

RIVERLAND/KENNEDY DRI PARCEL D

MPUD REZONING APPLICATION P21-234



Introduction

MPUD APPLICATION
OF RIVERLAND/KENNEDY DRI
Parcel D

Page | 1
Port St. Lucie Project No. P21-234
Date: 6/30/22

- **Our Request**
 - **Rezone approximately 456.786 acres from SLC-AG5 to MPUD**
 - **Rezoning to permit an age-restricted residential development**

LOCATION MAPS

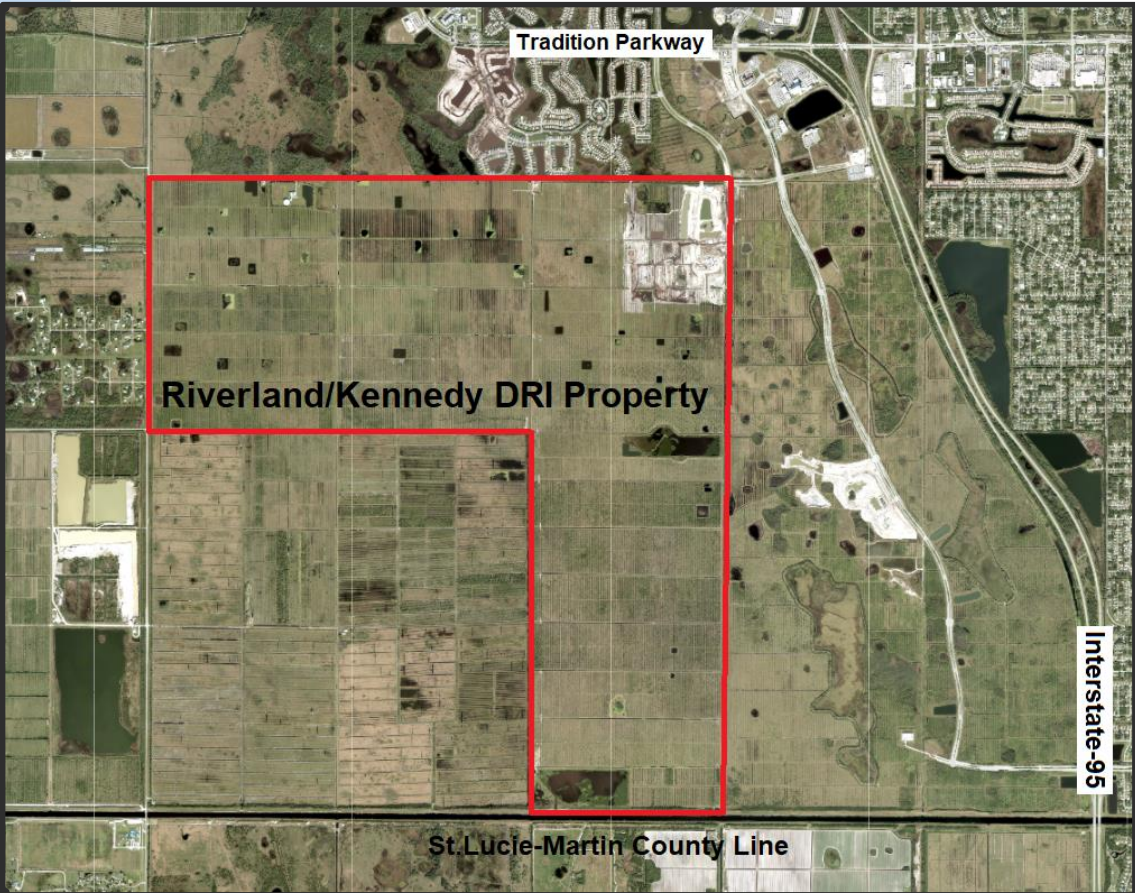
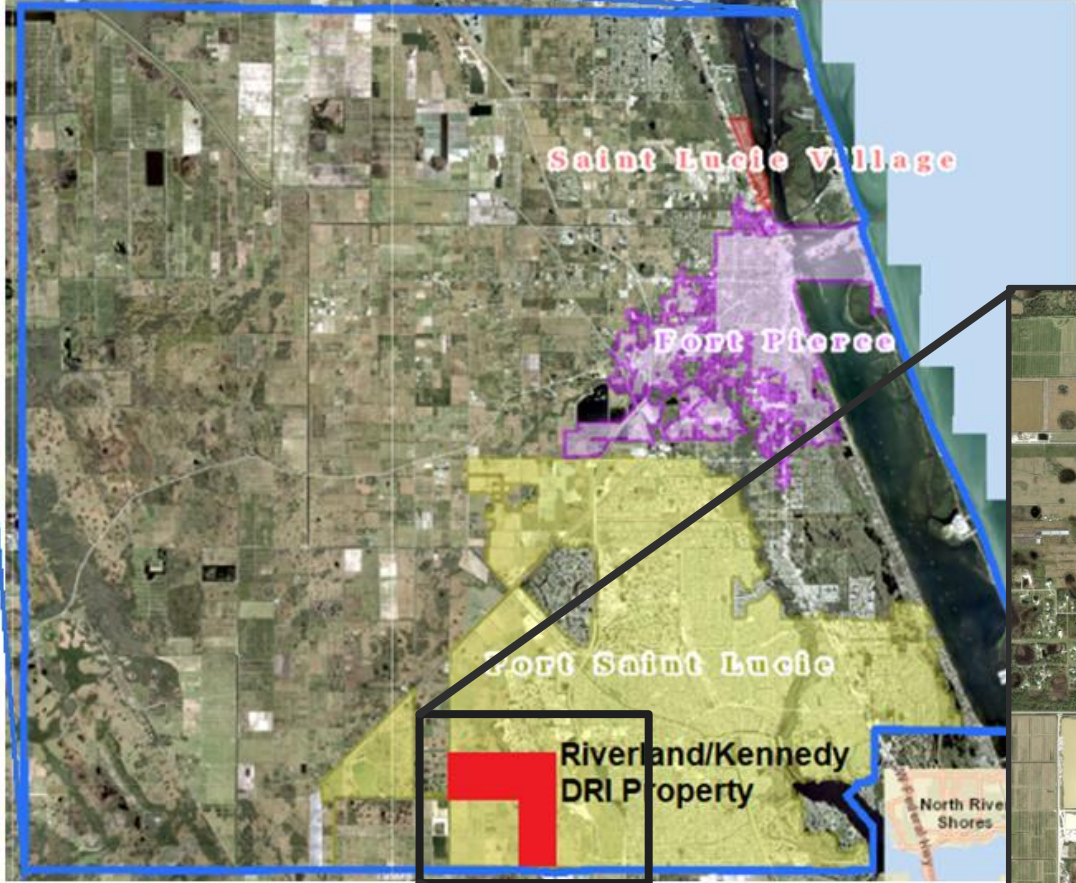


