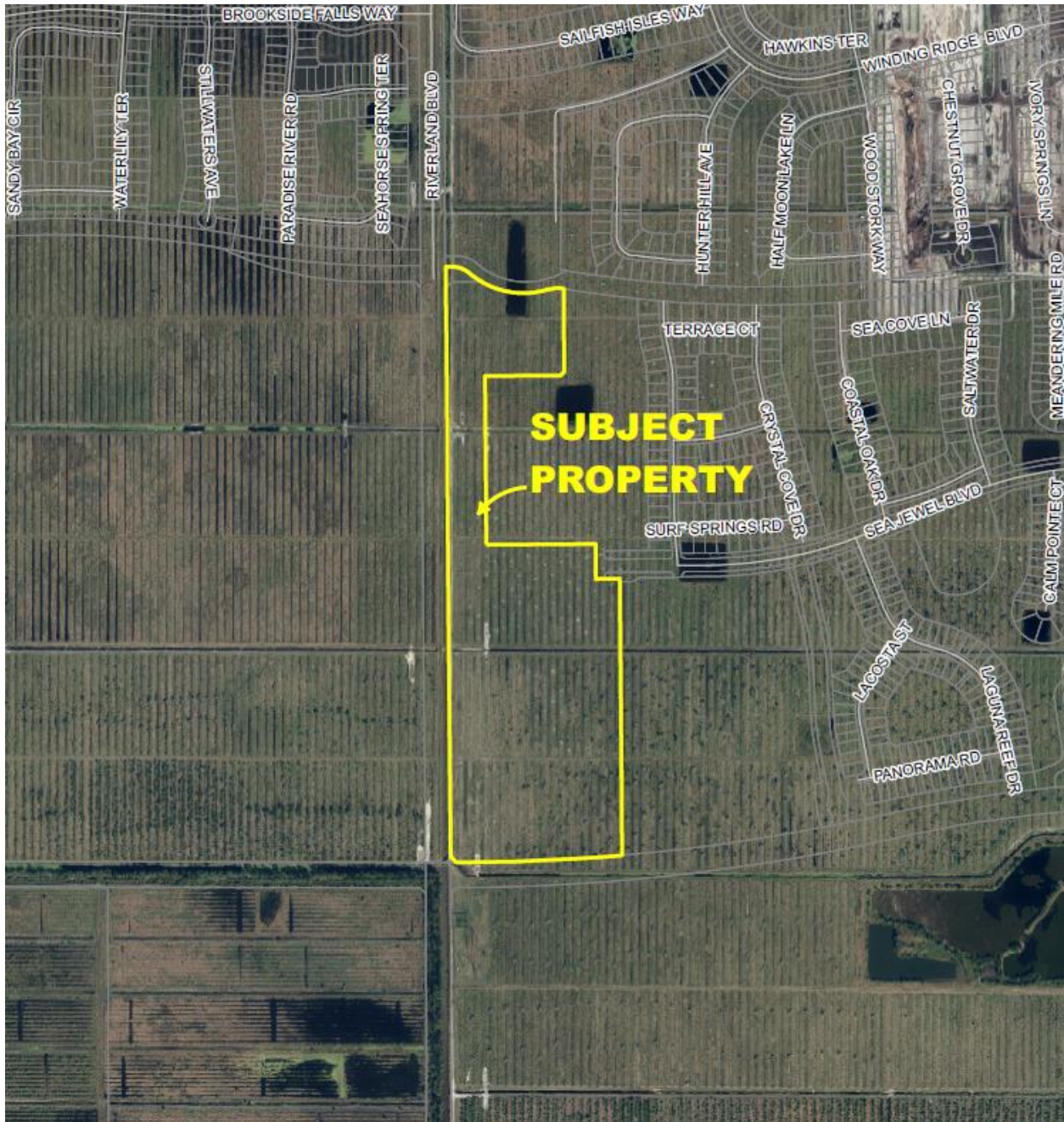




Riverland Parcel B - Plat Seven
Preliminary and Final Subdivision Plat with Construction Plans
P21-265



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat with construction plans for a project known as Riverland Parcel B - Plat Seven.
Applicant:	Michael Fogarty, P.E.
Property Owner:	Riverland Associates II, LLLP
Location:	South of Riverland Parcel A and west of Community Boulevard
Project Planner:	Daniel Robinson, Planner II

