COUNCIL ITEM 8A
DATE 8/13/12

ORDINANCE 12-13

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST LUCIE TO INCLUDE A LARGE SCALE AMENDMENT CONSISTING OF TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT AS REQUESTED BY RIVERLAND/KENNEDY, LLP AND RIVERLAND/KENNEDY II, LLC; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended; and

WHEREAS, the City of Port St. Lucie has received an application from Riverland/Kennedy, LLP and Riverland/Kennedy II, LLC for a large scale amendment consisting of text amendments to the Future Land Use Element of the City of Port St. Lucie Comprehensive Plan, in accordance with Section 163.3184, Florida Statutes; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board having been duly designated as the local planning agency pursuant to Section 163.3174 et. Seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment (P11-098) to the Comprehensive Plan and submitted its recommendations thereon to the City Council; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, The Port St. Lucie City Council has prepared this amendment to the City's Comprehensive Plan as a Large Scale Amendment in accordance with Section 163.3184, Florida Statutes, and the proposed amendment has been reviewed by the Department of

Economic Opportunity and applicable state agencies; and

WHEREAS, the City Council held two public hearings on March 26, 2012 and July 9, 2012 to consider the proposed large scale amendment, advertising of the public hearings having been made, and;

WHEREAS, the Port St. Lucie City Council desires to hereby formally adopt this amendment (P11-098) to the City's Comprehensive Plan.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

The text of the Future Land Use Element is hereby amended as shown on the attached Exhibit "A".

Section 2. The provisions of the Ordinance are severable and, if any section, sentence, clause or phrase is for one reason held to be unconstitutional, invalid or ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 3. The effective date of this plan amendment shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete, pursuant to Section 163.3187(3) (c)(4), Florida Statutes. If timely challenged, this amendment does not become effective until the state land planning agency or the

ORDINANCE 12-13

Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 13th day of August, 2012.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY:_____
JoAnn M. Faiella, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

_____
Roger G. Orr, City Attorney

Exhibit " A"

Future Land Use Element

Policy 1.2.2.3: The following standards shall be met in designing Neighborhoods within the Residential Area and incorporated into any MPUD Conceptual Plan and Regulation Book adopted pursuant to Policies 1.2.6.1 and 1.2.6.2:

a. Minimum Size Neighborhood:	10 acres
Maximum Size Neighborhood:	~~600~~ 750 acres
Minimum Density:	1.00 units/gross acre[1]
Maximum Density:	20.0 units/gross acre
Maximum Building Lot Coverage:	60%
Maximum Impervious:	80%
Maximum Building Height:	35 feet

[1] Unless a higher minimum density is specified by the Conceptual Land Use Plan.

Policy 1.2.4.1: To ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the NCD District, public infrastructure requirements for developments within an NCD District, or any sub-districts, ~~shall~~ may be funded and maintained by Community Development Districts in accordance with Chapter 190, F.S. As an alternative to ensure fiscal neutrality and avoid inequitable burdens on parties outside the NCD District, the City ~~shall~~ may establish a dependent special assessment district within a NCD District, or any districts, or similar financing entity to provide for construction and maintenance of public infrastructure within a NCD District, or any district, which is not to be financed or maintained by a Community Development District. Other funding mechanisms for infrastructure and maintenance may be used, including but not limited to conventional financing and HOA's, to ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the NCD District.

Policy 1.2.4.2: The implementation of an approved multi-use Development of Regional Impact Development Order within the NCD District, that meets the requirements of Chapter 163.3180~~(12)~~ (5)(h)(3), F.S., ~~may~~ shall satisfy transportation concurrency. ~~by paying to Port St. Lucie a proportionate-share contribution, provided there are sufficient funds to pay for one or more improvements that will benefit a regionally significant roadway.~~ The proportionate-share contribution shall be calculated in accordance with Chapter 163.3180~~(12)~~ (5)(h)(3), F.S.

Policy 1.2.6.2: Adoption of MPUD zoning must be accompanied by a MPUD Conceptual Master Plan and Regulation Book that will serve as the District or sub-district zoning and meet the following criteria:

a. Contain a minimum area of ~~100~~ 50 acres;
b. Identification of MPUD boundaries;
c. Identification of extent and location of natural features in the MPUD area;
d. Identification of the preliminary areas suitable to address stormwater management requirements;

e. Identification of Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center or Mixed-Use Areas consistent with Policies 1.2.2.1 through 1.2.2.10. A computation of residential density and non-residential intensity shall be provided along with permitted uses, the character of proposed uses and proposed lot sizes;

f. Identification of open space and recreational areas consistent with Policy 1.2.2.1;

g. Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding areas. For each facility to be included in the MPUD, design criteria shall be included addressing:
   - Right-of-way width
   - On-street parking (if applicable)
   - Design cross-sections
   - Streetscape design

h. Preliminary design criteria for each land use proposed including, but not limited to:
   - Minimum lot size
   - Setbacks and build-to lines
   - Building Height
   - Density
   - Building Coverage

Policy 1.2.10.2: The allocation of land uses within the Riverland/Kennedy NCD shall be as shown in Figure 18 providing for ~~125 acres of Employment Center,~~ ~~179~~ 181 acres of Neighborhood/Village Commercial Areas, ~~205~~ 367 acres of Mixed-Use, and ~~3,335~~ 3,080 acres of Residential.

Policy 1.2.10.3: Within the Riverland/Kennedy NCD, 50 acres will be dedicated toward a 100-acre regional park and an additional ~~140~~ 91 acres of neighborhood and community parks will be provided.

Policy 1.2.10.5: The Riverland/Kennedy NCD District shall provide the following transportation and other public facilities, in the manner prescribed by the development order adopted pursuant to section 380.06, F.S., and the Annexation Agreement dated July 19, 2004, as amended:

a. Convey right-of-way to the City for Becker Road within the portion of the property(completed);

b. Pay for the construction of a two-lane roadway section on Becker Road through the property;

c. Fund the design, construction, property acquisition for stormwater drainage (but no other property acquisition) and all associated expenses of a four-lane divided roadway section within a 100' right-of-way for Becker Road east of I-95 to the Florida Turnpike (total funding not to exceed $12,500,000.00) (completed);

d. Convey right-of-way to the City consistent with Map 7 of the Transportation Element, including all intersection connections to Range Line Road (completed) ;

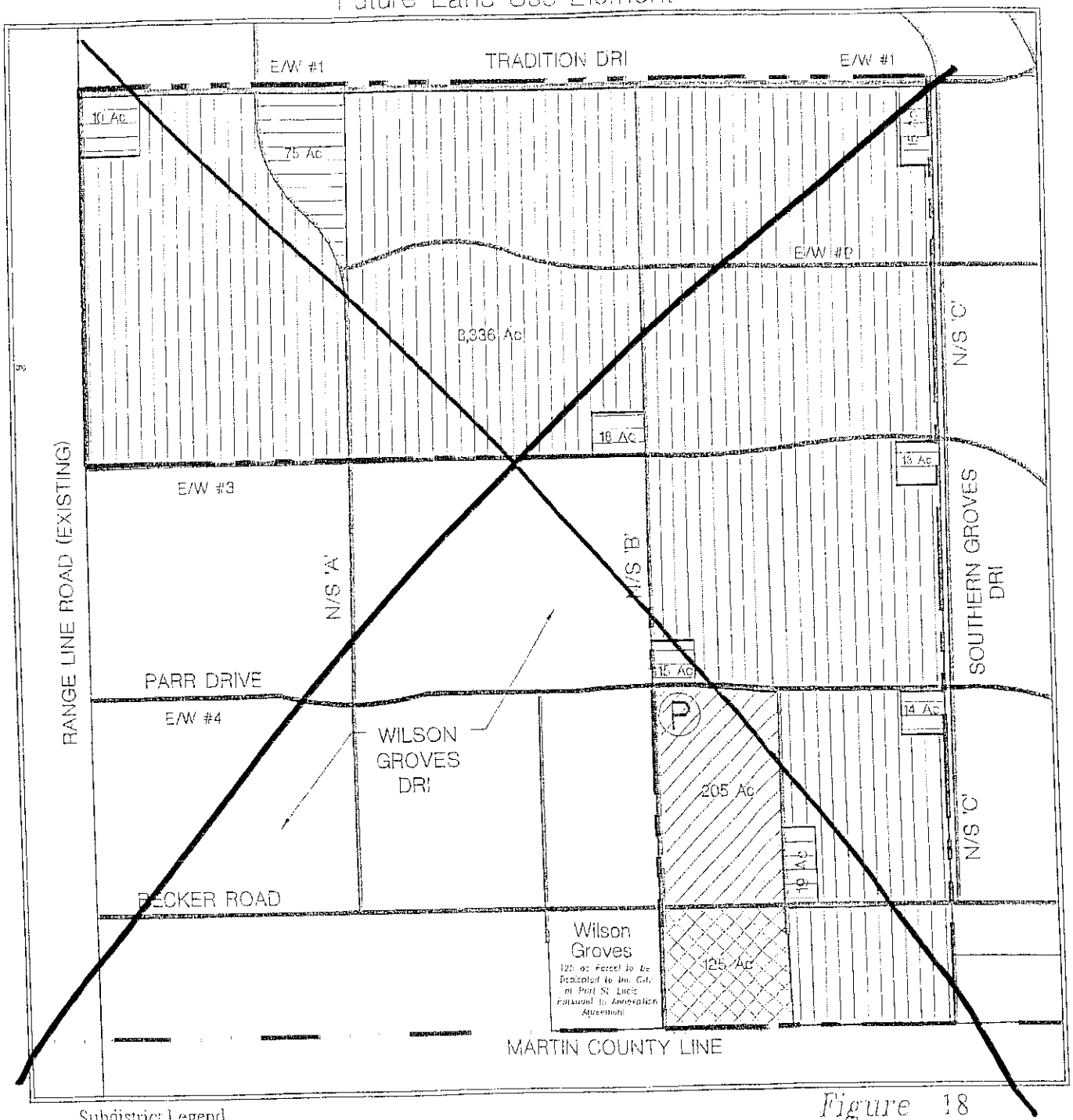
e. No later than July 19, 2007, contribute $10,000,000.00 toward the of development of an interchange on I-95 subject to a future determination of need by the City (completed per amended Annexation agreement, dated November 16, 2009);

f. Construct all intersection connections to Range Line Road within the property

Riverland/Kennedy NCD District

Riv/Ken

Conceptual Master Plan
Future Land Use Element



Subdistrict Legend

- Residential
- Mixed Use
- Neighborhood/Village Commercial Area
- Employment Center
- Regional Park (50 Ac)
- Conceptual Roadway

General Data:

Total Riverland/Kennedy Acreage: 3,845 ac

Proposed Land Use Subdistrict:
Neighborhood/Village Commercial Area: 179 ac
Mixed Use: 205 ac
Residential: 3,336 ac
Employment Center: 125 ac

*Proposed acreages of subdistricts have been rounded to the nearest 0.1 Ac.

Figure 18
City of Port St. Lucie
Comprehensive Land Use Plan
Scale: 1"= 1/2 Mile

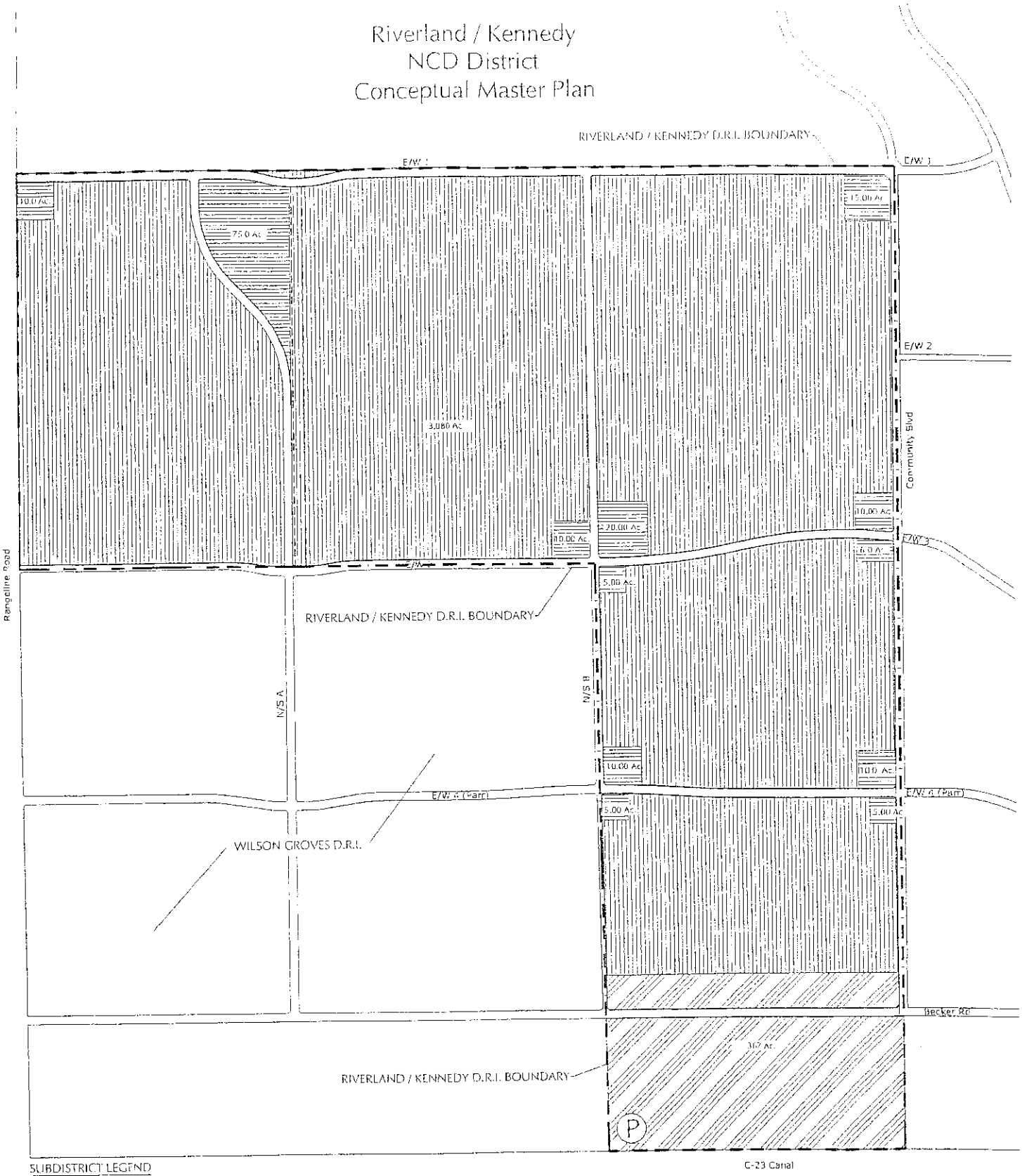
0 1/4 1/2 1

Date: March 6, 2006

NORTH

Prepared by:
Lucido & Associates
Land Planning/Landscape Architecture

Riverland / Kennedy
NCD District
Conceptual Master Plan



SUBDISTRICT LEGEND

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD / VILLAGE COMMERCIAL AREA
- (P) REGIONAL PARK

General Data:

Total Riverland/Kennedy Acreage: 3,845 ac

Proposed Land Use Subdistrict:
- Neighborhood/Village Commercial Area: 181.0 ac
- Mixed Use: 367 ac
- Residential: 3,080 ac
- Right of Way: 217 ac

* Proposed acreages of subdistricts have been rounded to the nearest +/- 1 acre.

FIGURE 18
City of Port St. Lucie
Comprehensive Land Use Plan

0 1,000' 2,000' 3,000'

PORT ST. LUCIE CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR _X_ SPECIAL

DATE: 8-13-12 (2nd reading)

ORDINANCE _X_ RESOLUTION __ MOTION

PUBLIC HEARING 8-13-12 LEGAL AD PUBLISH DATES 6-22-12 (copy attached)

NAME OF NEWSPAPER ST. LUCIE NEWS TRIBUNE

ITEM: P11-098. Riverland/Kennedy - Large Scale Comprehensive Plan Amendment

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RECOMMENDED ACTION: The Planning & Zoning Board on March 6, 2012 voted unanimously to recommend approval of the proposed Comprehensive Plan Amendment. On March 26, 2012, the City Council voted to recommend transmittal of the proposed amendment. The state agencies and adjacent local governments had no comments.

This item was tabled at the July 9th City Council Meeting and the public hearing was continued until the August 13th meeting.

==========

EXHIBITS: A. Staff Analysis & Recommendation
B. Ordinance

SUMMARY EXPLANATION/BACKGROUND INFORMATION: Proposed changes to an objective, policies, and figures of the Future Land Use Element of the City's Comprehensive Plan regarding the Tradition, Western Grove and Southern Grove NCD Districts.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

SUBMITTING DEPARTMENT: Planning Department DATE: 8/7/12

NOTICE OF PUBLIC MEETING THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE ADOPTION HEARING FOR THE CITY OF PORT ST. LUCIE COMPREHENSIVE PLAN AMENDMENT

THE CITY OF PORT ST. LUCIE proposes to amend its Comprehensive Plan with text changes to the Future Land Use Element as shown in this advertisement listed below. THE CITY COUNCIL of the City of Port St. Lucie will hold a PUBLIC HEARING on this item (File #P11-098/Ordinance #12-13) on **July 9, 2012** at **7:00 PM** in the CITY COUNCIL CHAMBERS in the City Hall Building A, located at 121 S.W. Port St. Lucie Blvd., Port St. Lucie, Florida.

P11-098. Riverland/Kennedy, LLP and Riverland/Kennedy II, LLC – Comprehensive Plan Amendment – Large scale. A request to amend the text of the Future Land Use Element of the City's Comprehensive Plan. The proposed changes are to amend policies regarding the NCD District Future Land Use designation and policies establishing the Riverland/Kennedy NCD District. Figure 18, the Conceptual Master Plan for the Riverland/Kennedy NCD District, is proposed to be amended.

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Planning and Zoning Department PUBLISH: June 22, 2012

NOTICE OF PUBLIC HEARINGS RIVERLAND KENNEDY – DEVELOPMENT OF REGIONAL IMPACT NOTICE OF PROPOSED CHANGE

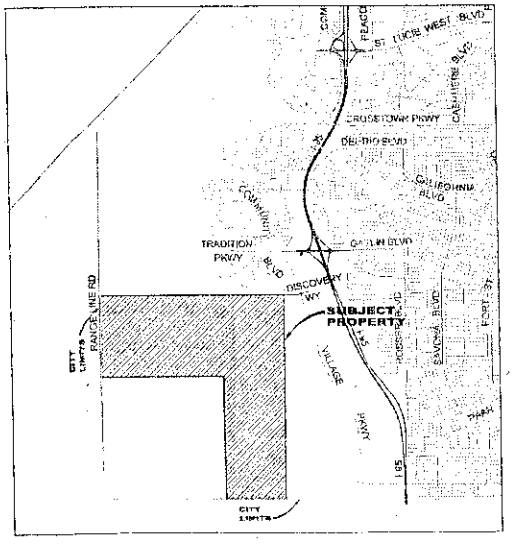
Public notice is hereby given by the CITY OF PORT ST. LUCIE of a PUBLIC HEARING for the proposed change to the Riverland/Kennedy Development of Regional Impact **file number P11-026 (Resolution #12-R69)**. This amendment provides for changes to the approved Development Order. The request is to amend certain conditions of approval for the project regarding the phasing, expiration and termination dates; transportation; environmental and natural resources; and human resource issues. The property is located south of the proposed extension of Discovery Way, west of the proposed extension of Community Boulevard and east of Range Line Road. Legal Description: Sections 15-22, 27, 28, 33 and 34, Township 37 South, Range 39 East.

The public hearing will be held at the **July 9, 2012** meeting of the City Council at **7:00 PM** in the City Hall Council Chambers, Building "A", 121 SW Port St. Lucie Blvd., Port St. Lucie, The proposed Resolution 12-R69, information on the report and the development of regional impact application may be reviewed between the hours of 8:00 AM and 5:00 PM at the City's Planning & Zoning Department, City Hall, Building "A", 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at 772-871-5157 for assistance.

Members of the public are welcome to attend the Public Hearing and provide oral or written comments on the matter. Written comments may be submitted to: 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida, Attn.: Planning and Zoning Department.

General Location Map: The project as shown below is generally located:



NOTICE: No stenographic record by a certified court reporte will be made of the foregoing meeting. Accordingly, any perso who may seek to appeal any decision involving the matter noticed herein will be responsible for making a verbati record of the testimony and evidence at said meeting upo which any appeal is to be based. Items listed in this publ notice may not appear in the same order on the Board's fin agenda. Please contact the Planning & Zoning Department 871-5212 to obtain a copy of the final agenda.

