



# RIVERLAND/KENNEDY DRI

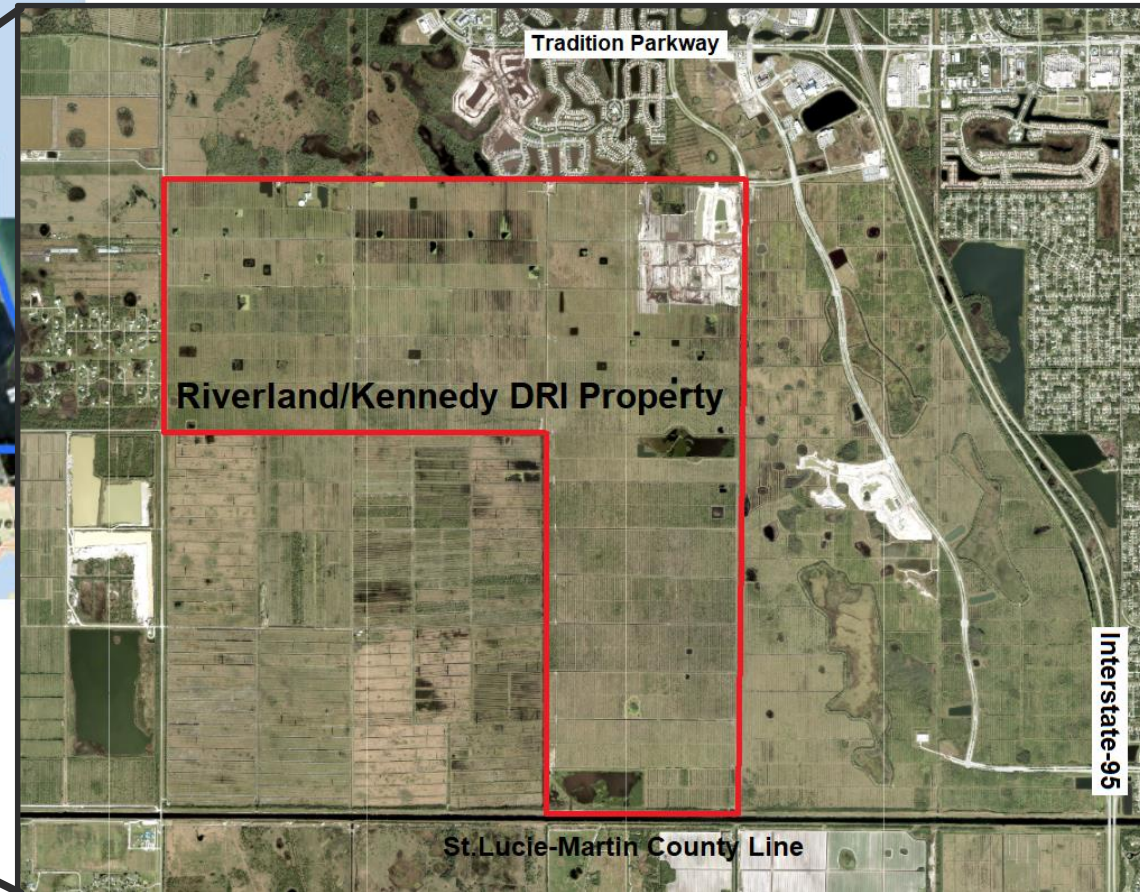
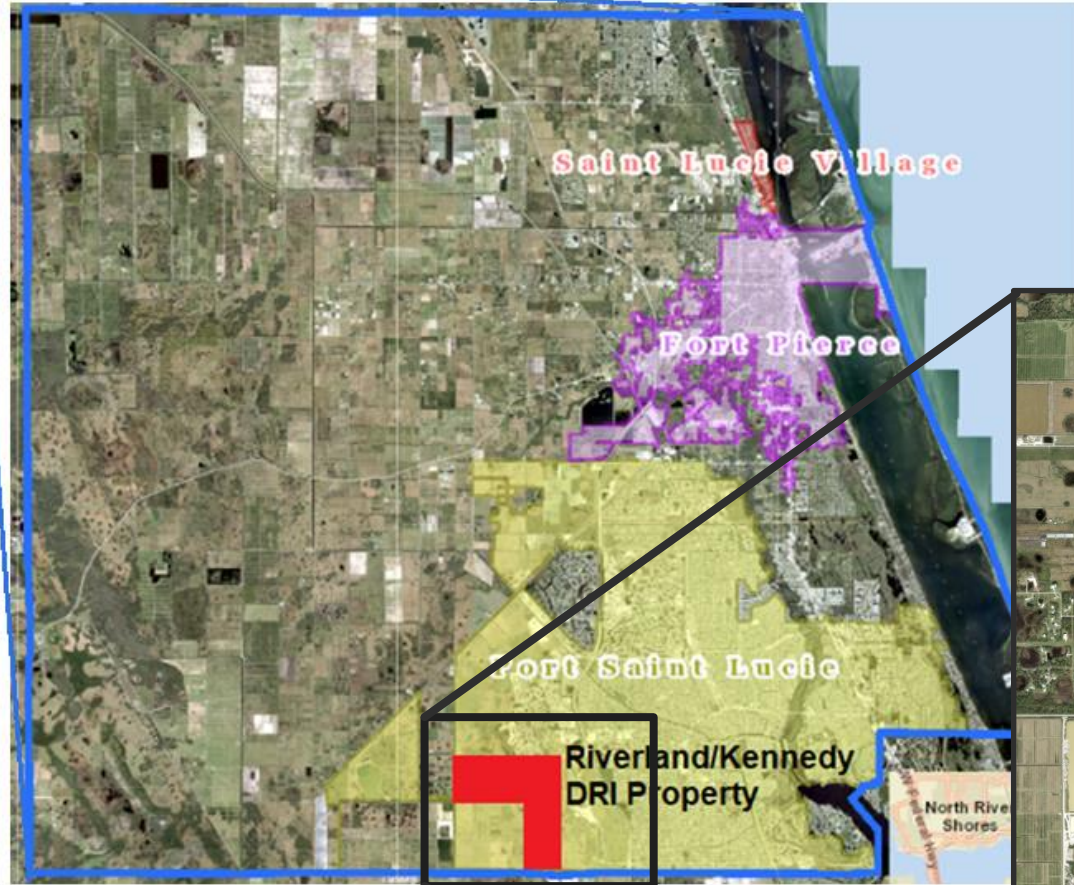
COMPREHENSIVE PLAN TEXT AMENDMENT (P20-161)

