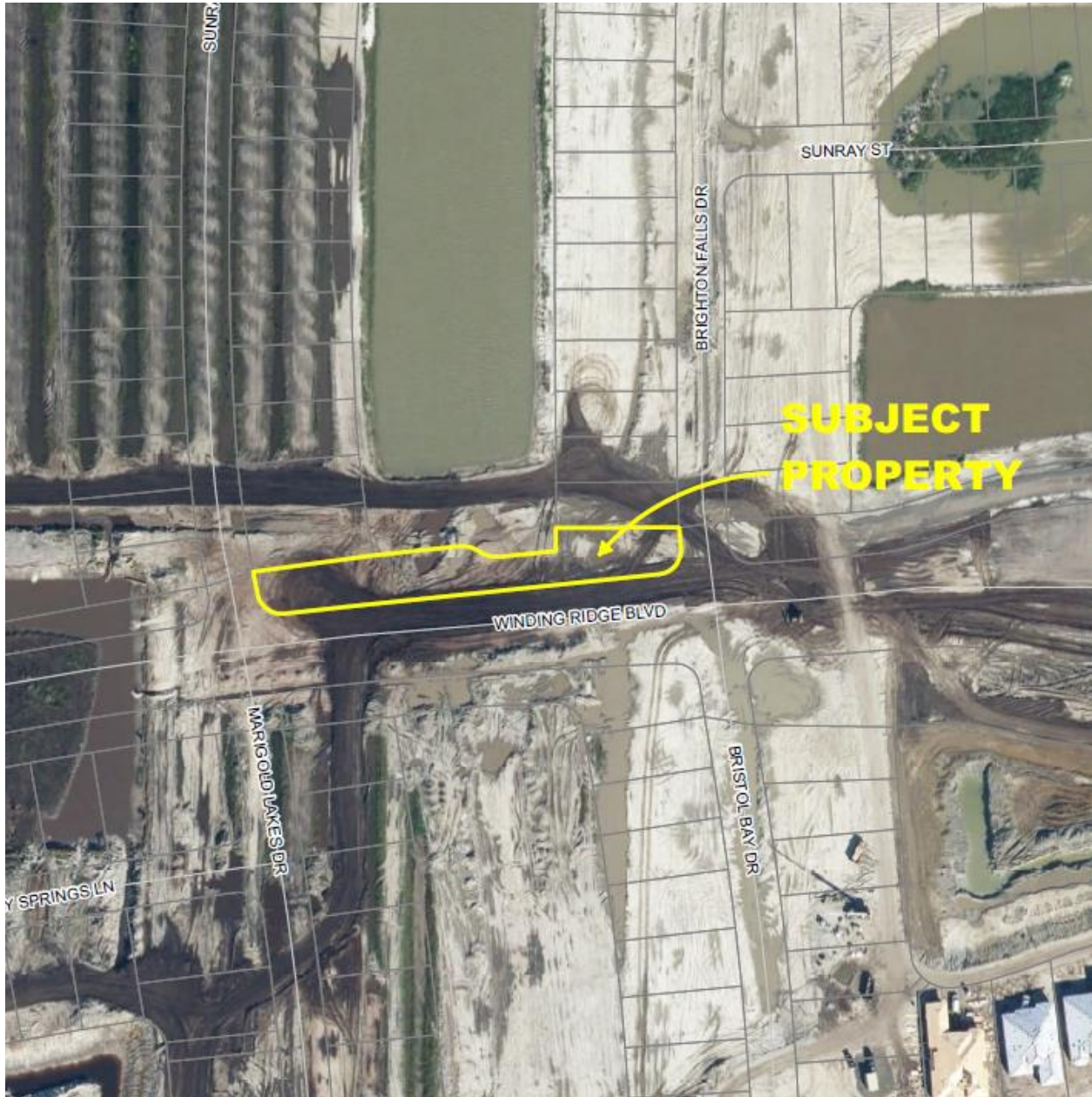




**Riverland Parcel A - Plat One - Replat No. 1  
Preliminary and Final Subdivision Plat  
P20-229**



Project Location Map

**SUMMARY**

Applicant's Request:	Request for approval of a preliminary and final subdivision plat for a project known as Riverland Parcel A- Plat One - Replat No. 1.
Applicant:	Michael Fogarty, P.E.
Property Owner:	Riverland Associates I, LLLP
Location:	South of Discovery Way and west of Community Boulevard.
Project Planner:	Daniel Robinson, Planner II