Planning & Zoning Dept Publish: June 22, 201

City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: CITY COUNCIL - MEETING OFJULY 9, 2012

FROM: ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING AC

RE: COMPREHENSIVE PLAN AMENDMENT APPLICATION – LARGE SCALE
PROJECT NO. P11-098
RIVERLAND/KENNEDY

DATE: JUNE 28, 2012

The City has been requested by Glenn Ryals of Riverland/Kennedy, LLP and Riverland/Kennedy II, LLC, to amend the text of the Future Land Use Element of the City's Comprehensive Plan. The proposed changes are to amend policies regarding the New Community Development District (NCD District) Future Land Use designation and policies establishing the Riverland/Kennedy NCD District. The Conceptual Master Plan for the Riverland/Kennedy NCD District (Figure 18) is proposed to be amended. The proposed changes are shown in Exhibit "A" of the attached ordinance. Deletions are shown as ~~strike-through~~ and additions are <u>underlined</u>.

The Planning and Zoning Board reviewed the proposed amendment at their meeting on March 6, 2012 and unanimously recommended approval. City Council reviewed the proposed amendment at their meeting on March 26, 2012 and approved the transmittal of the amendment to the State Department of Economic Opportunity (DEO). A copy of the proposed amendment was also sent to the state agencies, the Treasure Coast Regional Planning Council, St. Lucie County and Martin County. Per Chapter 163 of the Florida Statutes, the reviewing agencies are to provide comments within 30 days of receipt of the proposed amendment. There were no comments from the agencies or local governments.

The notice of proposed change application for the Riverland/Kennedy DRI (P11-026) was reviewed by the Planning and Zoning Board at its June 5, 2012 meeting. The City Council must hold public hearings to take action on the adoption of the DRI amendment and the proposed comprehensive plan amendment at the same meeting.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the proposed changes to be consistent with the intent and direction of the City's Comprehensive Plan. However, Section 380.06(6)(b), F.S., requires comprehensive plan amendments related to a proposed development of regional impact be considered by the local governing body at the same time as the application for development approval plan for the DRI. Therefore, staff is recommending the project be tabled to the future date for the adoption hearing for the Riverland/ Kennedy N.O.P.C.

COUNCIL ITEM 8F
DATE 7/9/12

COUNCIL ITEM 8A
DATE 8/13/12

ORDINANCE 12-13

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST LUCIE TO INCLUDE A LARGE SCALE AMENDMENT CONSISTING OF TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT AS REQUESTED BY RIVERLAND/KENNEDY, LLP AND RIVERLAND/KENNEDY II, LLC; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended; and

WHEREAS, the City of Port St. Lucie has received an application from Riverland/Kennedy, LLP and Riverland/Kennedy II, LLC for a large scale amendment consisting of text amendments to the Future Land Use Element of the City of Port St. Lucie Comprehensive Plan, in accordance with Section 163.3184, Florida Statutes; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board having been duly designated as the local planning agency pursuant to Section 163.3174 et. Seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment (P11-098) to the Comprehensive Plan and submitted its recommendations thereon to the City Council; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, The Port St. Lucie City Council has prepared this amendment to the City's Comprehensive Plan as a Large Scale Amendment in accordance with Section 163.3184, Florida Statutes, and the proposed amendment has been reviewed by the Department of

Economic Opportunity and applicable state agencies; and

WHEREAS, the City Council held two public hearings on March 26, 2012 and July 9, 2012 to consider the proposed large scale amendment, advertising of the public hearings having been made, and;

WHEREAS, the Port St. Lucie City Council desires to hereby formally adopt this amendment (P11-098) to the City's Comprehensive Plan.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

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Section 2. The provisions of the Ordinance are severable and, if any section, sentence, clause or phrase is for one reason held to be unconstitutional, invalid or ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 3. The effective date of this plan amendment shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete, pursuant to Section 163.3187(3) (c)(4), Florida Statutes. If timely challenged, this amendment does not become effective until the state land planning agency or the

ORDINANCE 12-13

Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 13th day of August, 2012.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY:_____
JoAnn M. Faiella, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

_____
Roger G. Orr, City Attorney

Exhibit " A"

Future Land Use Element

Policy 1.2.2.3: The following standards shall be met in designing Neighborhoods within the Residential Area and incorporated into any MPUD Conceptual Plan and Regulation Book adopted pursuant to Policies 1.2.6.1 and 1.2.6.2:

a. Minimum Size Neighborhood:	10 acres
Maximum Size Neighborhood:	~~600~~ 750 acres
Minimum Density:	1.00 units/gross acre[1]
Maximum Density:	20.0 units/gross acre
Maximum Building Lot Coverage:	60%
Maximum Impervious:	80%
Maximum Building Height:	35 feet

[1] Unless a higher minimum density is specified by the Conceptual Land Use Plan.

Policy 1.2.4.1: To ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the NCD District, public infrastructure requirements for developments within an NCD District, or any sub-districts, ~~shall~~ may be funded and maintained by Community Development Districts in accordance with Chapter 190, F.S. As an alternative to ensure fiscal neutrality and avoid inequitable burdens on parties outside the NCD District, the City ~~shall~~ may establish a dependent special assessment district within a NCD District, or any districts, or similar financing entity to provide for construction and maintenance of public infrastructure within a NCD District, or any district, which is not to be financed or maintained by a Community Development District. Other funding mechanisms for infrastructure and maintenance may be used, including but not limited to conventional financing and HOA's, to ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the NCD District.

Policy 1.2.4.2: The implementation of an approved multi-use Development of Regional Impact Development Order within the NCD District, that meets the requirements of Chapter 163.3180~~(12)~~ (5)(h)(3), F.S., ~~may~~ shall satisfy transportation concurrency. ~~by paying to Port St. Lucie a proportionate-share contribution, provided there are sufficient funds to pay for one or more improvements that will benefit a regionally significant roadway.~~ The proportionate-share contribution shall be calculated in accordance with Chapter 163.3180~~(12)~~ (5)(h)(3), F.S.

Policy 1.2.6.2: Adoption of MPUD zoning must be accompanied by a MPUD Conceptual Master Plan and Regulation Book that will serve as the District or sub-district zoning and meet the following criteria:

a. Contain a minimum area of ~~100~~ 50 acres;
b. Identification of MPUD boundaries;
c. Identification of extent and location of natural features in the MPUD area;
d. Identification of the preliminary areas suitable to address stormwater management requirements;

e. Identification of Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center or Mixed-Use Areas consistent with Policies 1.2.2.1 through 1.2.2.10. A computation of residential density and non-residential intensity shall be provided along with permitted uses, the character of proposed uses and proposed lot sizes;

f. Identification of open space and recreational areas consistent with Policy 1.2.2.1;

g. Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding areas. For each facility to be included in the MPUD, design criteria shall be included addressing:
    - Right-of-way width
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    - Design cross-sections
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    - Minimum lot size
    - Setbacks and build-to lines
    - Building Height
    - Density
    - Building Coverage

Policy 1.2.10.2: The allocation of land uses within the Riverland/Kennedy NCD shall be as shown in Figure 18 providing for ~~125 acres of Employment Center,~~ ~~179~~ 181 acres of Neighborhood/Village Commercial Areas, ~~205~~ 367 acres of Mixed-Use, and ~~3,335~~ 3,080 acres of Residential.

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a. Convey right-of-way to the City for Becker Road within the portion of the property(completed);

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d. Convey right-of-way to the City consistent with Map 7 of the Transportation Element, including all intersection connections to Range Line Road (completed) ;

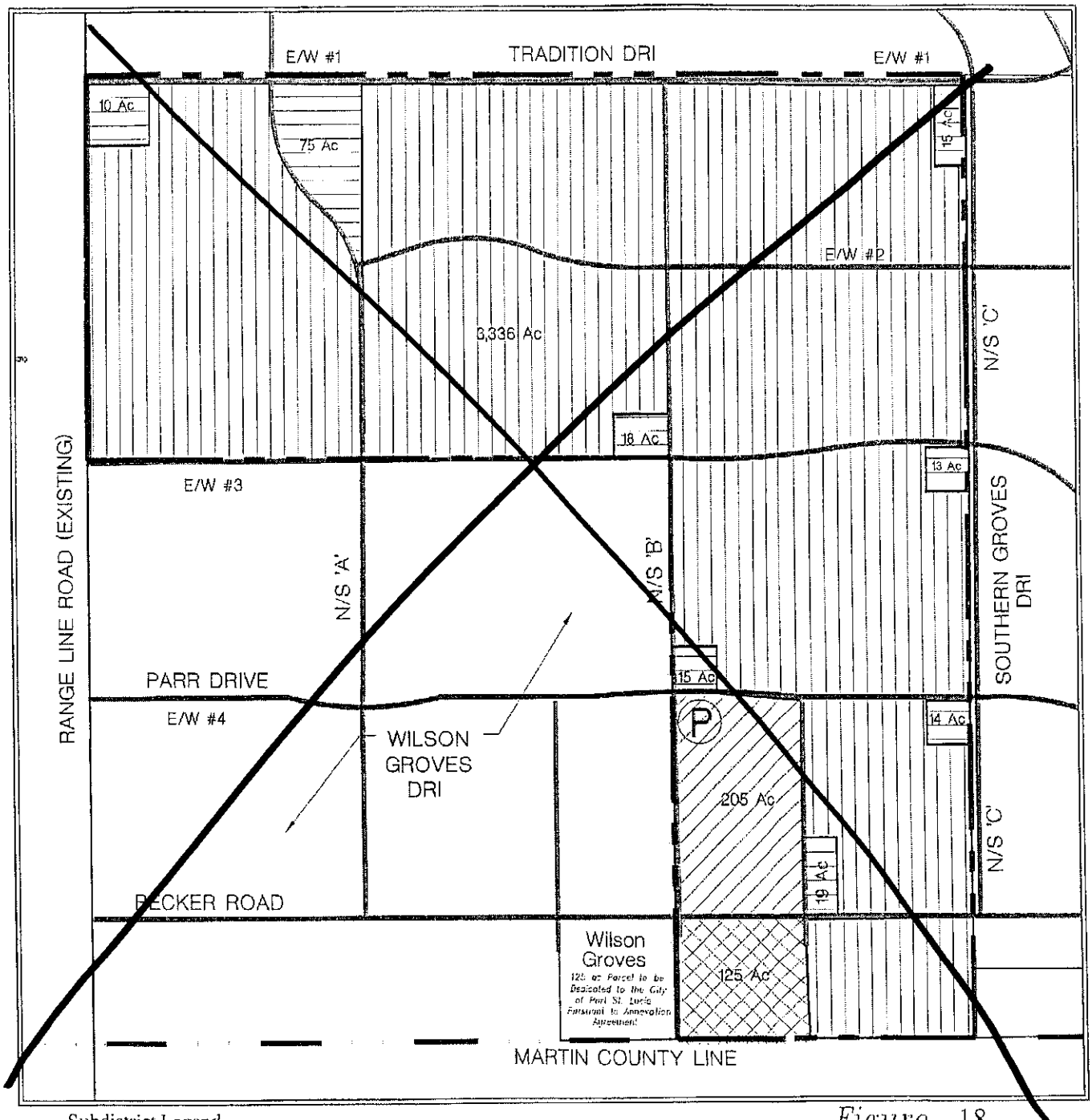
e. No later than July 19, 2007, contribute $10,000,000.00 toward the of development of an interchange on I-95 subject to a future determination of need by the City (completed per amended Annexation agreement, dated November 16, 2009);

f. Construct all intersection connections to Range Line Road within the property

Riverland/Kennedy NCD District

Riv/Ken

Conceptual Master Plan
Future Land Use Element



Subdistrict Legend

- Residential
- Mixed Use
- Neighborhood/Village Commercial Area
- Employment Center
- Regional Park (50 Ac)
- Conceptual Roadway

General Data:

Total Riverland/Kennedy Acreage: 3,845 ac

Proposed Land Use Subdistrict:
Neighborhood/Village Commercial Area: 179 ac
Mixed Use: 205 ac
Residential: 3,336 ac
Employment Center: 125 ac

*Proposed acreages of subdistricts have been rounded to the nearest ±1 Ac.

Figure 18
City of Port St. Lucie
Comprehensive Land Use Plan
Scale: 1"= 1/2 Mile

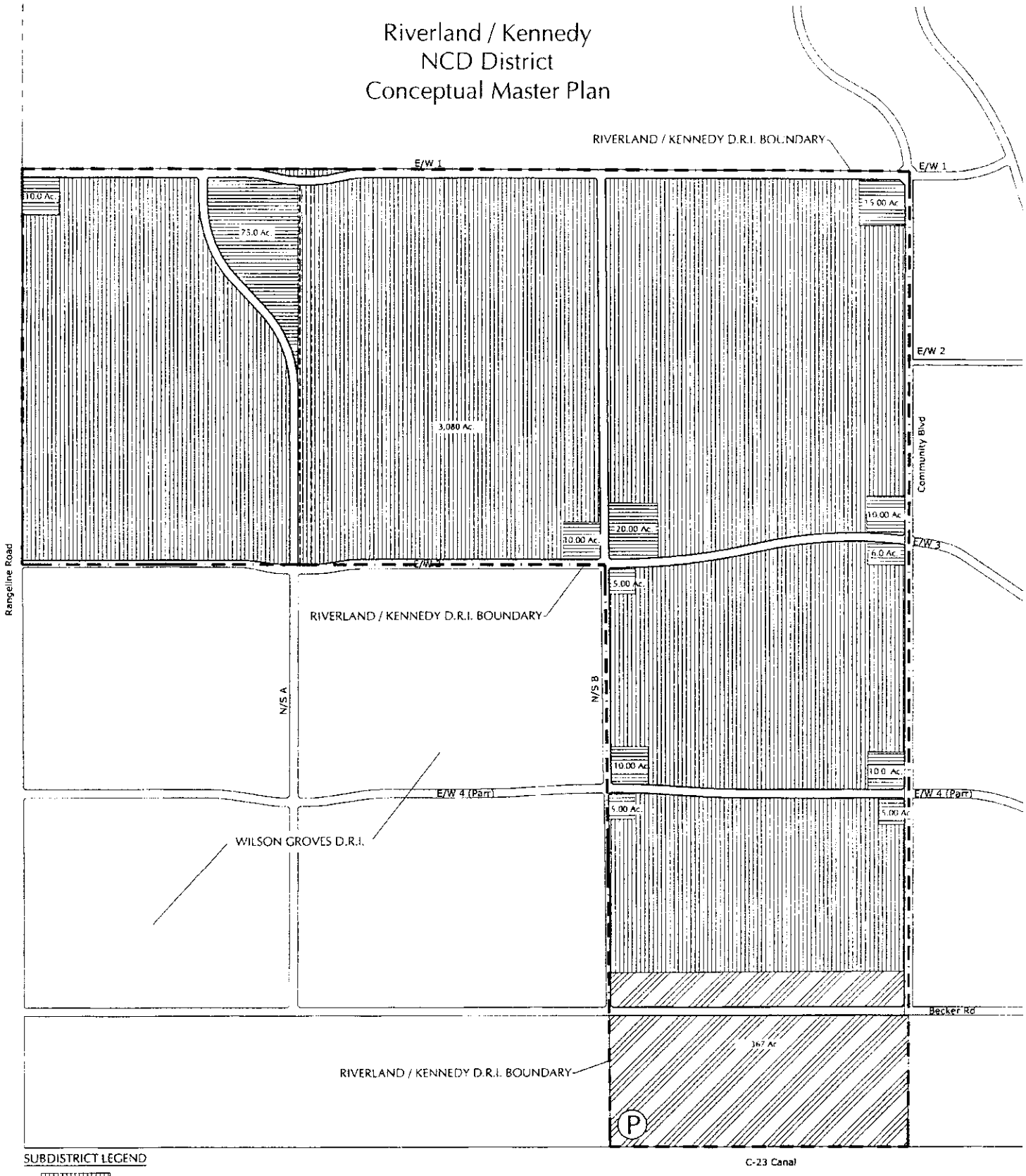
0 1/4 1/2 1

Date: March 6, 2006

NORTH

Prepared by:
Lucido & Associates
Land Planning/Landscape Architecture

Riverland / Kennedy
NCD District
Conceptual Master Plan



SUBDISTRICT LEGEND

RESIDENTIAL

MIXED USE

NEIGHBORHOOD / VILLAGE COMMERCIAL AREA

(P) REGIONAL PARK

General Data:

Total Riverland/Kennedy Acreage: 3,845 ac

Proposed Land Use Subdistrict:
- Neighborhood/Village Commercial Area: 181.0 ac
- Mixed Use: 367 ac
- Residential: 3,080 ac
- Right of Way: 217 ac

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FIGURE 18
City of Port St. Lucie
Comprehensive Land Use Plan

0 1,000' 2,000' 3,000'

PORT ST. LUCIE CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR _X_ SPECIAL

DATE: 7-9-12 (2nd reading)

ORDINANCE _X_ RESOLUTION __ MOTION

PUBLIC HEARING 7-9-12 LEGAL AD PUBLISH DATES 6-22-12 (copy attached)

NAME OF NEWSPAPER ST. LUCIE NEWS TRIBUNE

ITEM: P11-098. Riverland/Kennedy - Large Scale Comprehensive Plan Amendment

---

RECOMMENDED ACTION: The Planning & Zoning Board on March 6, 2012 voted unanimously to recommend approval of the proposed Comprehensive Plan Amendment. On March 26, 2012, the City Council voted to recommend transmittal of the proposed amendment. The state agencies and adjacent local governments had no comments.

==========

EXHIBITS: A. Staff Analysis & Recommendation
B. Ordinance

SUMMARY EXPLANATION/BACKGROUND INFORMATION: Proposed changes to an objective, policies, and figures of the Future Land Use Element of the City's Comprehensive Plan regarding the Tradition, Western Grove and Southern Grove NCD Districts.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

SUBMITTING DEPARTMENT: Planning Department DATE: 6/29/12

City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: CITY COUNCIL - MEETING OFJULY 9, 2012

FROM: ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING AC

RE: COMPREHENSIVE PLAN AMENDMENT APPLICATION –
LARGE SCALE
PROJECT NO. P11-098
RIVERLAND/KENNEDY

DATE: JUNE 28, 2012

The City has been requested by Glenn Ryals of Riverland/Kennedy, LLP and Riverland/Kennedy II, LLC, to amend the text of the Future Land Use Element of the City's Comprehensive Plan. The proposed changes are to amend policies regarding the New Community Development District (NCD District) Future Land Use designation and policies establishing the Riverland/Kennedy NCD District. The Conceptual Master Plan for the Riverland/Kennedy NCD District (Figure 18) is proposed to be amended. The proposed changes are shown in Exhibit "A" of the attached ordinance. Deletions are shown as ~~strike-through~~ and additions are <u>underlined</u>.

The Planning and Zoning Board reviewed the proposed amendment at their meeting on March 6, 2012 and unanimously recommended approval. City Council reviewed the proposed amendment at their meeting on March 26, 2012 and approved the transmittal of the amendment to the State Department of Economic Opportunity (DEO). A copy of the proposed amendment was also sent to the state agencies, the Treasure Coast Regional Planning Council, St. Lucie County and Martin County. Per Chapter 163 of the Florida Statutes, the reviewing agencies are to provide comments within 30 days of receipt of the proposed amendment. There were no comments from the agencies or local governments.

The notice of proposed change application for the Riverland/Kennedy DRI (P11-026) was reviewed by the Planning and Zoning Board at its June 5, 2012 meeting. The City Council must hold public hearings to take action on the adoption of the DRI amendment and the proposed comprehensive plan amendment at the same meeting.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the proposed changes to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.

NOTICE OF PUBLIC MEETING THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE ADOPTION HEARING FOR THE CITY OF PORT ST. LUCIE COMPREHENSIVE PLAN AMENDMENT

THE CITY OF PORT ST. LUCIE proposes to amend its Comprehensive Plan with text changes to the Future Land Use Element as shown in this advertisement listed below. THE CITY COUNCIL of the City of Port St. Lucie will hold a PUBLIC HEARING on this item (File #P11-098/Ordinance #12-13) on **July 9, 2012** at **7:00 PM** in the CITY COUNCIL CHAMBERS in the City Hall Building A, located at 121 S.W. Port St. Lucie Blvd., Port St. Lucie, Florida.

P11-098. Riverland/Kennedy, LLP and Riverland/Kennedy II, LLC – Comprehensive Plan Amendment – Large scale. A request to amend the text of the Future Land Use Element of the City's Comprehensive Plan. The proposed changes are to amend policies regarding the NCD District Future Land Use designation and policies establishing the Riverland/Kennedy NCD District. Figure 18, the Conceptual Master Plan for the Riverland/Kennedy NCD District, is proposed to be amended.

