

Riverland/Kennedy DRI Parcel D

- Master Planned Unit Development (MPUD) Rezoning Application
- Project No. P21-234
- Planning and Zoning Meeting of August 2, 2022

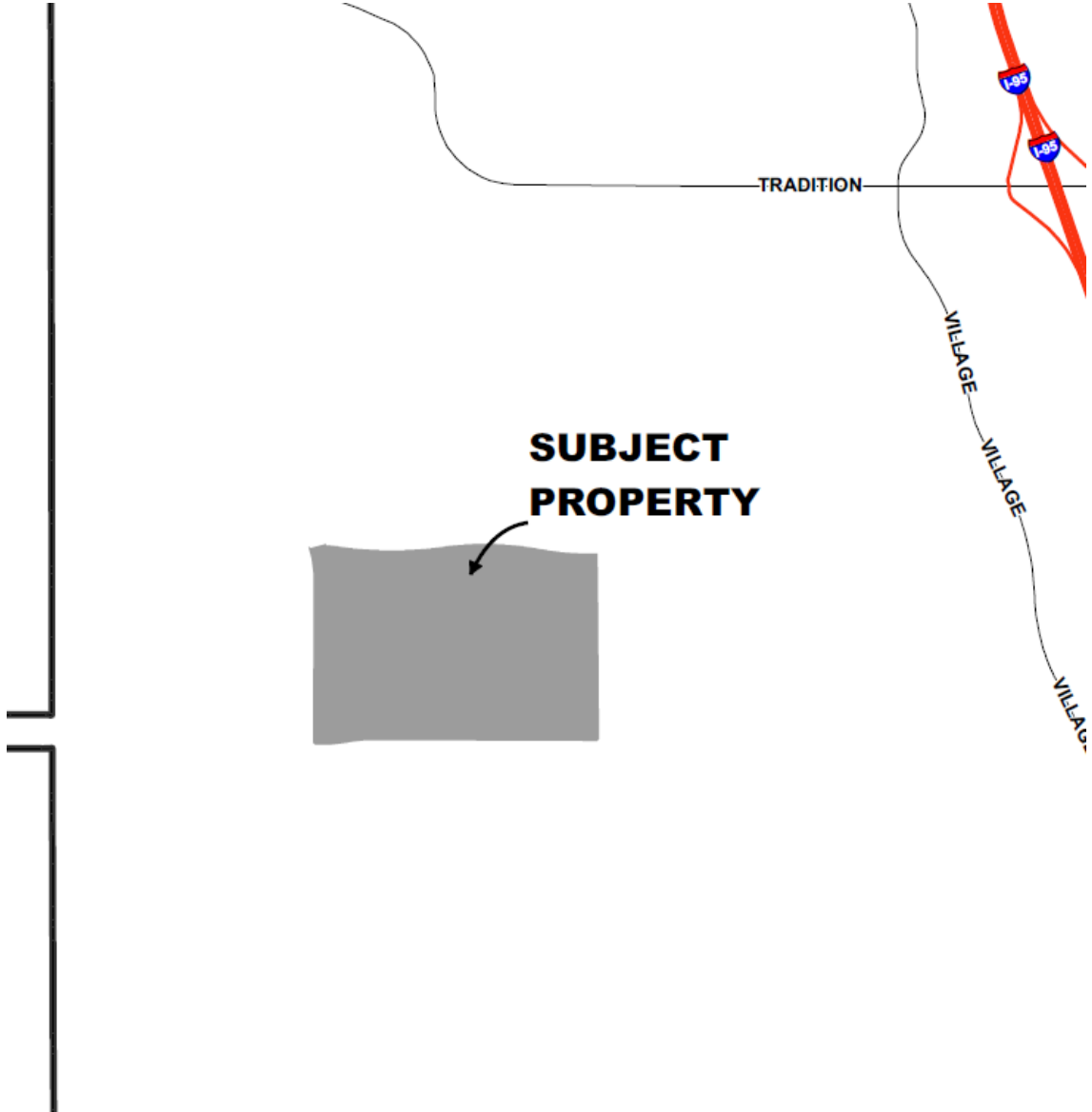


Applicant and Owner

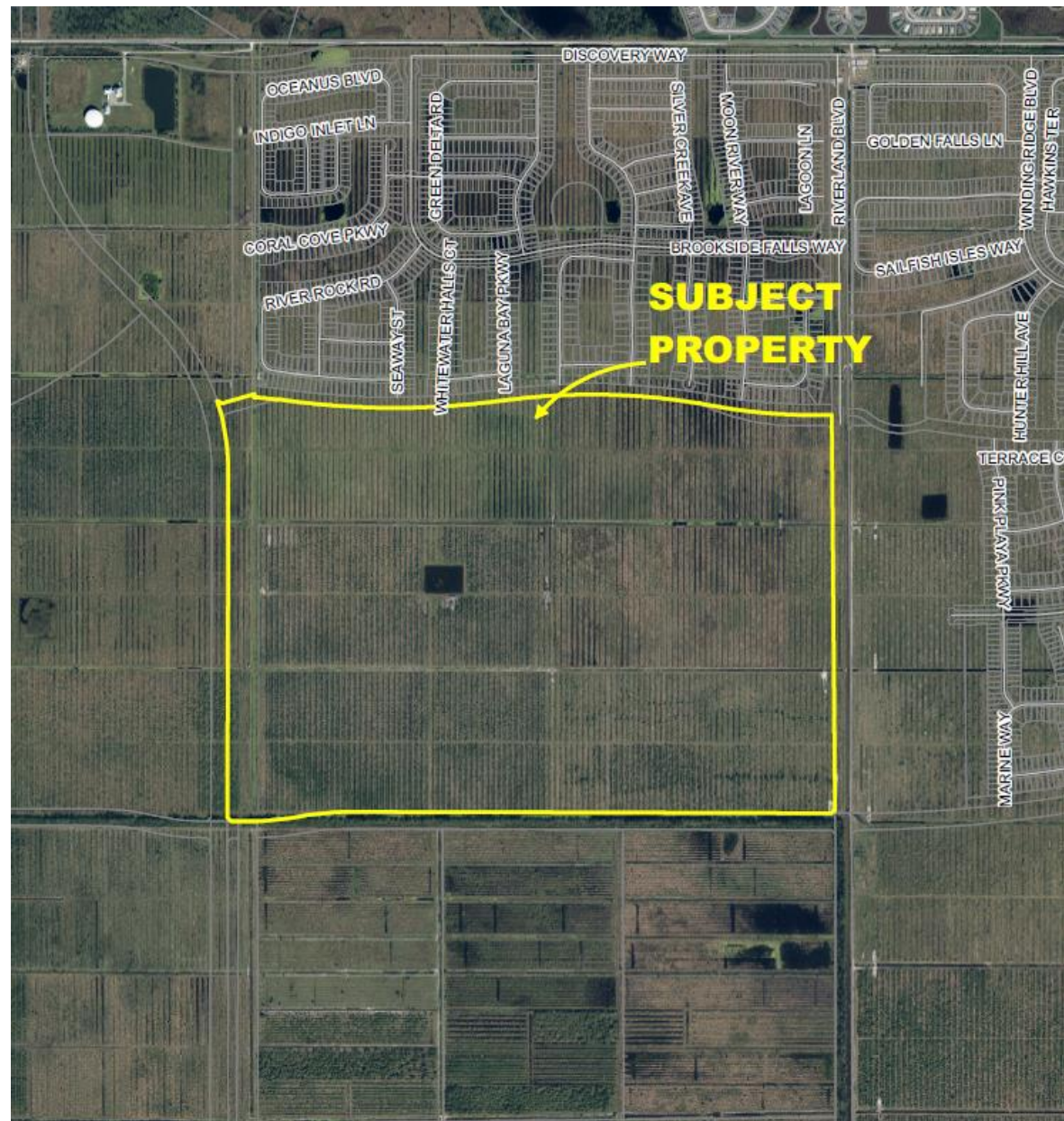
Azlina Goldstein of GL Homes is acting as the agent for the owners,
Riverland/Kennedy II, LLC.