CITY OF PORT ST. LUCIE

CITY COUNCIL

OCTOBER 26, 2020

# CONTEXT LOCATION MAPS



# PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS

- Replace Figure 1-5 with updated Conceptual Master Plan for Riverland/Kennedy DRI
- Amend the text of Policy 1.2.10.2 to correct a scrivener's error in order to properly reference Figure 1-5, not Figure 18

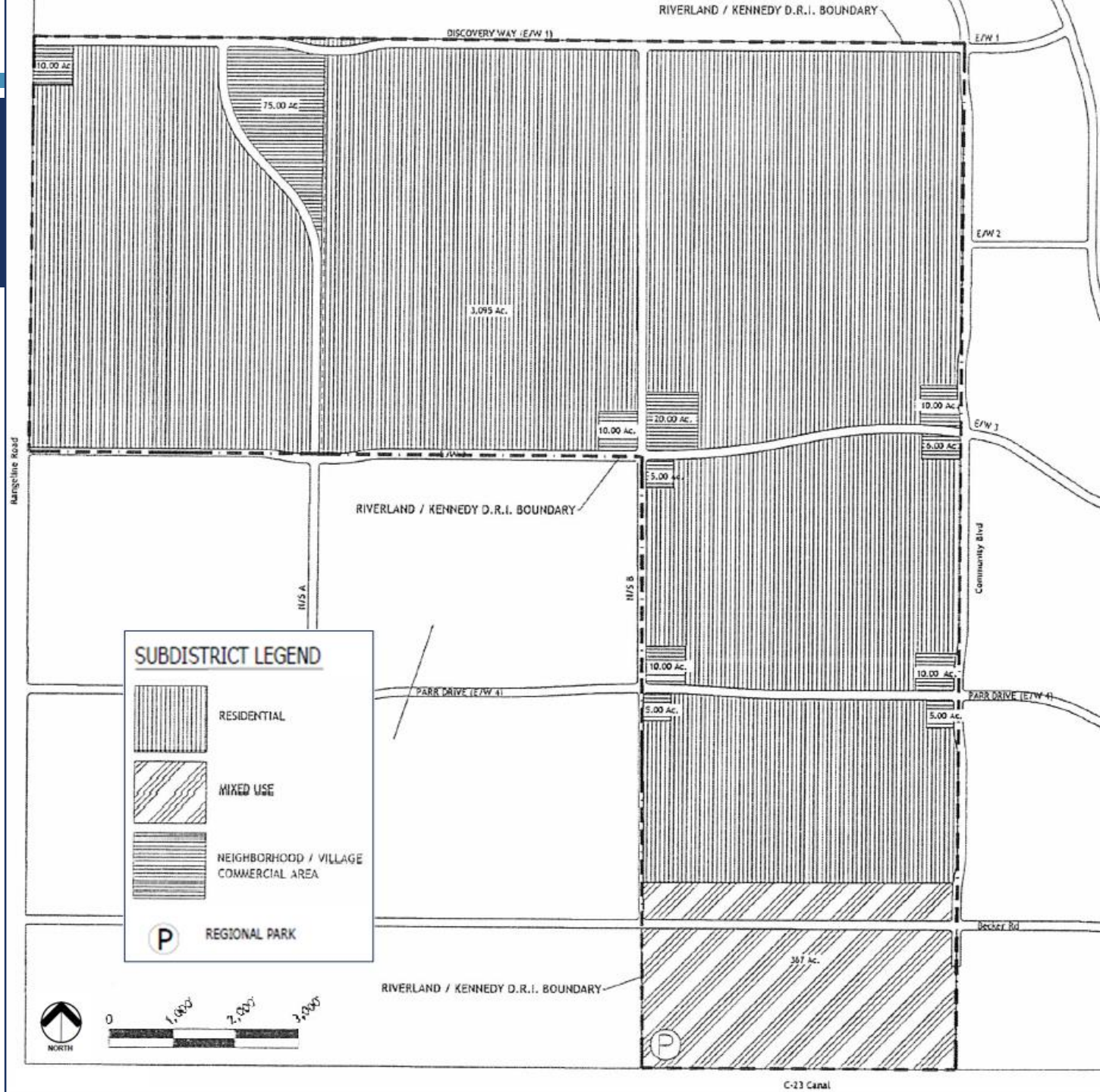
# EXISTING FIGURE 1-5

FIGURE 1-5  
City of Port St. Lucie  
Comprehensive Land Use Plan

Total Acreage: **3,845 AC**

Approved Subdistrict Acreage:

- Residential: **3,095 AC**
- Mixed-Use: **367 AC**
- Neighborhood/Village Commercial Area: **166 AC**
- Right-of-Way: **217 AC**



# PROPOSED FIGURE 1-5

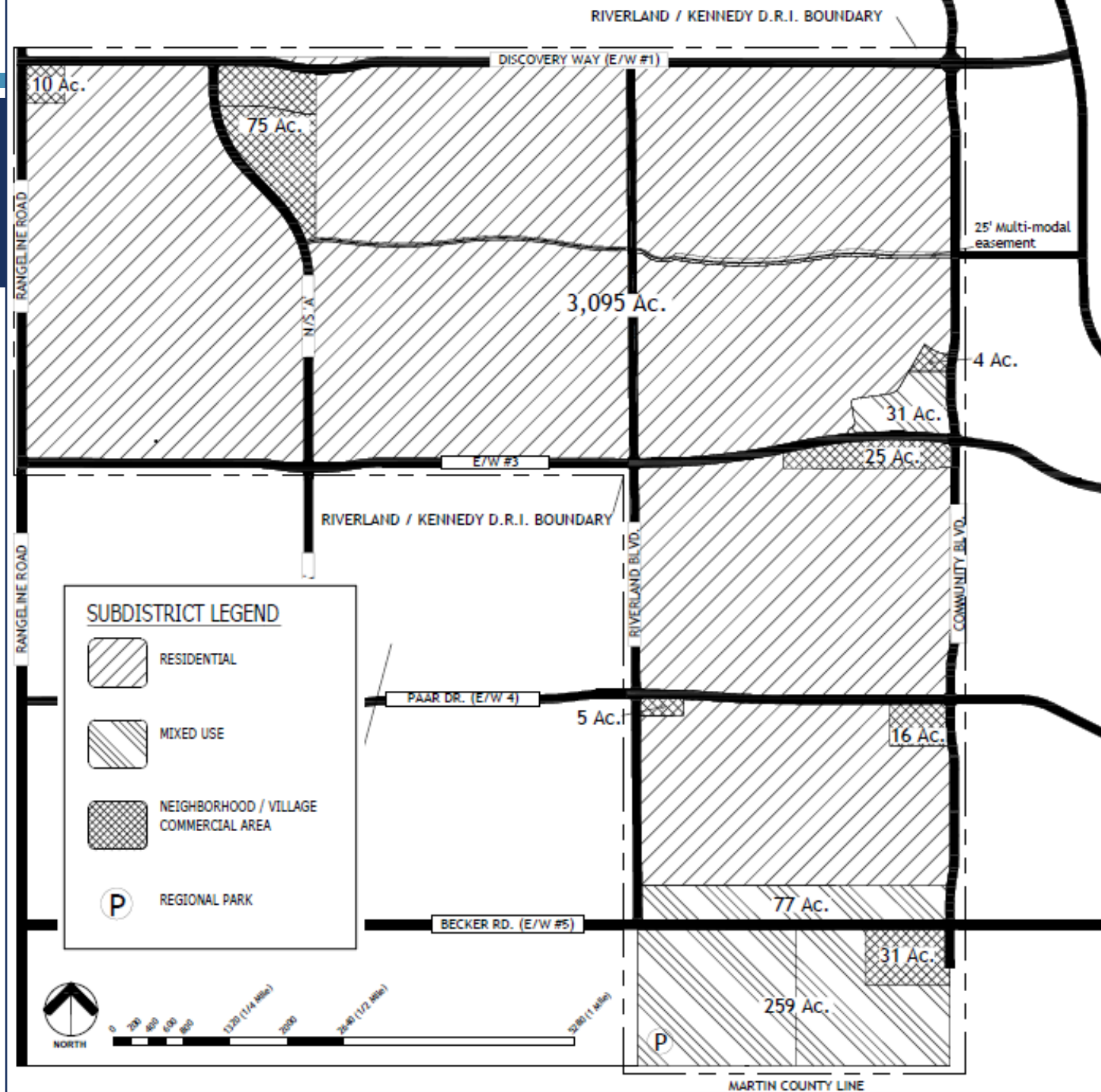
FIGURE 1-5  
City of Port St. Lucie  
Comprehensive Land Use Plan

Total Acreage: **3,845 AC**

Proposed Subdistrict Acreage:

- Residential: **3,095 AC**
- Mixed-Use: **367 AC**
- Neighborhood/Village Commercial Area: **166 AC**
- Right-of-Way: **217 AC**

