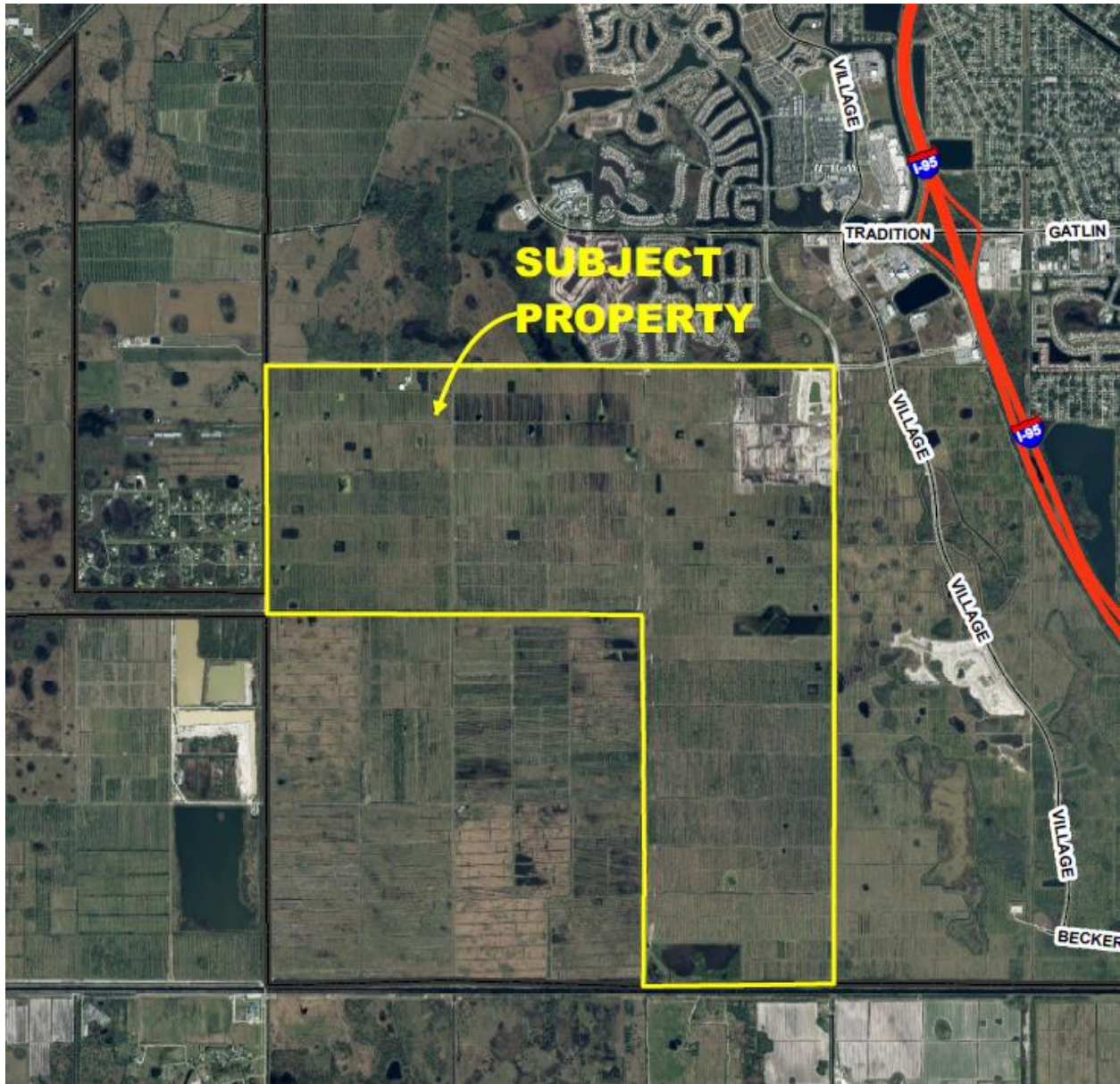




Riverland/Kennedy Development of Regional Impact (DRI) Amendment Application  
4<sup>th</sup> Amendment to the DRI Development Order  
P20-162



