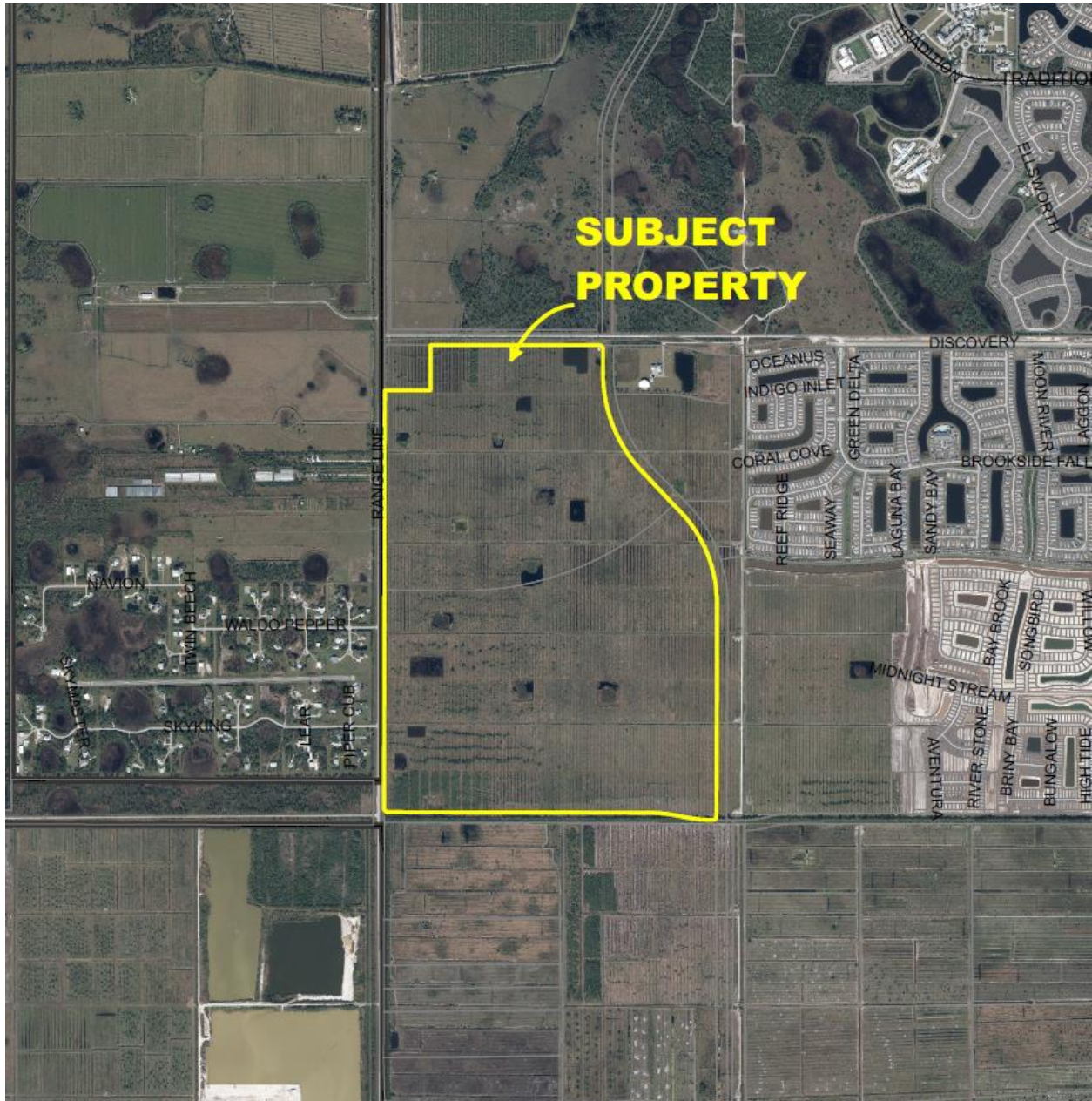




PLANNING AND ZONING BOARD STAFF REPORT
May 7, 2024, Planning and Zoning Board Meeting

Riverland/Kennedy DRI Parcel E
MPUD Rezoning
P22-311



Project Location Map

SUMMARY

Applicant's Request:	Rezone 658.21 acres from St. Lucie County AG-5 zoning to a Master Planned Unit Development.
Applicant:	Azlina Goldstein, GL Homes
Property Owner:	Riverland/Kennedy II, LLC
Location:	The property borders Marshall Parkway to the south, Discovery Way to the north, Range Line Road to the west, and N/S A to the east.
Address:	N/A
Project Planner:	Daniel Robinson, Planner III

Project Description

The proposed MPUD shall consist of 2,061 age-restricted dwelling units. Through this proposed MPUD rezoning application the applicant is also proposing requirements for street trees, perimeter landscaping and landscape strips that are different from the City's Subdivision Regulations and Landscaping Code requirements.