**NO NET CHANGE  
PROPOSED**



Existing Figure 1-5

Proposed Figure 1-5

# Neighborhood/Village Commercial Subdistrict

-35 AC

-6 AC

-10 AC

-10 AC

-61 AC

# NO NET

+19 AC

+61 AC

+11 AC

+31 AC

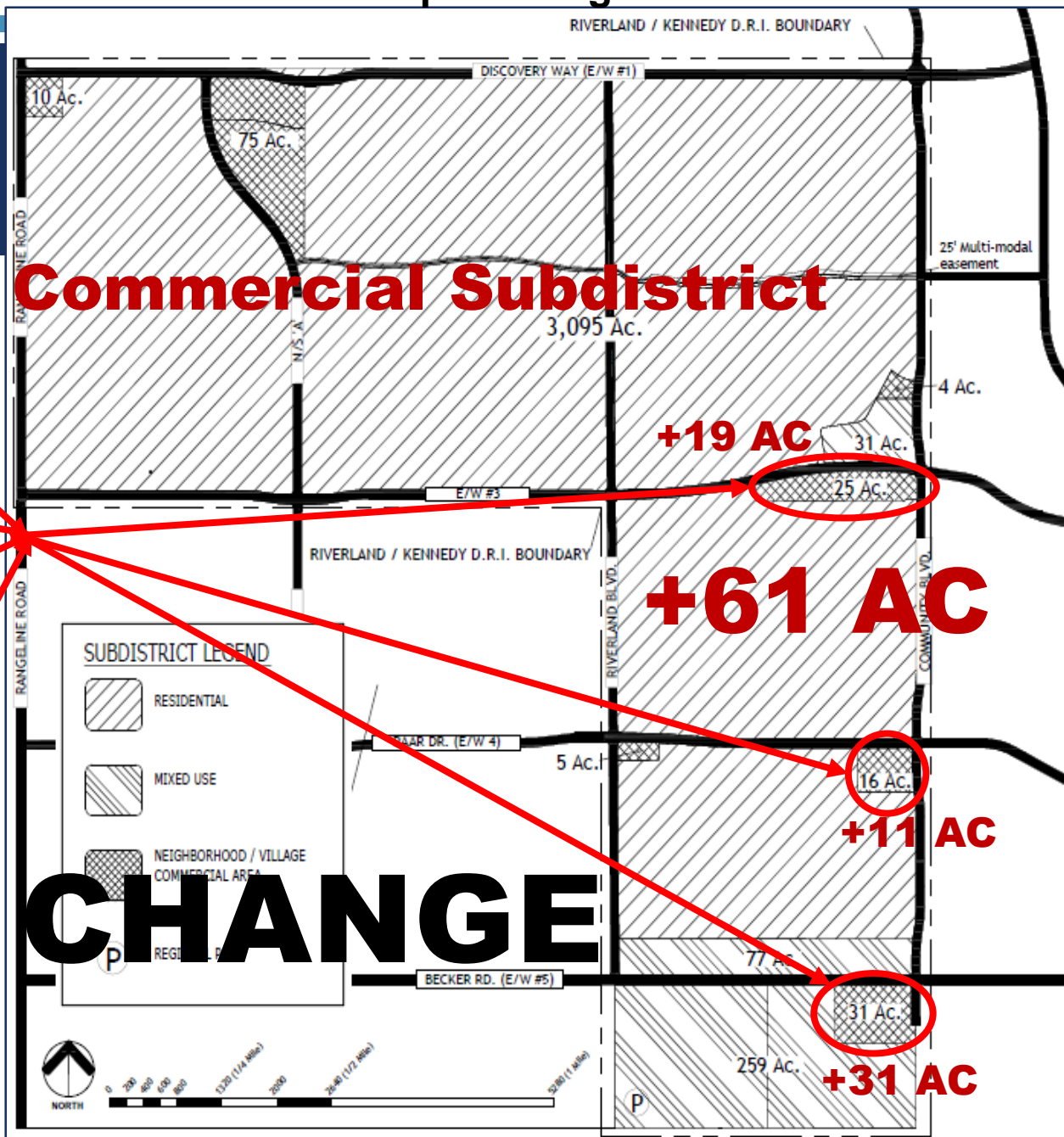
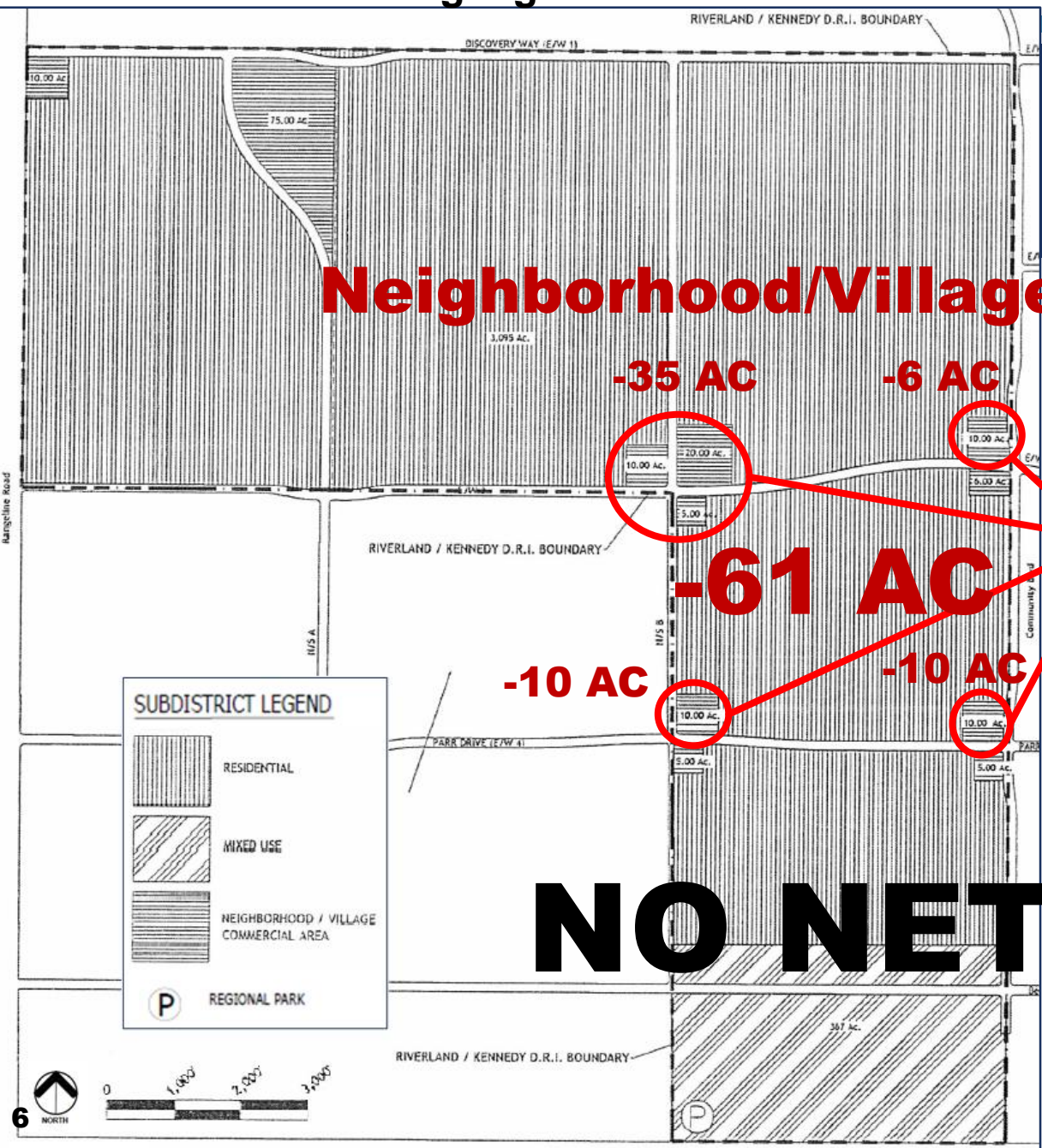
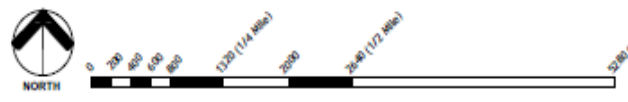
# CHANGE