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Planning and Zoning Department PUBLISH: June 22, 2012

NOTICE OF PUBLIC HEARINGS RIVERLAND KENNEDY – DEVELOPMENT OF REGIONAL IMPACT NOTICE OF PROPOSED CHANGE

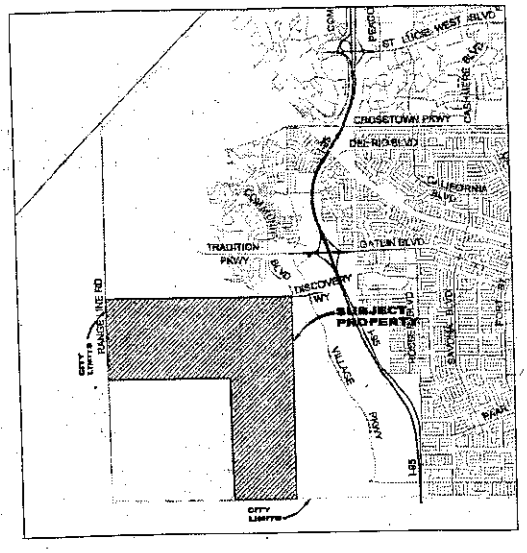
Public notice is hereby given by the CITY OF PORT ST. LUCIE of a PUBLIC HEARING for the proposed change to the Riverland/Kennedy Development of Regional Impact **file number P11-026 (Resolution #12-R69)**. This amendment provides for changes to the approved Development Order. The request is to amend certain conditions of approval for the project regarding the phasing, expiration and termination dates; transportation; environmental and natural resources; and human resource issues. The property is located south of the proposed extension of Discovery Way, west of the proposed extension of Community Boulevard and east of Range Line Road. Legal Description: Sections 15-22, 27, 28, 33 and 34, Township 37 South, Range 39 East.

The public hearing will be held at the **July 9, 2012** meeting of the City Council at **7:00 PM** in the City Hall Council Chambers, Building "A", 121 SW Port St. Lucie Blvd., Port St. Lucie, The proposed Resolution 12-R69, information on the report and the development of regional impact application may be reviewed between the hours of 8:00 AM and 5:00 PM at the City's Planning & Zoning Department, City Hall, Building "A", 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at 772-871-5157 for assistance.

Members of the public are welcome to attend the Public Hearing and provide oral or written comments on the matter. Written comments may be submitted to: 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida, Attn.: Planning and Zoning Department.

General Location Map: The project as shown below is generally located:



NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based. Items listed in this public notice may not appear in the same order on the Board's final agenda. Please contact the Planning & Zoning Department at 871-5212 to obtain a copy of the final agenda.

Planning & Zoning Dept Publish: June 22, 2012

COUNCIL ITEM 10A
DATE 3/26/12

FIRST READING

ORDINANCE 12-13

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST LUCIE TO INCLUDE A LARGE SCALE AMENDMENT CONSISTING OF TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT AS REQUESTED BY RIVERLAND/KENNEDY, LLP AND RIVERLAND/KENNEDY II, LLC; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended; and

WHEREAS, the City of Port St. Lucie has received an application from Riverland/Kennedy, LLP and Riverland/Kennedy II, LLC for a large scale amendment consisting of text amendments to the Future Land Use Element of the City of Port St. Lucie Comprehensive Plan, in accordance with Section 163.3184, Florida Statutes; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board having been duly designated as the local planning agency pursuant to Section 163.3174 et. Seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment (P11-098) to the Comprehensive Plan and submitted its recommendations thereon to the City Council; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, The Port St. Lucie City Council has prepared this amendment to the City's Comprehensive Plan as a Large Scale Amendment in accordance with Section 163.3184, Florida Statutes, and the proposed amendment has been reviewed by the Department of Economic Opportunity and applicable state agencies; and

ORDINANCE 12-13

WHEREAS, the City Council held two public hearings on and to consider the proposed large scale amendment, advertising of the public hearings having been made, and;

WHEREAS, the Port St. Lucie City Council desires to hereby formally adopt this amendment (P11-098) to the City's Comprehensive Plan.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

The text of the Future Land Use Element is hereby amended as shown on the attached Exhibit "A".

Section 2. The provisions of the Ordinance are severable and, if any section, sentence, clause or phrase is for one reason held to be unconstitutional, invalid or ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 3. The effective date of this plan amendment shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete, pursuant to Section 163.3187(3) (c)(4), Florida Statutes. If timely challenged, this amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be

in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this , 2012.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY:_____
JoAnn M. Faiella, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

_____
Roger G. Orr, City Attorney

Exhibit " A"

Future Land Use Element

Policy 1.2.2.3: The following standards shall be met in designing Neighborhoods within the Residential Area and incorporated into any MPUD Conceptual Plan and Regulation Book adopted pursuant to Policies 1.2.6.1 and 1.2.6.2:

a. Minimum Size Neighborhood:	10 acres
Maximum Size Neighborhood:	~~600~~ 750 acres
Minimum Density:	1.00 units/gross acre[1]
Maximum Density:	20.0 units/gross acre
Maximum Building Lot Coverage:	60%
Maximum Impervious:	80%
Maximum Building Height:	35 feet

[1] Unless a higher minimum density is specified by the Conceptual Land Use Plan.

Policy 1.2.4.1: To ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the NCD District, public infrastructure requirements for developments within an NCD District, or any sub-districts, ~~shall~~ may be funded and maintained by Community Development Districts in accordance with Chapter 190, F.S. As an alternative to ensure fiscal neutrality and avoid inequitable burdens on parties outside the NCD District, the City ~~shall~~ may establish a dependent special assessment district within a NCD District, or any districts, or similar financing entity to provide for construction and maintenance of public infrastructure within a NCD District, or any district, which is not to be financed or maintained by a Community Development District. Other funding mechanisms for infrastructure and maintenance may be used, including but not limited to conventional financing and HOA's, to ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the NCD District.

Policy 1.2.4.2: The implementation of an approved multi-use Development of Regional Impact Development Order within the NCD District, that meets the requirements of Chapter 163.3180~~(12)~~ (5)(h)(3), F.S., ~~may~~ shall satisfy transportation concurrency. ~~by paying to Port St. Lucie a proportionate-share contribution, provided there are sufficient funds to pay for one or more improvements that will benefit a regionally significant roadway.~~ The proportionate-share contribution shall be calculated in accordance with Chapter 163.3180~~(12)~~ (5)(h)(3), F.S.

Policy 1.2.6.2: Adoption of MPUD zoning must be accompanied by a MPUD Conceptual Master Plan and Regulation Book that will serve as the District or sub-district zoning and meet the following criteria:

a. Contain a minimum area of ~~100~~ 50 acres;
b. Identification of MPUD boundaries;
c. Identification of extent and location of natural features in the MPUD area;
d. Identification of the preliminary areas suitable to address stormwater management requirements;

e. Identification of Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center or Mixed-Use Areas consistent with Policies 1.2.2.1 through 1.2.2.10. A computation of residential density and non-residential intensity shall be provided along with permitted uses, the character of proposed uses and proposed lot sizes;

f. Identification of open space and recreational areas consistent with Policy 1.2.2.1;

g. Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding areas. For each facility to be included in the MPUD, design criteria shall be included addressing:
   - Right-of-way width
   - On-street parking (if applicable)
   - Design cross-sections
   - Streetscape design

h. Preliminary design criteria for each land use proposed including, but not limited to:
   - Minimum lot size
   - Setbacks and build-to lines
   - Building Height
   - Density
   - Building Coverage

Policy 1.2.10.2: The allocation of land uses within the Riverland/Kennedy NCD shall be as shown in Figure 18 providing for ~~125 acres of Employment Center,~~ ~~179~~ 181 acres of Neighborhood/Village Commercial Areas, ~~205~~ 367 acres of Mixed-Use, and ~~3,335~~ 3,080 acres of Residential.

Policy 1.2.10.3: Within the Riverland/Kennedy NCD, 50 acres will be dedicated toward a 100-acre regional park and an additional ~~140~~ 91 acres of neighborhood and community parks will be provided.

Policy 1.2.10.5: The Riverland/Kennedy NCD District shall provide the following transportation and other public facilities, in the manner prescribed by the development order adopted pursuant to section 380.06, F.S., and the Annexation Agreement dated July 19, 2004, as amended:

a. Convey right-of-way to the City for Becker Road within the portion of the property(completed);

b. Pay for the construction of a two-lane roadway section on Becker Road through the property;

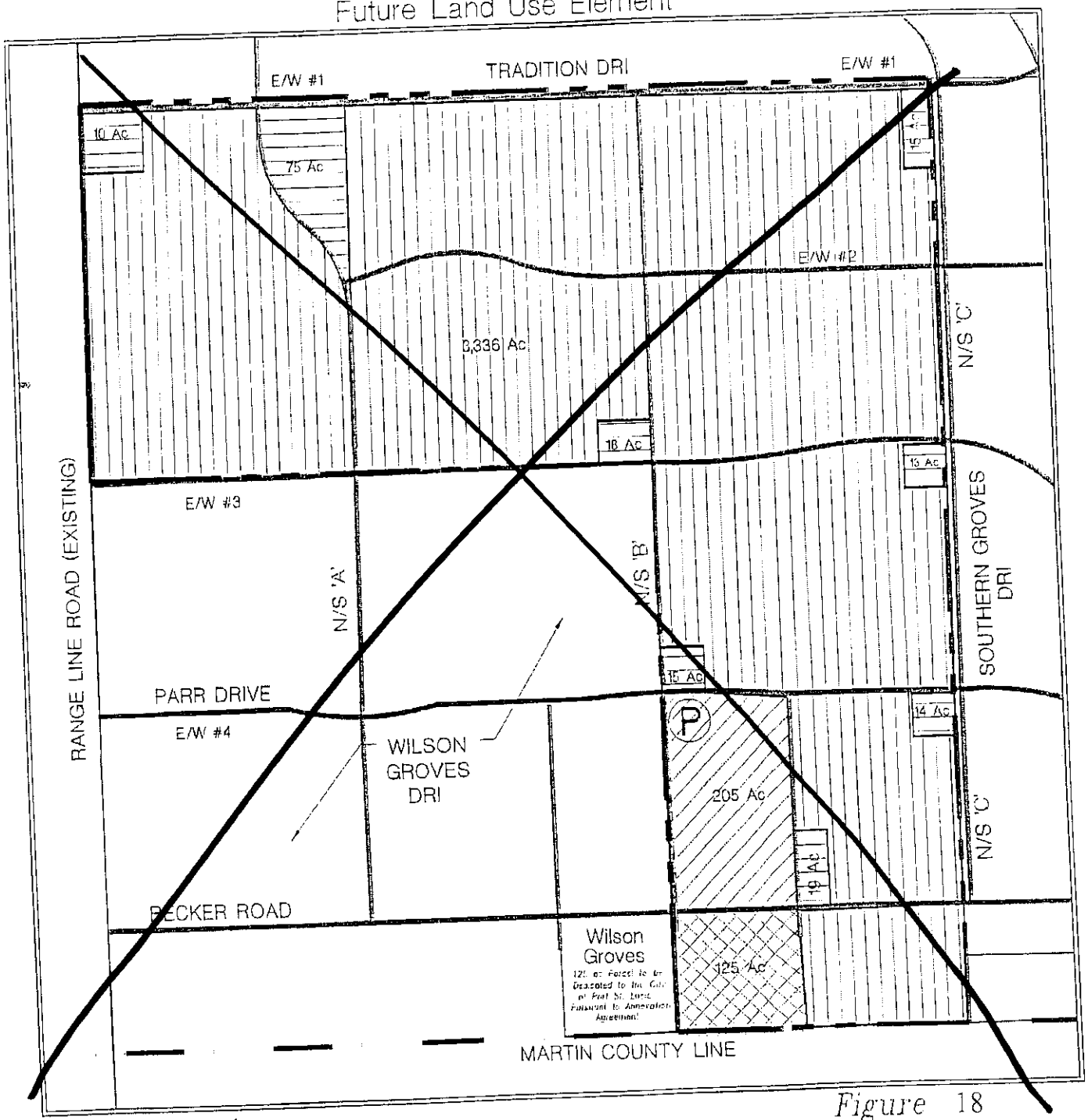
c. Fund the design, construction, property acquisition for stormwater drainage (but no other property acquisition) and all associated expenses of a four-lane divided roadway section within a 100' right-of-way for Becker Road east of I-95 to the Florida Turnpike (total funding not to exceed $12,500,000.00) (completed);

d. Convey right-of-way to the City consistent with Map 7 of the Transportation Element, including all intersection connections to Range Line Road (completed) ;

e. No later than July 19, 2007, contribute $10,000,000.00 toward the of development of an interchange on I-95 subject to a future determination of need by the City (completed per amended Annexation agreement, dated November 16, 2009);

f. Construct all intersection connections to Range Line Road within the property

Riverland/Kennedy NCD District
Conceptual Master Plan
Future Land Use Element



Subdistrict Legend

- Residential
- Mixed Use
- Neighborhood/Village Commercial Area
- Employment Center
- Regional Park (50 Ac)
- Conceptual Roadway

General Data:

Total Riverland/Kennedy Acreage: 3,845 ac

Proposed Land Use Subdistrict:
Neighborhood/Village Commercial Area: 179 ac
Mixed Use: 205 ac
Residential: 3,336 ac
Employment Center: 125 ac

*Proposed acreages of subdistricts have been rounded to the nearest ±1 Ac.

Figure 18
City of Port St. Lucie
Comprehensive Land Use Plan
Scale: 1"= 1/2 Mile

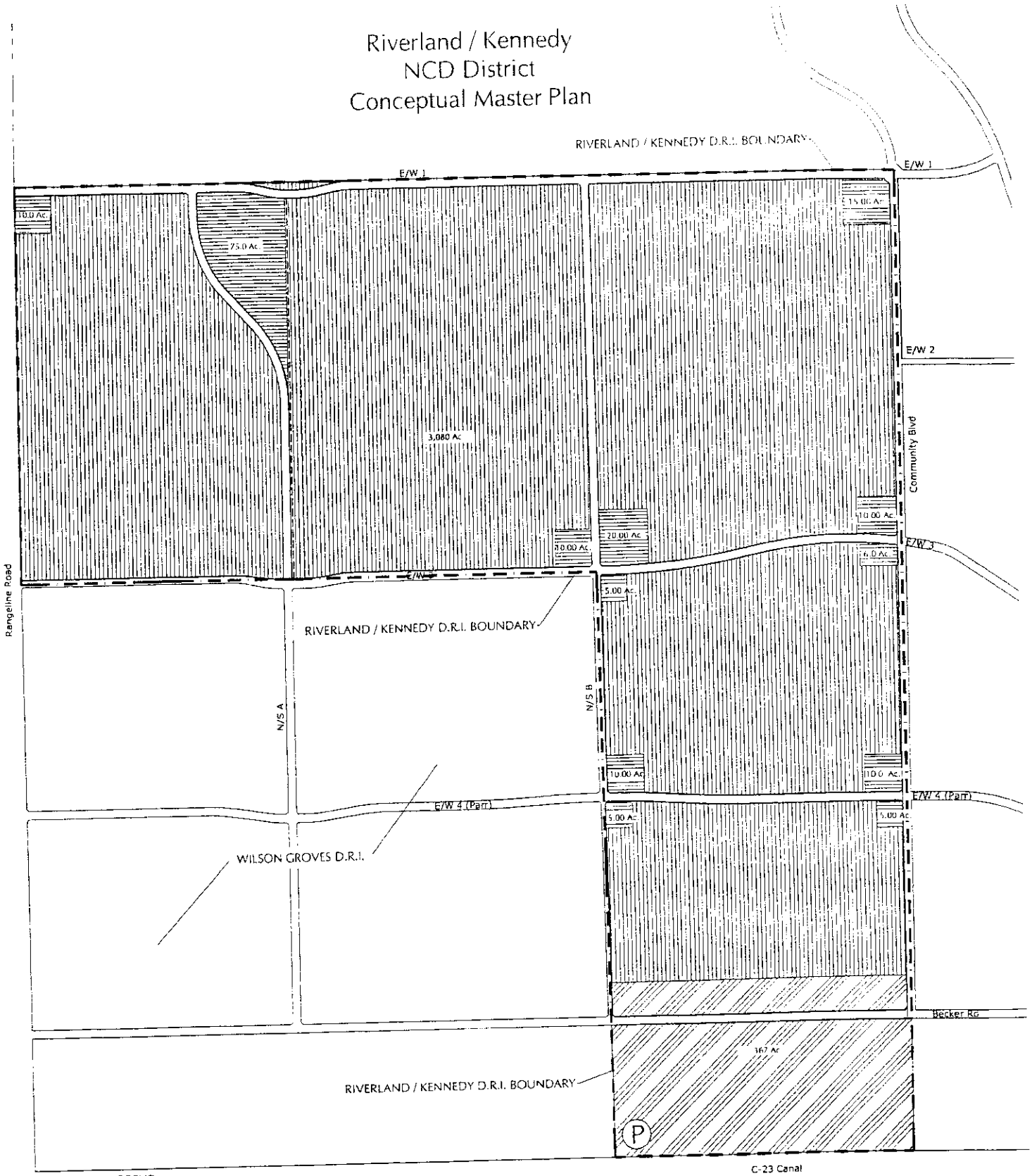
0 1/4 1/2 1

Date: March 6, 2006

NORTH

Prepared by:
Lucido & Associates
Land Planning/Landscape Architecture

Riverland / Kennedy
NCD District
Conceptual Master Plan



SUBDISTRICT LEGEND

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD / VILLAGE COMMERCIAL AREA
- (P) REGIONAL PARK

General Data:

Total Riverland/Kennedy Acreage: 3,845 ac

Proposed Land Use Subdistrict:
- Neighborhood/Village Commercial Area: 181.0 ac
- Mixed Use: 367 ac
- Residential: 3,080 ac
- Right of Way: 217 ac

* Proposed acreages of subdistricts have been rounded to the nearest +/- 1 acre.

FIGURE 18
City of Port St. Lucie
Comprehensive Land Use Plan

0 1,000' 2,000' 3,000'

PORT ST. LUCIE CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR _X_ SPECIAL ___

DATE: 3-26-12 (Second Public Hearing to be scheduled after review by the Department of Economic Opportunity)

ORDINANCE _X_ RESOLUTION __ MOTION

PUBLIC HEARING 3-26-12 LEGAL AD PUBLISH DATES 3-12-12 (copy attached)

NAME OF NEWSPAPER ST. LUCIE NEWS TRIBUNE

ITEM: P11-098. Riverland/Kennedy - Large Scale Comprehensive Plan Amendment

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RECOMMENDED ACTION: A motion on the transmittal of the plan amendment to the State Department of Economic Opportunity and the reviewing agencies.

The Planning & Zoning Board on 3/6/12 voted unanimously to recommend approval of the proposed Comprehensive Plan Amendment.

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EXHIBITS: A. Staff Analysis & Recommendation
B. Ordinance

SUMMARY EXPLANATION/BACKGROUND INFORMATION: Proposed changes to policies of the Future Land Use Element of the City's Comprehensive Plan regarding the NCD Future Land Use District and policies and the figure establishing the Riverland/Kennedy NCD District.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

SUBMITTING DEPARTMENT: Planning Department DATE: 3/19/12

Port St. Lucie News – Display Ad - Proof of publication to Lorraine Prussing at LorraineP@cityofpsl.com Phone: 772-871-7380 - FAX: 772-871-5124 - City of PSL Planning and Zoning, 121 SW Pt St. Lucie Blvd., Pt St. Lucie, FL 34984 - NO less than ¼ page ad Headline: 18 point **LOCAL SECTION**

CITY OF PORT ST. LUCIE
PLANNING AND ZONING DEPARTMENT
NOTICE OF PUBLIC MEETING

THE CITY OF PORT ST. LUCIE proposes to amend its Comprehensive Plan with text changes to the Future Land Use Element as shown in this advertisement listed below. THE CITY COUNCIL of the CITY OF PORT ST. LUCIE will hold a PUBLIC HEARING on this item (File #P11-098./Ordinance # on **March 26, 2012** at **7:00 PM** in the CITY COUNCIL CHAMBERS in the City Hall Building A, located at 121 S.W. Port St. Lucie Blvd., Port St. Lucie, Florida.

P11-098. RIVERLAND/KENNEDY, LLP AND RIVERLAND/KENNEDY II, LLC – COMPREHENSIVE PLAN AMENDMENT – LARGE SCALE. A request to amend the text of the Future Land Use Element of the City's Comprehensive Plan. The proposed changes are to amend policies regarding the NCD District Future Land Use designation and policies establishing the Riverland/Kennedy NCD District. Figure 18, the Conceptual Master Plan for the Riverland/Kennedy NCD District, is proposed to be amended.