**Project Description**

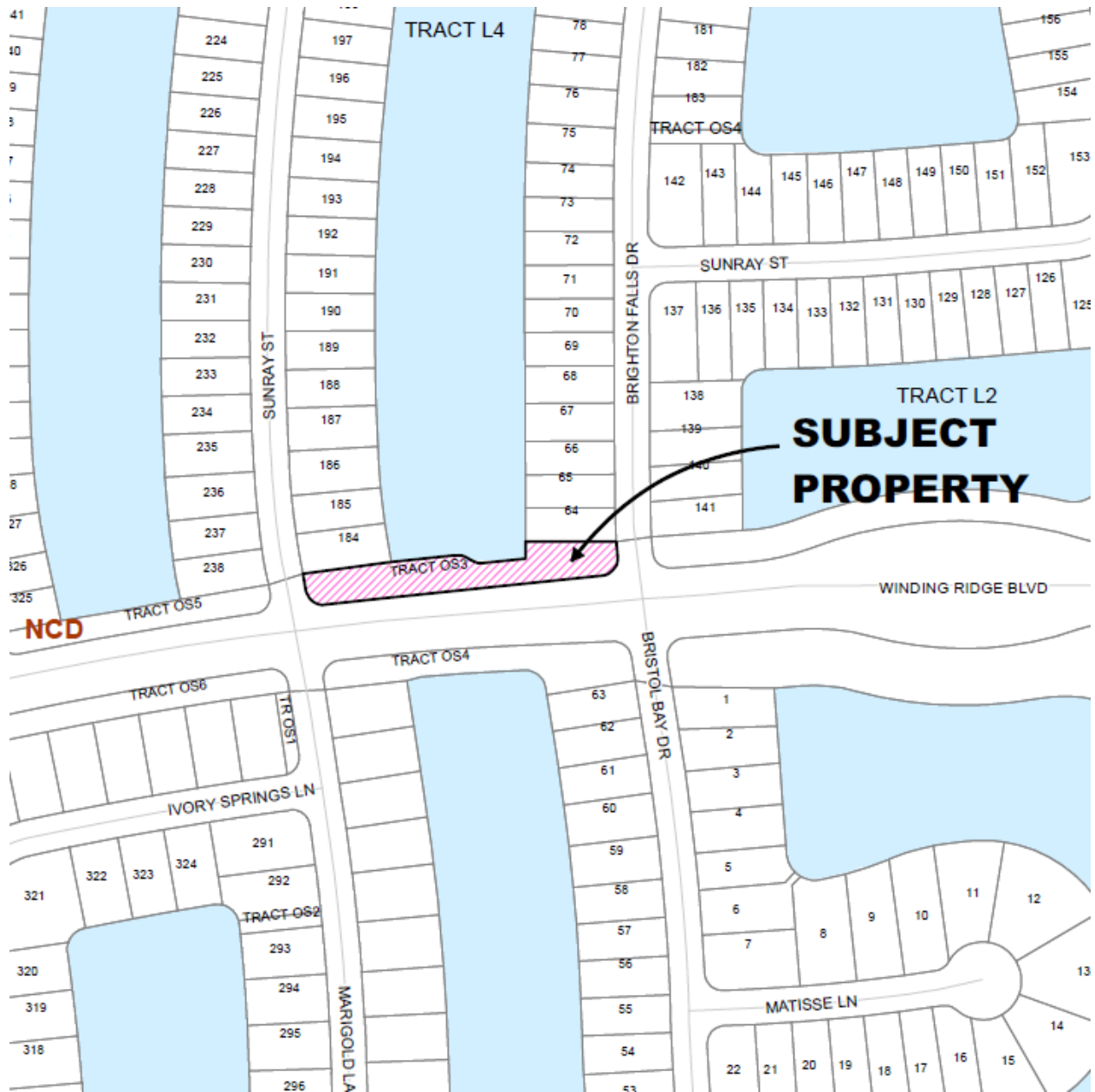
The proposed preliminary and final plat application is to shift a location of the lift station easement and a revision to a drainage easement and lake maintenance access easement within an existing open space tract.