**SUBDISTRICT LEGEND**

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD / VILLAGE COMMERCIAL AREA
- REGIONAL PARK

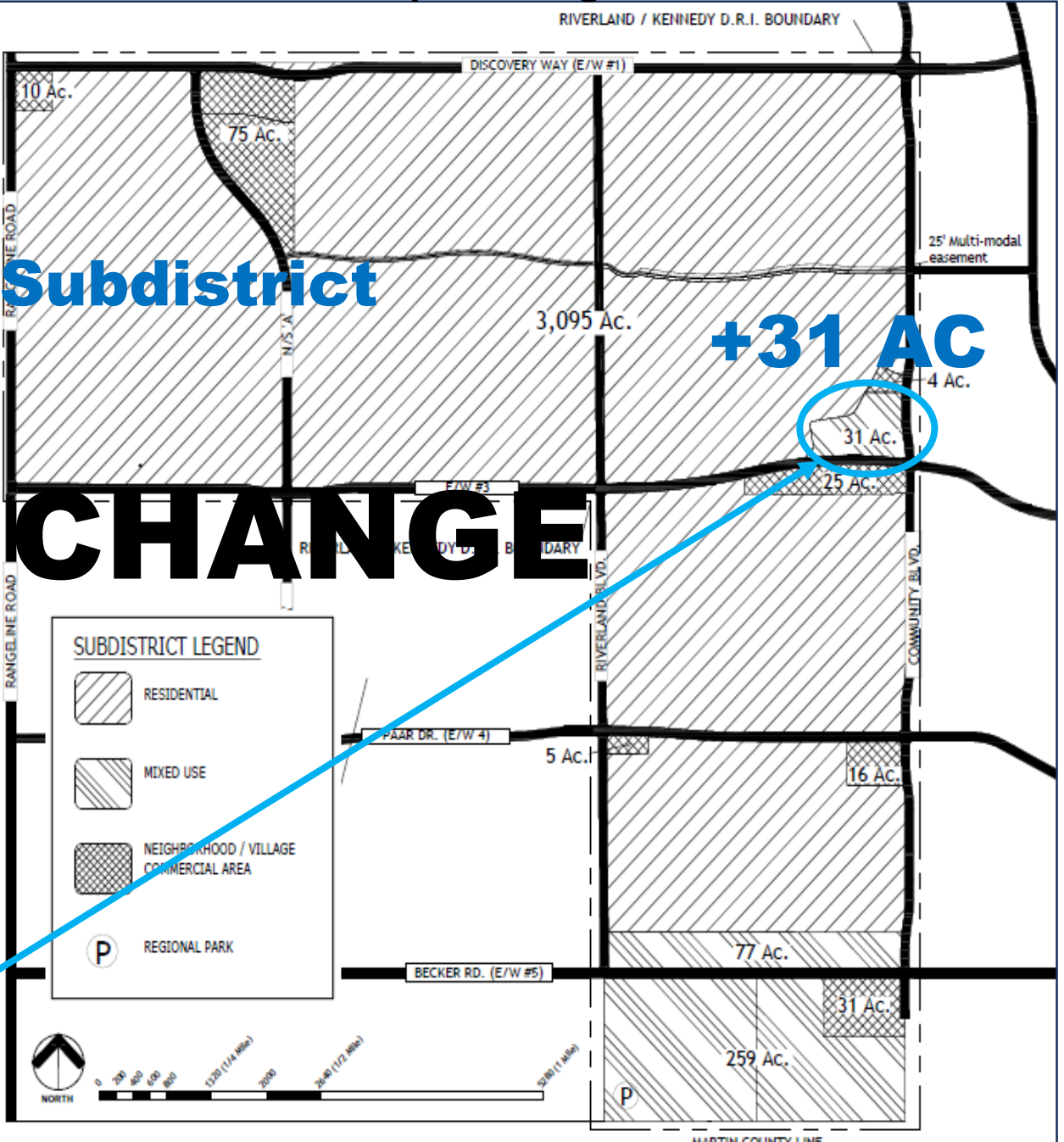
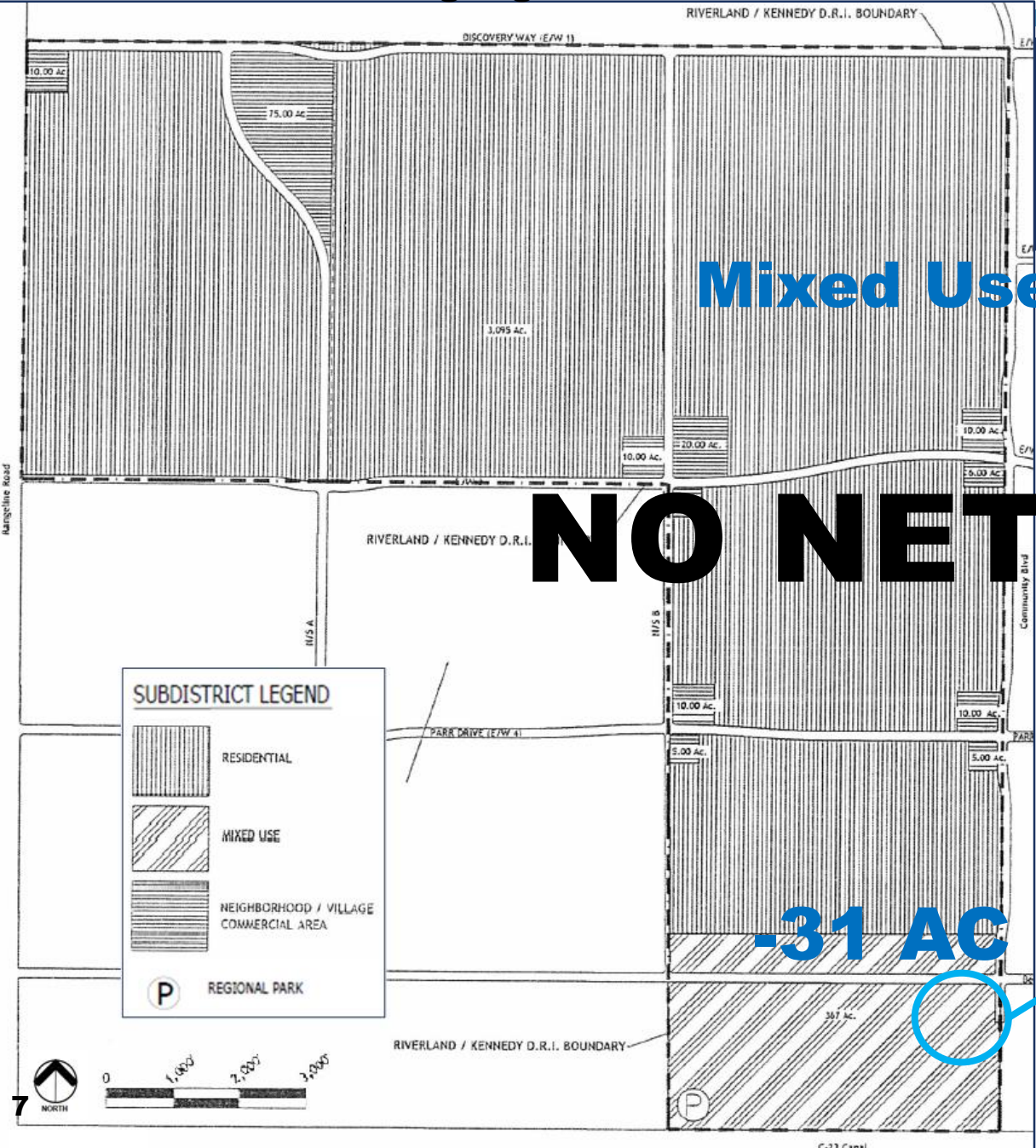
**SUBDISTRICT LEGEND**