**SUMMARY**

Applicant's Request:	An application to amend the development order for the Riverland/Kennedy DRI (4 <sup>th</sup> amendment).
Applicant:	Tyler Woolsey, Urban Design Studio
Property Owner:	Riverland/Kennedy II, LLC, Riverland/Kennedy I, LLLP, and Riverland Associates III, LLLP
Location:	The property is located South of Discovery Way, West of Community Boulevard and east of Range Line Road.
Legal Description:	A parcel of land lying in Sections 15-22, 27, 28, 33, 34, Township 37 South, Range 39 East, City of Port St. Lucie, Florida.
Application Type:	Development of Regional Impact (DRI) Amendment
Project Planner:	Daniel Robinson, Planner II

**Project Background**

Riverland/Kennedy is an approved Development of Regional Impact (DRI) that is located south of Discovery Way, West of Community Boulevard, and east of Range Line Road. The property consists of approximately 3,845 acres. The future land use classification for the Riverland/Kennedy DRI is New Community Development District (NCD).

The development plan divides the project into three major districts or uses consistent with the NCD future land use classification and policies. NCD is a future land use classification for developments of regional impact to facilitate the development of mixed use communities. At the option of a developer, an NCD District may be divided into defined sub-districts. A plan depicting these sub-districts is adopted into the City's comprehensive plan. The conceptual land use plan for the Riverland/Kennedy DRI is adopted as Figure 1-5 of the Future Land Use Element. Figure 1-5 depicts the location for the three sub-districts in Riverland/Kennedy. The three sub-districts are Residential, Neighborhood/Village Commercial, and Mixed Use. Any change to the approved locations for each of these sub-districts requires City Council approval of a comprehensive plan text amendment.

In total, the development program includes 11,700 residential dwelling units; 892,668 square feet of retail use; 1,361,250 square feet of Research & office use; 1,361,250 square feet of Light Industrial use; 327,327 square feet of Institutional & Civic use; and ancillary/support uses such as public facilities, recreational facilities, schools etc. as permitted within the NCD District.

**Proposed Amendment**

Riverland Associates I & III, LLLP; Riverland/Kennedy II, LLC has applied to amend the development order for the Riverland/Kennedy Development of Regional Impact (DRI) by amending Exhibit "B", general conditions of approval and Exhibit "D", master development plan (Map H) of the DRI.

Exhibit "B" proposed changes include the following:

- Phase expiration date updates pertaining to executive orders and extensions that are available since the previous DRI amendment.
- The addition of a definition for "age restricted community". The amendment proposes that the DRI will consist of a minimum of 3,275 age restricted units. The change in land use category for the ITE trip generation from Single-Family Detached Housing to Senior Adult Housing – Detached lowers the peak hour trips. This calculation is used to determine when the conditions requiring certain roadway improvements are triggered. A provision requiring restrictive covenants for the age restricted units and a process to address any additional traffic trips if a community becomes non- age restricted is also included.

- Updates are proposed to depict the completion of conditions within the DRI, and update State Statutes changes to requirements.

Exhibit “D” proposed amendment to the master development plan (Map H) adjusts the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Regional Business Center subcategories to accommodate new development proposals. The proposed amendment to the master development plan is to relocate 31 acres of mixed-use designation, 42 acres of neighborhood commercial village designation, and 16 acres of residential designation. The proposed changes will not change the net acreage of any land use designation. The proposal is only a proposed change in location.

The proposed changes are as follows:

1. Approximately 10 acres of land located on the north west corner, 20 acres of land located on the north east corner, and 5 acres of land located on the south east corner of E/W #3 and Riverland Boulevard from the Neighborhood/Village Commercial sub-district classification to the Residential sub-district classification.
2. Approximately 10 acres of land located on the north east corner of Paar Drive and Riverland Boulevard from the Neighborhood/Village Commercial sub-district classification to the Residential sub-district classification.
3. Approximately 10 acres of land located on the north west corner of Paar Drive and Community Boulevard from the Neighborhood/Village Commercial sub-district classification to the Residential sub-district classification.
4. Approximately 10 acres of land located on the north west corner of E/W #3 and Community Boulevard from the Neighborhood/Village Commercial sub-district classification to the Mixed Use sub-district classification and approximately 21 acres of Residential sub-district classification in this area to the Mixed Use sub-district classification.
5. Approximately 4 acres of land located north of the proposed 31 acres of Mixed Use sub-district classification on the north west corner of E/W #3 and Community Boulevard from Residential sub-district classification to the Neighborhood/Village Commercial sub-district classification.
6. Approximately 19 acres of land located on the south west corner of E/W #3 and Community Boulevard from the Residential sub-district classification to the Neighborhood/Village Commercial sub-district classification.
7. Approximately 11 acres of land located on the south west corner of Paar Drive and Community Boulevard from the Residential sub-district classification to the Neighborhood/Village Commercial sub-district classification.
8. Approximately 31 acres of land located on the south west corner of Becker Road and Community Boulevard from the Mixed Use sub-district classification to the Neighborhood/Village Commercial sub-district classification.

The site acreage data has been adjusted under the legend and all acreages rounded to the nearest whole number. Overall, the Residential acreage is not proposed to increase or decrease and remains at 3,095 acres. Mixed-Use, Neighborhood/Village Commercial, and Rights-of-Way acreages are not proposed to change. The current Map H is attached to the staff report as Attachment “A” and the revised (proposed) Map H is attached as Attachment “B”.

### **Previous Actions and Prior Reviews**

The original Riverland/Kennedy DRI Development Order (Resolution 06-R78) was approved by the City Council on October 9, 2006. The development plan divided the project into major districts or uses consistent with the NCD land use category policies. The land use categories included Residential, Mixed Use, Employment Center, and Neighborhood Commercial. In total, the development program includes

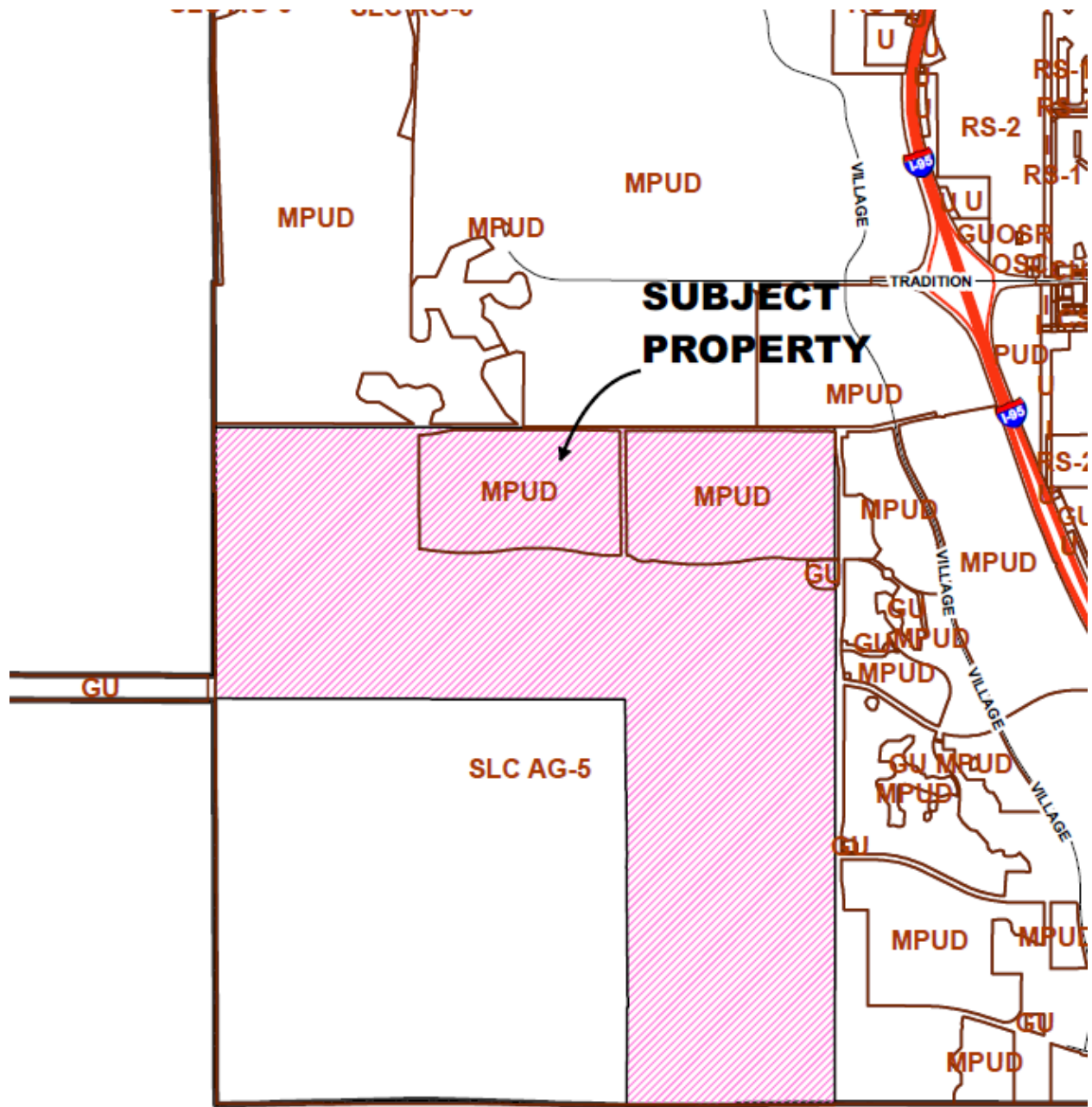
11,700 residential units; 892,668 square feet of retail; 1,361,250 square feet of research and office; 1,361,250 square feet of light industrial; and 327,327 square feet of institutional and civic uses.