Landscaping Analysis: The MPUD proposes one street tree per lot and up to 100 percent of the street trees to be palm trees. Depending upon the size of the lots, this may or may not result in less street trees than required by the City Code and will not provide any shade trees. The MPUD proposes to not have street trees along a road that abuts an open space tract. This will result in fewer street trees. The MPUD proposes that no street trees be planted within 125 feet of a road that intersects an offsite City road right-of-way to allow clear view of signage and entry features. However, the required street trees will be planted up to a 75- foot offset of the roadways within the project entries.

The applicant is proposing to not require landscaping along a perimeter property boundary abutting a lake, whereas the City Code would require trees and shrubs along that property boundary. Finally, the applicant is proposing to allow combined landscape strips regardless of the separation distance. The City Code allows landscape strips to be combined only when the edges of the strips are spaced apart 20 feet or less. These provisions would result in fewer trees and shrubs within the MPUD area than required by City Code.

Traffic Analysis:

This application brings the total amount of development for the overall Riverland/Kennedy DRI to 6,701 age restricted single- family dwelling units, 130,000 square feet of Commercial, and 261 Multi-family dwelling units. The cumulative PM Peak Hour trips are as follows:

Parcel A = 285 PM Peak hour trips

Parcel B = 877 PM Peak hour trips

Parcel C = 318 PM Peak hour trips

Parcel D = 341 PM Peak hour trips

Parcel E = 470 PM Peak hour trips

Total of 2,291 Net External PM Peak Hour Trips

Per the Riverland/Kennedy DRI development order 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 Net External PM Peak Hour trips, whichever comes last.

Based on Building permits let by the building department as of 4/30/2024 for the entire Riverland Development, 2,912 dwelling units have been permitted. With the Age Restricted trip counts from the ITE Trip Generation Manual, 10th edition, this equates to 1,065 PM Peak hour trips currently permitted.

Included in the Parcel E MPUD document, there are certain roadways to be constructed to provide access for this development. These items include the construction of:

1. Discovery Way from the existing western terminus, west to N/S A and then south along N/S A to the main entrance of Parcel E will be constructed prior to the first non-model Certificate of Occupancy.
2. Paved section of Discovery way from N/S A to the second residential access will start construction prior to the 600th residential building permit being issued within Parcel E.
3. Emergency Access along N/S A will be provided with the development of the phase in which it is located and shall be provided upon removal of the other temporary emergency access locations.
4. Discovery Way from the secondary access of Parcel E, west to the intersection with Range Line Road will start construction with the issuance of the 680th residential building permit in Parcel E.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval at their regular meeting of November 23, 2022.

Public Notice Requirements

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

Location and Site Information

Parcel Number:	4319-113-0001-000-5 & 4318-331-0001-000-2
Property Size:	Parcel Size is approximately 658 acres
Legal Description:	The property is legally described as a parcel of land lying within Sections 18 and 19, 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 Agriculture 5- one dwelling unit per five acres)
Existing Use:	Vacant
Proposed Use:	Residential Community