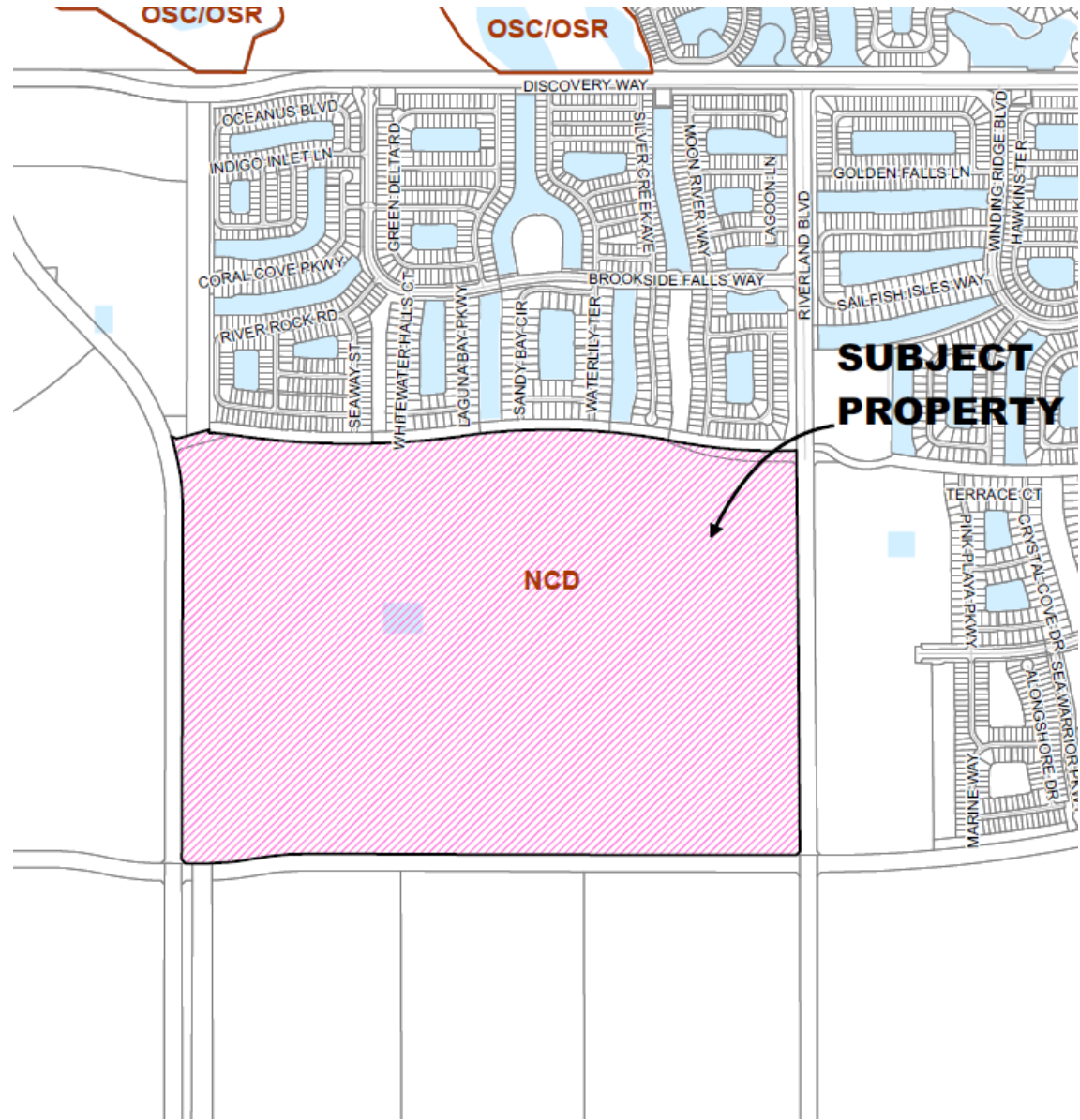
Subject property



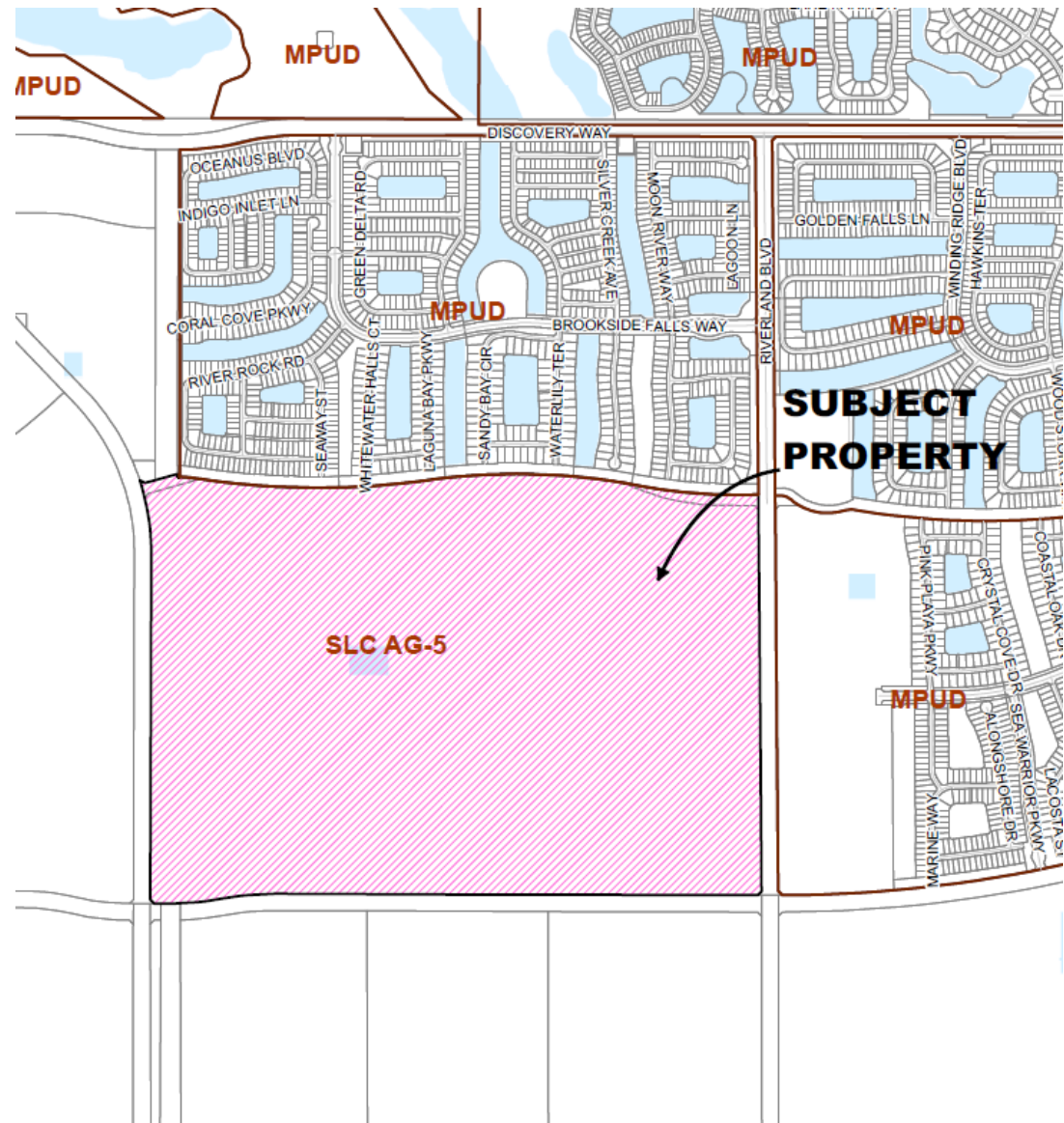
Aerial



Land Use



Zoning



Proposal of Rezoning Application

The proposed MPUD will allow for 1,362 age-restricted residential dwelling units.

Development standards are included in the MPUD document for a Residential Area



Land Use

The proposed MPUD is consistent with Policies 1.2.2.2 of the City's Comprehensive Plan regarding Residential area.



Other Impacts

Water and Sewer Provider

- Port St. Lucie Utilities Systems will provide water and sewer service.

Environmental Impact

- The property consists of inactive citrus groves and agricultural reservoirs. A clearing permit is required prior to issuance of any development permits.

Other

- Development will be required to comply with all applicable conditions in the Riverland/Kennedy DRI development order.



Traffic Impact Analysis

- Received February 2022
- Traffic Letter completed by Simmons & White for Riverland

- Reviewed by City Staff
- Found to be consistent with the DRI



Permitted Trip Counts

1,989 Building Permits issued as of 6/24/22

Age Restricted

PM Peak = 833 Total Trips

- No additional roadway requirements are triggered at this time.
- DRI requirement for 2 lanes of Community Blvd. from E/W 3 (Marshall Parkway) to Paar Drive is not triggered until either 2,000 dwelling unit permits or 2,023 Total Net External PM Peak Hour trips whichever comes last.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.



Approved Trip Counts

Age Restricted

Parcel A PM Peak = 309 Trips

Parcel B PM Peak = 230 Trips (Net External)

Parcel C PM Peak = 345 Trips

Parcel B Multifamily PM Peak = 117 Trips (Net External)

Parcel B Commercial PM Peak = 594 Trips (Net External)

Total Trips = 1,964 Net External PM Peak Hour Trips

Proposed Parcel D PM Peak = 369 Trips

- No additional roadway requirements are triggered at this time.
- DRI requirement for 2 lanes of Community Blvd. from E/W 3 to Paar Drive is not triggered until either 2,000 dwelling unit permits or 2,023 Total Net External PM Peak Hour trips whichever comes last.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.

Recommendation

The Planning and Zoning Department 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 to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

