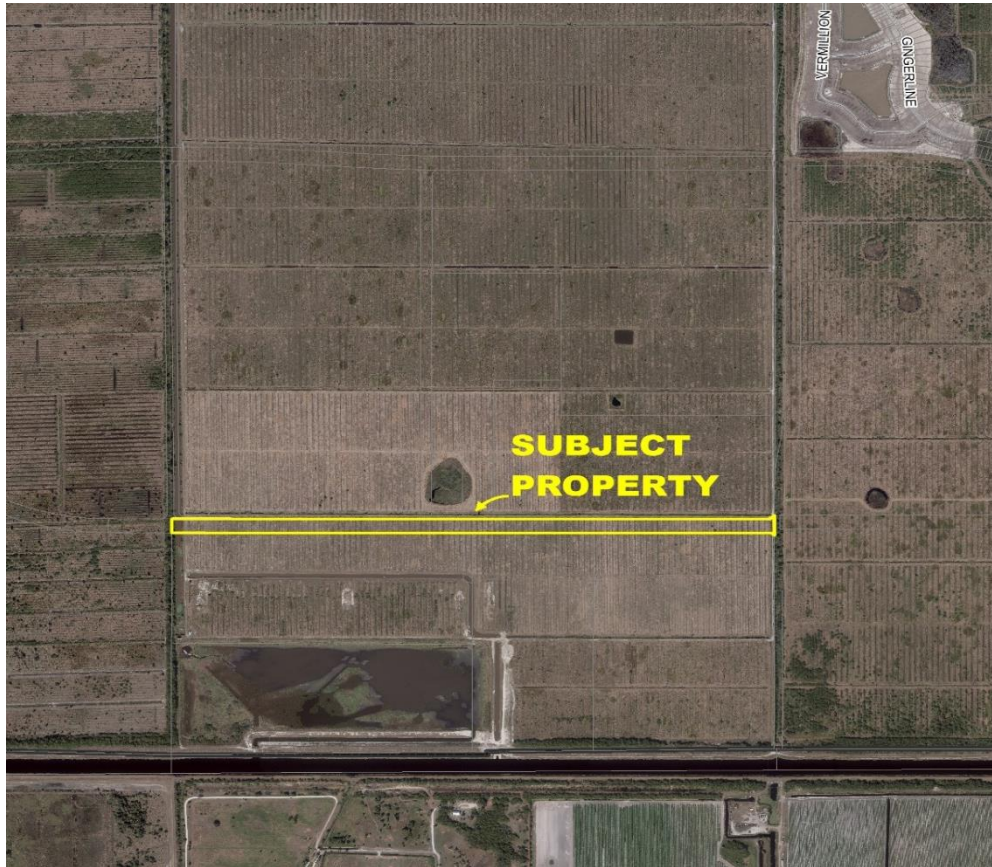




Becker Road at Riverland
Final Subdivision Plat with Construction Plans
P23-073



Project Location Map

SUMMARY

Applicant’s Request:	Approval of a final subdivision plat with construction plans for a portion of Becker Road within the Riverland Kennedy DRI
Applicant:	Riverland Development Company, LLC
Agent:	Jayson Harrison, P.E. Engineering, Design, and Construction, Inc.
Property Owner:	City of Port St. Lucie
Location:	The subject property is city owned public right-of-way for the extension of Becker Road in the City’s southwest annexation area. The right-of-way is generally located between the SW Community Blvd. right-of-way and the N/S B road right-of-way.
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Background:

On February 14, 2022, the City Council adopted Resolution 22-R27 approving Becker Road construction agreements with ACR Acquisition, LLC, Mattamy Palm Beach, LLC, and Riverland/Kennedy II, LLC. ACR Acquisition, LLC, is the developer of the Wilson Groves DRI. Mattamy Palm Beach, LLC, is the developer of the Southern Grove DRI and Riverland/Kennedy II, LLC, is the developer of the Riverland Kennedy DRI. The City, ACR Acquisition, LLC, Mattamy Palm Beach, LLC, and Riverland/Kennedy II, LLC are parties to the Southwest Annexation Agreement dated July 19, 2004, as amended. Pursuant to the annexation agreement, different developers were required to pay to the City the estimated cost of construction of certain two-lane roadway segments of Becker Road or, at the City's election, contract for the construction and design of such roadway.

Following approval of the construction agreements, the Public Works Department set up bi-weekly meetings with the developers, their consultants, and city staff to prepare the design and construction plans for Becker Road. As set forth in the construction agreements, each developer is responsible for the platting and construction of a portion of Becker Road. Becker Road was designed within a 150-foot-wide roadway, with eleven (11) foot travel lanes and 10-12 foot sidewalks/multiuse paths on both sides of the roadway in accordance with the approved typical cross section for the roadway (Attachment "A"). On September 12, 2022, the City Council approved preliminary plats for the three segments of the roadway as noted below:

- P22-251 - Southern Grove Plat No. 44 through Res. 22-R104
- P22-250 – Becker Road at Riverland through Res. 22-R102
- P22-252 – Becker Road at Wilson Groves through Res. 22-R103

Project Description

This application is for a final plat with construction plans for Becker Road at Riverland. The application was submitted by Riverland Development Company, LLC, pursuant to the approved construction agreement between the City of Port St. Lucie and Riverland/Kennedy II, LLC. Riverland/Kennedy II, LLC, is responsible for the platting and construction of Becker Road from west of the Becker Road/SW Community Boulevard intersection to the west side of the intersection of Becker Road and N/S B.

Proposed Exception per Section 156.023 of the Subdivision Code

Section 156.059 of the Subdivision Code requires a performance bond or letter of credit to guarantee installation of required infrastructure improvements associated with the approval of a final subdivision plat with construction plans. Section 156.023 of the Subdivision Code provides for the City Council to have the power to grant exceptions from the requirements for subdivision approval as may be reasonable and within the general purpose and intent of the provisions for subdivision review and approval in the Subdivision Code if the literal enforcement of one (1) or more provisions of the Subdivision Code is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

The executed construction agreement between the City of Port St. Lucie and Riverland/Kennedy II, LLC, required Riverland/Kennedy II, LLC, to provide the City with a surety bond in favor of the City representing the City's estimated cost for the construction of the Riverland Becker Road portion of the roadway. The surety bond was provided to the City. The cost estimate quantities used for the surety bond are the same as would be required for a performance bond for the final subdivision plat with construction plans. The

construction agreement between the City and Riverland/Kennedy II, LLC, identifies the process for the surety bond to be reduced upon completion of construction like the requirements of a performance bond. Since the City already has a surety bond in favor of the City for the construction of the roadway, it is not necessary to require Riverland/Kennedy II, LLC, to also provide the City with a performance bond or letter of credit for the final subdivision plat with construction plans as required by Section 156.059 of the Subdivision Code. The application is being processed with a request for the City Council to waive the requirement for a subdivision bond or line of credit required by Section 156.059 of the Subdivision Code.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the final plat with construction plans at the April 26, 2023 Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	N/A
Property Size:	18.587 acres, more or less
Legal Description:	A portion of land lying Sections 32 & 33, Township 37 South, Range 39 East, St. Lucie County, Florida. The full legal description is available in the Planning and Zoning Department and provided on the final plat.
Future Land Use:	NCD
Existing Zoning:	SLC AG-5 (St. Lucie County Agriculture -5, one dwelling unit per five acres)
Existing Use:	Vacant land deeded to the City for public road right-of-way purposes

