

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

ORDINANCE 12-13

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

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

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.

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



**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 *Az*
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 underlined for additions as follows:

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 <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 400 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 EW #2 collector road from the Conceptual Master Plan). EW #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 EW #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)

RECEIVED

Name: _____
Address: _____
Telephone No.: _____ Fax No.: _____
**PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL**

PROPERTY INFORMATION

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

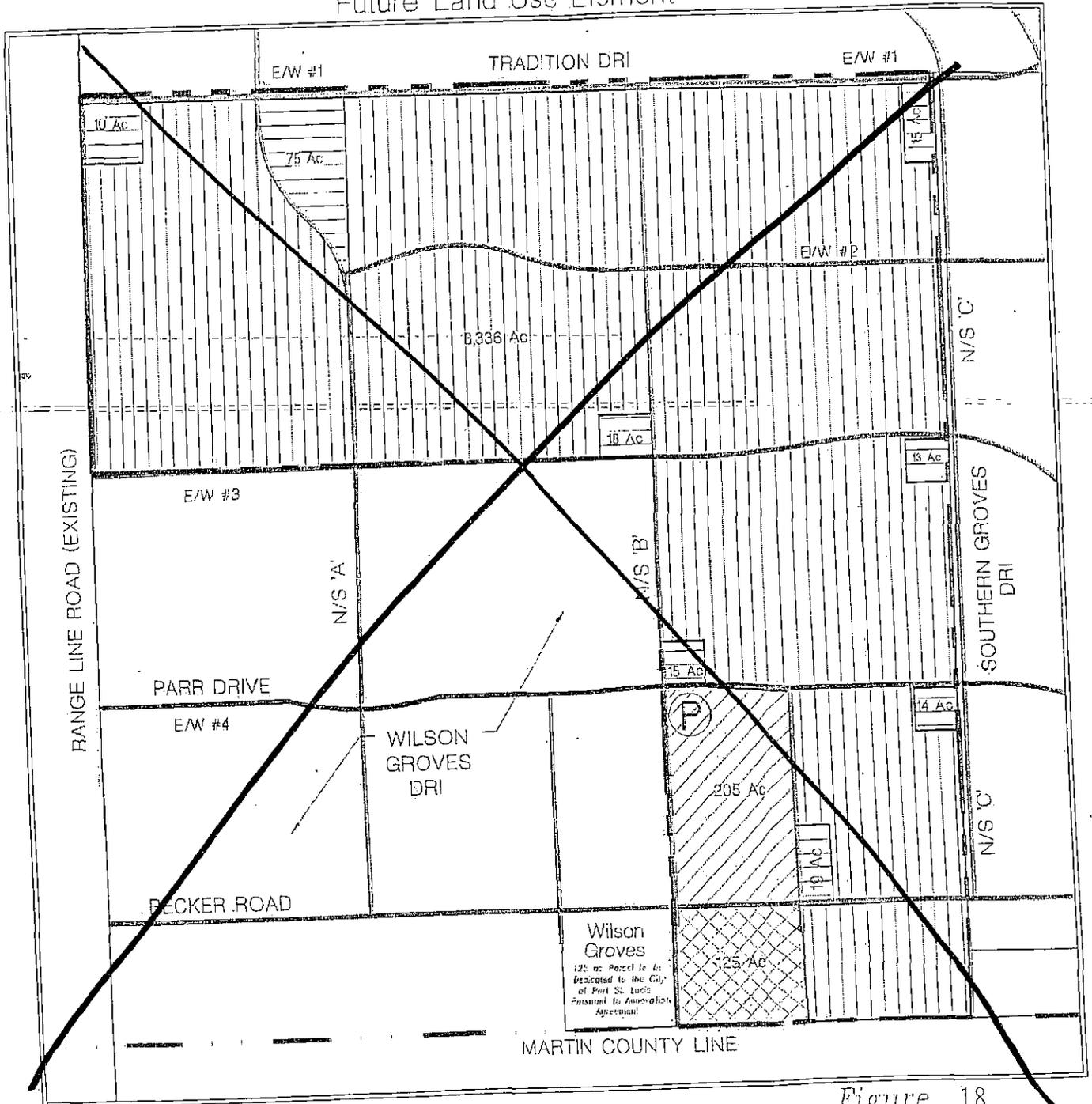
[Signature] GLENN RYALS 7/20/11
*Signature of Owner Hand Print Name Date

*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

Riv/Ken



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.