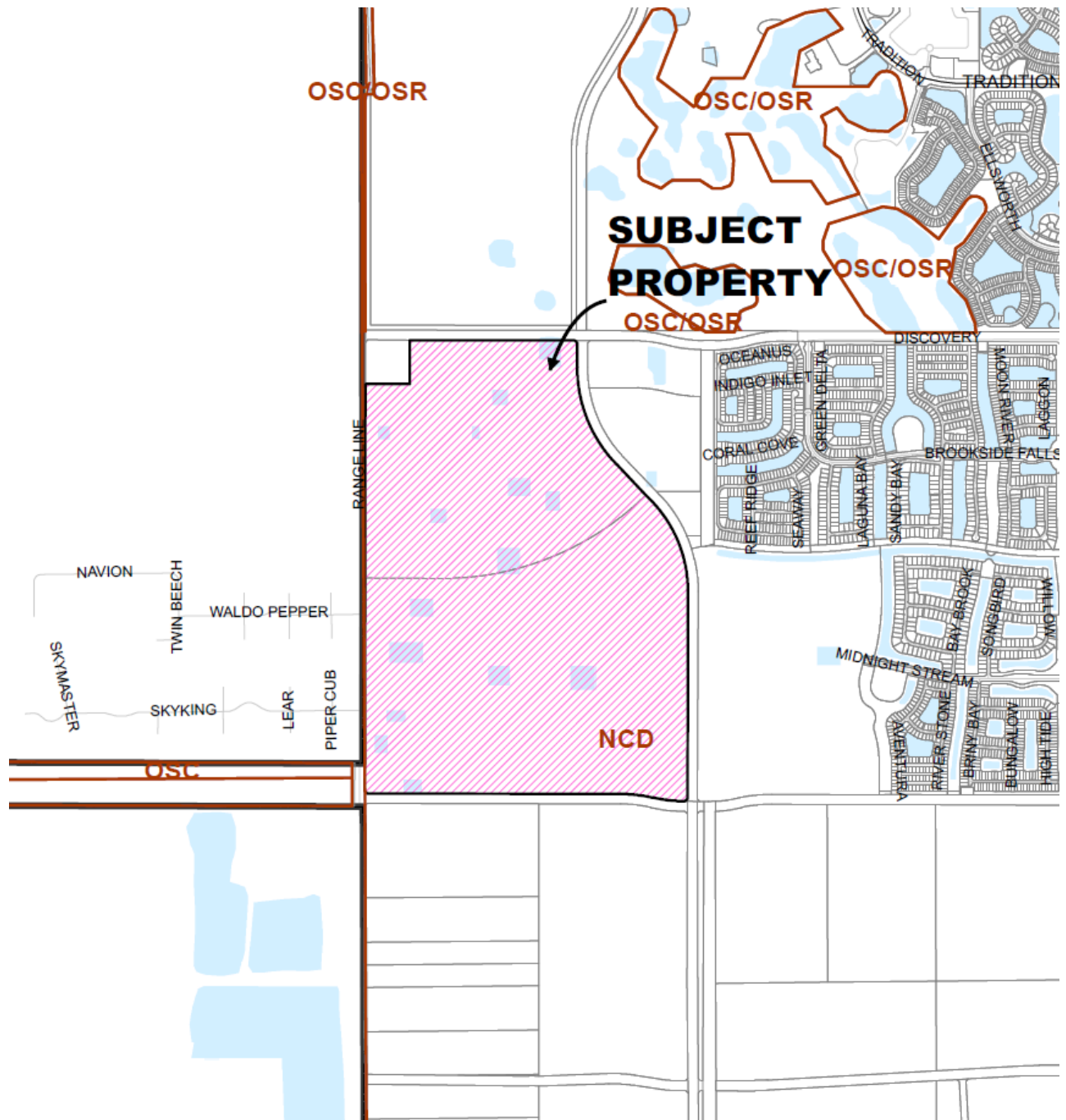
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Mattamy Community
South	NCD	SLC AG-5	Vacant
East	NCD	SLC AG-5	vacant
West	SLC AG-5	SLC AG-5	St. Lucie County Residential community