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD / VILLAGE COMMERCIAL AREA
- REGIONAL PARK



Existing Figure 1-5

Proposed Figure 1-5

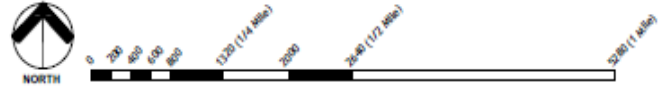
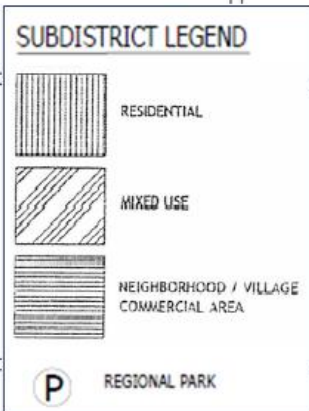
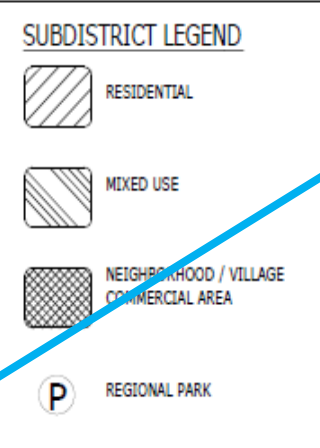