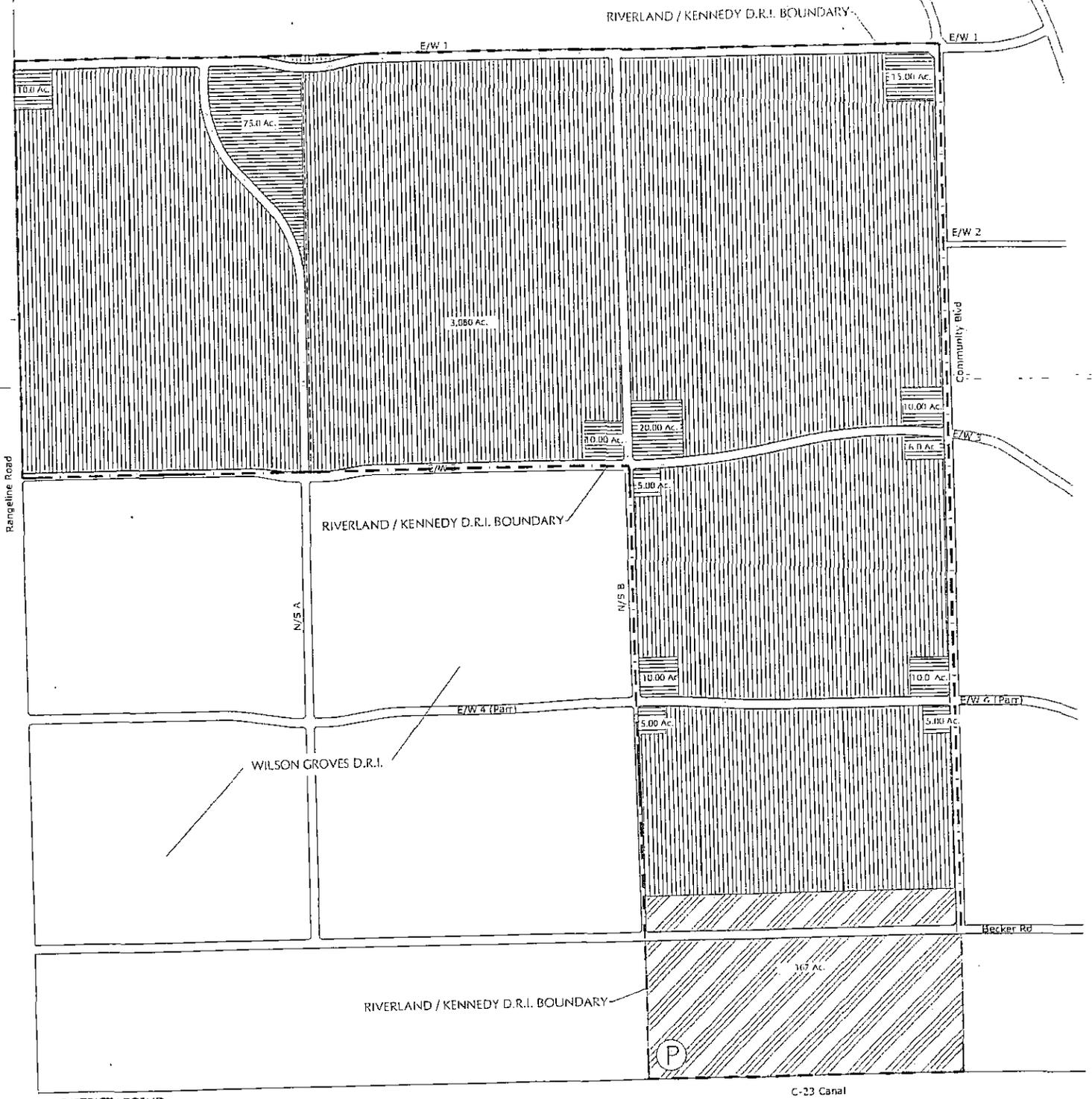
Figure 18
 City of Port St. Lucie
 Comprehensive Land Use Plan
 Scale: 1" = 1/2 Mile

0 1/4 1/2 1
 Date: March 6, 2006



Prepared by
 Lucido & Associates
 Land Planning/Landscape Architecture

Riverland / Kennedy NCD District Conceptual Master Plan



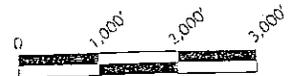
Total Riverland/Kennedy Acreage: 3,845 ac

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



(P) REGIONAL PARK

ORDINANCE 12-

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

ORDINANCE 12-

Economic Opportunity and applicable state agencies; and

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

ORDINANCE 12-

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 ~~400~~ 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 ~~440~~ 91 acres of neighborhood and community parks will be provided.

