

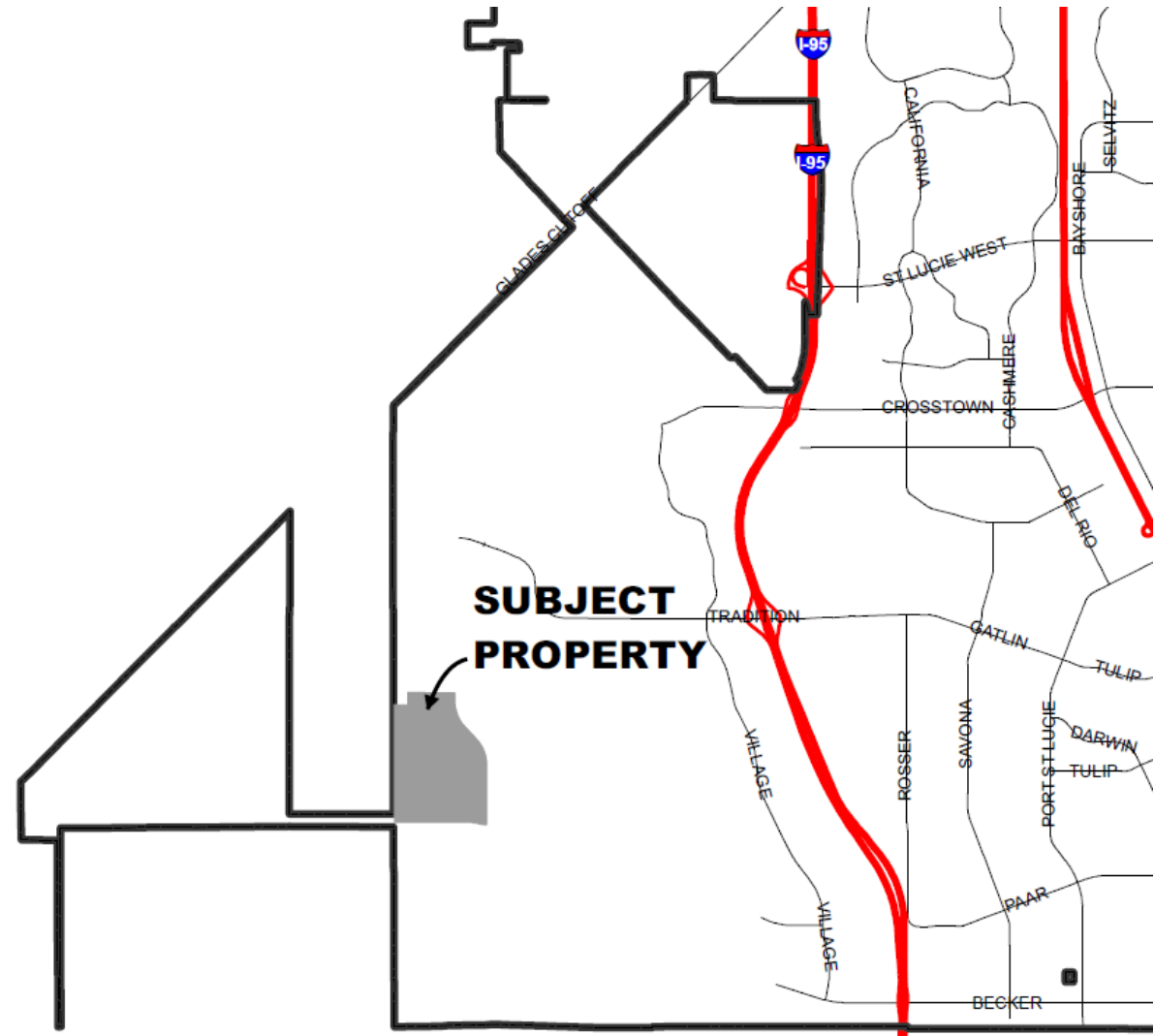


Riverland/Kennedy DRI Parcel E Rezoning Application
P22-311
Planning and Zoning Meeting May 7, 2024

