of the current amended and restated Riverland/Kennedy DRI Development Order approved as Resolution 16-R52.

The Applicant has submitted a concurrent application for a Comprehensive Plan Text Amendment to modify Policy 1.2.10.1, Policy 1.2.10.2, and the corresponding Conceptual Master Plan for the Riverland/Kennedy DRI included as Figure 1-5 in the Future Land Use Element of the City's Comprehensive Plan in order to maintain consistency with the proposed revisions to the Riverland/Kennedy DRI Development Order. This request includes a revised Map H Master Development Plan, a traffic impact evaluation letter, and strikethrough and underlined versions of Resolution 16-R52 and applicable exhibits to serve as a draft resolution for an amended and restated Riverland/Kennedy DRI Development Order.

Urban Design Studio appreciates your time in reviewing this request. Should you have any questions related to this request or related applications, please feel free to contact us at (561) 366-1100.

Sincerely,
URBAN DESIGN STUDIO

Kenneth Tuma

Ken Tuma