EXHIBIT 10
SITE LOCATION MAP



SITE LOCATION MAP
N.T.S.

RIVERLAND MPUD - PARCEL D

Port St. Lucie, Florida

EXHIBIT - 10

SITE LOCATION MAP

(P21-234)
EXH-10

Page 23

1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

SCALE: 1" = 10'
DATE: 2022-10-20
DESIGNED BY: MHP
CHECKED BY: HNS
FILE NAME:
EXHIBIT-10



Riverland Center
Mixed Use &
Neighborhood/Village
Commercial

PARCEL D MPUD

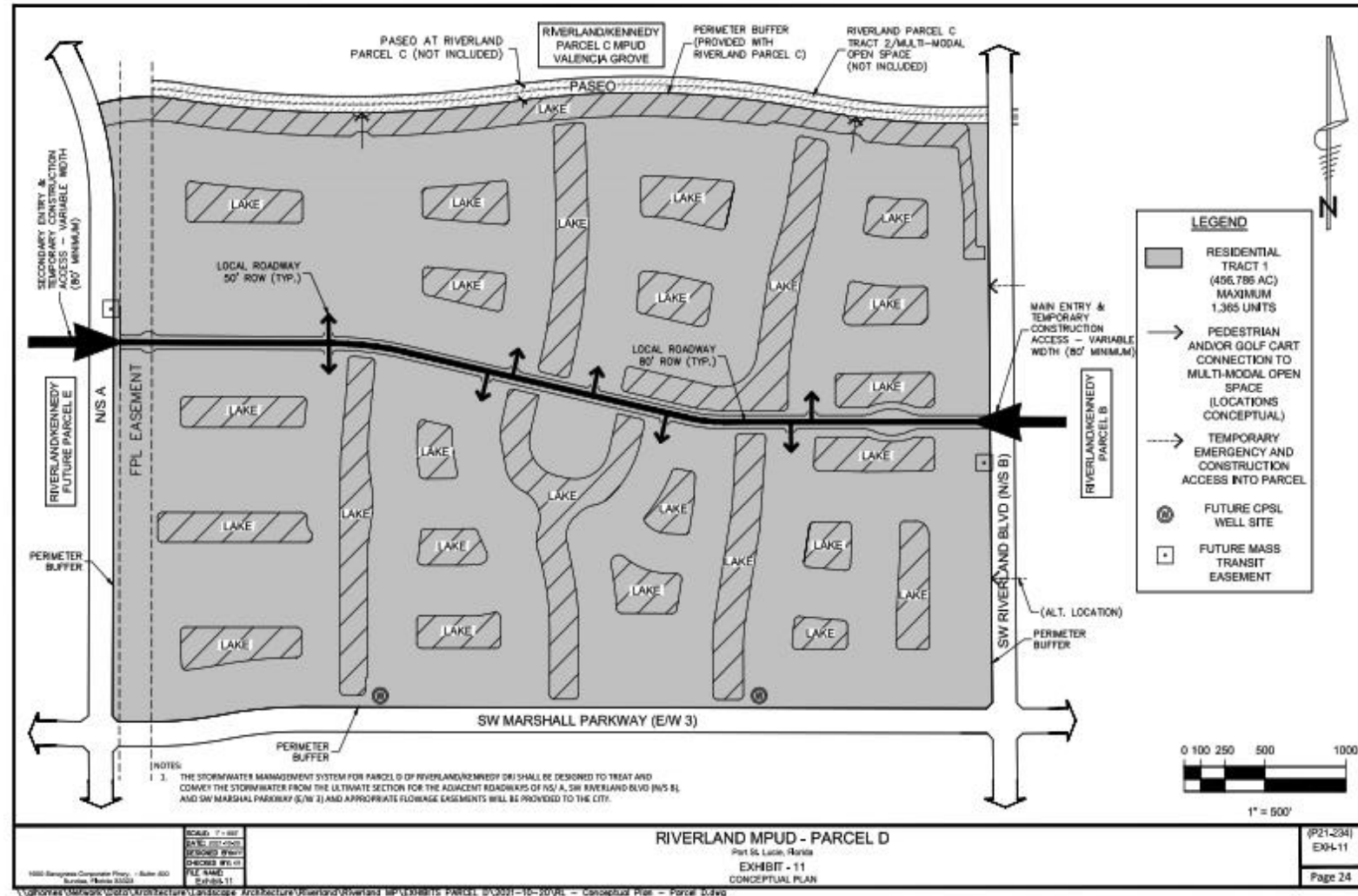
Conceptual Plan and Access

Residential Development of 456.786 ac

- Total of 1,365 dwelling units
- Age-restricted
- Single-family, paired villas and townhomes

