



**Riverland Parcel B – Plat Eight Replat
Preliminary and Final Subdivision Plat
P23-101**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat for a project known as Riverland Parcel B - Plat Eight Replat.
Applicant:	Michael Fogarty, P.E.
Property Owner:	Riverland Associates II, LLLP
Location:	Eat of Riverland Boulevard and north of Marshal Parkway.
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

Project Description

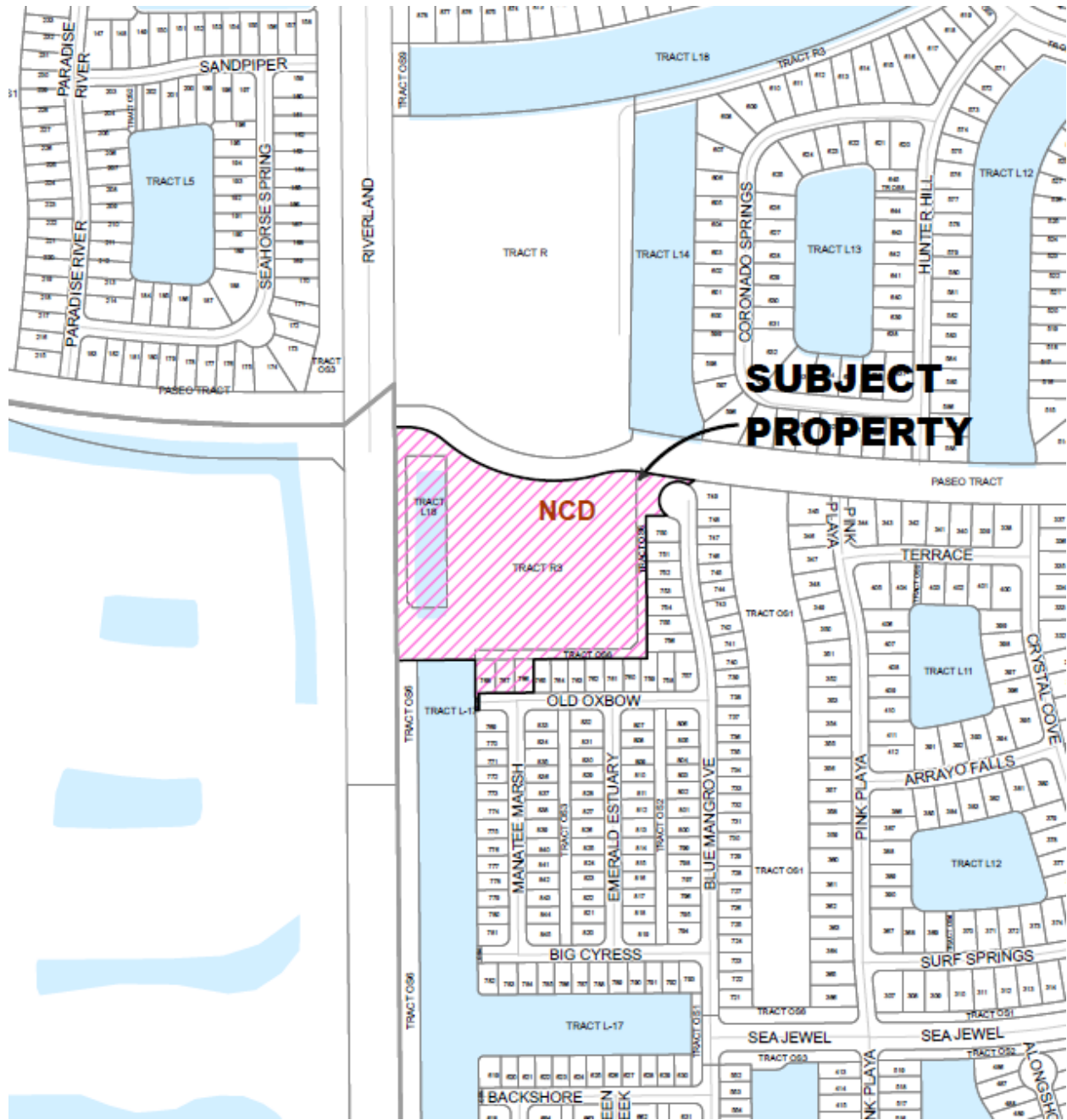
The proposed preliminary and final plat application is to relocate an easement existing on Plats Seven and Eight of Parcel B. .

