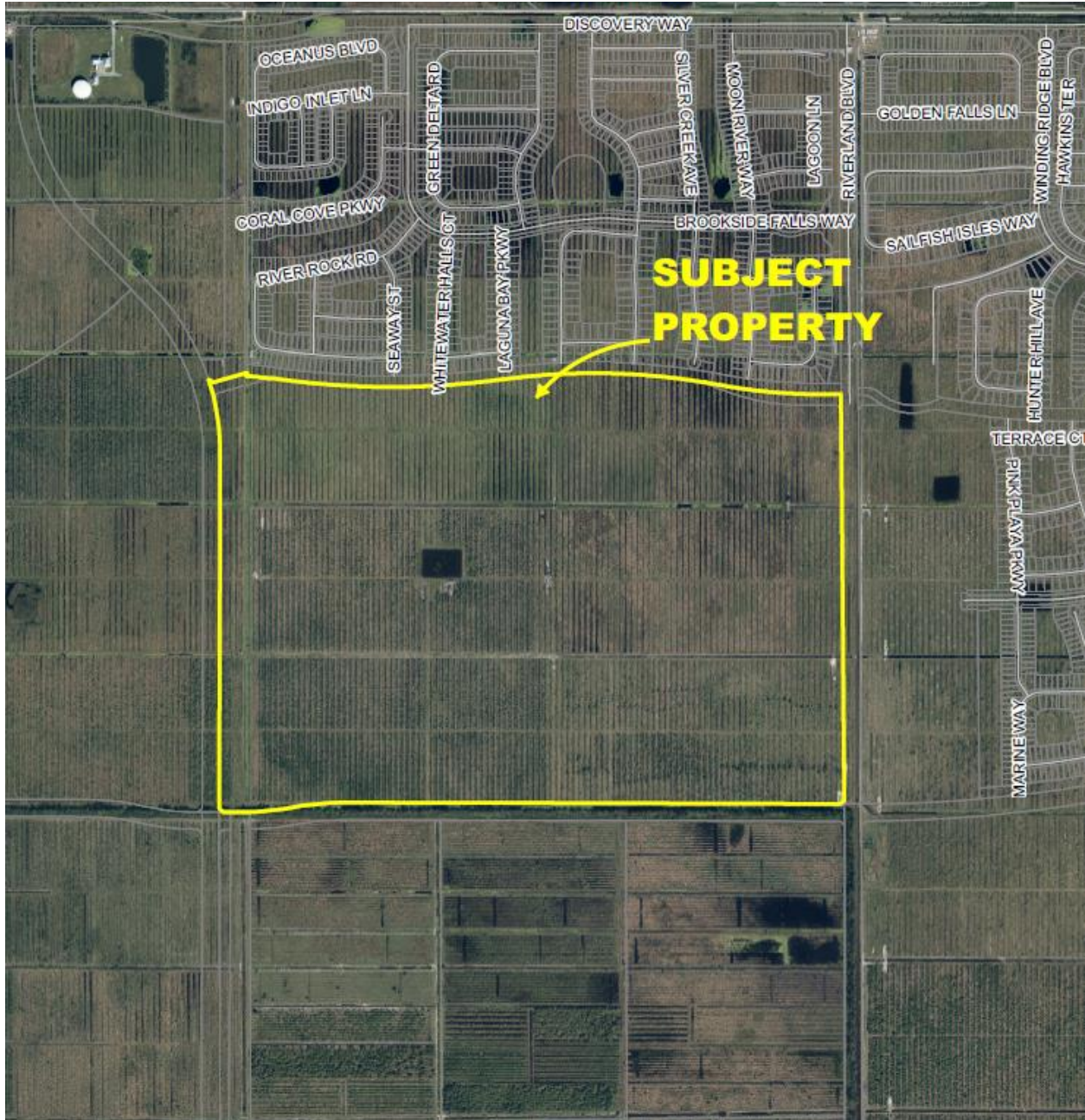




**Riverland/Kennedy DRI Parcel D  
MPUD Rezoning  
P21-234**



Project Location Map

**SUMMARY**

Applicant's Request:	Rezone 457 acres from St. Lucie County AG-5 zoning to a Master Planned Unit Development.
Agent:	Azlina Goldstein, GL Homes
Applicant/Property Owner:	Riverland/Kennedy II, LLC
Location:	South of the Discovery Way (E/W 1) right-of-way, south of Riverland Parcel C, and west of Riverland Boulevard.
Address:	N/A
Project Planner:	Daniel Robinson, Planner III

**Project Description**

The proposed MPUD will allow for 1,362 age-restricted residential dwelling units.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval at their regular meeting of October 27, 2021.