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Planning and Zoning Department

PUBLISH: March 12, 2012

NEED BACKUP

CITY OF PORT ST. LUCIE PLANNING AND ZONING DEPARTMENT NOTICE OF PUBLIC MEETING

THE CITY OF PORT ST. LUCIE proposes to amend its Comprehensive Plan with text changes to the Future Land Use Element as shown in this advertisement listed below. THE CITY COUNCIL of the CITY OF PORT ST. LUCIE will hold a PUBLIC HEARING on this item (File #P11-098/Ordinance 12-13) on **March 26, 2012** at **7:00 PM** in the CITY COUNCIL CHAMBERS, City Hall Building A, located at 121 S.W. Port St. Lucie Blvd., Port St. Lucie, Florida.

P11-098. RIVERLAND/KENNEDY, LLP AND RIVERLAND/KENNEDY II, LLC – COMPREHENSIVE PLAN AMENDMENT – LARGE SCALE.

A request to amend the text of the Future Land Use Element of the City's Comprehensive Plan. The proposed changes are to amend policies regarding the NCD District Future Land Use designation and policies establishing the Riverland/Kennedy NCD District. Figure 18, the Conceptual Master Plan for the Riverland/Kennedy NCD District, is proposed to be amended.

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Planning and Zoning
Department

PUBLISH: March 12, 2012

City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING & ZONING BOARD - MEETING OF MARCH 6, 2012

FROM: ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING AC

RE: COMPREHENSIVE PLAN AMENDMENT APPLICATION – LARGE SCALE
PROJECT NO. P11-098
RIVERLAND/KENNEDY

DATE: FEBRUARY 23, 2012

The City has been requested by Glenn Ryals of Riverland/Kennedy, LLP and Riverland/Kennedy II, LLC, to amend the text of the Future Land Use Element of the City's Comprehensive Plan. The proposed changes are to amend policies regarding the New Community Development District (NCD District) Future Land Use designation and policies establishing the Riverland/Kennedy NCD District. The Conceptual Master Plan for the Riverland/Kennedy NCD District (Figure 18) is proposed to be amended. The proposed text changes are shown as ~~strike-through~~ for deletions and <u>underlined</u> for additions as follows:

<u>Policy 1.2.2.3</u>: The following standards shall be met in designing Neighborhoods within the Residential Area and incorporated into any MPUD Conceptual Plan and Regulation Book adopted pursuant to Policies 1.2.6.1 and 1.2.6.2:

a. Minimum Size Neighborhood:	10 acres
Maximum Size Neighborhood:	~~600~~ <u>750</u> acres
Minimum Density:	1.00 units/gross acre[1]
Maximum Density:	20.0 units/gross acre
Maximum Building Lot Coverage:	60%
Maximum Impervious:	80%
Maximum Building Height:	35 feet

[1] Unless a higher minimum density is specified by the Conceptual Land Use Plan.

Analysis and Justification

The applicant is requesting that the maximum neighborhood size be increased from 600 acres to 750 acres to allow for larger land areas that are defined by the arterial roadway network. The applicant is requesting the larger neighborhood size to allow the opportunity to design a larger community which could include amenities such as a golf course and a major community center.

Policy 1.2.4.1: To ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the NCD District, public infrastructure requirements for developments within an NCD District, or any sub-districts, ~~shall~~ may be funded and maintained by Community Development Districts in accordance with Chapter 190, F.S. As an alternative to ensure fiscal neutrality and avoid inequitable burdens on parties outside the NCD District, the City ~~shall~~ may establish a dependent special assessment district within a NCD District, or any districts, or similar financing entity to provide for construction and maintenance of public infrastructure within a NCD District, or any district, which is not to be financed or maintained by a Community Development District. Other funding mechanisms for infrastructure and maintenance may be used, including but not limited to conventional financing and HOA's, to ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the NCD District.

Analysis and Justification

The change is being requested to provide for broader financing mechanisms in light of the current economic climate.

Policy 1.2.4.2: The implementation of an approved multi-use Development of Regional Impact Development Order within the NCD District, that meets the requirements of Chapter 163.3180~~(12)~~ (5)(h)(3), F.S., ~~may~~ shall satisfy transportation concurrency. ~~by paying to Port St. Lucie a proportionate-share contribution, provided there are sufficient funds to pay for one or more improvements that will benefit a regionally significant roadway.~~ The proportionate-share contribution shall be calculated in accordance with Chapter 163.3180~~(12)~~ (5)(h)(3), F.S.

Analysis and Justification

The change is being requested to be consistent with the current Florida Statute regarding transportation concurrency.

Policy 1.2.6.2: Adoption of MPUD zoning must be accompanied by a MPUD Conceptual Master Plan and Regulation Book that will serve as the District or sub-district zoning and meet the following criteria:

a. Contain a minimum area of ~~100~~ 50 acres;
b. Identification of MPUD boundaries;

c. Identification of extent and location of natural features in the MPUD area;

d. Identification of the preliminary areas suitable to address stormwater management requirements;

e. Identification of Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center or Mixed-Use Areas consistent with Policies 1.2.2.1 through 1.2.2.10. A computation of residential density and non-residential intensity shall be provided along with permitted uses, the character of proposed uses and proposed lot sizes;

f. Identification of open space and recreational areas consistent with Policy 1.2.2.1;

g. Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding areas. For each facility to be included in the MPUD, design criteria shall be included addressing:
   - Right-of-way width
   - On-street parking (if applicable)
   - Design cross-sections
   - Streetscape design

h. Preliminary design criteria for each land use proposed including, but not limited to:
   - Minimum lot size
   - Setbacks and build-to lines
   - Building Height
   - Density
   - Building Coverage
   -

Analysis and Justification

The applicant is proposing that the minimum size of an MPUD zoned area be reduced from 100 to 50 acres. This is requested to allow for more flexibility in rezoning areas.

Policy 1.2.10.2: The allocation of land uses within the Riverland/Kennedy NCD shall be as shown in Figure 18 providing for ~~125 acres of Employment Center,~~ ~~179~~ 181 acres of Neighborhood/Village Commercial Areas, ~~205~~ 367 acres of Mixed-Use, and ~~3,335~~ 3,080 acres of Residential.

Analysis and Justification

This policy is proposed to be amended to be consistent with the proposed changes to Figure 18 (see attached Figure 18). The existing Figure 18 shows a 125 acres employment center, which was required to be given to the City by the original annexation agreement. This requirement was changed to a 50 acre civic site by the Third Amendment to the Annexation Agreement dated November 16, 2009. Per the Third Amendment, the civic site will be located south of Becker Road in the expanded Mixed-Use area.

Policy 1.2.10.3: Within the Riverland/Kennedy NCD, 50 acres will be dedicated toward a 100-acre regional park and an additional ~~140~~ 91 acres of neighborhood and community parks will be provided.

Analysis and Justification

This policy is proposed to be amended to reflect the Third Amendment to the Annexation Agreement dated November 16, 2009. The 50 acre regional park site is also shown on Figure 18 in the Mixed-Use area south of Becker Road per the Third Amendment.

Policy 1.2.10.5: The Riverland/Kennedy NCD District shall provide the following transportation and other public facilities, in the manner prescribed by the development order adopted pursuant to section 380.06, F.S., and the Annexation Agreement dated July 19, 2004, as amended:

a. Convey right-of-way to the City for Becker Road within the portion of the property(completed);
b. Pay for the construction of a two-lane roadway section on Becker Road through the
property;
c. Fund the design, construction, property acquisition for stormwater drainage (but no other property acquisition) and all associated expenses of a four-lane divided roadway section within a 100' right-of-way for Becker Road east of I-95 to the Florida Turnpike (total funding not to exceed $12,500,000.00) (completed);
d. Convey right-of-way to the City consistent with Map 7 of the Transportation Element, including all intersection connections to Range Line Road (completed) ;
e. No later than July 19, 2007, contribute $10,000,000.00 toward the of development of an interchange on I-95 subject to a future determination of need by the City (completed per amended Annexation agreement, dated November 16, 2009);
f. Construct all intersection connections to Range Line Road within the property

Analysis and Justification

This policy is proposed to be amended to indicate which items have been completed.

Figure 18, Riverland/Kennedy NCD District Conceptual Master Plan, depicts the conceptual master plan required by NCD District Policy 1.2.1.4. It illustrates the allocation of the land use sub-categories and how they function in relation to each other. The existing and revised Figure 18 are attached.

Analysis and Justification

The applicant is proposing to remove the E/W #2 collector road from the Conceptual Master Plan). E/W #2 was never required by the Western Annexation Traffic Study

(WATS) when the development in the western annexation area were originally reviewed and approved. Objective A.1.1 of the Western Annexation Sub-Element calls for the grid network of roads to include arterial and collector roads spaced approximately one to two miles apart. With the deletion of E/W #2, there will be four east/west arterial roads within a 3.25 mile distance from north to south. Local roads will be designed as the project develops.

Other changes to Figure 18 include the deletion of the Employment Center area and the expansion and relocation of the Mixed Use area. The Neighborhood/Village Commercial areas are proposed to be slightly revised.

A notice of proposed change application (DRI amendment) has been submitted for the Riverland/Kennedy Grove DRI (P11-026) which is currently going through the review process. The application is to revise certain conditions of development approval and to amend the master development plan "Map H". Pursuant to Section 380.06(6) of the Florida Statutes, a comprehensive plan amendment related to a DRI amendment may be initiated by the developer and must be considered by the local governing body at the same time as the proposed DRI amendment. The local governing body must hold a public hearing on the transmittal of the proposed comprehensive plan amendment and then transmit the proposed comprehensive plan amendment to the Department of Community of Economic Opportunity (DEO) and the reviewing state agencies for comment. The DEO and state agencies will send any comments to the City within 30 days of receipt of the amendment. The City Council must hold public hearings to take action on the adoption of the DRI amendment and the proposed comprehensive plan amendment at the same meeting.

The revised Figure 18 is proposed to be consistent with master development plan "Map H" submitted as part of the DRI amendment application.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the proposed changes to be consistent with the intent and direction 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

* 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.

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX (772) 871-5124

FOR OFFICE USE ONLY

Planning Dept P11-098
Fee (Nonrefundable)$ 3,960.00
Receipt # 11194

Refer to "Fee Schedule" for application fee. Make checks payable to the 'City of Port St. Lucie.' Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PROPERTY OWNER

Name: RIVERLAND/KENNEDY LLP AND RIVERLAND/KENNEDY II LLC
Address: 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FL 33323
Telephone No.: 954-753-1730 Fax No.: 954-575-5366

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: GLENN RYALS
Address: -SAME AS ABOVE-
Telephone No.: Fax No.:

AGENT OF OWNER (if any)

Name:
Address:
Telephone No.: Fax No.:

RECEIVED
JUL 20 2011
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

PROPERTY INFORMATION

Boundary Description (attach map) SEE ATTACHED LEGAL FOR BOUNDARY OF RIVERLAND/KENNEDY DRI
SEE FIGURE 18
Property Tax I.D. Number SEE ATTACHED LIST
Current Land Use NCD
Current Zoning N/A
Proposed Land Use SAME
Acreage of Property 3,628 NET OF ROW

Reason for Comprehensive Plan Amendment: TO BRING PLAN CONSISTENT WITH ANNEXATION AGREEMENT AMENDMENT #3, AND TO PROVIDE FURTHER FLEXIBILITY FOR RESIDENTIAL COMPONENT OF MIXED USE AND NEIGHBORHOOD/VILLAGE COMMERCIAL SUBCATEGORIES OF THE NCD DISTRICT.

*Signature of Owner

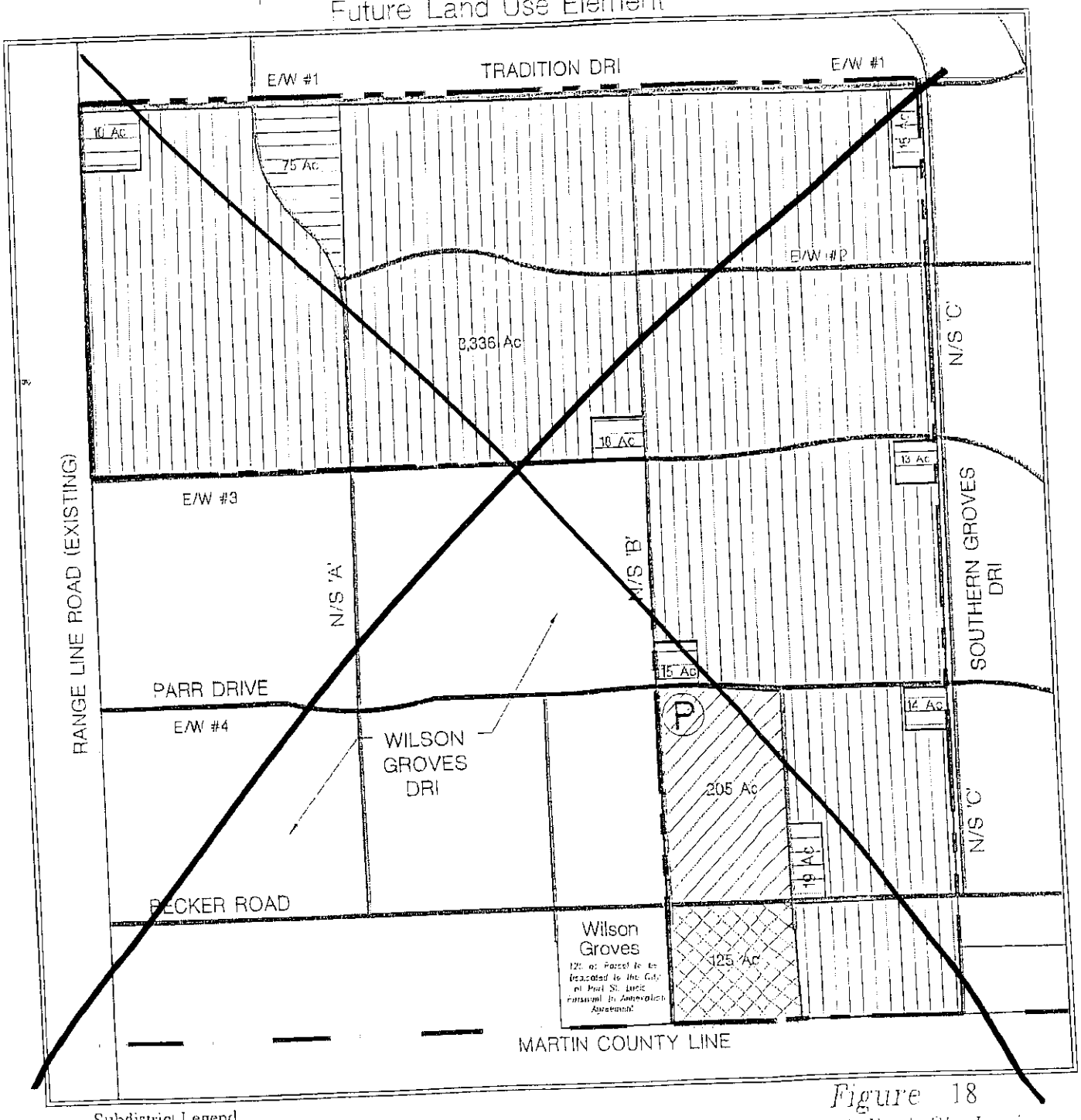
GLENN RYALS
Hand Print Name

7/20/11
Date

*If signature is not that of owner, a letter of authorization from the owner is needed.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

Riverland/Kennedy NCD District
Conceptual Master Plan
Future Land Use Element



Subdistrict Legend

- Residential
- Mixed Use
- Neighborhood/Village Commercial Area
- Employment Center
- Regional Park (50 Ac)
- Conceptual Roadway

General Data:

Total Riverland/Kennedy Acreage: 3,845 ac

Proposed Land Use Subdistrict:
Neighborhood/Village Commercial Area: 179 ac
Mixed Use: 205 ac
Residential: 3,336 ac
Employment Center: 125 ac

*Proposed acreages of subdistricts have been rounded to the nearest ±1 Ac.

Figure 18
City of Port St. Lucie
Comprehensive Land Use Plan
Scale: 1"= 1/2 Mile

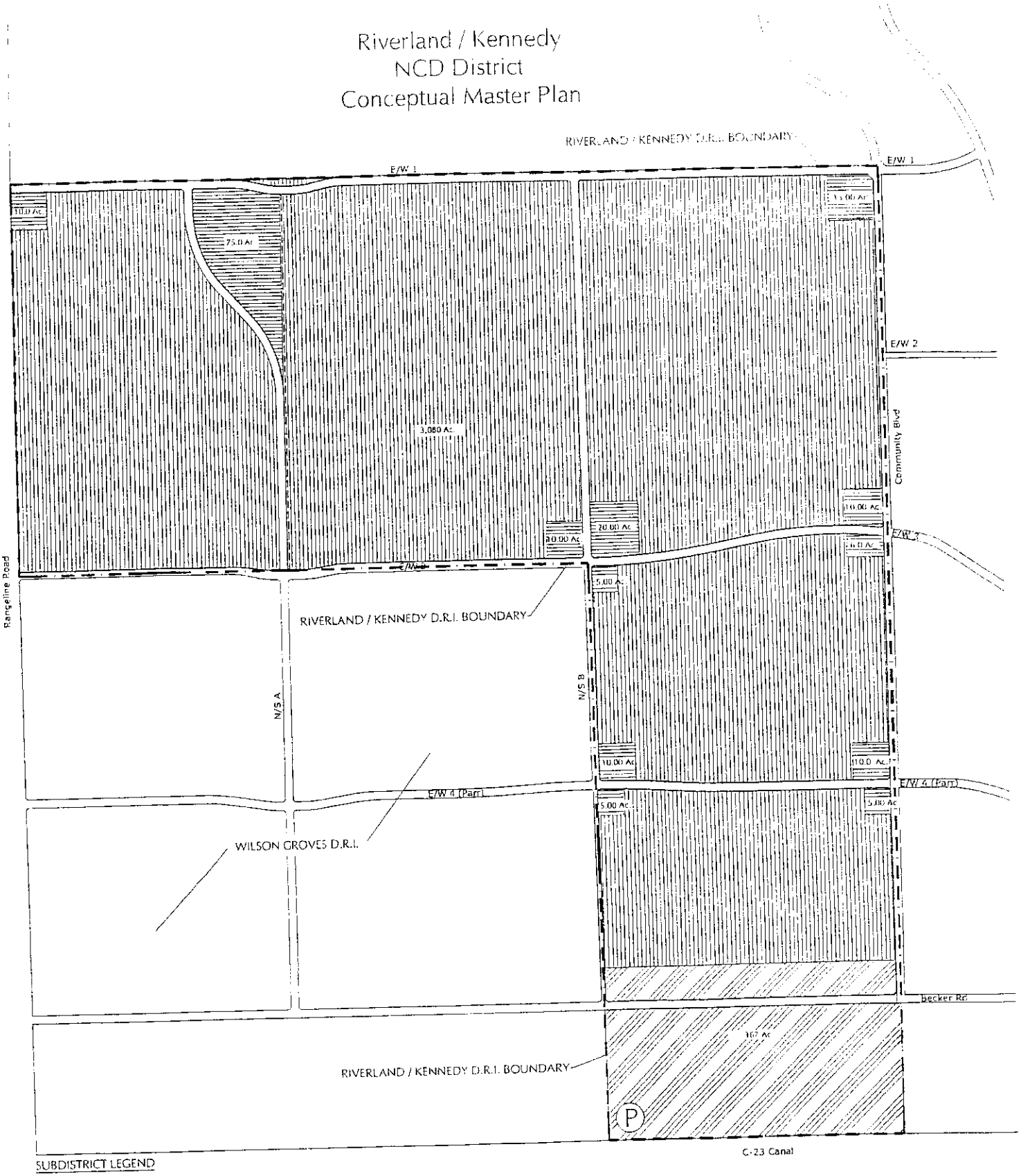
0 1/4 1/2 1

Date: March 6, 2006

NORTH

Prepared by:
Lucido & Associates
Land Planning/Landscape Architecture

Riverland / Kennedy
NCD District
Conceptual Master Plan



SUBDISTRICT LEGEND

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD / VILLAGE COMMERCIAL AREA
- (P) REGIONAL PARK

General Data:

Total Riverland/Kennedy Acreage: 3,845 ac

Proposed Land Use Subdistrict:
- Neighborhood/Village Commercial Area: 181.0 ac
- Mixed Use: 367 ac
- Residential: 3,080 ac
- Right of Way: 217 ac

* Proposed acreages of subdistricts have been rounded to the nearest +/- 1 acre.