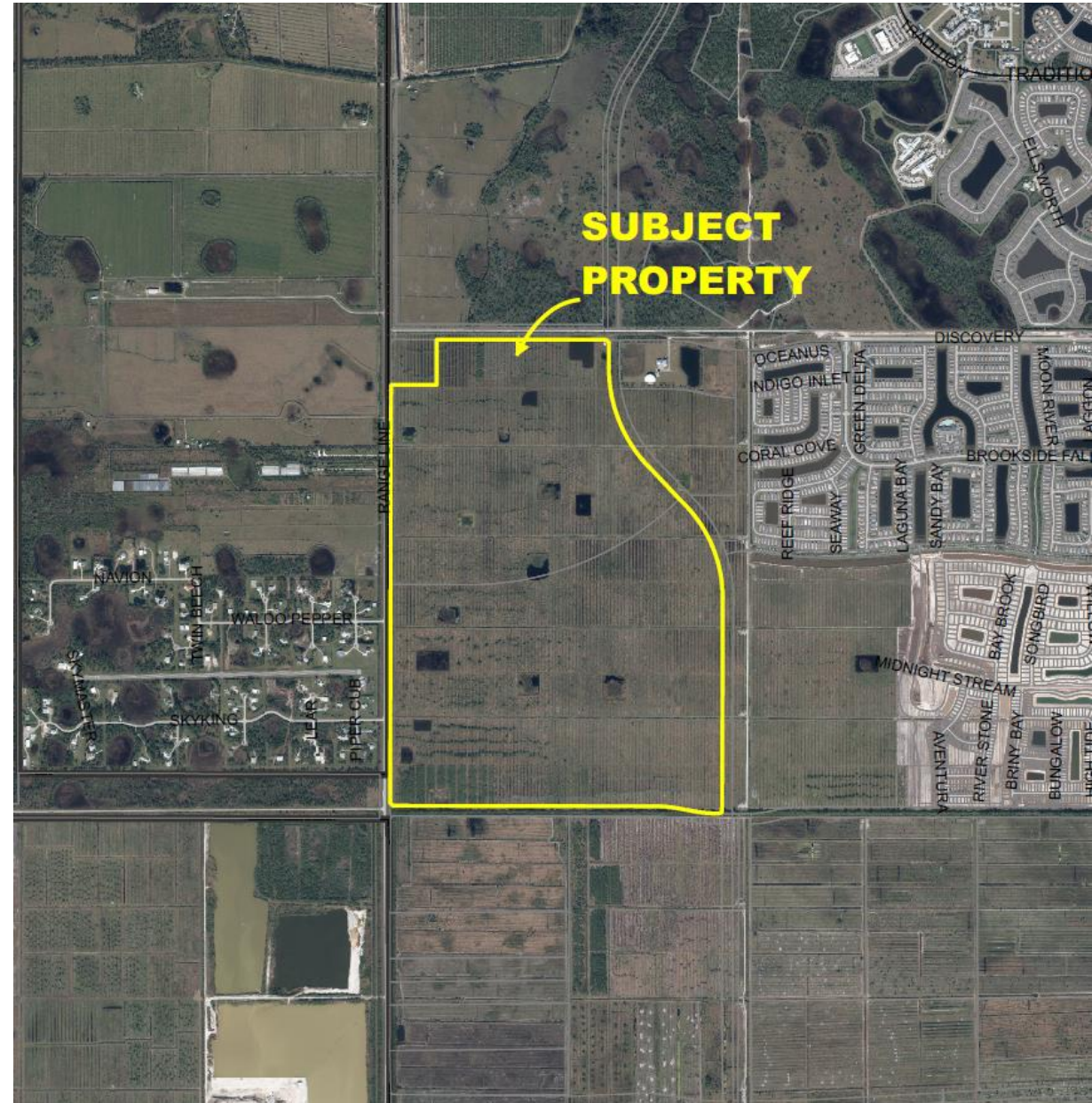
Applicant and Owner

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

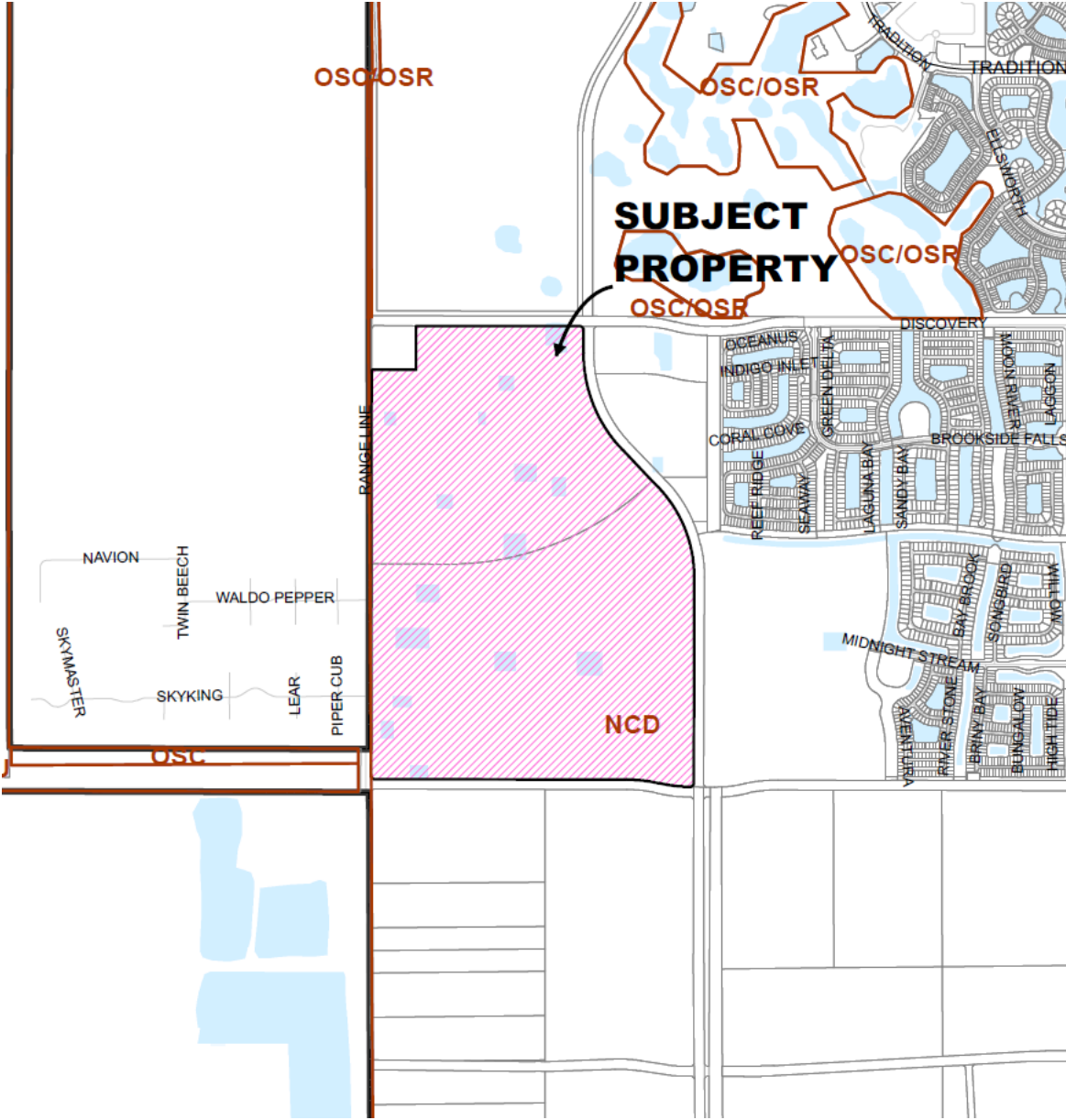
Location



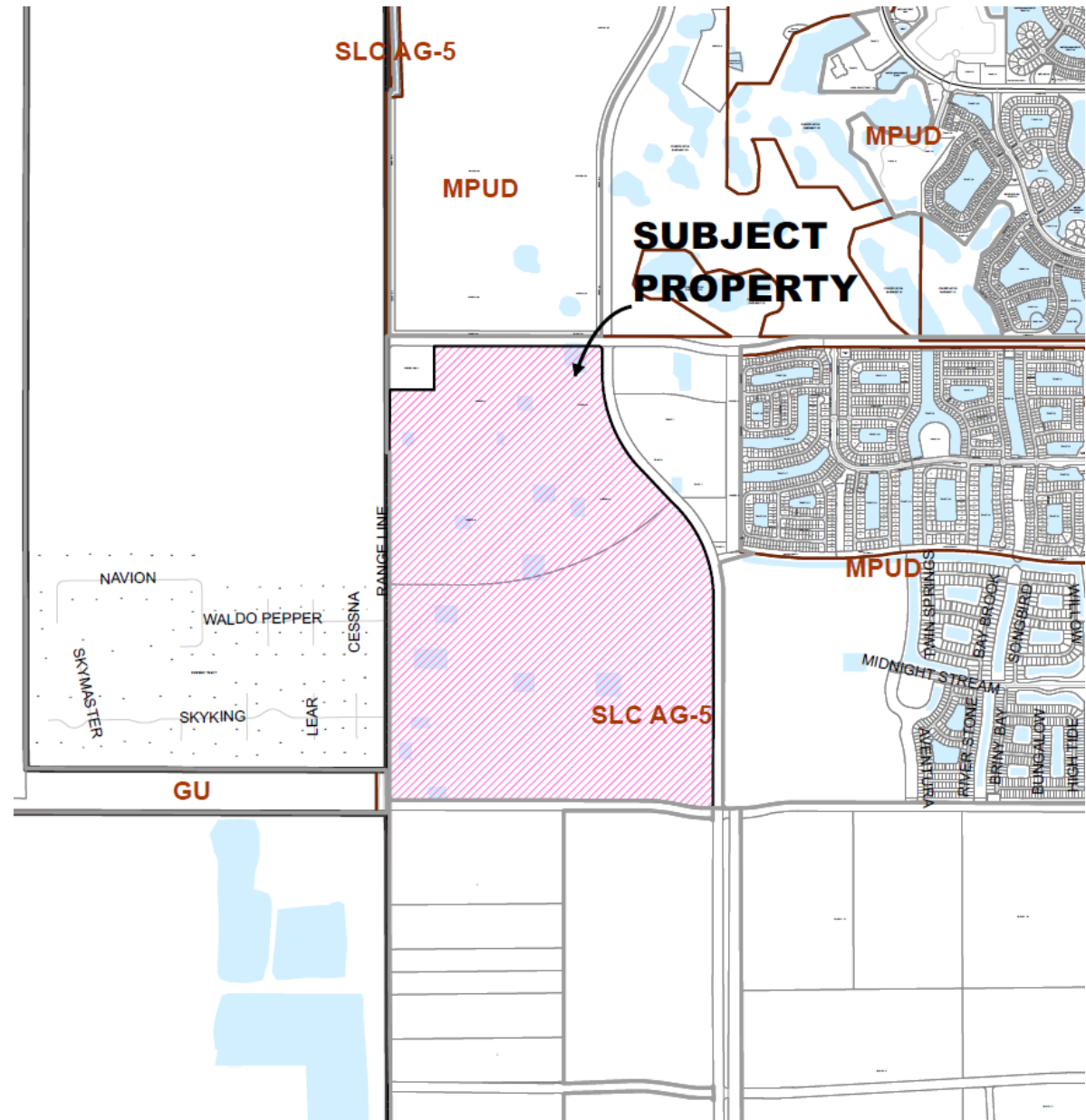
Aerial



Future Land Use



Zoning



Project Description

The proposed MPUD will allow for 2,061 age-restricted dwellings units. The MPUD Proposes requirements for street trees, perimeter landscaping and landscape strips that are different from the City's Subdivision Regulations and Landscaping Code requirements.

- 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 MPUD proposes 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.
- The MPUD proposes 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.

Land Use

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.