**Public Notice Requirements**

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

**Location and Site Information**

Parcel Number:	4319-141-0002-000-9
Property Size:	457 acres
Legal Description:	The property is legally described as a Portions of Sections 19 and 20, 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 Agricultural - one dwelling unit per five acres)
Existing Use:	Vacant
Proposed Use:	Residential Community

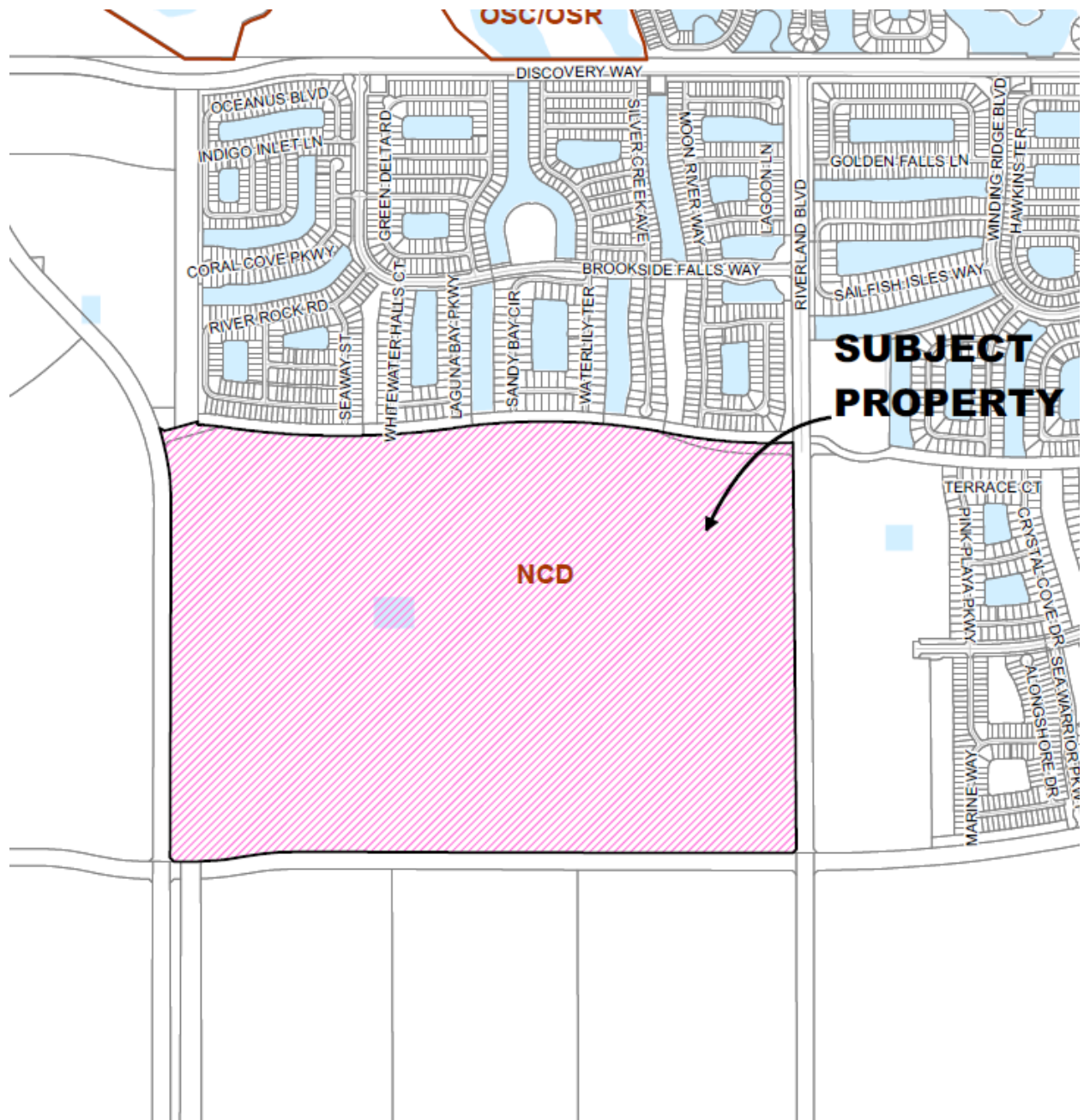
**Surrounding Uses**

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

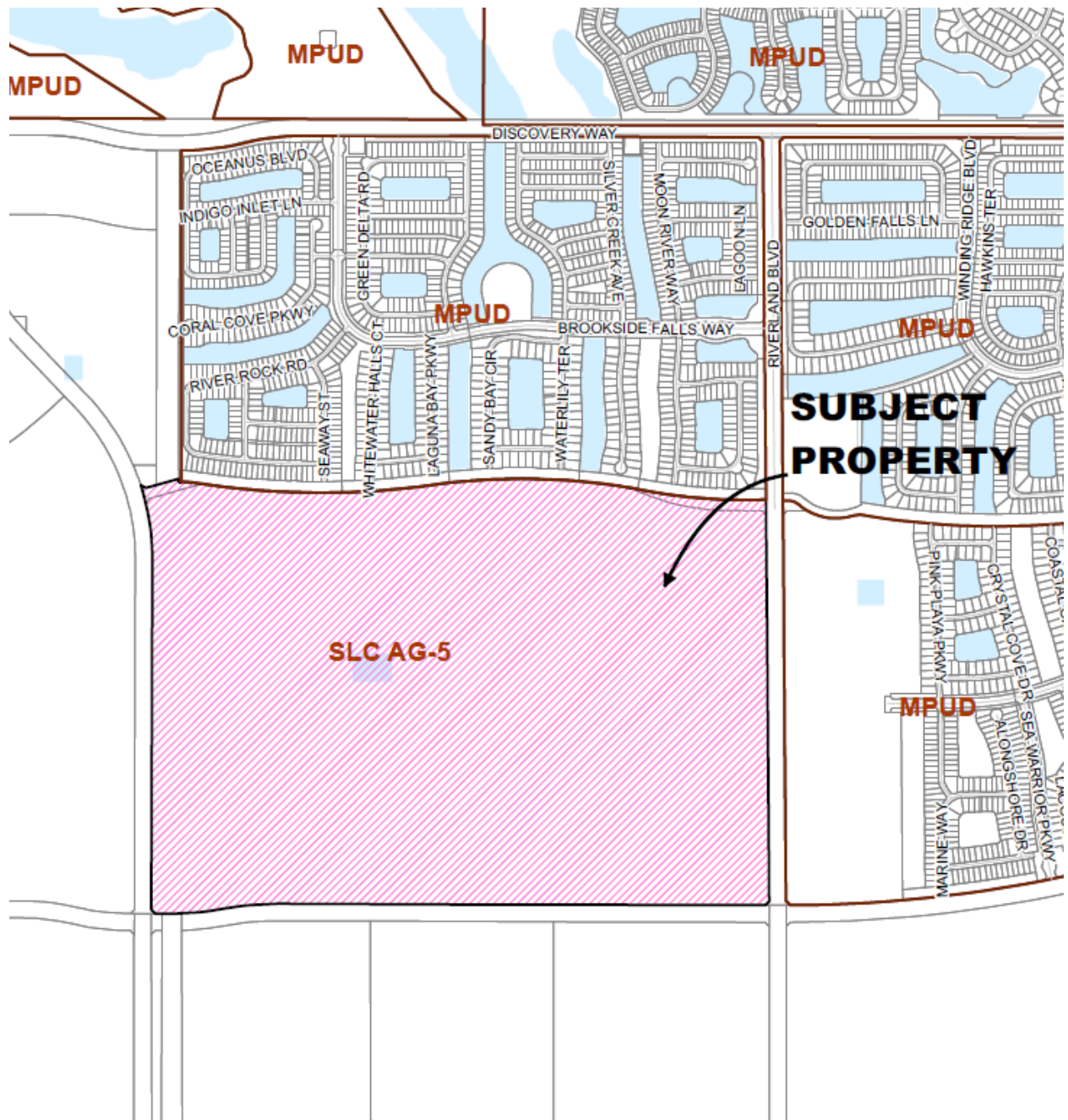
NCD – New Community Development District

MPUD – Master Planned Unit Development

SLC AG-5 - St. Lucie County Agricultural (one 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 1.2.2.2 of the City's Comprehensive Plan regarding Residential area.

### MPUD REZONING REQUIREMENTS

**Project Description:** The proposed MPUD will allow for 1,362 age-restricted residential dwelling units.

#### Standards for District Establishment

Area Requirement	The Riverland Parcel D MPUD complies with Section 158.187(A) of the Zoning Code for minimum size. The minimum size is 50 acres and the proposed MPUD is approximately 457 acres.
Relation to Major Transportation Facilities	The Riverland Parcel D MPUD property is located at the northwest corner of Riverland Boulevard and Marshal parkway. Main access to the property will be along both Riverland Boulevard and N/S A.
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 Parcel D MPUD property is within a designated residential sub area 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 3 of the MPUD provides parking and pedestrian requirements.