Project Description

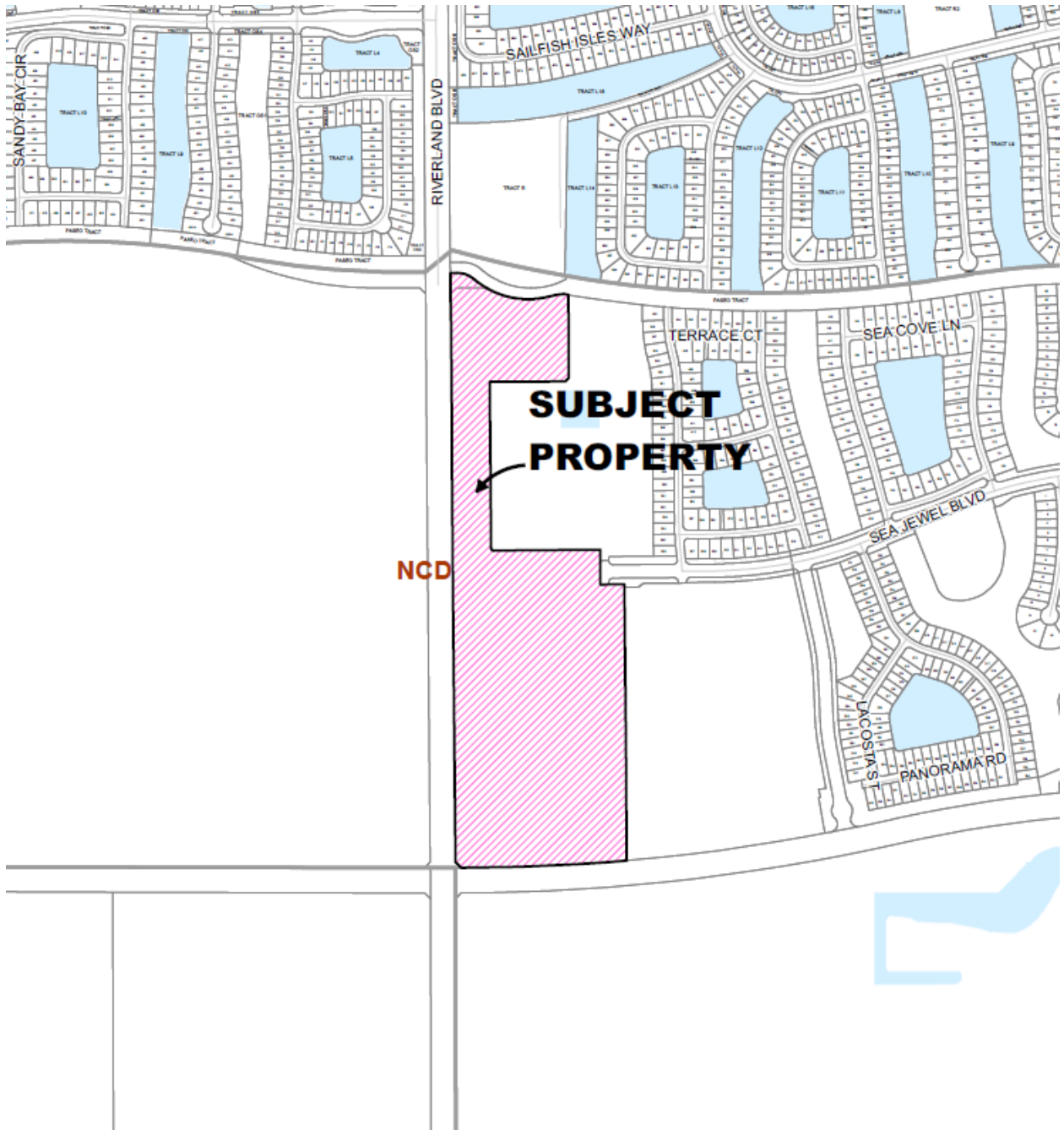
The proposed preliminary and final plat application includes 169 single family lots, open space tracts, and water management tracts.