Access

- Main access along Riverland Blvd. (N/S B)
- Secondary access on N/S A



Trip Report for Riverland/Kennedy DRI Parcel D MPUD

By Bryan Kelley, P.E. of Simmons & White

- Simmons & White prepared the trip generation analysis (the “Trip Report”) required under Condition 17 of the Riverland/Kennedy DRI Development Order (the “DO”)
- The trip generation calculations are based on the cumulative trips generated by the development of Parcels A-D, which result in 1,298 P.M. peak hour trips.
 - Note: The Trip Report prepared for the recently approved Riverland Center (a Mixed Use and Neighborhood/Village Commercial development P22-001), determined that the cumulative trips generated by the development of our Riverland Center and Parcels A-D result in 1,762 P.M. peak hour trips
- The trips associated with the proposed Parcel D and the cumulative trips of the Riverland/Kennedy developments of Parcels A-C and Riverland Center do not result in any additional required roadway improvements.
- The Trip Report was prepared in accordance with ITE standards, FDOT Standards, and general traffic engineering practices
- The Trip Report was reviewed and approved by the City’s Public Works Department.

RIVERLAND/KENNEDY PARCEL D MPUD DOES NOT EXCEED THE DO PHASE 1 ROAD REQUIREMENTS

- The first Road Improvement in Phase 1 was triggered with Parcel B. The construction of Community Blvd. from Discovery Way to Marshall Pkwy (E/W 3) will occur as part of the Parcel B development.
 - During the construction of Parcel B (Valencia Walk), 1.2 lane miles of E/W 3 will be completed, prior to Riverland/Kennedy's DO requirement.*
- The second Roadway Requirement under the DO is not triggered until either 2,000 dwelling units are permitted, or there are 2,023 PM Peak Hour Trips, *whichever comes last*.

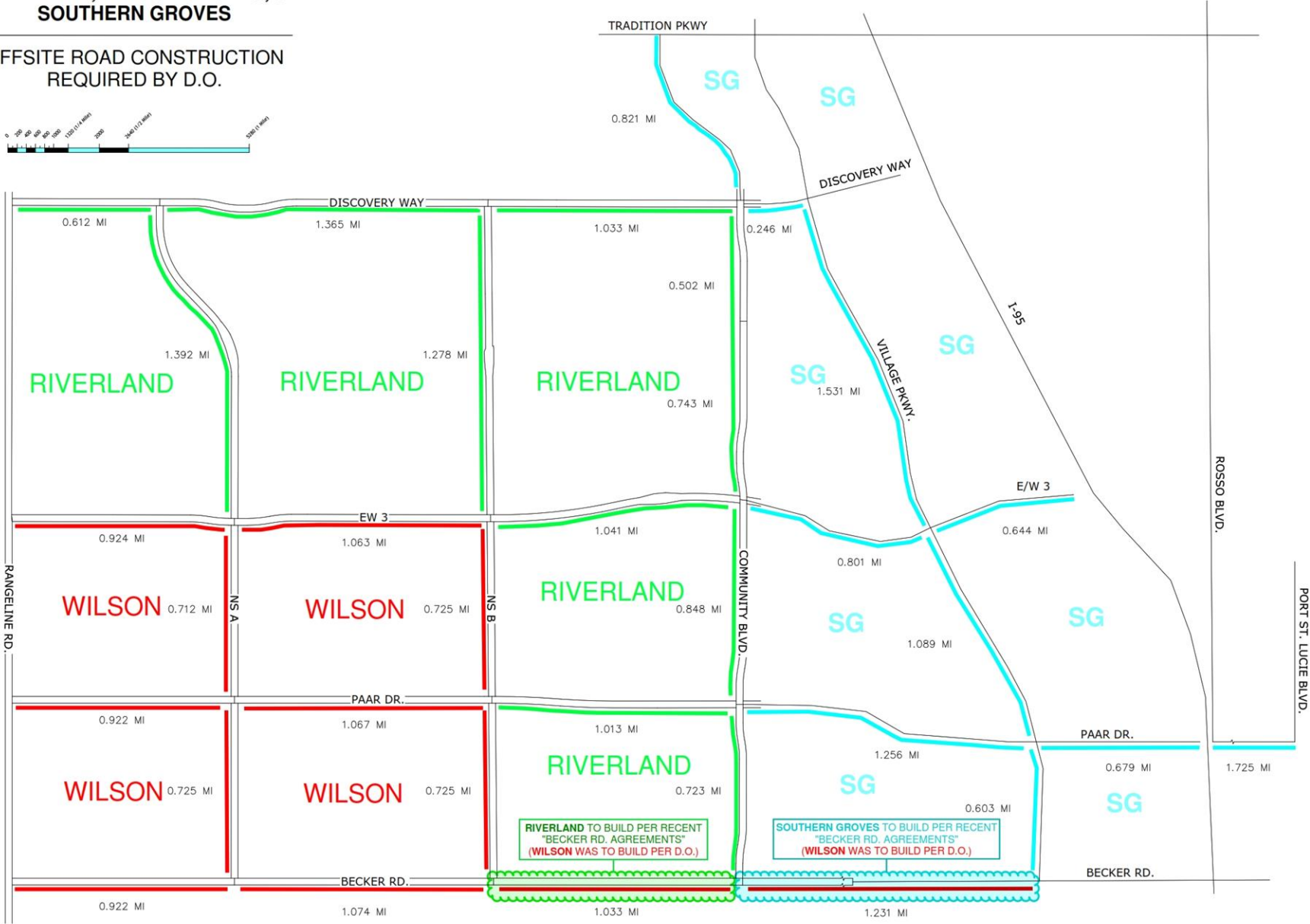
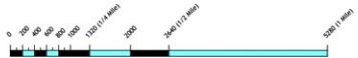
**Table 2
Riverland/Kennedy DRI Road Improvements**

