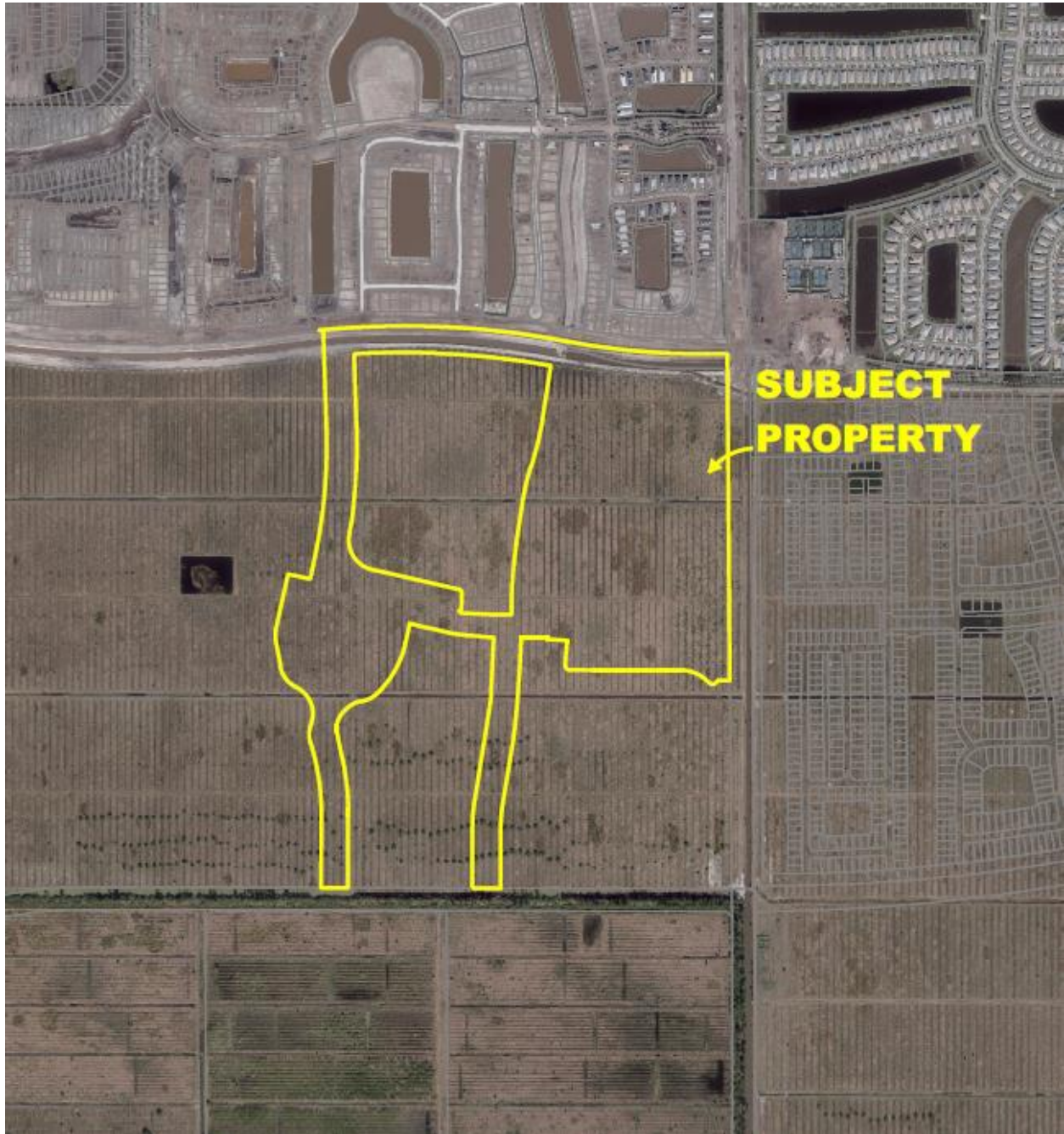




**Riverland Parcel D - Plat One  
Preliminary and Final Subdivision Plat with Construction Plans  
P22-262**



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 D - Plat One.
Applicant:	Michael Fogarty, P.E.
Property Owner:	Riverland Associates IV, LLLP
Location:	South of Discovery Way and west of Riverland Boulevard.
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