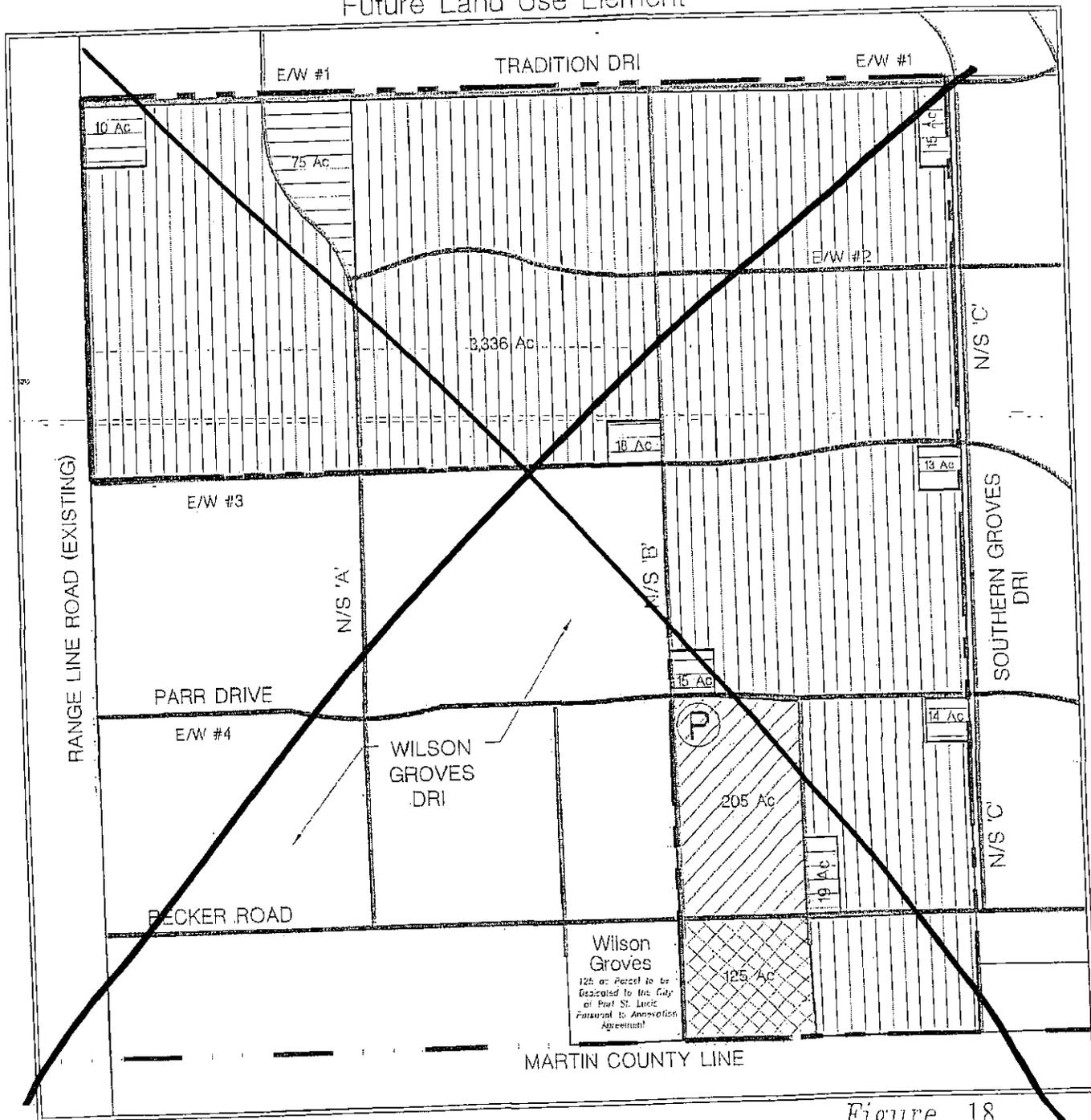
Policy 1.2.10.5: The Riverland/Kennedy NCD District shall provide the following transportation and other public facilities, in the manner prescribed by the development order adopted pursuant to section 380.06, F.S., and the Annexation Agreement dated July 19, 2004, as amended:

- 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

Riv/Ken



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

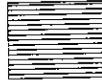


Prepared by:
 Lucido & Associates
 Land Planning/Landscape Architecture

Riverland / Kennedy NCD District Conceptual Master Plan



SUBDISTRICT LEGEND

-  RESIDENTIAL
-  MIXED USE
-  NEIGHBORHOOD / VILLAGE COMMERCIAL AREA

 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