Mixed Use Subdistrict

NO NET CHANGE

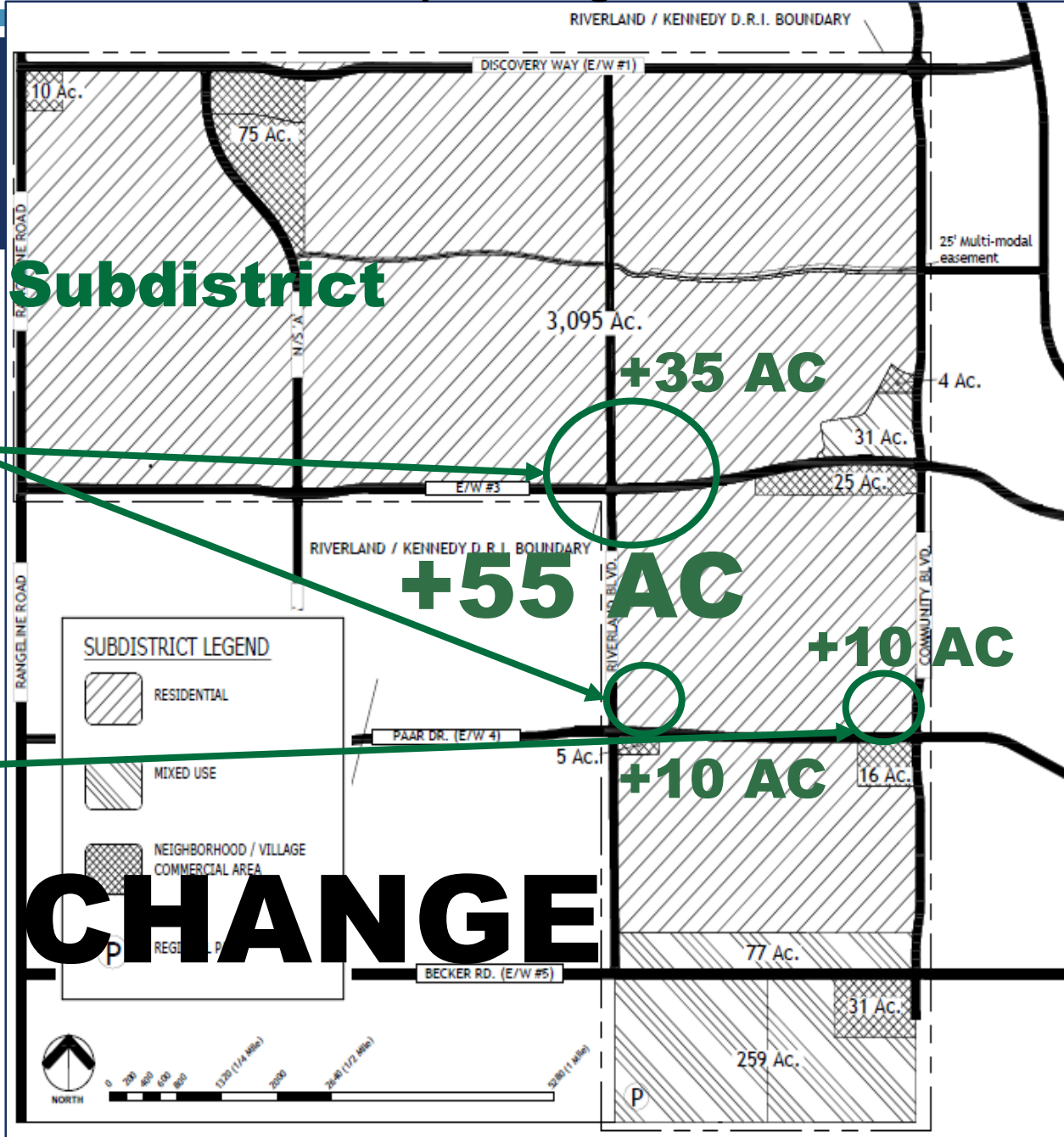
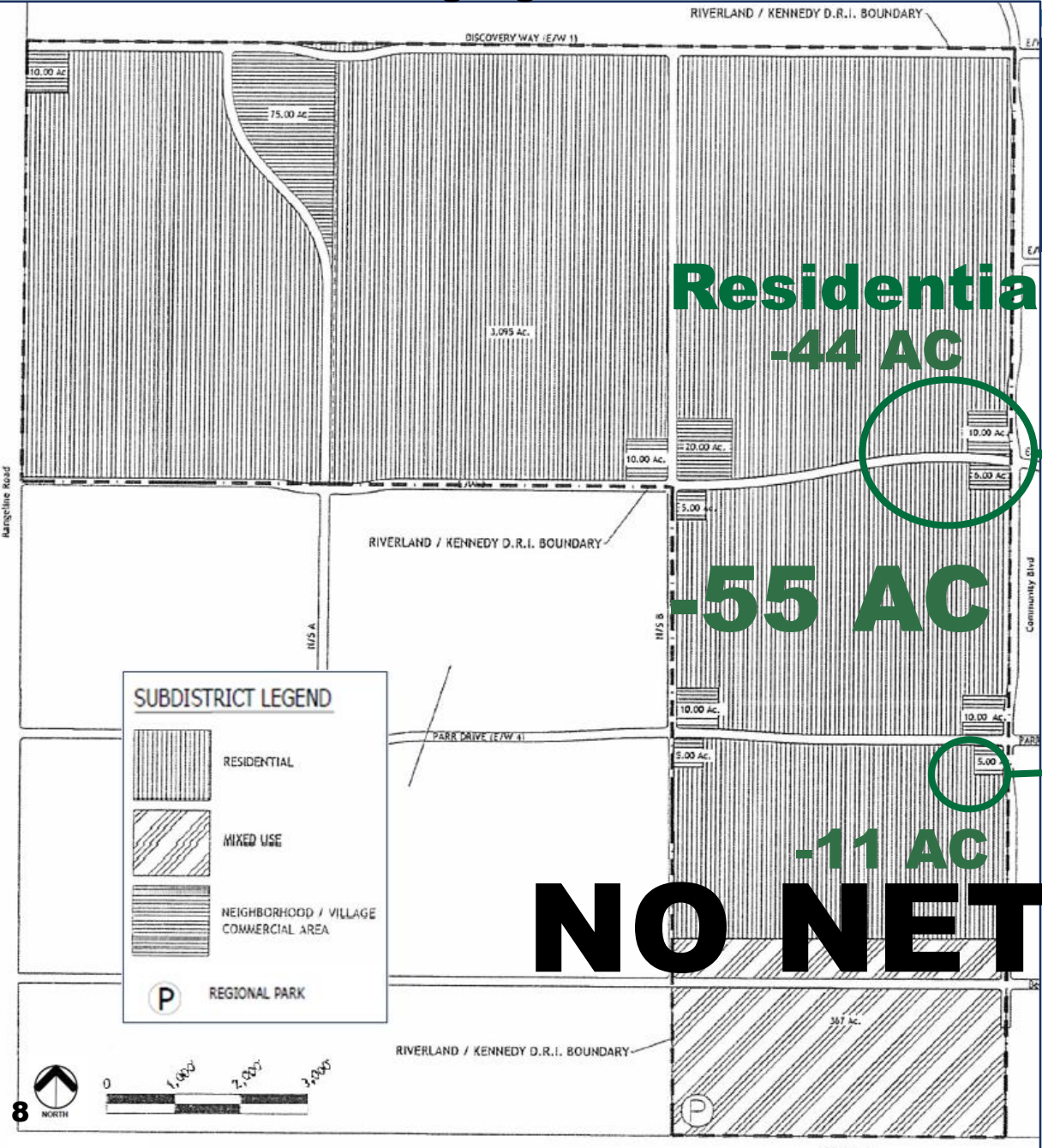
+31 AC

-31 AC



Existing Figure 1-5

Proposed Figure 1-5





## POLICY 1.2.10.2 PROPOSED CHANGE

- The allocation of land uses within the Riverland/Kennedy NCD shall be as shown in Figure ~~18~~ 1-5 providing for 166 acres of Neighborhood/Village Commercial Areas, 367 acres of Mixed-Use, and 3,095 acres of Residential.

# CONSISTENT WITH COMPREHENSIVE PLAN

- The proposed amendments are consistent with and supported by the following goals, objectives, and policies of the Future Land Use Element of the Port St. Lucie Comprehensive Plan:
  - Goal 1.2 to create large-scale, sustainable new communities with mixed-uses.
  - Policy 1.2.2.1 requiring that the New Community Development (NCD) District contain a minimum of three land use subdistricts.
  - Policy 1.2.2.3.b requiring that residential areas be located within a 2-mile radius of shops, services, and other activities.
  - Objective 1.2.10 and supporting policies related to the approved Riverland/Kennedy NCD



THANK YOU!

