



**Riverland Center
Major Site Plan Application
P23-069**



Project Location Map

SUMMARY

Applicant's Request:	Approve a Major Site Plan for Riverland Center
Applicant:	Michael Friedman, Riverland Commercial Associates I, LLC & Riverland/Kennedy II, LLC
Property Owner:	Riverland Commercial Associates I, LLC & Riverland/Kennedy II, LLC
Location:	Located at the northwest corner of Community Boulevard and Marshall Parkway.
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

Project Description

The proposed project includes 61,068 square feet of retail and restaurant buildings. There is proposed to be up to 130,000 square feet at buildout with up to 261 residential dwelling units in the Riverland Center MPUD.

Previous Actions and Prior Reviews

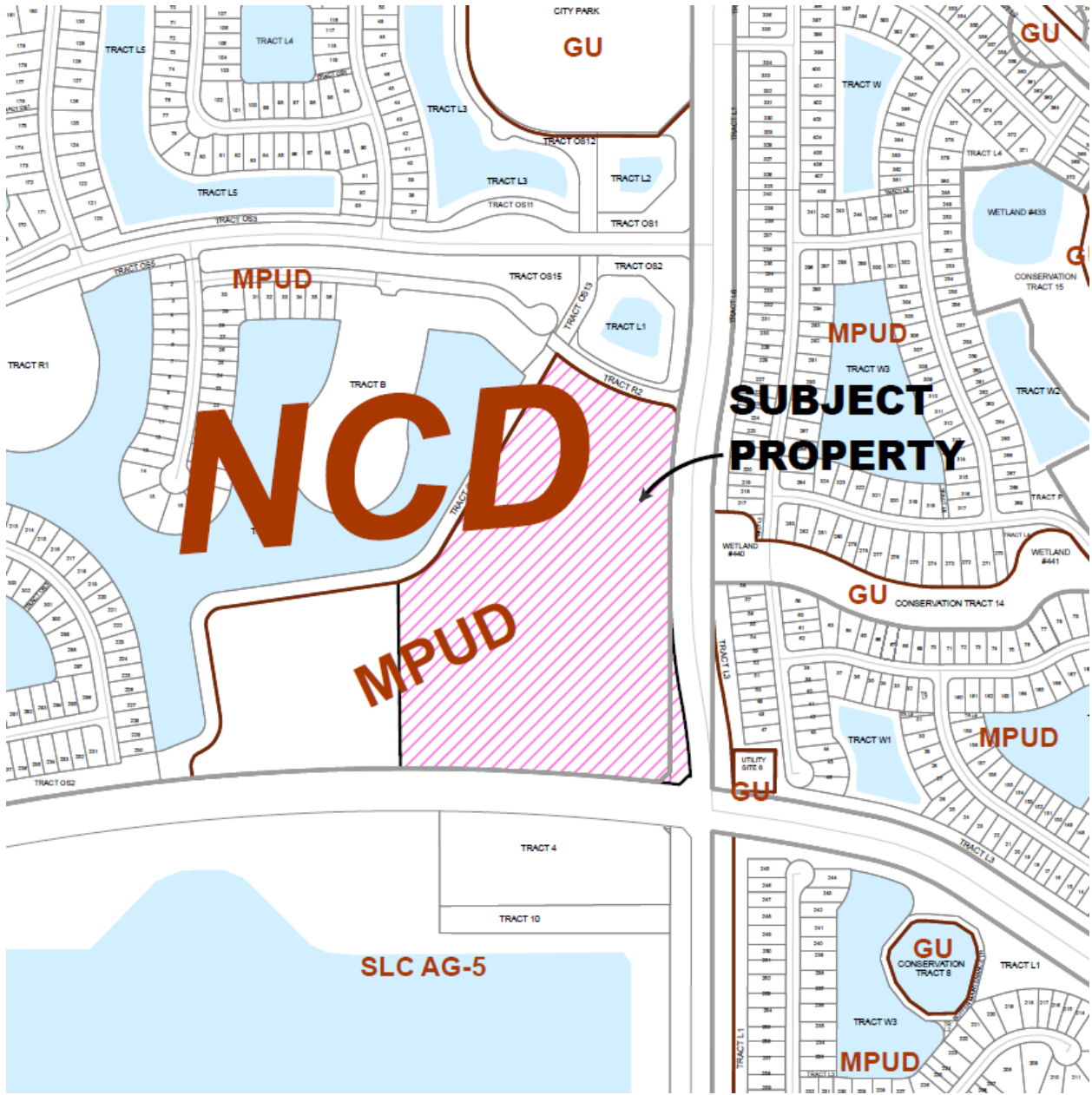
The Site Plan Review Committee recommended approval at their regular meeting of June 14, 2023.

Location and Site Information

Parcel Number:	432141100010007
Property Size:	26.21 acres
Legal Description:	Tracts 1 Thru 4 as Recorded in Plat Book 120 Pages 21 to 24 Lying in Sections 21 and 22, Township 37 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	New Community Development District (NCD)
Existing Zoning:	Riverland Center (MPUD)
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Riverland Parcel B Development
South	NCD	MPUD	Vacant
East	NCD	MPUD	Heron Preserve Development
West	NCD	MPUD	Riverland Parcel B Development



Future Land Use Map and Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of the Riverland Parcel B MPUD and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	Mixed use Commercial/Residential Development.
DUMPSTER ENCLOSURE	The site includes a few 12' X 12' and 12' X 24' dumpster enclosure allowing for both general and recyclable refuse. There is also a compactor proposed.
ARCHITECTURAL DESIGN STANDARDS	The proposed architectural elevations have been attached for reference.
PARKING REQUIREMENTS	The MPUD requires 307 parking spaces for this phase of the project and 458 are provided.
BUILDING HEIGHT	The proposed height of the buildings range from 26 feet to 36 feet. The maximum height allowed in the MPUD is 50 feet for residential uses and within the Neighborhood/Village area and 100 feet for commercial use in the Mixed-Use area.
SETBACKS	The proposed building and accessory uses are in compliance with the required setbacks of the MPUD.

CONCURRENCY REVIEW: The project has been reviewed for compliance with the Riverland DRI development order and Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems will provide sewer and water service. A developer's agreement with the Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of a building permit.
TRANSPORTATION	The Traffic Report prepared by Simmons & White dated June 29, 2023 has been Reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.
PARKS AND OPEN SPACE	Per Condition No. 54 of the DRI development order, the developer is required to submit a proposed agreement for the provision of 141 acres of neighborhood and community park

	sites. An agreement for 12.62 acres was approved by Ordinance 19-67 by City Council at their regular meeting of September 23, 2019.
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service is required to be approved by the Site Plan Review Committee prior to issuance of building permits.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable

NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat: The property has been cleared.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): Public Art for Riverland Parcel B, Riverland Parcel D, and Riverland Center MPUDs have been approved to be submitted as a single art submittal by the date of December 29, 2022.

Related Projects

P22-001 Riverland Center MPUD

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval at their regular meeting of June 14, 2023.