Underground Utilities	All utilities will be underground.
Open Space	Section 1 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	The Army Corp of Engineers permit number SAJ-2006-01921 (IP-CF) issued on 12/21/12 notes Special Condition #4 which required that within 30 days, offsite mitigation credits be purchased from the Bluefield mitigation bank, which was completed. This condition satisfies the wetland impacts for the Riverland/Kennedy DRI. Waters of the state and wildlife foraging areas will be dealt with through retention areas and littoral shelf areas as impacts are created. These retention areas and littoral shelves and related plantings will be addressed with the construction drawings at the time of platting.
Stormwater	The project provides for onsite stormwater retention as depicted on the conceptual master plan.
Landscaping and Buffering Requirements	Section 4 of the MPUD provides landscape requirements. The MPUD proposes an exemption to the Subdivision Regulations as it pertains to street tree separation and species. The MPUD Proposes 1 tree per residential lot and no trees along open space tracts.

**TRANSPORTATION**

Per the submitted Traffic Report, a Total of 1,964 Net External PM Peak Hour Trips would be approved for all of Riverland with the approval of this MPUD Proposal. The next roadway trigger for construction is the extension of Community Blvd south from Marshall Parkway (E/W 3) to Paar Drive. This trigger is at 2,000 dwelling units or 2,023 New External PM Peak Hour trips, whichever comes last.

**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.