

## Exhibit "A"

*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 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.

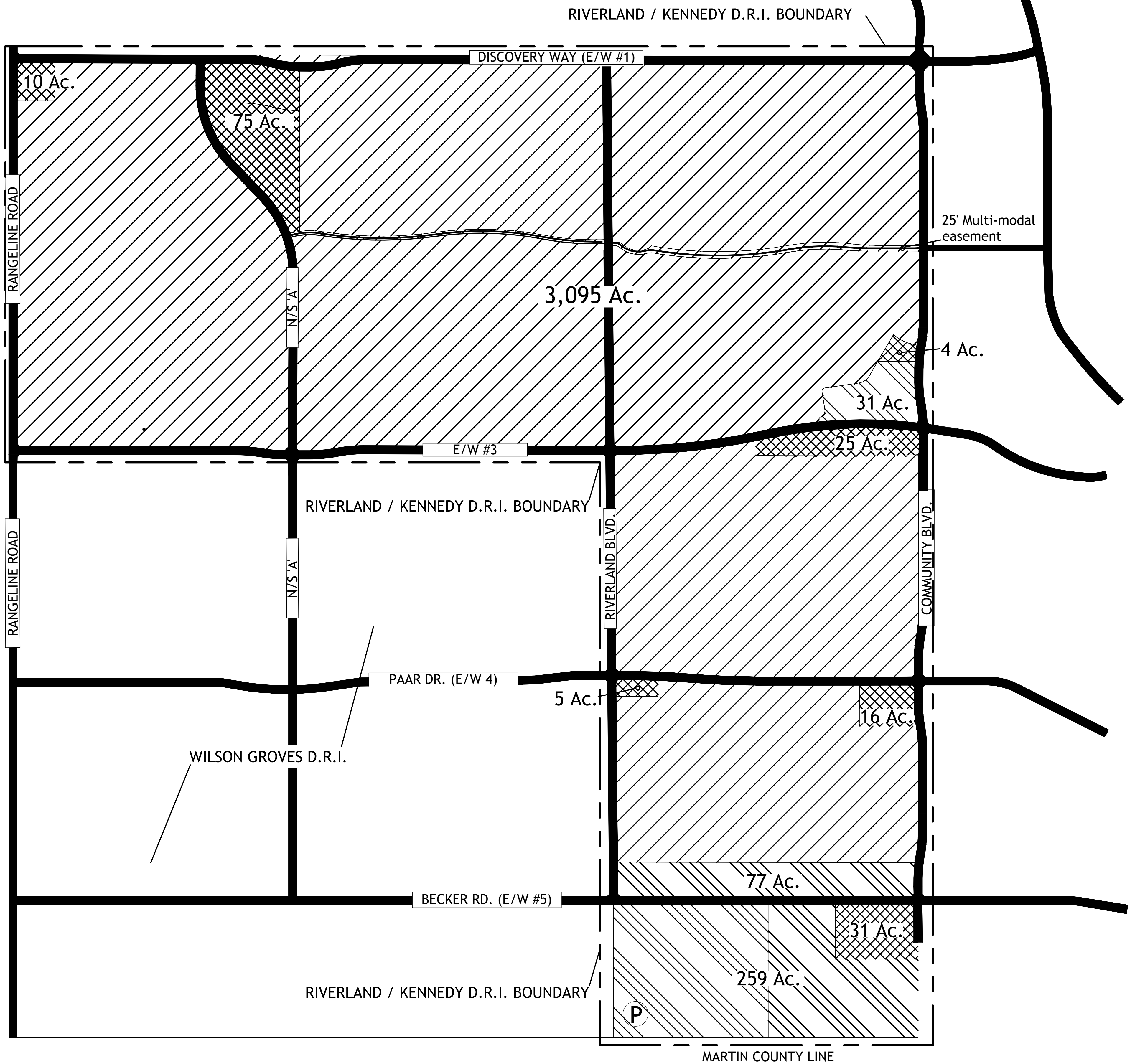
Policy 1.2.10.3: Within the Riverland/Kennedy NCD, 50 acres will be dedicated toward a 100-acre regional park and an additional 91 acres of neighborhood and community parks will be provided.

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.

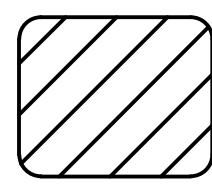
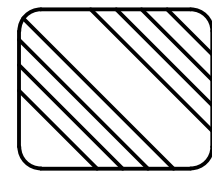
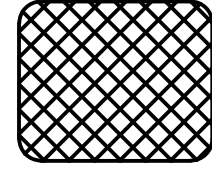

Policy 1.2.10.5: The Riverland/Kennedy NCD District shall provide transportation and other public facilities, in the manner prescribed by the development order adopted pursuant to section 380.06, F.S.



# 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