FIGURE 18
City of Port St. Lucie
Comprehensive Land Use Plan

0 1,000' 2,000' 3,000'

LOCAL

PORT ST. LUCIE

'Edibles and More' plant sale Saturday

The Port St. Lucie Botanical Gardens "Edibles and More" plant sale is set 9 to 1 p.m. Saturday featuring rare and tropical fruits that homeowners can grow in their yards.

A variety of plants, trees and spices will be available at the gardens at 210 S.E. Westmoreland Blvd., Port St. Lucie.

Residents can talk with various garden club and plant society representatives and learn from experts about the care and maintenance of plants. Garden talks will be given at 10 a.m. and 11 a.m.

Plant sales are held at the Botanical Gardens on the last Saturday of each month. Admission and parking are free.

The Port St. Lucie Botanical Gardens address is 2410 S.E. Westmoreland Boulevard. For more information, call 772-337-1959.

FORT PIERCE

Man charged with having sex with minor

Charles Jackson, 24, of the 1900 block of North U.S. 1 is charged with six felony counts of having sex with a 14-year-old girl starting in March.

He is being held in the St. Lucie County Jail in lieu of a $180,000 bail.

According to the arrest affidavit, the victim said Jackson talked her into having sex and said he was going to marry her. One time they were almost caught when her suspicious father knocked on the door of Jackson's room while they were inside, the report said.

Eventually, the police were alerted and officers began an investigation that led to Jackson's arrest on Thursday.

Briefs

INDIAN RIVER COUNTY

7 foster teens toured campuses

Recently, seven teens in Hibiscus Children's Center Career Pathways to Independence Program toured five Florida college campuses over three days.

The colleges visited were Florida Atlantic University, University of South Florida, Florida A&M University, Florida State University and the University of Florida.

Career Pathways provides career services to teens ages 15 through 17 in foster care who reside at the Hibiscus Village, Baines Hall, or in a foster home in Indian River County. For more information on how you can help fund Career Pathways, call 772-978-9313, ext. 315. Hibiscus still needs an additional $70,000 to cover another year of funding.

FORT PIERCE

LaSala to compete in championship

Chris LaSala will compete July 14 for the seventh World Title for Fort Pierce's LaSala's Dojo, and his first world title.

The event will be at Coronado Springs Resort in Kissimmee. LaSala will compete at the I.S.K.A. World Power Breaking event as a heavyweight. This event will be televised on ESPN and ESPN 2 in August.

Staff reports

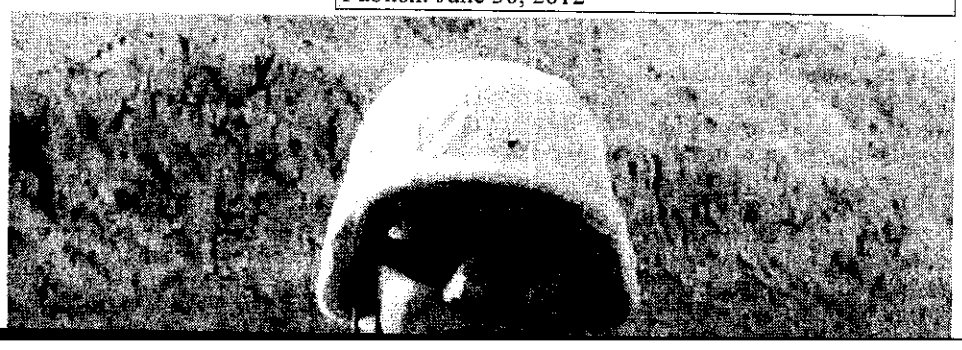
NOTICE

Public Hearings will be conducted before the City Council of the City of Port St. Lucie a meeting beginning at 7:00 p.m. or as closely thereafter as business permits on July 9, 2012, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

ORDINANCE 12-13

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST LUCIE TO INCLUDE A LARGE SCALE AMENDMENT CONSISTING OF TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT AS REQUESTED BY RIVERLAND/KENNEDY, LLP AND RIVERLAND/KENNEDY II, LLC; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

Karen A. Phillips, City Clerk
Publish: June 30, 2012



SCRIPPS Treasure C
Reader
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Sign up today for your
savings, including 15
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PLUS, sign up for a ch
FOUR $25 Mulliga
Register at tcpalm.com
15% off coupon at Mulli
to win one of four $25 M
SCRIPPS Treasure Co
An active subscription is required
To sign up for home delivery
No purchase necessary. Void where prohibited. Begins 12:0
Drawing to be held on 7/3/12. To enter, for Official Rules an
com/rewards . Must be 18 years of age or older, a legal resid
Florida. Prize: (4) First Prizes -a $25.00 gift card to Mulliga
Sponsor: Scripps Media, Inc. d/b/a Scripps Treasure Coast N
ST. LUCIE Mets CATCH THE A

NOTICE OF PUBLIC MEETING THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE ADOPTION HEARING FOR THE CITY OF PORT ST. LUCIE COMPREHENSIVE PLAN AMENDMENT

THE CITY OF PORT ST. LUCIE proposes to amend its Comprehensive Plan with text changes to the Future Land Use Element as shown in this advertisement listed below. THE CITY COUNCIL of the City of Port St. Lucie will hold a PUBLIC HEARING on this item (File #P11-098/Ordinance #12-13) on **July 9, 2012** at **7:00 PM** in the CITY COUNCIL CHAMBERS in the City Hall Building A, located at 121 S.W. Port St. Lucie Blvd., Port St. Lucie, Florida.

P11-098. Riverland/Kennedy, LLP. and Riverland/Kennedy II, LLC – Comprehensive Plan Amendment – Large scale. A request to amend the text of the Future Land Use Element of the City's Comprehensive Plan. The proposed changes are to amend policies regarding the NCD District Future Land Use designation and policies establishing the Riverland/Kennedy NCD District. Figure 18, the Conceptual Master Plan for the Riverland/Kennedy NCD District, is proposed to be amended.

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Planning and Zoning Department PUBLISH: June 22, 2012

NOTICE OF PUBLIC HEARINGS RIVERLAND KENNEDY – DEVELOPMENT OF REGIONAL IMPACT NOTICE OF PROPOSED CHANGE

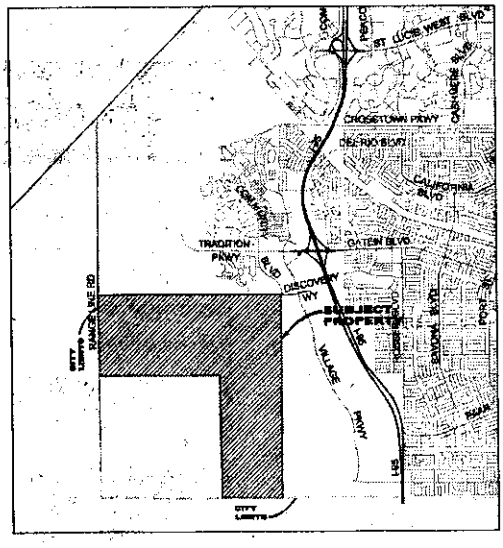
Public notice is hereby given by the CITY OF PORT ST. LUCIE of a PUBLIC HEARING for the proposed change to the Riverland/Kennedy Development of Regional Impact **file number P11-026 (Resolution #12-R69)**. This amendment provides for changes to the approved Development Order. The request is to amend certain conditions of approval for the project regarding the phasing, expiration and termination dates; transportation; environmental and natural resources; and human resource issues. The property is located south of the proposed extension of Discovery Way, west of the proposed extension of Community Boulevard and east of Range Line Road. Legal Description: Sections 15-22, 27, 28, 33 and 34, Township 37 South, Range 39 East.

The public hearing will be held at the **July 9, 2012** meeting of the City Council at **7:00 PM** in the City Hall Council Chambers, Building "A", 121 SW Port St. Lucie Blvd., Port St. Lucie, The proposed Resolution 12-R69, information on the report and the development of regional impact application may be reviewed between the hours of 8:00 AM and 5:00 PM at the City's Planning & Zoning Department, City Hall, Building "A", 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at 772-871-5157 for assistance.

Members of the public are welcome to attend the Public Hearing and provide oral or written comments on the matter. Written comments may be submitted to: 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida, Attn.: Planning and Zoning Department.

General Location Map: The project as shown below is generally located



NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based. Items listed in this public notice may not appear in the same order on the Board's final agenda. Please contact the Planning & Zoning Department at 871-5212 to obtain a copy of the final agenda.

Planning & Zoning Dept Publish: June 22, 2012

ADDITIONAL INFORMATION

COUNCIL ITEM DATE 8F+ 11A 7-9-12

TORREY PINES INSTITUTE FOR MOLECULAR STUDIES

Dedicated to fundamental research towards the improvement of human health

July 3, 2012

original to City Clerk

Honorable Mayor and City Council, City Manager
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

JUL 3 - 2012
BCCC MF

Re: P11-026-Riverland/Kennedy DRI NOPC

Dear Mayor Faiella and City Council:

Torrey Pines has recently been made aware of the proposed NOPC of Riverland/Kennedy and the potential negative impacts on the Tradition Center for Innovation (TCI) and on Torrey Pines. The proposed changes would result in Riverland/Kennedy building the necessary road improvements in a phased basis based upon certain development thresholds. This would allow Riverland/Kennedy to build between 5000-10,000 homes prior to the construction of the previously determined required transportation improvements. This is proposed without the conducting the corresponding traffic studies to determine the impacts on existing and future roadways.
There is a concern that this will cause the I-95/Gatlin interchange to reach capacity prematurely and require improvements to that interchange by properties located to the east of Riverland/Kennedy or stop development within the TCI as a result of lack of capacity at Gatlin/I-95. If non-residential development is required to expand or improve the interchange due to the traffic impacts of Riverland/Kennedy it will effectively stop development of non-residential development in the TCI with severe negative impacts to the property owners within the TCI, Torrey Pines being one.

Due to the difficulty and expense of expanding the interchange if there is inadequate network in place it will effectively block commercial development in the TCI.
Torrey Pines is requesting that this concern be addressed prior to the approval of the proposed DRI or that Torrey Pines and the properties within the TCI receive the necessary assurances from the City of Port St. Lucie and Florida Department of Transportation that their development will not be restricted due to the development of Riverland/Kennedy and its traffic impacts.

Sincerely,

Donald B. Cooper
CBO/CFO

cc: Wes McCurry
G. Oravec, City Manager
Richard Houghten CEO, PhD

11350 SW Village Parkway, Port St. Lucie, Florida 34987 USA • Telephone (772) 345-4800 • Fax (772) 345-3649
3550 General Atomics Court, San Diego, California 92121 USA • Telephone (858) 597-3893 • Fax (858) 597-3894
www.tpims.org

8F. 11A
COUNCIL ITEM
DATE 7-9-12

Original to City Clerk

JUL 3 - 2012

MacKenzie
Engineering & Planning, Inc.
10795 SW Civic Lane • Port Saint Lucie • Florida • 34987
(772) 345-1948 • www.mackenzieengineeringinc.com

To: City Council Members

From: Shaun G. MacKenzie, P.E.

Date: July 3, 2012

Re: Analysis of Riverland DRI Roadway Timing

Riverland/Kennedy DRI (Riverland) is proposing to amend their Development Order (DO) to separate their road conditions from the other DRIs in the Southwest Annexation Area (SWAA). Riverland is proposing to build the remaining road segments of the SWAA not previously committed by the Southern Grove or Wilson Groves DRIs. However, the timing of the Riverland road improvements has never been studied and as proposed will cause problems for the City and adjacent developers. The Riverland DO proposes to allow the Riverland Developer to continue to build several thousand homes long after the roads are needed (refer to Table 1). As proposed, the DO plans for **failure of 17 of the 21 roadway segments** in the DRI. On average the Riverland Developer is proposing to be allowed to build 2,700 homes after most of the roads are planned to fail.

MacKenzie Engineering and Planning, Inc. conducted an analysis of Riverland roadway needs based on the Western Annexation Traffic Study (WATS). Riverland has not performed any traffic analysis to justify the timing of 46 miles of roads in the SWAA that are the responsibility of Riverland. Failure to adopt an adequate road construction schedule has the potential to cause significant road capacity deficiencies to exist for a long period of time.

The recommendations for roadway needs are based on engineering analysis and are based on the traffic study that all parties (Developers, City, TCRPC, FDOT) to the WATS agreed upon and accepted. The Riverland DRI Road Phasing schedule proposed herein is based on analysis of roadway need using traffic volumes and linear interpolation to determine the trip and dwelling unit (DU) thresholds. The traffic analysis is attached to this memorandum (Appendix A).

The use of these trip thresholds will protect the City in the future and guide the construction of the SWAA Roadway Network in an orderly, predictable, and consistent approach. The proposed changes only affect two of the 56 Riverland DRI conditions. Therefore, in order to protect the City and residents and businesses of adjacent developments, we recommend adoption of the proposed conditions 18 and 19 attached herein in place of conditions 18 and 19 as proposed by City staff and Riverland.

Additionally, in order to resolve an inconsistency with the current Riverland DRI DO and the Annexation Agreement, the analysis and recommended DO conditions have the Riverland DRI constructing the first 2-lanes of Becker Road (consistent with the Southwest Annexation Agreement) instead of the 4-laning of E/W 3. This change results in a slight decrease in lane-miles and cost for the Riverland DRI.

Please do not hesitate to contact me if you have any questions at 772-834-8909.

cc: Greg Oravec (Port St. Lucie)
Daniel Holbrook (Port St. Lucie)
Roger Orr (Port St. Lucie)
Roxanne Chesser (Port St. Lucie)
Pol Africano (CMS Engineering, LLC)
Wesley McCurry (Fishkind & Associates)

Attachments:
Table 1
Recommended Conditions 18 and 19
Appendix A

TABLE 1. HOMEBUILDING AND TRIP COMPARISON OF NEEDED AND PROPOSED ROAD BUILDING TIMES

Riverland DRI Road Conditions and Development Obtained by Improvement							Riverland DRI D.O.	
DRI Phase	Road	From	To	Required Improvement	**Trip Threshold**	Residential Units	**Trip Threshold**	Residential Units
1	Community Blvd	Discovery Way	E/W 3	2-Lanes	1,071	832	**3,219**	2,500
	Community Blvd	E/W 3	Becker Rd	2-Lanes	1,071	832	**3,219**	2,500
	Becker Road	N/S B	Community	2-Lanes	1,071	832	**None**	None
	E/W 3	N/S B	Community	2-Lanes	1,140	885	**3,219**	2,500
	Becker Road	N/S B	Community	2L to 4L	2,142	1,664	**10,935**	10,400
2	N/S A	Discovery Way	E/W 3	2-Lanes	3,219	2,500	**10,935**	10,400
	Paar Dr	N/S B	Community	2-Lanes	6,475	5,834	**10,935**	10,400
	Discovery Way	N/S B	Community	2-Lanes	7,287	6,666	**10,935**	10,400
	N/S B	Discovery Way	E/W 3	2-Lanes	7,580	6,966	**10,935**	10,400
	N/S B	Paar Dr	Becker Rd	2L to 4L	8,980	8,399	**13,461**	11,700
	Discovery Way	N/S A	N/S B	2-Lanes	9,491	8,922	**10,935**	10,400
	Paar Dr	N/S B	Community	2L to 4L	9,553	8,986	**13,461**	11,700
	Discovery Way	N/S B	Community	2L to 4L	10,371	9,823	**13,461**	11,700
	Discovery Way	Rangeline	N/S A	2-Lanes	10,935	10,401	10,935	10,400
3	Community Blvd	E/W 3	Paar Dr	2L to 4L	10,959	10,413	**13,461**	11,700
	N/S A	Discovery Way	E/W 3	2L to 4L	11,183	10,529	**13,461**	11,700
	Becker Road	N/S B	Community	4L to 6L	12,347	11,127	**13,461**	11,700
	Community Blvd	Discovery Way	E/W 3	2L to 4L	12,910	11,417	**13,461**	11,700
	E/W 3	N/S B	Community	2L to 4L	13,461	11,700	13,461	11,700
4	N/S B	Discovery Way	E/W 3	2L to 4L	13,461	11,700	13,461	11,700
	N/S B	E/W 3	Paar Dr	2L to 4L	13,461	11,700	13,461	11,700

DRI PHASING SCHEDULE

DRI Phase	Residential Units	Non-Res SF	Trip Threshold
0	0	0	0
1	2,500	514,250	3,219
2	10,401	2,163,776	10,935
3	11,700	3,227,526	13,461
4	11,700	4,044,276	14,372

Values based on traffic analysis & WATS

Values approved by staff without any traffic analysis

Numbers in red show deficient road segments.

Riverland/Kennedy Access Road Improvements

18. No building permits shall be issued for development that generates more than the total net external p.m. peak hour trip threshold or residential units identified in Table 1, whichever comes last, until: 1) contracts have been let for the roadway construction projects identified in Table 1 under "Required Improvement"; or 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed; or 3) the improvement is scheduled in the first three years of the applicable jurisdiction's Capital Improvements Program or FDOT's adopted work program.

Table 1

Riverland/Kennedy Access Roads

Road	From	To	Trip Threshold*	Residential Units	Improvement
Community Blvd.	Discovery Way	South for 2,500 Ft.	0	0	2L
Secondary Emergency Acess Road at E/W #1 between Community Blvd. and Rangeline Rd.			0	0	Emergency Access Road
Improvements for a full 2 lane by 2 lane intersection at Discovery Way and Community Blvd.			0	0	2x2 intersection
~~Community Blvd.~~	~~Discovery Way~~	~~E/W 3~~	~~773~~	~~600~~	~~2L~~
~~Discovery Way~~	~~Community Blvd.~~	~~West for 2,500 Ft.~~	~~1,545~~	~~1,200~~	~~2L~~
~~E/W 3~~	~~Community Blvd.~~	~~West for 2,500 Ft.~~	~~2,318~~	~~1,800~~	~~2L~~

*Riverland/Kennedy Cumulative Total Net External DRI p.m. Peak Hour Trips

Riverland/Kennedy DRI Roadway Improvements

19. No building permits shall be issued for development that generates more than the total net external p.m. peak hour trip threshold or residential units identified in Table 2, whichever comes last, until: 1) contracts have been let for the roadway widening or construction projects identified in Table 2 under "Required Improvement", or 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed; or 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the applicable jurisdiction's Capital Improvements Program or FDOT's adopted work program.

Table 2

Riverland/Kennedy DRI Road Improvements

Road	From	To	Trip Threshold	Residential Units	Improvement
Phase 1					
Community Blvd.	~~E/W 3~~ Discovery Way	~~Paar Dr.~~ E/W 3	~~3,219~~ 1,071	~~2,500~~ 832	2L
Community Blvd.	~~Paar Dr.~~ E/W 3	Becker Rd.	~~3,219~~ 1,071	~~2,500~~ 832	2L
Becker Road	Community Blvd.	N/S B	1,071	832	2L
E/W 3	Community Blvd.	N/S B	~~3,219~~ 1,140	~~2,500~~ 885	2L
Becker Road	Community Blvd.	N/S B	2,142	1,664	Widen to 4LD
Phase 2					
N/S B	Discovery Way	E/W 3	~~10,935~~ 7,580	~~10,400~~ 6,966	2L
Paar Dr.	Community Blvd.	N/S B	~~10,935~~ 6,475	~~10,400~~ 5,834	2L
Discovery Way	Community Blvd.	N/S B	~~10,935~~ 7,287	~~10,400~~ 6,666	2L
N/S B	Paar Dr.	Becker Rd.	8,980	8,399	Widen to 4LD
Discovery Way	N/S B	N/S A	~~10,935~~ 9,491	~~10,400~~ 8,922	2L
Paar Dr.	Community Blvd.	N/S B	9,553	8,986	Widen to 4LD
Discovery Way	Community Blvd.	N/S B	10,371	9,823	Widen to 4LD
Discovery Way	N/S A	Rangeline Rd.	10,935	10,400	2L
~~Becker~~	~~Community~~	~~N/S B~~	~~10,935~~	~~10,400~~	~~Widen to 4LD~~
N/S A	Discovery Way	E/W 3	~~10,935~~ 3,219	~~10,400~~ 2,500	2L
Phase 3					
Community Blvd.	Discovery Way	E/W 3	~~13,461~~ 12,910	~~11,700~~ 11,417	Widen to 4LD
Community Blvd.	E/W 3	Paar Dr.	~~13,461~~ 10,959	~~11,700~~ 10,413	Widen to 4LD
N/S A	Discovery Way	E/W 3	11,183	10,529	Widen to 4LD
Becker	Community	N/S B	~~13,461~~ 12,910	~~11,700~~ 11,417	Widen to 6LD
E/W 3	Community	N/S B	13,431	11,700	Widen to 4LD
~~N/S B~~	~~Paar Dr.~~	~~Becker Rd.~~	~~13,461~~	~~11,700~~	~~Widen to 4LD~~
~~Discovery Way~~	~~Community Blvd.~~	~~N/S B~~	~~13,461~~	~~11,700~~	~~Widen to 4LD~~
~~Paar Dr.~~	~~Community Blvd.~~	~~N/S B~~	~~13,461~~	~~11,700~~	~~Widen to 4LD~~
Phase 4					
~~N/S A~~	~~Discovery Way~~	~~E/W 3~~	~~13,461~~	~~11,700~~	~~Widen to 4LD~~
N/S B	E/W 3	Paar Dr.	13,461	11,700	Widen to 4LD
N/S B	Discovery Way	E/W 3	13,461	11,700	Widen to 4LD
~~E/W 3~~	~~Community~~	~~N/S B~~	~~13,461~~	~~11,700~~	~~Widen to 4LD~~
~~E/W 3~~	~~N/S B~~	~~N/S A~~	~~13,461~~	~~11,700~~	~~Widen to 4LD~~

*Riverland/Kennedy Cumulative Total Net External DRI p.m. Peak Hour Trips
L=Lane D=Divided

APPENDIX A

RIVERLAND/KENNEDY DRI

ANALYSIS OF ROADWAY NEEDS

MacKenzie
Engineering & Planning, Inc.
10795 SW Civic Lane • Port Saint Lucie • Florida • 34987
(772) 345-1948 • www.mackenzieengineeringinc.com

To: Daniel Holbrook, AICP

From: Shaun G. MacKenzie, P.E.