**Location and Site Information**

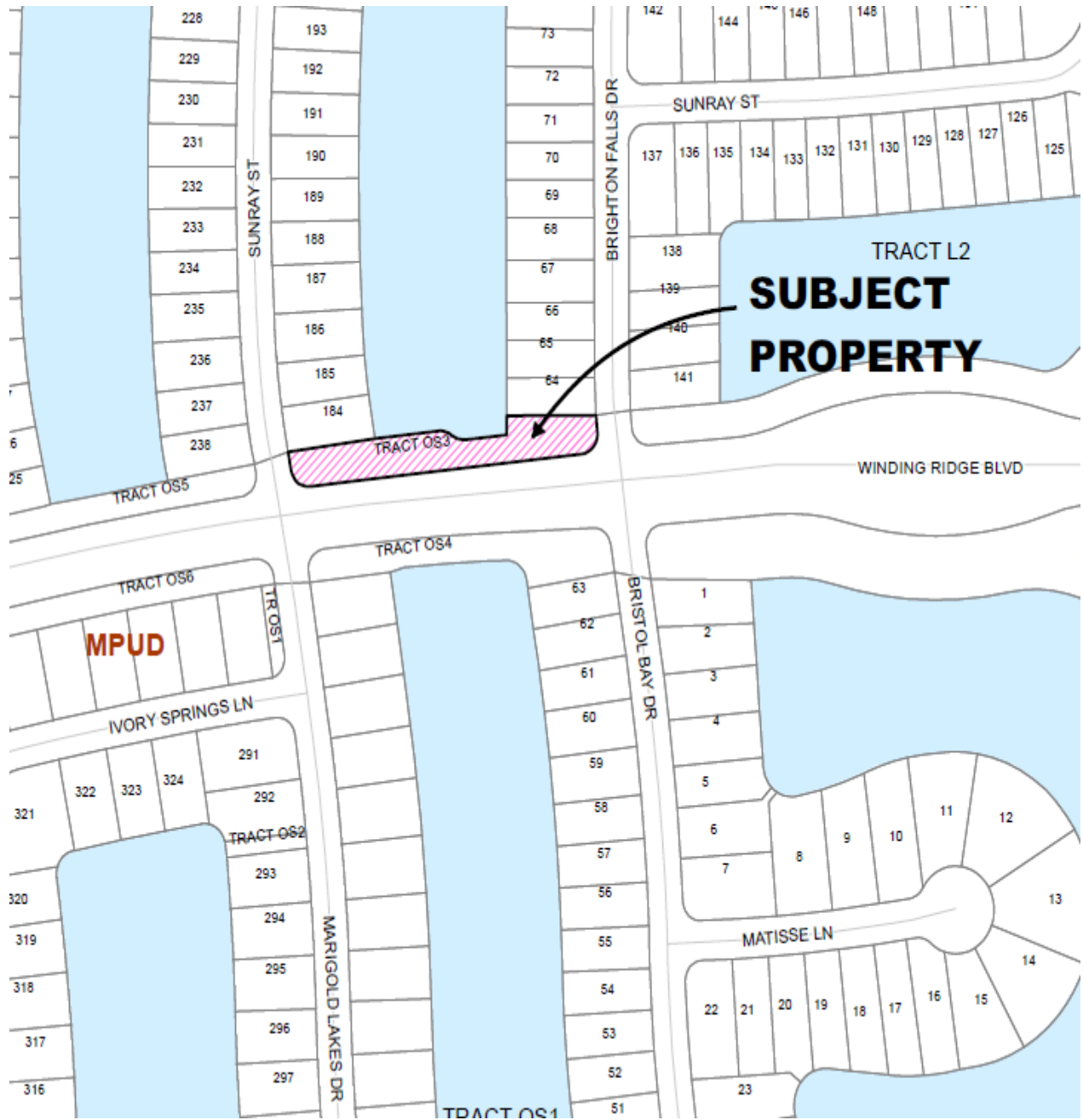
Property Size:	Approximately 0.48 acres
Parcel ID:	431532300010802, 431643100020000, & 431644100010004
Legal Description:	All of Tract "OS3", Riverland Parcel A Plat One, As Recorded in Plat Book 75, Page 31, Public Records, St. Lucie County, Florida, Lying with Section 16 and 21, Township 37 South, Range 39 East.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Riverland Community

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Riverland Parcel A
South	NCD	MPUD	Riverland Paseo tract
East	NCD	MPUD	Community Blvd.
West	NCD	MPUD	Riverland Parcel A



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:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	Not applicable.
<b><i>Traffic Circulation</i></b>	Not applicable. The Riverland Parcel A – Plat One application and Traffic Report prepared by PTC Transportation Consultants dated September 8, 2020 were 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.
<b><i>Parks and Recreation Facilities</i></b>	Not applicable.
<b><i>Stormwater Management Facilities</i></b>	The construction plans for Riverland Parcel A – Plat One include paving and drainage plans that are in compliance with the adopted level of service standard.
<b><i>Solid Waste</i></b>	Not applicable.
<b><i>Public School Concurrency Analysis</i></b>	Not Applicable.

### **OTHER**

**Native Habitat/Tree Protection:** The property was previously agricultural land. Per the Riverland/Kennedy DRI development order, foraging habitat for Wood Storks will be created within the water management tracts.

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

**Public Art (Chapter 162):** The Public Art requirement for all of Parcel A has been satisfied by the installation of special landscaping treatments along the completed portion of the paseo.

### **RELATED PROJECTS**

P17-087 Riverland Parcel A - Plat One

## STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat at their meeting of December 9, 2020.