

TYPE	STATUS	BUILDING TYPE
ZTA	CITY COUNCIL MEETING SCHEDULED	

ASSIGNED TO
Bridget Kean

ADDRESS

SECTION	BLOCK	LOT
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LEGAL DESCRIPTION

SITE LOCATION

PARCEL #

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
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ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
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NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

DESCRIBE REQUEST

Proposed Zoning Text Amendment to Chapter 158 Zoning Code, Article X.5. Master Planned Unit Development (MPUD) Zoning District in order to ensure that the Zoning Code concerning minimum acreage requirements for MPUDs is consistent with Policy 1.2.6.2 of the City’s Comprehensive Plan.

Primary Contact Email

azlina.goldstein@glhomes.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Azlina	Goldstein

Business Name

ADDRESS
1600 Sawgrass Corporate Parkway, Suite 400

CITY	STATE	ZIP
Sunrise	FL	33323

EMAIL	PHONE
azlina.goldstein@glhomes.com	9545590465

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
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ADDRESS

CITY **STATE** **ZIP**

EMAIL **PHONE**

PROJECT ARCHITECT/ENGINEER

FIRST NAME **LAST NAME**

Business Name

ADDRESS

CITY **STATE** **ZIP**

EMAIL **PHONE**

PROPERTY OWNER

Business Name

ADDRESS

CITY **STATE** **ZIP**

EMAIL **PHONE**



Riverland/Kennedy II, LLC

1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, FL 33323

VIA ONLINE PROJECT FUSION SUBMITTAL

TERESA LAMAR-SARNO, AICP, DEPUTY CITY MANAGER

CITY OF PORT ST. LUCIE

121 SW Port St. Lucie Boulevard

Port St. Lucie, FL 34984

January 31, 2022

RE: Riverland/Kennedy II, LLC – Zoning Text Amendment Application

Dear Lamar-Sarno,

This application involves a request by Riverland/Kennedy II, LLC, (the “Applicant”) for a Zoning Text Amendment to Chapter 158 Zoning Code, Article X.5. Master Planned Unit Development (MPUD) Zoning District. As you know, Ordinance 21-99 was recently formally adopted at second reading by City Council at the January 24, 2022, Regular City Council Meeting. Said Ordinance concerns a Comprehensive Plan Text Amendment, the approval of which served to amend the text of the Future Land Use Element of the City’s Comprehensive Plan by amending Goal 1.2, Objective 1.2.6, and Policy 1.2.6.2. regarding the minimum acreage requirements for Multiple Planned Unit Developments (MPUD) within the New Community Development (NCD) Future Land Use designation. NCD is a future land use classification for large scale mixed-use developments that are designated as Developments of Regional Impact or DRIs.

Policy 1.2.6.2 sets the standards for the adoption of a MPUD zoning district, regulation book, and concept plan. The Comprehensive Plan Text Amendment modified the minimum size requirement from fifty (50) acres to the minimum acreage required by the land use sub-district for the Neighborhood/Village Commercial sub-district, Town Center sub-district, Resort Area sub-district, Mixed Use sub-district, Regional Business Center subdistrict, and the Employment Center sub-district. The Applicant’s Property is one of the five (5) DRIs in the City’s western annexation area and desires to ensure that the minimum acreage requirement under the City’s Zoning Code is consistent with the recent Comprehensive Plan Text Amendment.

With this request, the Applicant is proposing to amend Chapter 158, as more specifically indicated on the accompanying documents, in order to ensure that the Zoning Code concerning minimum acreage requirements for MPUDs is consistent with Policy 1.2.6.2 of the City’s Comprehensive Plan. Accordingly, we are respectfully requesting a favorable review and consideration of this Application. Should you have any questions, or need any additional information, please do not hesitate to contact me.

Regards,

RIVERLAND/KENNEDY II, LLC

s/Azlina Goldstein

Azlina Goldstein, Authorized Signatory

Email: Azlina.Goldstein@glhomes.com

**CERTIFIED COPY OF COMPANY RESOLUTION
OF
RIVERLAND/KENNEDY II, LLC**

I, STEVEN M. HELFMAN, Secretary of RIVERLAND/KENNEDY II, LLC, a Florida limited liability company (the "Company"), do hereby certify that the following is a true and correct copy of resolutions adopted by the Company on August 30, 2021:

"BE IT RESOLVED, that the Company is the owner of certain properties within the Riverland DRI located in the City of Port St. Lucie, Florida commonly known as the "Riverland Commercial Center" (the "Commercial Center"); and

BE IT FURTHER RESOLVED, that the Company intends to execute consent forms pertaining to any zoning, land use, concurrency, time extension and/or variance application(s) submitted to the City of Port St. Lucie, Florida, for and in connection with the development of the Commercial Center (collectively, the "Approvals Documents") and thereafter, deliver such Approvals Documents to the applicable governmental and quasi-governmental bodies, authorities and agencies (individually a "Governmental Authority" and collectively the "Governmental Authorities"); and

BE IT FURTHER RESOLVED, that the Company appoints Azlina Siegel as an Authorized Signatory of the Company (the "Authorized Signatory") for the sole and limited purpose of executing and delivering to the Governmental Authorities for and on behalf of the Company, all of the Approvals Documents necessary for the development of the Commercial Center; and

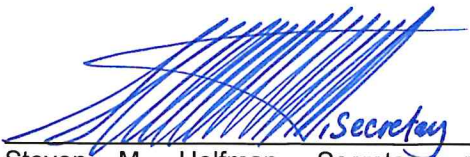
BE IT FURTHER RESOLVED, that the Authorized Signatory is hereby authorized and directed to execute for and on behalf of the Company, any and all Approvals Documents that may be necessary to construct and complete the development of the Commercial Center and to deliver such Approvals Documents to the Governmental Authorities for and on behalf of the Company; and

BE IT FURTHER RESOLVED, that the Authorized Signatory is further authorized and directed to do all such things and acts that she deems necessary or desirable in order to carry out the purpose and intent of these resolutions, and the same hereby are, in all respects, ratified, approved and confirmed; and

BE IT FURTHER RESOLVED, that any and all past actions taken by Azlina Siegel as Authorized Signatory of the Company in connection with the execution and delivery of Approvals Documents, for and on behalf of the Company, consistent with the authority granted herein are, in all respects, ratified, approved and confirmed."

I FURTHER CERTIFY that the above Resolutions are in full force and effect and have not been altered, modified or rescinded.

SO CERTIFIED as of the 30th day of August, 2021.

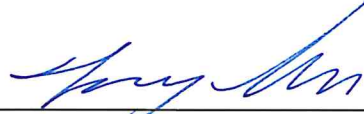


Steven M. Helfman, Secretary of
Riverland/Kennedy II, LLC, a Florida
limited liability company

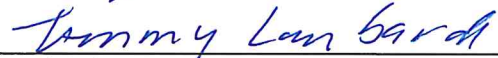
[Acknowledgment Appears on Following Page]

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of August, 2021, by Steven M. Helfman, as the Secretary of Riverland/Kennedy II, LLC, a Florida limited liability company, on behalf of said limited liability company. He is personally known to me.



Notary Public, State of Florida at Large



Typed, Printed or Stamped Name of Notary Public

My Commission Expires:

