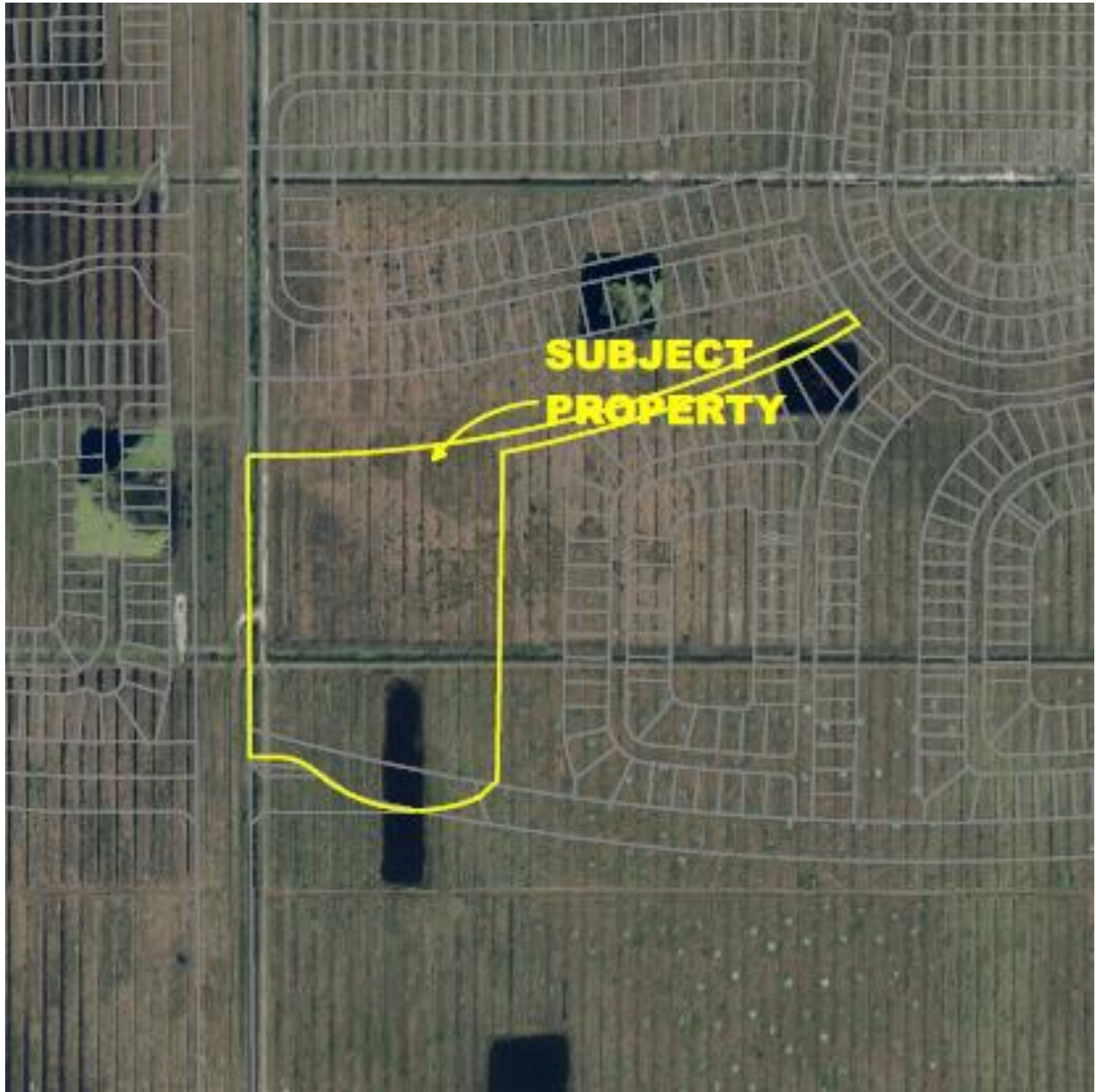




**Riverland Sports and Racquet Club Phase 3
Major Site Plan Amendment Application
P20-068-A2**



Project Location Map

SUMMARY

Applicant's Request:	Request to approve a major site plan
Applicant:	Mike Fogarty, P.E.
Property Owner:	Riverland Associates I, LLLP
Location:	The property is located east of Riverland Boulevard
Project Planner:	Daniel Robinson, Planner II

Project Description

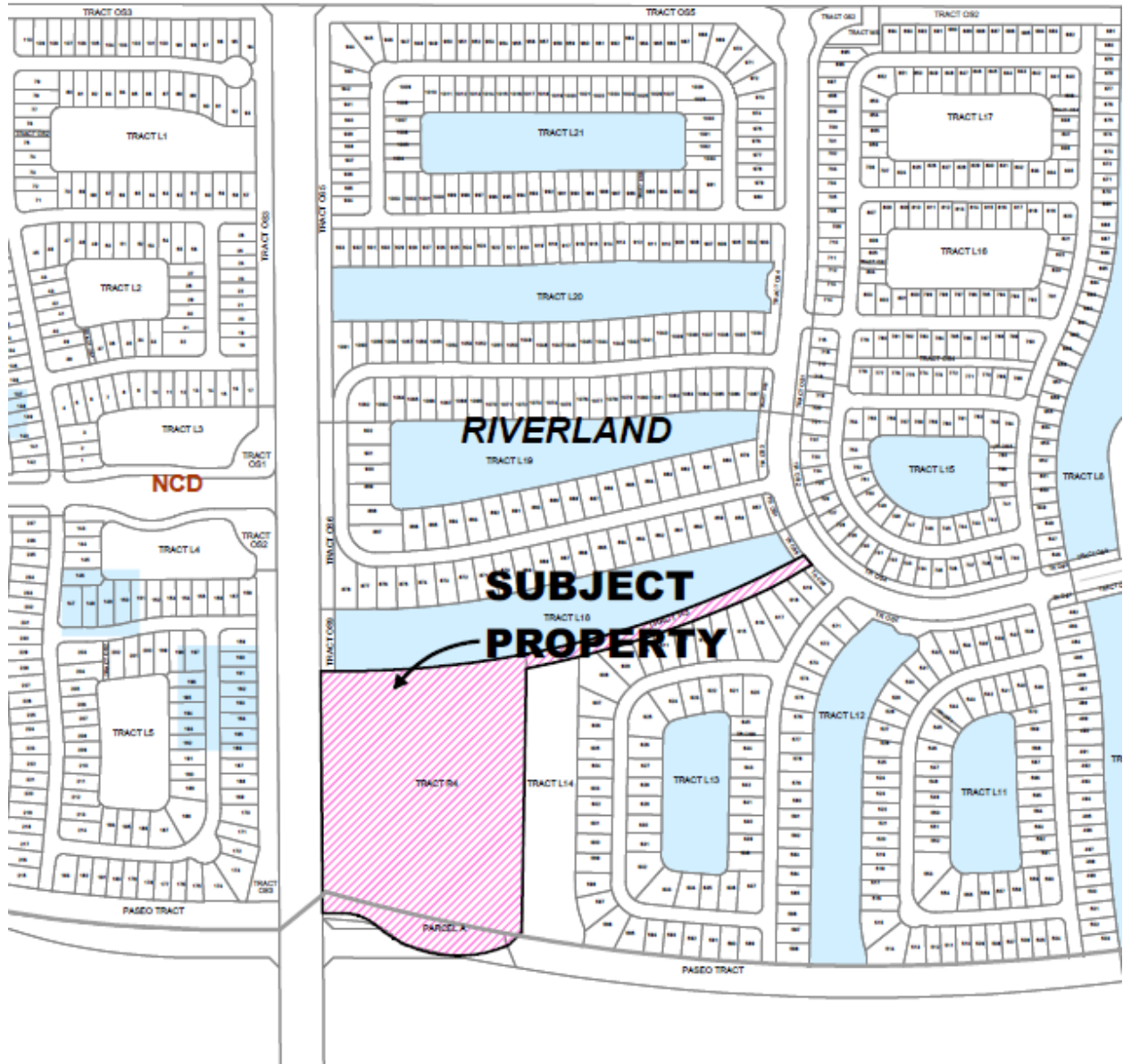
The application is for phase 3 of a private recreation facility. Phases 1 and 2 consist of a 14,394 square foot fitness center, a 2,260 square foot pro shop, swimming pool, bocce ball courts, pickleball courts, and tennis courts. Phase 3 will include the addition of a 17,051 square foot fitness center and a second pool.

Location and Site Information

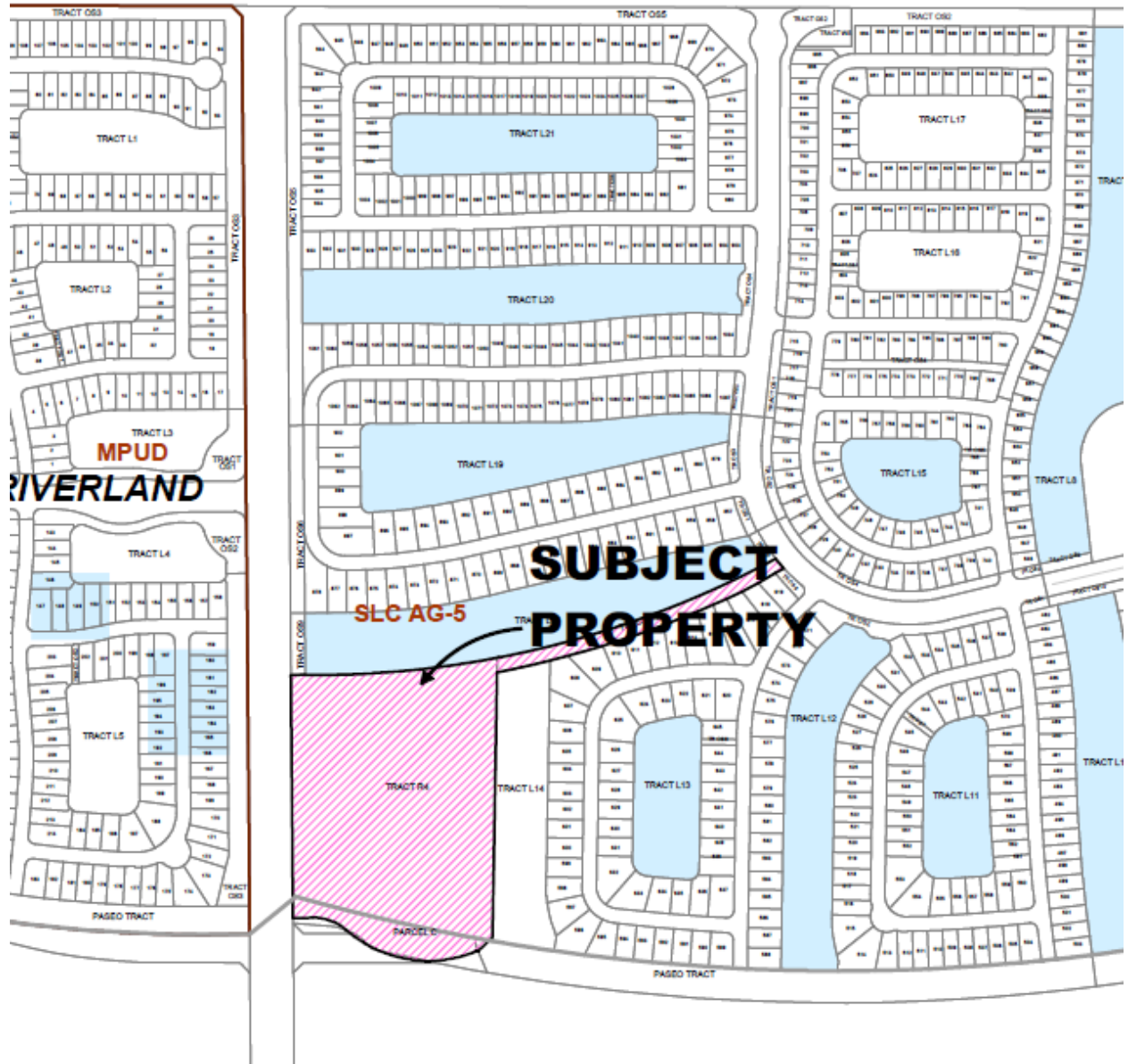
Parcel Number:	432150400160000, 432150400150003, & 431643100020000
Property Size:	16.47 acres
Legal Description:	RIVERLAND PARCEL A – PLAT NINE, TRACT “R3”, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 80 PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA & RIVERLAND PARCEL A – PLAT 15, TRACT “R” AS RECORDED IN PLAT BOOK 89 PAGES 14-18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Private amenity center

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Riverland Community
South	NCD	MPUD	Vacant
East	NCD	MPUD	Riverland Community
West	NCD	MPUD	Riverland Community



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

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

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	Private recreation facility center is a permitted use.
DUMPSTER ENCLOSURE	A 12' X 24' dumpster enclosure is provided for general and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	N/A
PARKING REQUIREMENTS	No parking is required by the MPUD as long as there is adequate pedestrian access, however 235 car, 12 handicapped accessible and 115 golf cart parking spaces are being provided.
BUILDING HEIGHT	The proposed building height is 26 feet.
SETBACKS	MPUD required setbacks are being met.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code and the Riverland/Kennedy DRI, 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 will be the provider of utilities.
TRANSPORTATION	Traffic calculations based on The Institute of Transportation Engineers Trip Generation 10th edition manual are as follows: Average weekday daily trips = 968 P.M. peak hour trips = 84 Per the DRI, development order conditions are evaluated using a cumulative trip generation analysis to determine triggering of any transportation conditions.
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	The applicant must provide a paving and drainage plan that is in compliance with the adopted level of service standard.
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	N/A

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/Tree Protection:

The upland habitat preservation requirements for the Riverland/Kennedy Development of Regional Impact are addressed in the DRI development order. There is no native upland habitat on the property.

Wildlife Protection:

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 requirements as set forth in Chapter 162 must be followed within 90 days of the issuance of any permits.

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request at their meeting on February 10, 2021 and recommended approval.