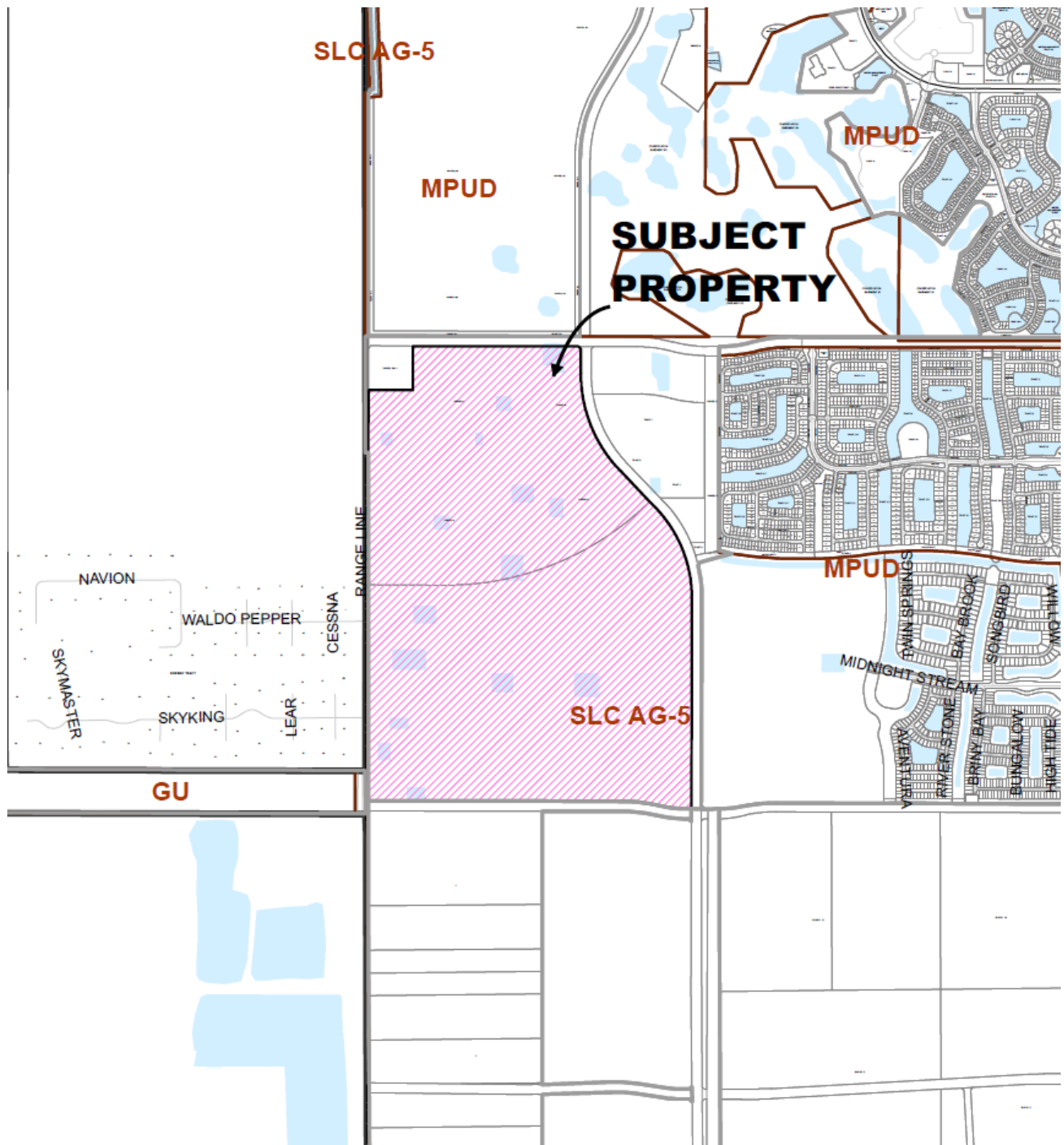
NCD – New Community Development District

MPUD – Master Planned Unit Development

SLC AG-5 - St. Lucie County AG-5 (1 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 Future Land Use Element regarding the development of Residential areas within an NCD District.

MPUD REZONING REQUIREMENTS

Project Description: The proposed development shall consist of 2,061 age-restricted dwelling units.

Standards for District Establishment

Area Requirement for an MPUD with New Community Development (NCD) Future Land Use designation.	Policy 1.2.2.2 establishes a minimum size of 10 acres for a Residential subdistrict. The proposed Residential area is 658.21 acres.
Relation to Major Transportation Facilities	Riverland/Kennedy Parcel E's main access to the property will be along N/S "A", with a secondary access on SW Discovery Way. An emergency access shall be provided.
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/Kennedy Parcel E property is within a designated Residential sub areas 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	Two future mass transit stop easements dedicated to the City of Port St. Lucie, at each entry, will be denoted at time of the applicable final plat for the future possibility of transit stops. An easement of 10' x 30' will be provided in these locations on the plat.
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	There are existing wetlands on site that have been mitigated off site per the Army Corp of Engineers (ACOE) permit SAJ-2006-01921(IP-CF).
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 to be exempt from any buffering requirements along lakes within the area of the MPUD. It also proposes to allow for only a single buffer when two landscape strips abut each other within the MPUD and for no street tree requirements to be adjacent to open space tracts.

RELATED PROJECTS

P20-162 Riverland/Kennedy DRI Amendment

STAFF RECOMMENDATION

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 with conditions to the City Council
- Motion to amend the conditions and 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.