Location and Site Information

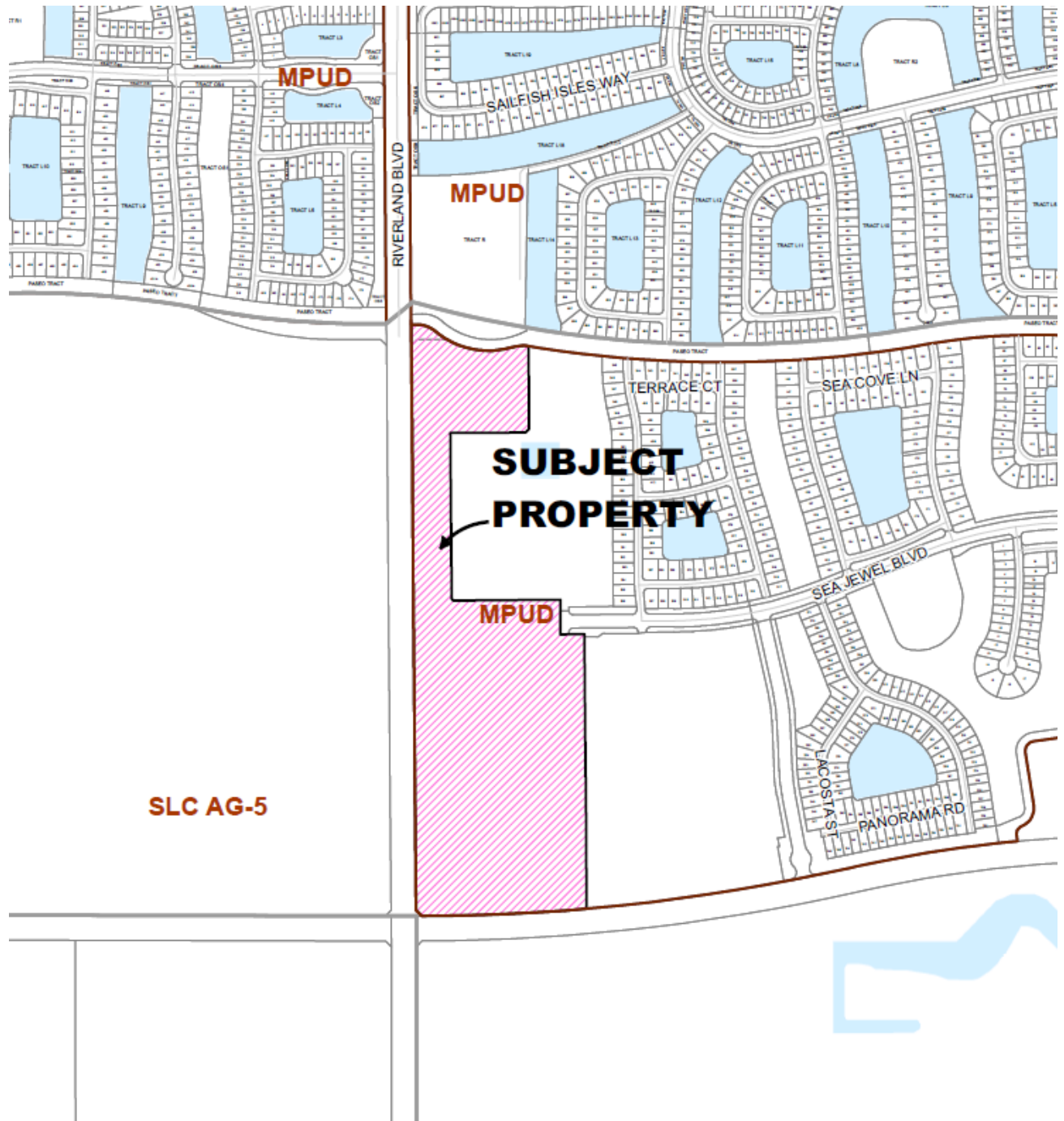
Property Size:	Approximately 57.75 acres
Parcel ID:	432113100010008
Legal Description:	A parcel of land, being a portion of Section 21, Township 37 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant land

Surrounding Uses

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



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>	Public Works Department has found the traffic impact analysis consistent with the MPUD. The total PM Peak hour trips generated is 679. At this time Riverland is in compliance with Chapter 160 and the Riverland/Kennedy DRI development order.
<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): The applicant has indicated that they will be submitting an extension request to the Public Art deadline as per Section 162.14 of the Art in Public Places Code. Their objective is to join the requirements of both Parcel B MPUD and Riverland Center MPUD and provide a single art piece.

RELATED PROJECTS

P20-175 Riverland-Kennedy DRI Parcel B MPUD rezoning

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat and construction plans at their meeting of November 24, 2021.