An amendment to the Development Order (Resolution 07-R70) was approved by the City Council on August 27, 2007. The reason for the amendment was to address concerns raised by the Department of Community Affairs (DCA) after the Development Order was adopted by the City and transmitted to the Department, regarding traffic impacts and affordable housing.

A second amendment to the Development Order (Resolution 12-R69) was approved by the City Council on January 26, 2015. The changes were made to the phasing, buildout, and expiration dates; transportation; environment and natural resources; and human resource issues conditions and Map H, the Master Development Plan. The traffic conditions were revised to separate the responsibilities of the road improvements required for Riverland/Kennedy from the other DRIs in the SW annexation area.

A third amendment to the Development Order (Resolution 16-R52) was approved by City Council on September 12, 2016. The changes were made to the phasing, buildout, and expiration dates in the development order and a change to Map H, the master development plan.





**EXISTING ZONING**

### **Analysis**

The proposed changes to the residential, mixed use, and neighborhood/village commercial subdistricts are to update the master development plan (Map H) for Riverland/Kennedy DRI to reflect the planning and marketing efforts of Riverland Associates I & III, LLLP; Riverland/Kennedy II, LLC, as the developer of the DRI. These changes are consistent with a proposed large-scale comprehensive Plan Amendment (P20-161) that was reviewed by the Planning and Zoning Board at a public hearing on October 6, 2020. The proposed amendment consists of a text amendment to the Future Land Use Element to amend Figure 1-5. Figure 1-5 is the conceptual land use plan for the Riverland/Kennedy NCD District. The text amendment adjusts the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts. On October 26, 2020, the Port St. Lucie City Council approved the transmittal of a proposed text amendment to the future land use element of the City's comprehensive plan for review by the State Land Planning Agency. If there are no objections to the proposed amendment by the state land planning agency and reviewing agencies, the comprehensive plan amendment will be scheduled for a future adoption hearing before the City Council. The adoption hearing for the DRI amendment will occur at the same meeting as the adoption hearing for the comprehensive plan amendment.

### **RELATED PROJECTS**

P20 - 161 - Riverland/Kennedy DRI, Comprehensive Plan Large Scale Text Amendment Application

## **STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction 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 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.