Date: June 28, 2012

Re: Analysis of Riverland DRI Roadway Needs

MacKenzie Engineering and Planning, Inc. conducted an analysis of Riverland DRI's roadway needs based on the Western Annexation Traffic Study (WATS). The applicant has not performed a traffic analysis and has accordingly not performed any traffic analysis planning the timing of $160,000,000 of roads in the Southwest Annexation Area (SWAA). Failure to adopt the road construction schedule proposed has the potential to cause the City to need to build roads in the Riverland DRI at a cost of tens of millions of dollars.

This traffic analysis proposes road construction timing consistent with the need to widen the road or build a parallel facility and generally matches the WATS roadway building schedule. The recommendations for roadway needs are based on engineering analysis and are based on the traffic study that all parties to the Western Annexation Area agreed upon and accepted.

The Riverland DRI Road Phasing schedule is based on analytical analysis of roadway need using traffic volumes and linear interpolation to determine the trip and DU thresholds. Attached is the analysis performed using the traffic volumes from the WATS. The methodology for the analysis is consistent with the analysis performed for the Wilson Groves DRI and is as follows:

- Use the WATS model traffic volumes to determine the timing of road improvements
- Use a "grid system" analysis to determine timing of new parallel road improvements
- Follow the WATS laneage by Phase (i.e. – build Community Blvd to the South to Becker Road in lieu of widening it four-lanes in Phase 1) to allow traffic to distribute properly
- In order to resolve an inconsistency with the current Riverland DRI annexation agreement and development order – the analysis and recommended improvements has the Riverland DRI constructing the first 2-lanes of Becker Road (consistent with the Southwest Annexation Agreement) and not the 4-laning of E/W 3, which results in a slight decrease in lane-miles and cost for the Riverland DRI

The use of these trip thresholds will protect the City in the future and guide the construction of the Southwest Annexation Area Roadway Network in an orderly, predictable, and consistent approach.

Please do not hesitate to contact me if you have any questions at 772-834-8909.

cc: Greg Oravec (Port St. Lucie)
Pam Hakim (Port St. Lucie)
Roxanne Chesser (Port St. Lucie)
Pol Africano (CMS Engineering, LLC)
Wesley McCurry (Fishkind & Associates)

TABLE 1 Proposed Phase 1 Road Improvements and Calculated Trip Thresholds

Road	Segment	Improvement	Capacity (1)	Phase 1 Trips On Segment DRI (2)	Phase 1 Trips On Segment Total (3)	Ratio (4)	Phase 0 Trips On Segment DRI (5)	Phase 0 Trips On Segment Total (6)	Avail Cap (7)	DRI Phase Trips on Segment (8)	Usable Cap (9)	% of DRI Phase at seg Cap. (10)	Phase 1 DRI Trips Daily (11)	Phase 1 DRI Trips PM Peak (12)	Trip Threshold (13)
Community Blvd	E/W 1 to E/W 3 (a)	0L to 2L	16,500	20,700	49,600	0.417	0	0	16,500	20,700	6,886	33%	32,007	3,219	1,071
Community Blvd	E/W 3 to Becker Rd (a)	0L to 2L	16,500	20,700	49,600	0.417	0	0	16,500	20,700	6,886	33%	32,007	3,219	1,071
Becker Road	N/S B to Community	0L to 2L	16,500	20,700	49,600	0.417	0	0	16,500	20,700	6,886	33%	32,007	3,219	1,071
Becker Road	N/S B to Community	2L to 4L	16,500	6,200	24,800	0.250	0	0	16,500	6,200	4,125	67%	32,007	3,219	2,142
E/W 3	N/S B to Community (b)	0L to 2L	16,500	18,200	46,600	0.391	0	0	16,500	18,200	6,444	35%	32,007	3,219	1,140

(a) DRI and Total Volume based on Phase 1 Becker Road (East of Community) plus Phase 1 Becker Road (East of Rangeline Rd) plus Phase 1 South of E/W 1 (See WATS Appendix D)

(b) DRI and Total Volume based on Phase 1 Becker Road (West of Community) plus E/W 3 Becker Road (West of Community) plus Phase 1 Becker Road (East of Rangeline Road) (See WATS Appendix D)

TABLE 2 Proposed Phase 2 Road Improvements and Calculated Trip Thresholds

Road	Segment	Improvement	Capacity (1)	Phase 2 Trips On Segment DRI (2)	Phase 2 Trips On Segment Total (3)	Ratio (4)	Phase 1 Trips On Segment DRI (5)	Phase 1 Trips On Segment Total (6)	Avail Cap (7)	DRI Phase Trips on Segment (8)	Usable Cap (9)	% of DRI Phase at seg Cap. (10)	Phase 2 DRI Trips Daily (11)	Phase 2 DRI Trips PM Peak (12)	Trip Threshold (13)
E/W 1	N/S B to Community (c)	0L to 2L	16,500	18,700	31,300	0.597	0	0	16,500	18,700	9,858	53%	110,332	10,935	7,287
E/W 1	N/S A to N/S B (d)	0L to 2L	16,500	14,600	20,300	0.719	0	0	16,500	14,600	11,867	81%	110,332	10,935	9,491
E/W 1	Rangeline to N/S A	0L to 2L	16,500	3,000	3,600	0.833	0	0	16,500	3,000	13,750	458%	110,332	10,935	10,935
N/S A	E/W 1 to E/W 3 (e)	0L to 2L	16,500	26,000	48,000	0.448	11,900	16,500	0	14,100	0	0%	110,332	10,935	3,219
N/S B	E/W 1 to E/W 3 (e)	0L to 2L	33,000	26,000	48,000	0.754	0	13,500	19,500	26,000	14,696	57%	110,332	10,935	7,580
Paar Dr	N/S B to Community (f)	0L to 2L	36,700	25,600	53,000	0.688	6,200	24,800	11,900	19,400	8,187	42%	110,332	10,935	6,475
Paar Dr	N/S B to Community	2L to 4L	16,500	9,800	20,100	0.488	0	0	16,500	9,800	8,045	82%	110,332	10,935	9,553
E/W 1	N/S B to Community	2L to 4L	16,500	8,700	17,800	0.489	0	0	16,500	8,700	8,065	93%	110,332	10,935	10,371
N/S B	Paar Dr to Becker Rd (g)	2L to 4L	16,500	16,500	22,100	0.747	0	0	16,500	16,500	12,319	75%	110,332	10,935	8,980

(c) DRI and Total Volume based on Phase 2 E/W 3 plus E/W 1 (West of Community) (See WATS Appendix D)

(d) DRI and Total Volume based on Phase 2 E/W 3 plus E/W 1 (West of Community) (See WATS Appendix D)

(e) DRI and Total Volume based on Phase 2 N/S A plus N/S B plus Community (South of E/W 1) (See WATS Appendix D)

(f) DRI and Total Volume based on Phase 2 Becker Road plus Paar Dr (West of Community) (See WATS Appendix D)

(g) DRI and Total Volume based on Phase 2 N/S B plus N/S BC (South of Paar) (See WATS Appendix D)

TABLE 3 Proposed Phase 3 Road Improvements and Calculated Trip Thresholds

Road	Segment	Improvement	Capacity (1)	Phase 3 Trips On Segment DRI (2)	Phase 3 Trips On Segment Total (3)	Ratio (4)	Phase 2 Trips On Segment DRI (5)	Phase 2 Trips On Segment Total (6)	Avail Cap (7)	DRI Phase Trips on Segment (8)	Usable Cap (9)	% of DRI Phase at seg Cap. (10)	Phase 3 DRI Trips Daily (11)	Phase 3 DRI Trips PM Peak (12)	Trip Threshold (13)
Becker Road	N/S B to Community	4L to 6L	36,700	17,000	39,700	0.176	15,800	32,900	3,800	1,200	671	56%	134,672	13,461	12,347
N/S A	E/W 1 to E/W 3	2L to 4L	16,500	11,300	30,200	0.374	7,100	15,400	1,100	4,200	412	10%	134,673	13,461	11,183
Community Blvd	E/W 1 to E/W 3	2L to 4L	16,500	15,400	21,600	0.713	12,300	13,100	3,400	3,100	2,424	78%	134,674	13,461	12,910
Community Blvd	E/W 3 to Paar Dr	2L to 4L	16,500	14,100	25,500	0.553	8,300	16,400	100	5,800	55	1%	134,675	13,461	10,959
Community Blvd	Paar Dr to Becker Rd	2L to 4L	16,500	8,000	13,000	0.615	6,200	8,500	8,000	1,800	4,923	100%	134,676	13,461	13,461
E/W 3	N/S B to Community	2L to 4L	16,500	12,100	16,600	0.729	10,000	13,500	3,000	2,100	2,187	100%	134,678	13,461	13,461

TABLE 4 Proposed Phase 4 Road Improvements and Calculated Trip Thresholds

Road	Segment	Improvement	Capacity (1)	Phase 4 Trips On Segment DRI (2)	Phase 4 Trips On Segment Total (3)	Ratio (4)	Phase 3 Trips On Segment DRI (5)	Phase 3 Trips On Segment Total (6)	Avail Cap (7)	DRI Phase Trips on Segment (8)	Usable Cap (9)	% of DRI Phase at seg Cap. (10)	Phase 4 DRI Trips Daily (11)	Phase 4 DRI Trips PM Peak (12)	Trip Threshold (13)
N/S B	E/W 1 to E/W 3	2L to 4L	16,500	10,800	14,800	0.730	10,800	14,200	2,300	0	1,678	-	140,083	14,372	14,372
N/S B	E/W 3 to Paar Dr	2L to 4L	16,500	11,100	12,600	0.881	11,500	12,300	4,200	-400	3,700	-	140,083	14,372	14,372

(1) Road Capacity Based obtained from Table 1 of FDOT's *2010 Q/LOS Manual* for Urbanized City Arterial Class 1 Facilities

(4) Ratio of Riverland Phase traffic to Phase Total Traffic = [(2) - (5)] / [(3) - (6)]

(7) Availabe Capacity - Capacity available for use during that phase = (1) - (6)

(8) Riverland Phase Traffic on the segment = (2) - (5)

(9) Usable Capacity = (7) x (4)

(10) % of DRI Phase at Segment Capacity - Percent of that DRI Phase that can be constructed before the roadway reaches capacity = (9) / (8)

(11) Cumulative Total Net External Daily DRI trips by Phase

(12) Cumulative Total Net External PM Peak Hour DRI trips by Phase

(13) Trip Threshold - Interpolated Net External DRI PM Peak Hour Trip Threshold when segment is expected to reach capacity

(Prior Phase (12) + [(10) x Current Phase (12) - Prior Phase (12)])

ADDITIONAL INFORMATION

8F + 11A
COUNCIL ITEM
DATE 7-9-12

FOWLER WHITE BOGGS
Attorneys at Law
Est 1943

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July 3, 2012

Mayor JoAnn M. Faiella and
Members of the City Council
Vice Mayor Linda Bartz
Councilwoman Michelle Lee Berger
Councilwoman Shannon Martin
Councilman Jack Kelly
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd.
Building A
Port St. Lucie, Florida 34984

Re: Riverland/Kennedy DRI – Amendment to Development Order

Dear Mayor and Members of the City Council:

On behalf of the owners of the Wilson Groves Development of Regional Impact ("DRI"), we are writing once again to express our concerns with regard to the pending application for an Amended Development Order filed by Riverland/Kennedy DRI, currently scheduled for hearing before the City Council on Monday, July 9, 2012.

While we are mindful of the desire of the City Council that these issues be worked out in advance between the impacted developers and your staff, we have attempted on numerous occasions to reach agreement on these important concerns without success. As recently as last week, a meeting with the developers was held at the invitation of the City to attempt to resolve the issues, but no representative of Riverland/Kennedy attended and therefore no progress was made. Accordingly, we raise again the following issues:

1. **The proposed amendments to the Riverland/Kennedy DRI Development Order violate the provisions of the Annexation Agreement.**

Notwithstanding the clear agreement of the parties to the Annexation Agreement that each developer would be responsible for constructing the first two lanes of Becker Road through their respective properties, the proposed amendments attempt to relieve Riverland/Kennedy DRI of

this responsibility and instead postpone this improvement until more than 10,400 residential units are built or more than 10,935 trips are on this road. Assuming that Riverland/Kennedy DRI only builds 10,399 residential units and stays below the trip threshold, the four-laning of Becker Road will never happen and the adverse traffic impacts will exist in perpetuity unless the City decides to widen the road itself. The recent proposal from Riverland/Kennedy to drop the unit and trip threshold to 6,450 units and 7,077 trips, respectively, but allow the developer to choose which transportation improvements will be made, is totally inadequate and will create uncertainty at best for the City and surrounding neighborhoods.

Your staff has suggested that our concern that the issuance of a development order that is a de facto breach of the Annexation Agreement is not valid because all of the DRIs in the Southwest Annexation Area are in default under the terms of the Annexation Agreement. Pursuant to the Agreement, all the DRIs were required to provide funding for construction of Becker Road within 60 days of the letting of the contract construction of the Becker Road Interchange, and none of them have done so. We respectfully disagree that such a default provides an excuse for the City itself to breach the Agreement. The City has a remedy for the alleged default under the Agreement, and it can exercise that remedy at any time merely by sending written notice to each party advising them of the defaulting provision. No similar remedy exists for the other parties to the Agreement.

2. The proposed amendments allow substantial development within the Riverland/Kennedy DRI before previously required transportation improvements are made. This will cause substantial harm to adjacent developments and to current and future residents and businesses in the area.

Wilson Groves DRI and Southern Grove DRI amended their respective Development Orders to disconnect from the other developments, and did so in a manner that was consistent with the City's allocation method which was based on a percentage of trips attributable to each DRI from the total trips indicated in the Western Annexation Study Area (WATS). Their amended development orders include specific transportation conditions allocating their share of the WATS network, and are generally based on the original WATS phasing.

Riverland/Kennedy should be allowed and required to do the same. Because the proposed amendment delays Riverland/Kennedy's improvements until the end of its phases, roads within the adjacent DRIs, the City and I-95 will be negatively impacted. This will also have a negative impact on the recently created CRA and the jobs corridor. As indicated by the Treasure Coast Regional Planning Council in its letter of May 24, 2012, no supporting traffic study has been submitted by Riverland/Kennedy to support these delays, and Monitoring Condition 15 is ineffective in ensuring that the necessary roadway network is constructed when needed because this condition does not require monitoring of the entire WATS network.

3. Amendments to the Riverland/Kennedy DRI should be made that are consistent with the City's lane mile allocation approach, but that are also consistent with the traffic study that all parties to the WATS agreed upon and accepted.

Because of the serious negative impact that the proposed Riverland/Kennedy DRI amendments would have on the roadway network upon which Wilson Groves DRI depends, Wilson Groves had a professional transportation engineer conduct an expert analysis of the transportation conditions. We request that the City Council approve the Riverland/Kennedy Amended Development Order with the attached alternative Conditions 18 and 19. The changes we request would result in a slight decrease in the lane-miles and cost for the Riverland/Kennedy DRI, but resolve the inconsistency between the Annexation Agreement and the Development Order and guide the construction of the roadways in an orderly, predictable, and consistent manner. If these or similar changes are not made in the Amended Development Order, we request that this proposed Amended Development Order be denied.

We appreciate your attention to this important matter and look forward to addressing you at your meeting on July 9, 2012. In the interim, if you have any questions regarding these issues, please do not hesitate to contact me.

Very truly yours,

FOWLER WHITE BOGGS P.A.

Linda Loomis Shelley

Attachment

cc: Greg Oravec, City Manager
Pam E. Booker, Esq., Senior Assistant City Attorney
Daniel Holbrook, Director of Planning and Zoning
Anne Cox, Assistant Director of Planning and Zoning
Glenn Ryals, GL Homes
Wesley S. McCurry, Fishkind & Associates

Riverland/Kennedy Access Road Improvements

18. No building permits shall be issued for development that generates more than the total net external p.m. peak hour trip threshold or residential units identified in Table 1, whichever comes last, until: 1) contracts have been let for the roadway construction projects identified in Table 1 under "Required Improvement"; or 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed; or 3) the improvement is scheduled in the first three years of the applicable jurisdiction's Capital Improvements Program or FDOT's adopted work program.

Table 1
Riverland/Kennedy Access Roads

Road	From	To	Trip Threshold*	Residential Units	Improvement
Community Blvd.	Discovery Way	South for 2,500 Ft.	0	0	2L
Secondary Emergency Acess Road at E/W #1 between Community Blvd. and Rangeline Rd.			0	0	Emergency Access Road
Improvements for a full 2 lane by 2 lane intersection at Discovery Way and Community Blvd.			0	0	2x2 intersection
~~Community Blvd.~~	~~Discovery Way~~	~~E/W 3~~	~~773~~	~~600~~	~~2L~~
~~Discovery Way~~	~~Community Blvd.~~	~~West for 2,500 Ft.~~	~~1,545~~	~~1,200~~	~~2L~~
~~E/W 3~~	~~Community Blvd.~~	~~West for 2,500 Ft.~~	~~2,318~~	~~1,800~~	~~2L~~

*Riverland/Kennedy Cumulative Total Net External DRI p.m. Peak Hour Trips

Riverland/Kennedy DRI Roadway Improvements

19. No building permits shall be issued for development that generates more than the total net external p.m. peak hour trip threshold or residential units identified in Table 2, whichever comes last, until: 1) contracts have been let for the roadway widening or construction projects identified in Table 2 under "Required Improvement", or 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed; or 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the applicable jurisdiction's Capital Improvements Program or FDOT's adopted work program.