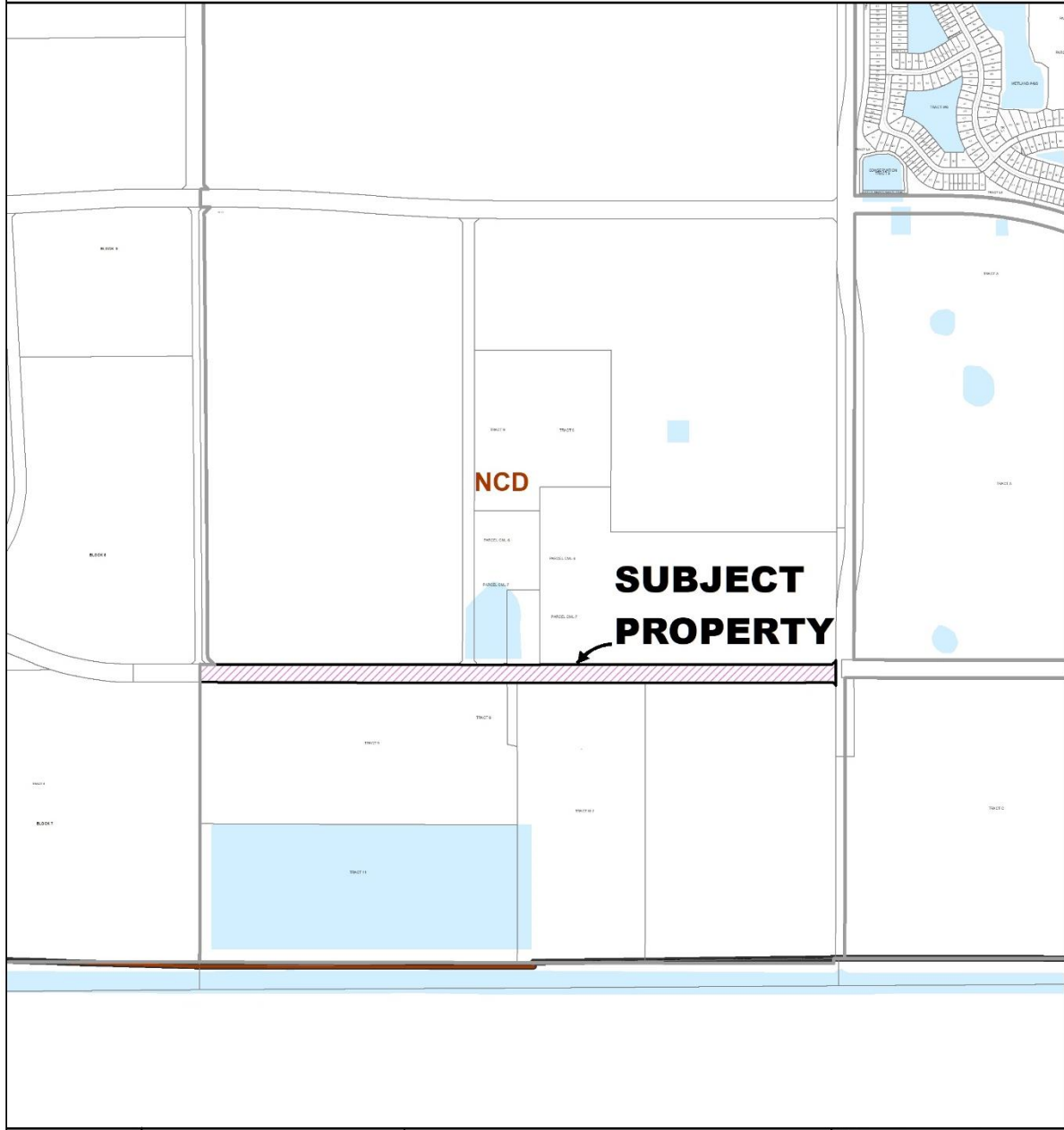
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	Vacant Land in the Riverland Kennedy DRI
South	NCD	SLC AG-5	Vacant Land in the Riverland Kennedy DRI
East	NCD	SLC AG-5	Vacant Land in the Southern Grove DRI
West	NCD	SLC AG-5	Vacant land in the Wilson Groves DRI

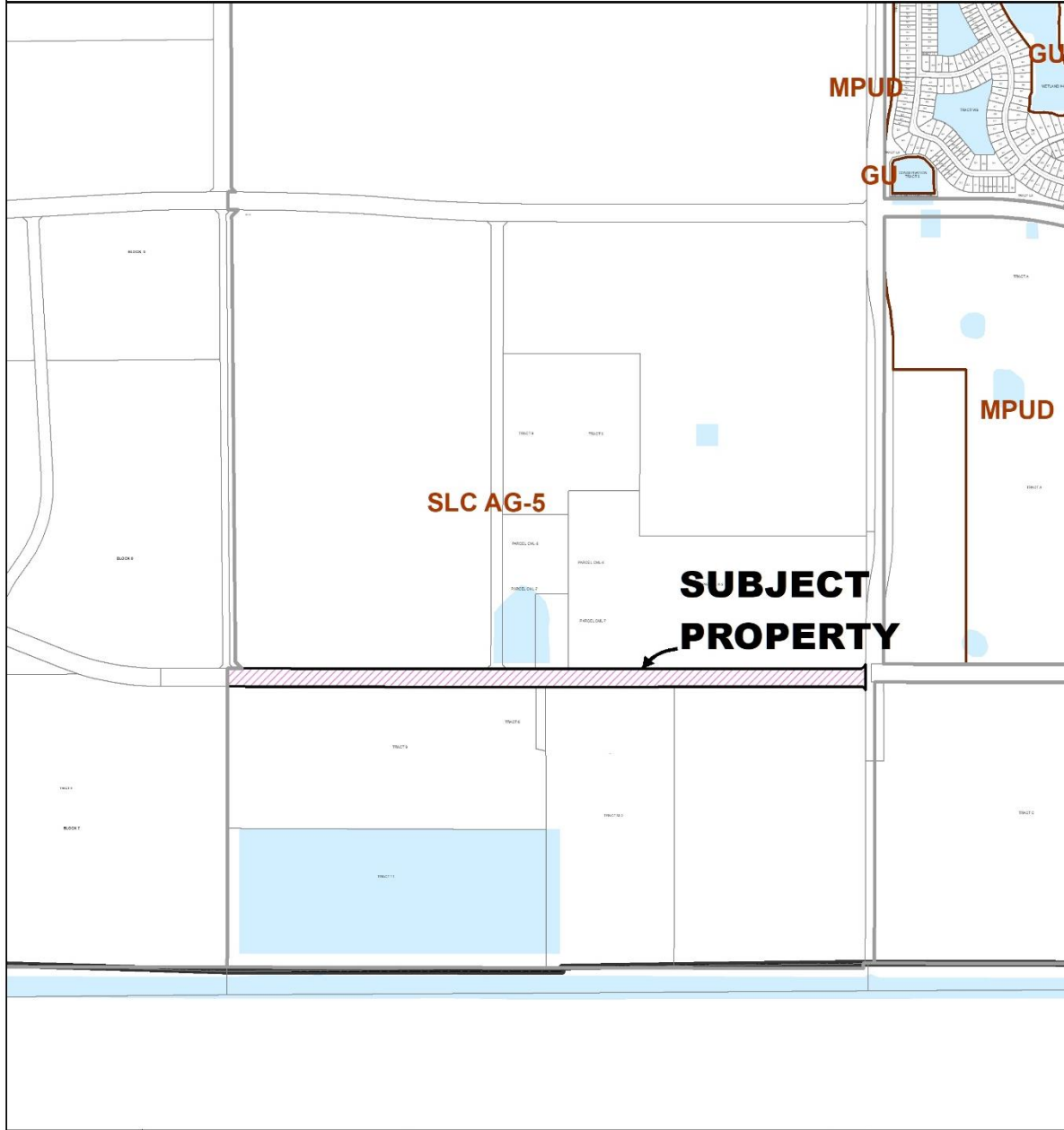
NCD – New Community Development District

SLC AG-5 – St. Lucie County Agriculture -5, one dwelling unit per five acres

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, 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 is the provider of water and sewer service in the southwest annexation area. The roadway construction plans include the extension of water and sewer lines to service future development.
<i>Traffic Circulation</i>	Not applicable to subdivision plat application for a right-of-way tract.
<i>Parks and Recreation Facilities</i>	Not applicable to subdivision plat application for a right-of-way tract.
<i>Stormwater Management Facilities</i>	Paving, grading, and drainage plans are part of the roadway construction plans.
<i>Solid Waste</i>	Not applicable to subdivision plat application for a right-of-way tract.
<i>Public School Concurrency Analysis</i>	Not applicable to subdivision plat application for a right-of-way tract.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

An environmental assessment report was provided by E/W Consultants, Inc, with the preliminary plat that was a part of a prior application for a Mass Grading plan (P22-122). Per the report, the property is comprised of abandoned citrus groves and is currently used for cattle grazing. The subject property falls within existing issued permits from the South Florida Water Management District and the U.S. Army Corps of Engineers. All required wetland permits have been issued by these agencies along with completion of required wetland mitigation.

OTHER

Fire District: The subdivision plat was provided to the Fire District through their participation in the City's Site Plan Review Committee meetings.

Public Art (Chapter 162): N/A. The project is exempt per Section 162.12 (c)(i) of the City of Port St. Lucie Code of Ordinances.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary plat with construction plans at the April 26, 2023 Site Plan Review Committee meeting.

The Planning and Zoning Department recommends the City Council waive the requirement for a subdivision bond or line of credit required by Section 156.059 of the Subdivision Code as part of the approval of the final subdivision plat with construction plans for Becker Road at Riverland since the City has the surety bond.