Road	From	To	Residential Units	*Trip Threshold	Required Improvement	Status
Phase 1						
Community Blvd.	Discovery Way	E/W 3	700	828	2L	<u>Portion Under Construction (Discovery Way to E/W 3)</u>
Community Blvd.	E/W 3	Paar Dr.	2,000	2,023	2L	
Community Blvd.	Paar Dr.	Becker Rd.	2,500	3,219	2L	
* E/W 3	Community Blvd.	N/S B	2,500	3,219	2L	

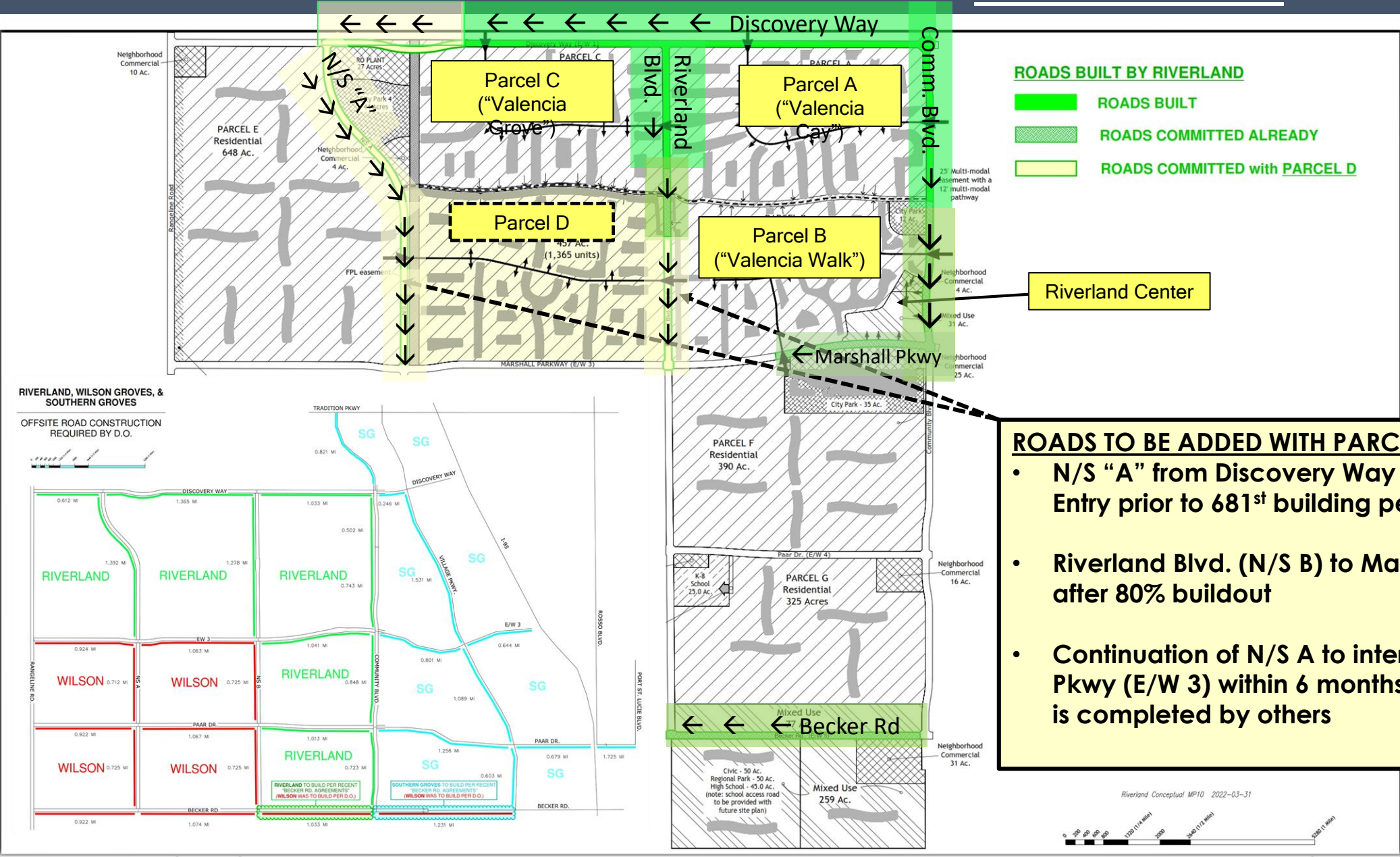
DEVELOPER ROADWAY OBLIGATIONS IN SW ANNEXATION AREA

RIVERLAND, WILSON GROVES, & SOUTHERN GROVES

OFFSITE ROAD CONSTRUCTION REQUIRED BY D.O.



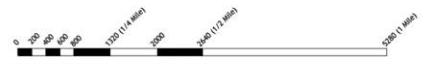
ADVANCEMENT OF ROADS WITH PARCEL D



- ROADS TO BE ADDED WITH PARCEL D**
- N/S "A" from Discovery Way to Secondary Project Entry prior to 681st building permit
 - Riverland Blvd. (N/S B) to Marshall Pkwy (E/W 3) after 80% buildout
 - Continuation of N/S A to intersection at Marshall Pkwy (E/W 3) within 6 months after Marshall Pkwy is completed by others

RIVERLAND, WILSON GROVES, & SOUTHERN GROVES
OFFSITE ROAD CONSTRUCTION REQUIRED BY D.O.

Riverland Conceptual MP10 2022-03-31



RIVERLAND/KENNEDY DRI Parcel D

Thank you!

APPROVAL OF REQUEST SHOULD BE GRANTED

- Parcel D MPUD is consistent with direction and intent of City's Comprehensive Plan and the Riverland/Kennedy DRI DO
- Staff recommends approval