Table 2

Riverland/Kennedy DRI Road Improvements

Road	From	To	Trip Threshold	Residential Units	Improvement
Phase 1					
Community Blvd.	~~E/W 3~~ Discovery Way	~~Paar Dr.~~ E/W 3	~~3,219~~ 1,071	~~2,500~~ 832	2L
Community Blvd.	~~Paar Dr.~~ E/W 3	Becker Rd.	~~3,219~~ 1,071	~~2,500~~ 832	2L
Becker Road	Community Blvd.	N/S B	1,071	832	2L
E/W 3	Community Blvd.	N/S B	~~3,219~~ 1,140	~~2,500~~ 885	2L
Becker Road	Community Blvd.	N/S B	2,142	1,664	Widen to 4LD
Phase 2					
N/S B	Discovery Way	E/W 3	~~10,935~~ 7,580	~~10,400~~ 6,966	2L
Paar Dr.	Community Blvd.	N/S B	~~10,935~~ 6,475	~~10,400~~ 5,834	2L
Discovery Way	Community Blvd.	N/S B	~~10,935~~ 7,287	~~10,400~~ 6,666	2L
N/S B	Paar Dr.	Becker Rd.	8,980	8,399	Widen to 4LD
Discovery Way	N/S B	N/S A	~~10,935~~ 9,491	~~10,400~~ 8,922	2L
Paar Dr.	Community Blvd.	N/S B	9,553	8,986	Widen to 4LD
Discovery Way	Community Blvd.	N/S B	10,371	9,823	Widen to 4LD
Discovery Way	N/S A	Rangeline Rd.	10,935	10,400	2L
~~Becker~~	~~Community~~	~~N/S B~~	~~10,935~~	~~10,400~~	~~Widen to 4LD~~
N/S A	Discovery Way	E/W 3	~~10,935~~ 3,219	~~10,400~~ 2,500	2L
Phase 3					
Community Blvd.	Discovery Way	E/W 3	~~13,461~~ 12,910	~~11,700~~ 11,417	Widen to 4LD
Community Blvd.	E/W 3	Paar Dr.	~~13,461~~ 10,959	~~11,700~~ 10,413	Widen to 4LD
N/S A	Discovery Way	E/W 3	11,183	10,529	Widen to 4LD
Becker	Community	N/S B	~~13,461~~ 12,910	~~11,700~~ 11,417	Widen to 6LD
E/W 3	Community	N/S B	13,431	11,700	Widen to 4LD
~~N/S B~~	~~Paar Dr.~~	~~Becker Rd.~~	~~13,461~~	~~11,700~~	~~Widen to 4LD~~
~~Discovery Way~~	~~Community Blvd.~~	~~N/S B~~	~~13,461~~	~~11,700~~	~~Widen to 4LD~~
~~Paar Dr.~~	~~Community Blvd.~~	~~N/S B~~	~~13,461~~	~~11,700~~	~~Widen to 4LD~~
Phase 4					
~~N/S A~~	~~Discovery Way~~	~~E/W 3~~	~~13,461~~	~~11,700~~	~~Widen to 4LD~~
N/S B	E/W 3	Paar Dr.	13,461	11,700	Widen to 4LD
N/S B	Discovery Way	E/W 3	13,461	11,700	Widen to 4LD
~~E/W 3~~	~~Community~~	~~N/S B~~	~~13,461~~	~~11,700~~	~~Widen to 4LD~~
~~E/W 3~~	~~N/S B~~	~~N/S A~~	~~13,461~~	~~11,700~~	~~Widen to 4LD~~

*Riverland/Kennedy Cumulative Total Net External DRI p.m. Peak Hour Trips
L=Lane D=Divided

ADDITIONAL INFORMATION

TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER – ST. LUCIE – MARTIN – PALM BEACH

COUNCIL ITEM 11A
DATE 7/9/12

July 9, 2012

Mr. Daniel Holbrook, AICP
Director of Planning & Zoning
City of Port St. Lucie Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Subject: Riverland/Kennedy Development of Regional Impact Notice of Proposed Change

Dear Mr. Holbrook:

In accordance with the requirements of Section 380.06(19), Florida Statutes, Council has reviewed the additional information regarding the Riverland/Kennedy Development of Regional Impact (DRI) Notification of a Proposed Change (NOPC) dated 2/24/2011. Council has received and reviewed the following documents:

- Letter from Mr. Glenn Ryals to Michael Busha dated May 30, 2012;
- Resolution No. 12-__, Development Order;
- Conditions of Approval – Exhibit "B"; and
- Exhibit E to the Development Order.

Council has previously transmitted comments reviewing the NOPC on April 6, 2011, January 9, 2012, April 18, 2012 and May 24, 2012. This letter serves to amend Council's comment based on the documents received after May 24, 2012.

Council reviewed conditions which may have an impact on the transportation network. Even though the NOPC has not been revised, the proposed Development Order (DO) conditions are significantly different to the previous one. Transportation Conditions 13, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, and 31 are proposed to be amended. In addition changes to phasing and buildout dates are also proposed.

Riverland/Kennedy was one of the four DRIs included within the Western Annexation Traffic Study (WATS). The study assumed the roadway network necessary to support the proposed developments (Southern Grove, Western Grove, Wilson Groves, and Riverland/Kennedy) would

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be built when needed. Therefore, all four developments shared date specific conditions to provide the necessary roadway network within the WATS area. Not all developments have been proceeding as expected under the WATS. Wilson Groves and Southern Grove have recently amended the DO to disconnect from the other developments so that they may proceed individually. Riverland/Kennedy is proposing the same approach.

It is Council's understanding that the City developed its own methodology to divide up the roadway improvements within the WATS area. The method involves equally distributing the improvements within the DRIs based on trips generated and the equivalent lane miles. It is presumed the proposed amendments are consistent with the City's methodology. Therefore, Riverland/Kennedy is only responsible for roadway improvements within its development (i.e. internal roadways). If this DO is revised consistent with the City's assessment and all DRIs proceed as planned, the roadway network within the WATS area will be built as identified in the WATS, to the end of Phase 3. However, if the projects do not build as planned, sections of the regional roadway network will not get built when needed and unanticipated impacts will occur. It is noted that the regional roadway network included in the Wilson Groves recently adopted DO only included improvements identified to the end of Phase 3.

Council offers the following final recommendations and comments:

The table below summarizes roadways which need to be built in order to provide appropriate access to the Riverland/Kennedy property and an adequately functioning and interconnected regional roadway network. Future roads included in the DO for Riverland/Kennedy DRI need to be well-connected to the existing roadway network and should be constructed concurrent with the traffic impacts expected. Council's recommendations are also made with the intent of providing roadway continuity and multiple routes to access the development and disperse traffic. The following table presents a recommendation showing how and when, in Council's opinion, the regional roadway network should be built as the area develops. If the area develops differently than currently planned, the timing and phasing of roadways can be adjusted with the same focus on completing roadway segments so they connect and create an interconnected regional roadway network.

Riverland/Kennedy - Recommended Roadway Improvements

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Discovery Way				
Community Blvd to N/S B		2L	4LD	
N/S B to N/S A		2L		
N/S A to Range Line Rd		2L		
E/W 3				
Village Pkwy to Community Blvd	2L SG			
Community Blvd to N/S B		2L		4LD
N/S B to N/S A			2L WG	4LD
E/W 4 (Parr Drive)				
Village Pkwy to Community Blvd		2L SG		
Community Blvd to N/S B		2L	4LD	
Becker Road				
Village Pkwy to Community Blvd	2L WG			
Community Blvd to N/S B		4LD WG*	6LD	
Community Boulevard				
Discovery Way to E/W 3	2L		4LD	
E/W 3 to E/W 4 (Parr Dr)	2L		4LD	
E/W 4 (Paar Dr) to Becker Rd	2L			
N/S B				
Discovery Way to E/W 3		2L		4LD
E/W 3 to E/W 4 (Parr Dr)		2L WG		4LD
E/W 4 (Paar Dr) to Becker Rd		2L WG	4LD	
N/S A				
Discovery Way to E/W 3			2L	4LD

WG Improvement included in Wilson Groves DO
SG Improvement included in Southern Grove DO
WG* The first 2 lanes are included in Wilson Grove DO

The table above should replace Tables 1 and 2 (Conditions 18 and 19) in the Riverland/Kennedy DO. The improvements presented in the table include all improvements allocated by the City to Riverland/Kennedy DRI, in addition to other improvements required to maintain continuity/connection to the existing regional roadway network. These are summarized as follows:

- Phase 1 includes construction of Community Blvd as well as sections of E/W 3 and Becker Road between Community Blvd and Village Pkwy. All these new roads connect to the existing roadway network to the north and east.
- Phase 2 includes construction of N/S B in its entirety between Discovery Way and Becker Road, Discovery Way from its existing terminus to Range Line Rd, as well as all east-west roads from N/S B to Community Boulevard. This phase includes a connection to the west to Range Line Road.

- Phase 3 includes construction of a section of N/S A and the connection to N/S B through E/W 3. Several roadway widenings are also included in this phase.
- Phase 4 includes widening of several roads around Riverland/Kennedy DRI.

Figures 1-4 are also provided to illustrate the timing and phasing of recommended roadway improvements.

As presented in the table above, some of the roadway improvements are already included in either the Wilson Groves or the Southern Grove DO. As such, the City has allocated these improvements to other developments. In order to implement the recommended approach presented above, the City will need to develop a mechanism in which developers get credits/reimbursements for strategic intersections and roadway segments which have been allocated to other developments.

If the approach presented in the table above, or something like this, is carried forward by the City in the revised DO, it will not create unreviewed regional transportation impacts and would not result in a substantial deviation. This approach would also address previous Council comments on the timing and phasing of regional roadway network construction.

Council suggests two additional comments for the City's consideration in documenting the basis and assumptions for the proposed DO changes:

1. The proposed DO extends both phases and buildout date by a cumulative 8 years. The DO "Whereas" statements provide an explanation of extensions totaling 4 years, 10 months and 4 days. An explanation about the additional 3 years extension should also be included in the "Whereas" statements.

2. During Council's review, it was noted Table 2 in Exhibit "C" was inconsistent with the WATS as presented in the following table:

	Exhibit "C" - Table 2	**WATS**	**Difference**
Gross Trip Generation	17,880	18,470	(590)
Internal Capture	1,238	1,312	(74)
Pass-by Capture	1,846	486	1,360
Net Trips	14,796	16,672	(1,876)

The table is missing schools (2,500-student high-school and 1,640-student elementary) and 172-acre park. Also, the pass-by capture included in the table is approximately four times higher than that used in the WATS.

This table appears to be incorporated in the adopted DO. However, the City should consider revising this table and the corresponding equivalency matrix to ensure consistency with the WATS.

Please copy Council on all correspondence concerning this NOPC. If this DO is amended, please transmit a certified copy of the adopted DO amendment pursuant to Chapter 380.07(2) and rule 9J-2.025(5), Florida Administrative Code.

If you have any questions please do not hesitate to contact me.

Sincerely,

Michael J. Busha, AICP
Executive Director

MJB:lg

Attachments

cc: Ray Eubanks, Florida Department of Economic Opportunity
James Stansbury, Florida Department of Economic Opportunity
Anne Cox, City of Port St. Lucie
Roxanne Chesser, City of Port St. Lucie
Kara Wood, St. Lucie County
Nicki van Vonno, Martin County
Gustavo Schmidt, Florida Department of Transportation
Chon Wong, Florida Department of Transportation
Maria Tejera, MTP Group, Inc.
Glenn Ryals, Riverland/Kennedy

FIGURE 1

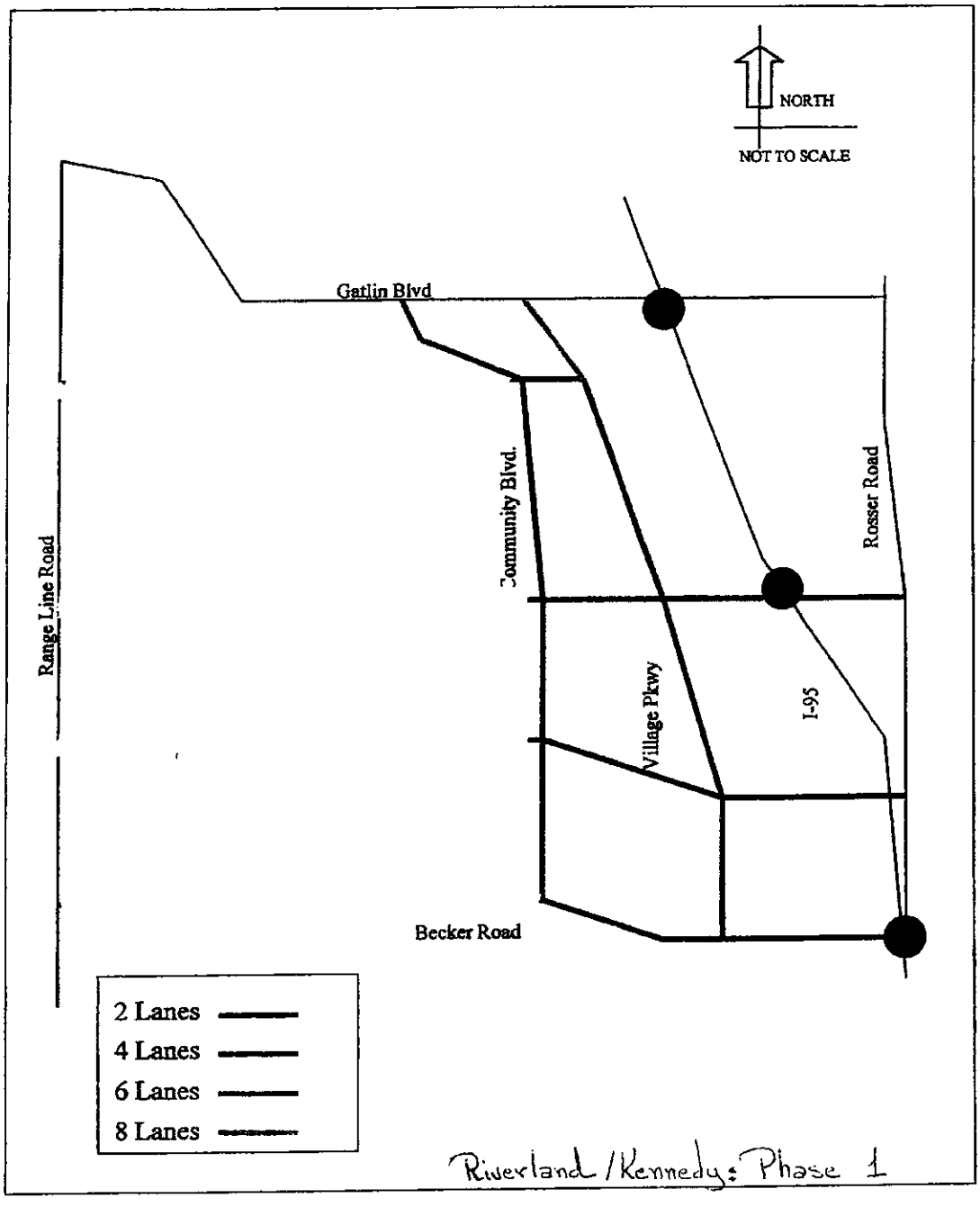

NORTH
NOT TO SCALE
Gatlin Blvd
Community Blvd.
Rosser Road
Range Line Road
Village Pkwy
I-95
Becker Road
2 Lanes
4 Lanes
6 Lanes
8 Lanes
Riverland / Kennedy: Phase 1

FIGURE 2

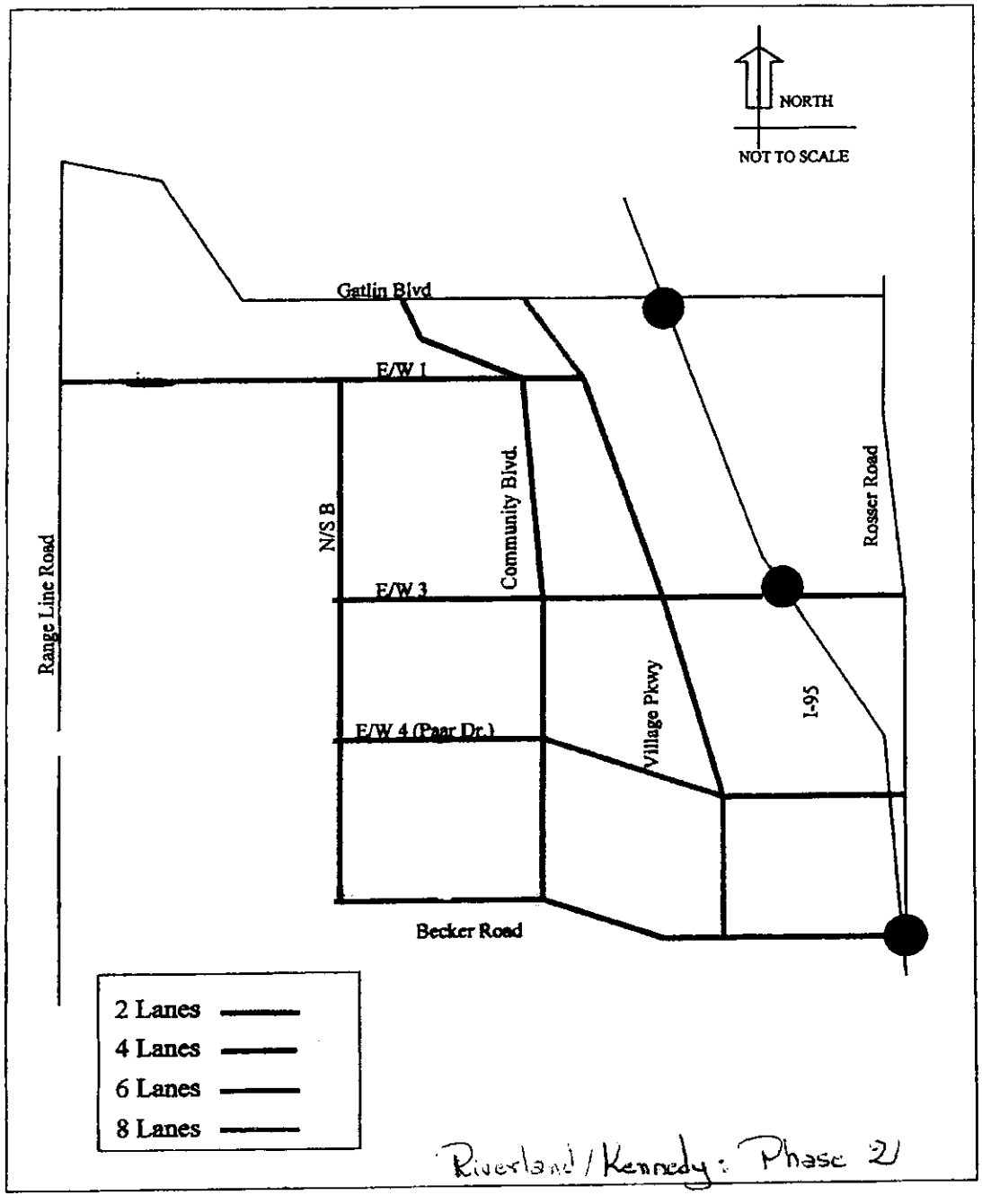

NORTH
NOT TO SCALE
Gatlin Blvd
E/W 1
N/S B
Community Blvd.
Rosser Road
Range Line Road
E/W 3
Village Pkwy
I-95
E/W 4 (Paar Dr.)
Becker Road
2 Lanes
4 Lanes
6 Lanes
8 Lanes
Riverland / Kennedy: Phase 2