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

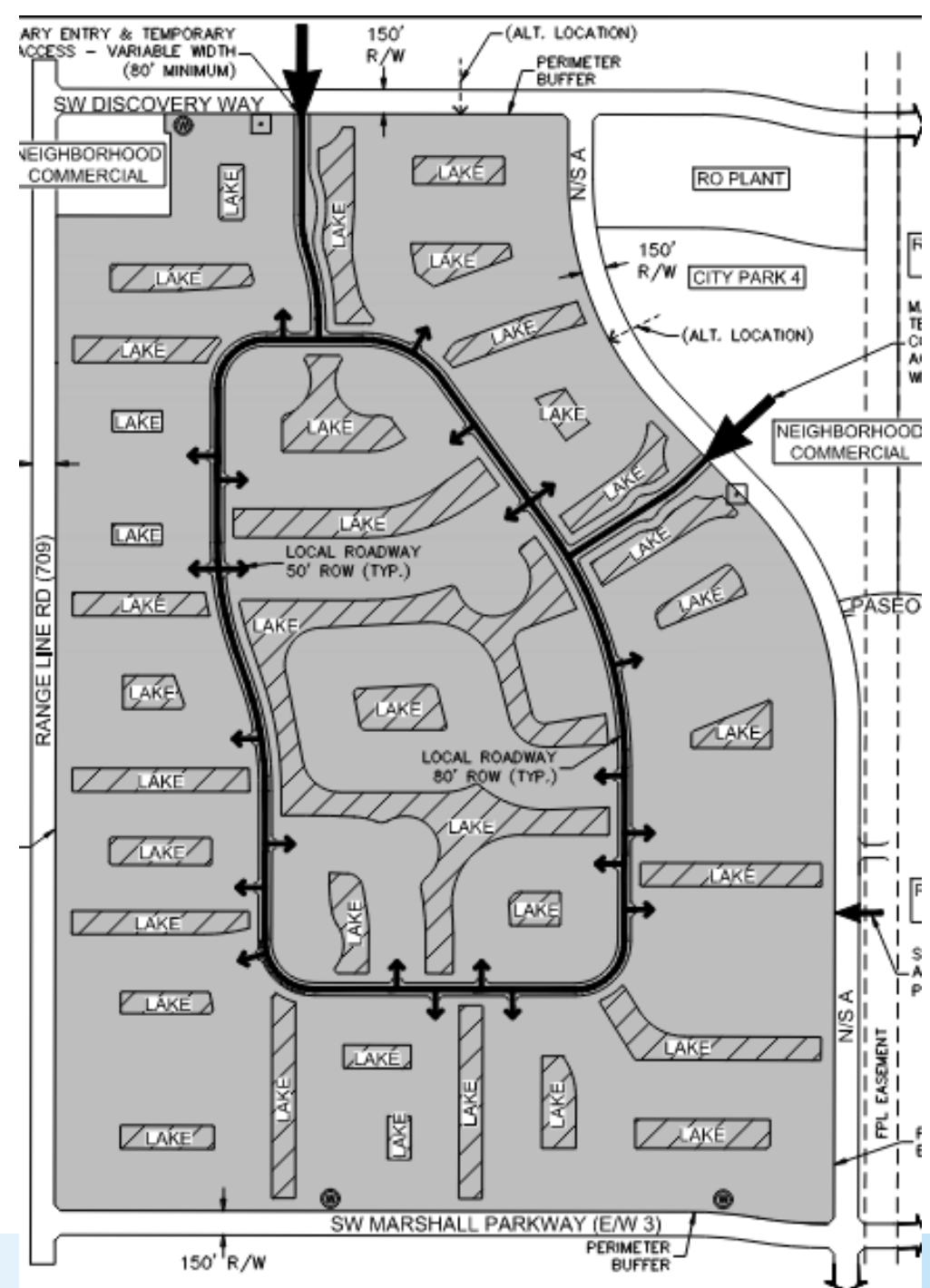
- Development will be required to comply with all applicable conditions in the Riverland/Kennedy DRI development order.
- A multi-modal path for pedestrians, bicyclists and golf carts will be provided along the southern boundary of the MPUD area.

Land Use Consistency

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.

- Policy 1.2.2.2 establishes a minimum size of 10 acres for a Residential subdistrict. The proposed Residential area is 658.21 acres.
- 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.

MPUD Concept Plan



Traffic Impact Analysis

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.

Traffic Impact Analysis

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.

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