Location and Site Information

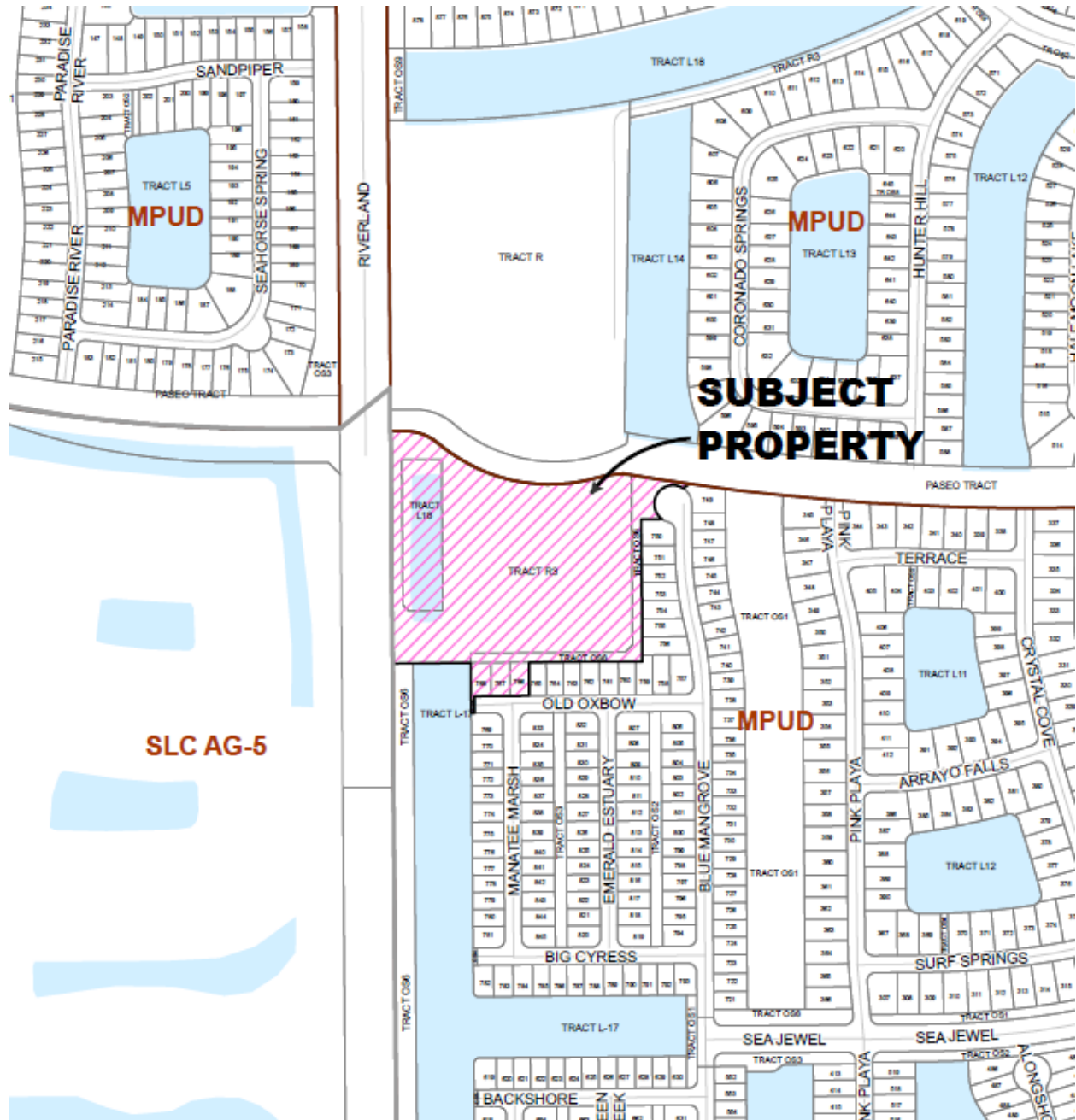
Property Size:	Approximately 10 acres
Parcel ID:	432160300100002, 432160400060004, 432160400540005, 432160400530008, 432160400520001, & 432160300090002
Legal Description:	Being a Replat of all of Tracts "R3" and "L18", Riverland Parcel B Plat Seven, and a Replat of all of Tracts "OS5", "OS6" and Lots 766-768, Riverland Parcel B Plat Eight.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Riverland Development
South	NCD	MPUD	Riverland Development
East	NCD	MPUD	Riverland Development
West	NCD	SLC AG-5	Vacant



Future Land Use



Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

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

<i>Sanitary Sewer and Potable Water Facilities</i>	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. The construction plans include the necessary water and sewer system extensions to serve the development. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<i>Traffic Circulation</i>	This application and Traffic Report prepared by Simmons & White dated August 28, 2020, has been reviewed by the Public Works Department and the transportation elements of the project were found to comply with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.
<i>Parks and Recreation Facilities</i>	Per Condition No. 54 of the DRI development order, an agreement for the provision of 141 acres of neighborhood and community park sites has been approved.
<i>Stormwater Management Facilities</i>	The construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Per Policy 2.4.2 of the City's Comprehensive Plan, this development will be exempt from public school concurrency since it is proposed to be an age restricted community.

OTHER

Native Habitat/Tree Protection: Upland preservation/mitigation requirements for the Riverland/Kennedy DRI are addressed in the Development Order. All upland mitigation requirements have been met. The site has been previously cleared.

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

Public Art (Chapter 162): To meet the public art requirement, the Developer has proposed a single art piece to be placed within the Riverland Center Development. The art will incorporate the requirements for all of Parcel B, D, and Riverland Center.

RELATED PROJECTS

P21-265 – Riverland Parcel B Plat Seven

P21-275 – Riverland Parcel B Plat Eight

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat at their meeting of July 12, 2023.