FIGURE 3

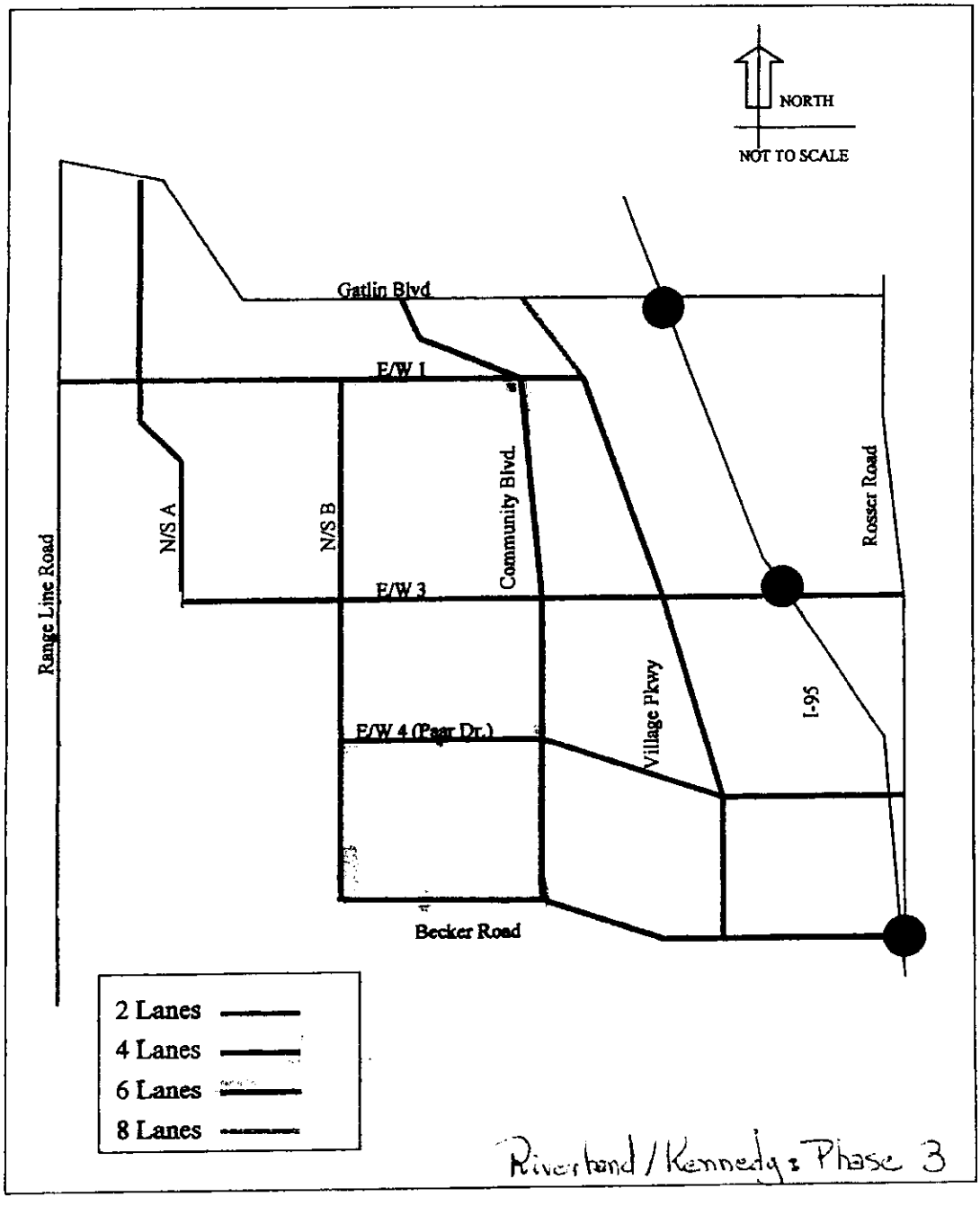
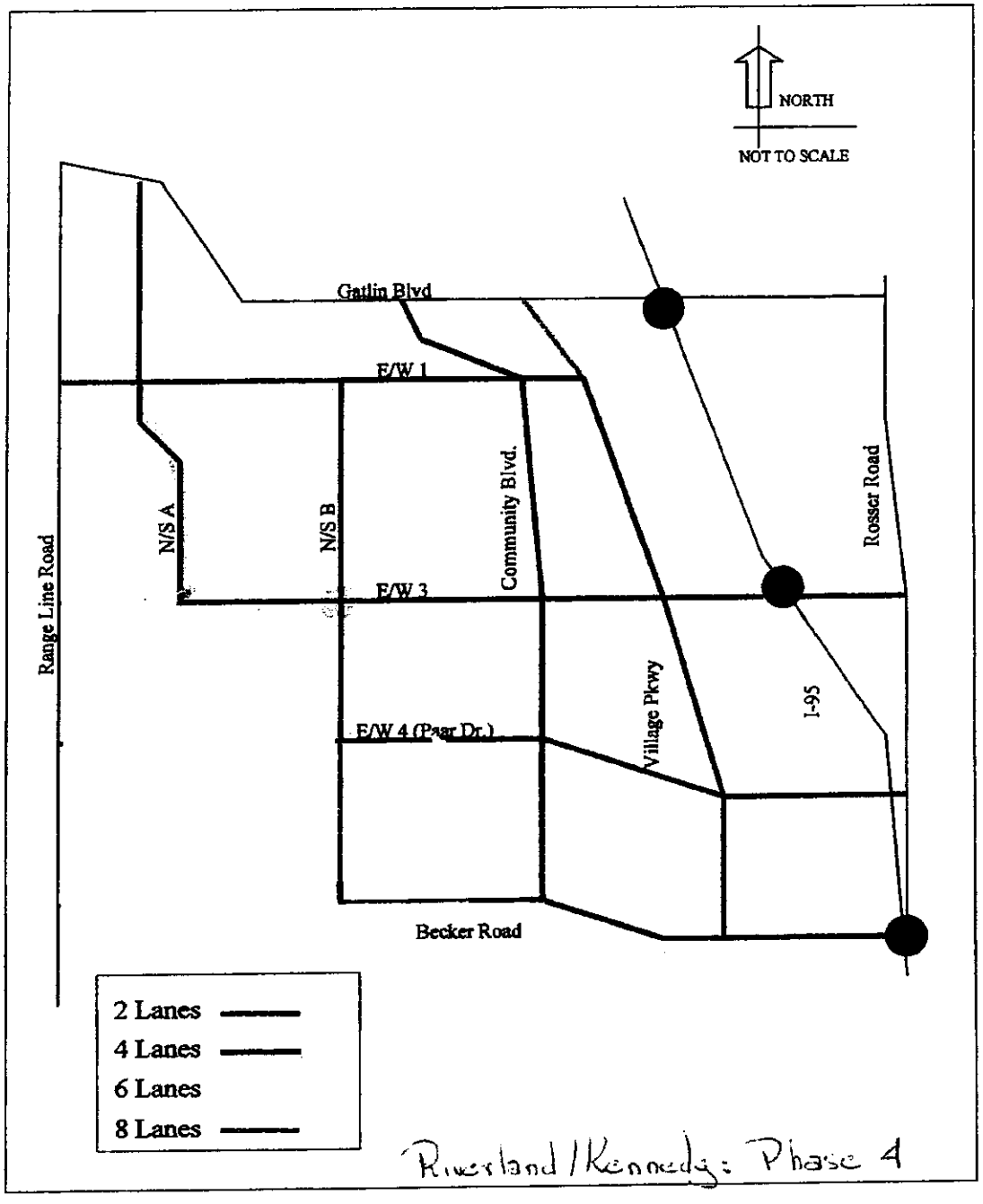

NORTH
NOT TO SCALE
Gatlin Blvd.
E/W 1
N/S A
N/S B
Community Blvd.
Rosser Road
Range Line Road
E/W 3
Village Pkwy
I-95
E/W 4 (Paar Dr.)
Becker Road
2 Lanes
4 Lanes
6 Lanes
8 Lanes
Riverland / Kennedy: Phase 3

FIGURE 4


NORTH
NOT TO SCALE
Gatlin Blvd
E/W 1
N/S A
N/S B
Community Blvd.
Rosser Road
Range Line Road
E/W 3
Village Pkwy
I-95
E/W 4 (Paar Dr.)
Becker Road
2 Lanes
4 Lanes
6 Lanes
8 Lanes
Riverland / Kennedy: Phase 4

DISTRIBUTED AT MEETING 7-9-12 ITEM 11H

LEWIS LONGMAN & WALKER | P.A.

ATTORNEYS AT LAW

Reply To: West Palm Beach

July 6, 2012

Mayor JoAnn M. Faiella and
Members of the City Council
Vice Mayor Linda Bartz
Councilwoman Michelle Lee Berger
Councilwoman Shannon Martin
Councilman Jack Kelly
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Building A
Port St. Lucie, FL 34984

Re: Riverland/Kennedy DRI – Amendment to Development Order

Dear Mayor and Members of the City Council

On behalf of PSL Acquisitions I, LLC, owners of the Southern Grove Development of Regional Impact ("Southern Grove DRI"), please accept the following comments of concern regarding the pending application for an Amended Development Order filed by Riverland/Kennedy Development of Regional Impact ("Riverland DRI"), currently scheduled for hearing before the City Council on Monday, July 9, 2012.

Preliminarily, we concur with most of the concerns articulated by Linda Loomis Shelley on behalf of the owners of the Wilson Groves Development of Regional Impact ("Wilson Grove DRI") in her letter addressed to your attention dated July 3, 2012. We are in agreement with the proposed revisions to the General Conditions of Approval contained therein as we believe the proposed revisions will help to address our concerns contained in the June 26, 2012, letter to Daniel Holbrook from Wesley S. McCurry, a copy of which is attached hereto.

16, allowing 24 months for engineering, permitting and construction of the improvement. For facilities within the DRI, ~~I~~if the monitoring condition demonstrates that a facility or facilities will operate below the adopted level of service standard prior to the date or trip threshold by which this Development Order would otherwise require such improvement, then the date or trip threshold by which such improvement is required shall be accelerated on terms approved pursuant to the procedure in Condition 16. If the monitoring demonstrates that a facility or facilities will operate below the adopted level of service standard prior to the date or trip threshold by which this Development Order would otherwise require such improvement, then the date or trip threshold for such improvement shall be accelerated based on the results of such monitoring, provided that the accelerated schedule for the improvement shall allow 24 months for engineering, permitting and construction of the improvement. The methodology of the monitoring shall be agreed upon by the City of Port St. Lucie, Florida Department of Transportation, and the Treasure Coast Regional Planning Council. In the event that a methodology cannot be agreed upon among all parties, the City of Port St. Lucie shall be the final arbiter. No new mitigation measures and/or modifications to the road network identified in Tables 1 and 2 shall be required on account of such monitoring.

Insert as New Condition: 27. Monitoring of the operational level of service conditions on I-95 from south of Becker Road to north of Crosstown Parkway, at the Tradition Parkway/Gatlin Boulevard and I-95 interchange, and at the Becker Road and I-95 interchange shall commence at such time as the development exceeds 3219 external P.M. peak hour trips, or 2018, whichever occurs last. Planning-level operational analyses shall be included as a part of the first Biennial Status Report submitted after the trip/date threshold above has been exceeded. Should the planning-level operational analyses suggest that the interstate or the subject interchanges are reaching the adopted level of-service collaborative development and implementation of a mitigation program shall include, but shall not be limited to: FDOT, the City of Port St. Lucie, and the developer.

In the absence of a transportation study justifying the delay of constructing improvements concurrent with development of Riverland/Kennedy, these proposed conditions are the minimum necessary to ensure that the surrounding roadway system is not overburdened by traffic from the development of Riverland/Kennedy in advance of the construction of required transportation mitigation.

TRADITION

Your Kind of Town!

June 26, 2012

Mr. Daniel Holbrook, AICP
Director of Planning & Zoning
City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34986

RE: P11-026 – Riverland/Kennedy DRI Notice of Proposed Change

Dear Mr. Holbrook:

Our firm represents PSL Acquisitions I, LLC ("PSLA"), owners of the Southern Grove DRI. Our client has concerns regarding the above referenced application. Upon investigating their concerns, we offer the following comments to the City for consideration relative to this application. Also, I have enclosed a memo from our traffic consultant detailing the impacts this proposal would have on the Southern Grove DRI.

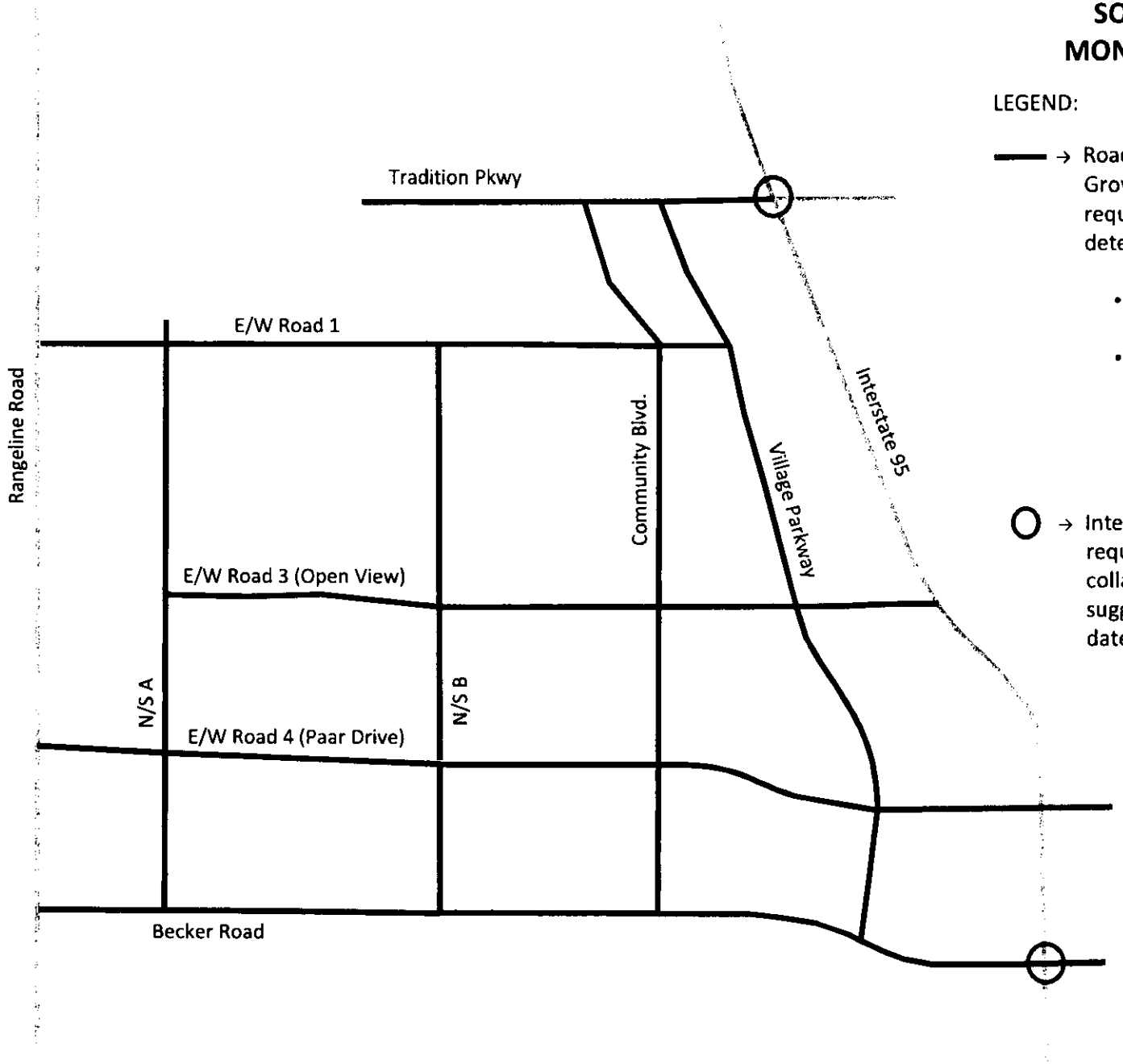
- PSLA owns Southern Grove and is directly and significantly affected by the request from Riverland Kennedy ("R/K"). If implemented as suggested by R/K, substantial road improvements funded by the Southern Grove development could prematurely exceed their available capacity. In such instance, the monitoring provision included in Condition 15 would be of no consequence to R/K, Southern Grove or the City as it does not apply to the improvements funded by Southern Grove. Consequently, unreviewed impacts to these facilities could occur to the exclusion of the future needs of the jobs corridor.

- The Western Annexation Traffic Study ("WATS") was performed on the assumption that an initial road network for the western annexation area would be required in advance of development and expanded upon as each development progressed through its phasing schedule prior to proceeding to the next development phase. The traffic methodology agreed to by the City, Treasure Coast Regional Planning Council (TCRPC) and Florida Department of Transportation (FDOT) for the Southern Grove DRI Substantial Deviation Traffic Study ("WATS 2.0") also required such.

- To bifurcate the road obligations amongst the four DRIs located in the southwest annexation area, the City devised an allocation method based on the percentage of trips attributable to each DRI from the total trips indicated in the WATS. Wilson Groves (Wilson) and Southern Grove (SG) have recently amended their DOs to disconnect from the other developments to proceed individually. In their amended DOs, specific transportation conditions from the WATS are included for Wilson's and SG's allocated share of the WATS network and are largely based on the original WATS network phasing.

10489 SW Meeting Street • Port St. Lucie, Florida 34987
Phone: (772) 340-3500 • Fax: (772) 340-3718

SOUTHERN GROVE MONITORING REQUEST



LEGEND:

→ Roadway segment along Southern Grove frontage which Southern Grove requests that Riverland monitor to determine if:

- Improvement of the segment needs to be accelerated; and
- If the segment's deficiency is caused by Riverland DRI traffic as a result of their proposed delay in constructing road improvements

→ Interchange which Southern Grove requests that Riverland participate in a collaborative monitoring effort for (as suggested by FDOT in their letter dated June 5).

NORTH

7/6/2012

TRADITION

Your Kind of Town!

result in R/K triggering improvements for which SG would be responsible under its new DO earlier than the DO anticipates and which were not reviewed by the City, TCRPC or FDOT.

- R/K Monitoring Condition 15 does not address the road links within SG which could result in unmitigated impacts or in SG's Monitoring Condition 15 being triggered as it does include such roads

- If improvements go unmitigated it will be detrimental to and could stop the growth of the "jobs corridor" within SG or result in SG having to implement the improvement and incurring additional financial burden prior to being able to support such via its growth.

We are not opposed to appropriate modifications to R/K but cannot agree to changes that are unfair to us. We do believe that solutions can be found that could be incorporated into all of the DRI development orders to remedy these concerns. We look forward to this afternoon's meeting chaired by the City staff for negotiation amongst the parties of a solution that is fair to all. Thank you for your continued consideration on these matters.

Sincerely,
FISHKIND & ASSOCIATES, INC.

Wesley S. McCurry

cc: Greg Oravec, City Manager
Pam Booker, Asst. City Atty.
Roxanne Chesser, Traffic Eng.

10489 SW Meeting Street • Port St. Lucie, Florida 34987
Phone: (772) 340-3500 • Fax: (772) 340-3718

JUL-09-2012 15:50 THAS NORTH ADMIN

8f + 11a

Original to City Clerk

CM

City of Port St. Lucie Received JUL 9 2012 City Council

MARTIN HEALTH SYSTEM

SENT VIA FAX 871-7382 and 871-5248

July 9, 2012

Honorable Mayor Joanne Faiella and City Council
Gregory J. Oravec, City Manager
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

Re: P11-026 – Riverland/Kennedy DRI NOPC

Dear Mayor Faiella, City Council Members, and Mr. Oravec:

Martin Health System has recently learned of the proposed NOPC related to the Riverland/Kennedy DRI. Martin Health System is concerned about potential negative impacts on Tradition Medical Center, currently under construction at Tradition Center for Innovation.

As we understand it, the proposed changes would delay developer funding for the construction of certain road improvements, with the necessary road improvements occurring on a phased basis once certain development thresholds are met. It is our understanding that this proposed change is being submitted to the City Commission without the benefit of traffic studies to determine the impact on existing and future roadways, particularly those potentially impacting ingress and egress to and from the new hospital facility.

It is our concern that the proposed changes could negatively impact the I-95 interchange at Gatlin Blvd., causing it to reach its traffic capacity in advance of the construction of the necessary road improvements for the Riverland/Kennedy DRI development. The same result could occur on Tradition Parkway. It appears to us that, as a result of these changes, future developers in the area may be required to expand or improve the interchange or Parkway due to traffic impacts resulting from the proposed changes to the Riverland/ Kennedy DRI. Martin Health System fears that future development within Tradition Center for Innovation will be severely impacted in a negative way.

Most importantly, however, is access to the new hospital facility. Once again, we fear that the proposed changes could have a significant adverse impact in that regard. Martin Health System respectfully submits to the City Council that the proposed changes warrant further study and that, in the absence of concrete evidence demonstrating that the concerns expressed above will not result from the proposed changes, it is important that the City Council require adherence to the original DRI.

As always, your time and consideration are greatly appreciated.

Sincerely,

Mark E. Robitaille
President/CEO

PO Box 9010, Stuart, FL 34995 | PHONE: 772.287.5200 | www.martinhealth.org

THOMSON REUTERS 100 TOP HOSPITALS 2011

MARTIN HEALTH SYSTEM

Attn: Bonnie

FAX COVER

TO: Mayor Farella/City Council

DATE: 7/9/12

FAX NUMBER: 871-7382

NUMBER OF PAGES: 2
(including cover sheet)

FROM:	✓
Mark E. Robitaille, President and Chief Executive Officer Dana Nilson, Executive Assistant, Phone: (772) 223-5945, ext. 3008	✓
L. Mark Cocorullo, Sr. Vice President and Chief Financial Officer Dana Nilson, Executive Assistant, Phone: (772) 223-5945, ext. 3008	
Howard M. Robbins, MD, MMHS Chief Medical Officer, MMMC SVP of Medical Affairs Barbara Reed, Executive Assistant, Phone: (772) 223-5945, ext. 3036	
Donna Griffith, MSN, RN, NEA-BC, CENP, FACHE, SVP/Administrator MMMC, CNO Vicki Cabak, Executive Assistant, Phone: (772) 223-5945, ext. 3013	
Angie Metcalf, Asst. Vice President, Sr. Human Resources Executive Lyn Forker, Executive Assistant, Phone: (772) 223-5945, ext. 3012	
Rob Lord, Vice President, Legal Services, CLO Karen Lee, Executive Assistant, Phone: (772) 223-5945, ext. 3014	
Board of Directors Gail Griffin, Board Assistant, Phone: (772) 223-5979	

Message:

Bonnie,
Please see attached letter for Mayor Farella and the City Council. Please contact Dana Nilson with any questions. Thank you.

Confidentiality Note: The information contained in the facsimile message is legally privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this facsimile is strictly prohibited. If you have received this facsimile in error, please notify us immediately by telephone.

PO Box 9010, Stuart, FL 34995 | PHONE: 772.287.5200 | www.martinhealth.org