**Project Description**

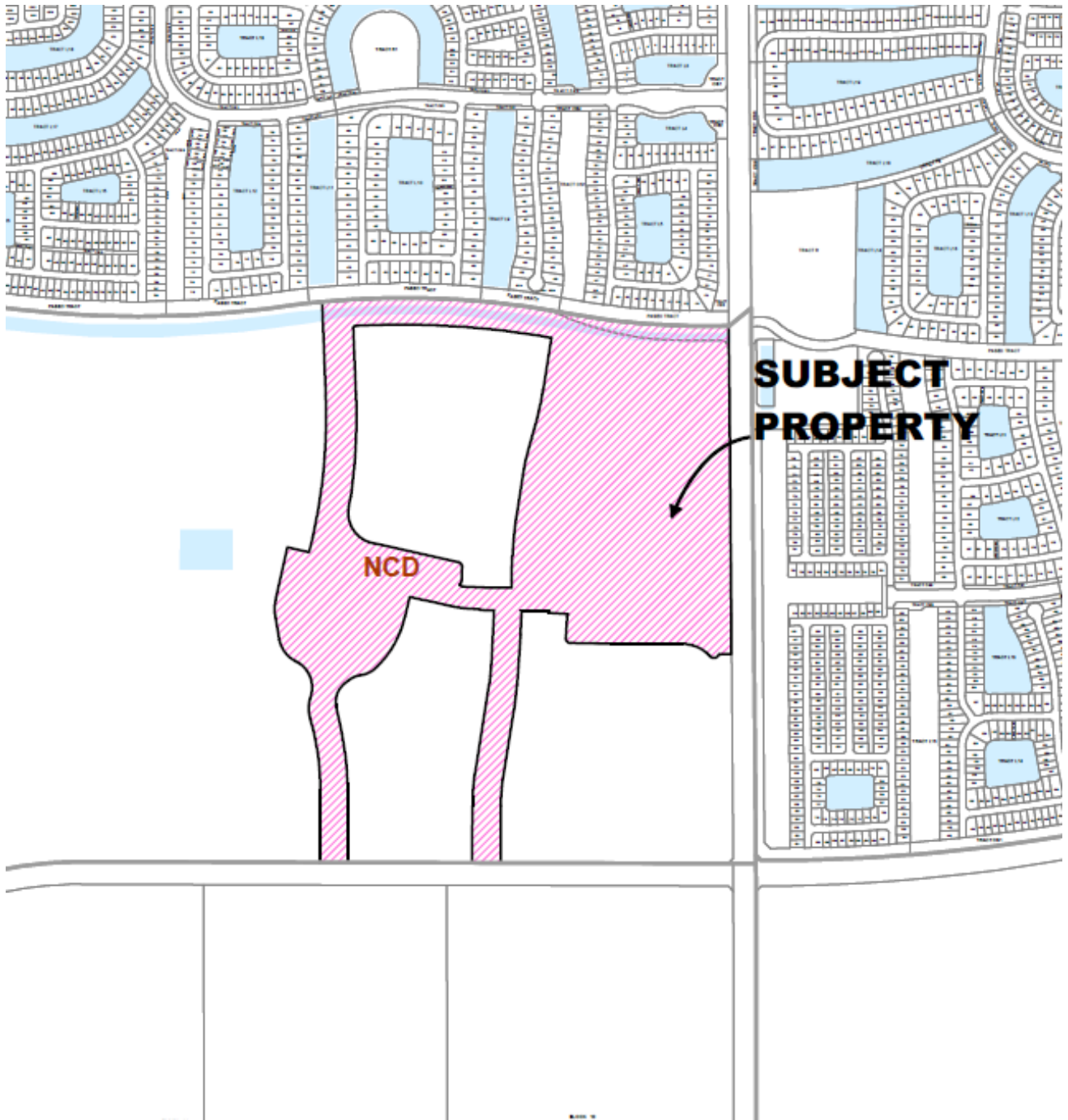
The proposed preliminary and final plat application is to provide 107 single family lots, open space tracts, and water management tracts. This will include the primary entrance to the proposed Parcel D development.

**Location and Site Information**

Property Size:	Approximately 109 acres
Parcel ID:	431914100020009
Legal Description:	A portion of Section 20, 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

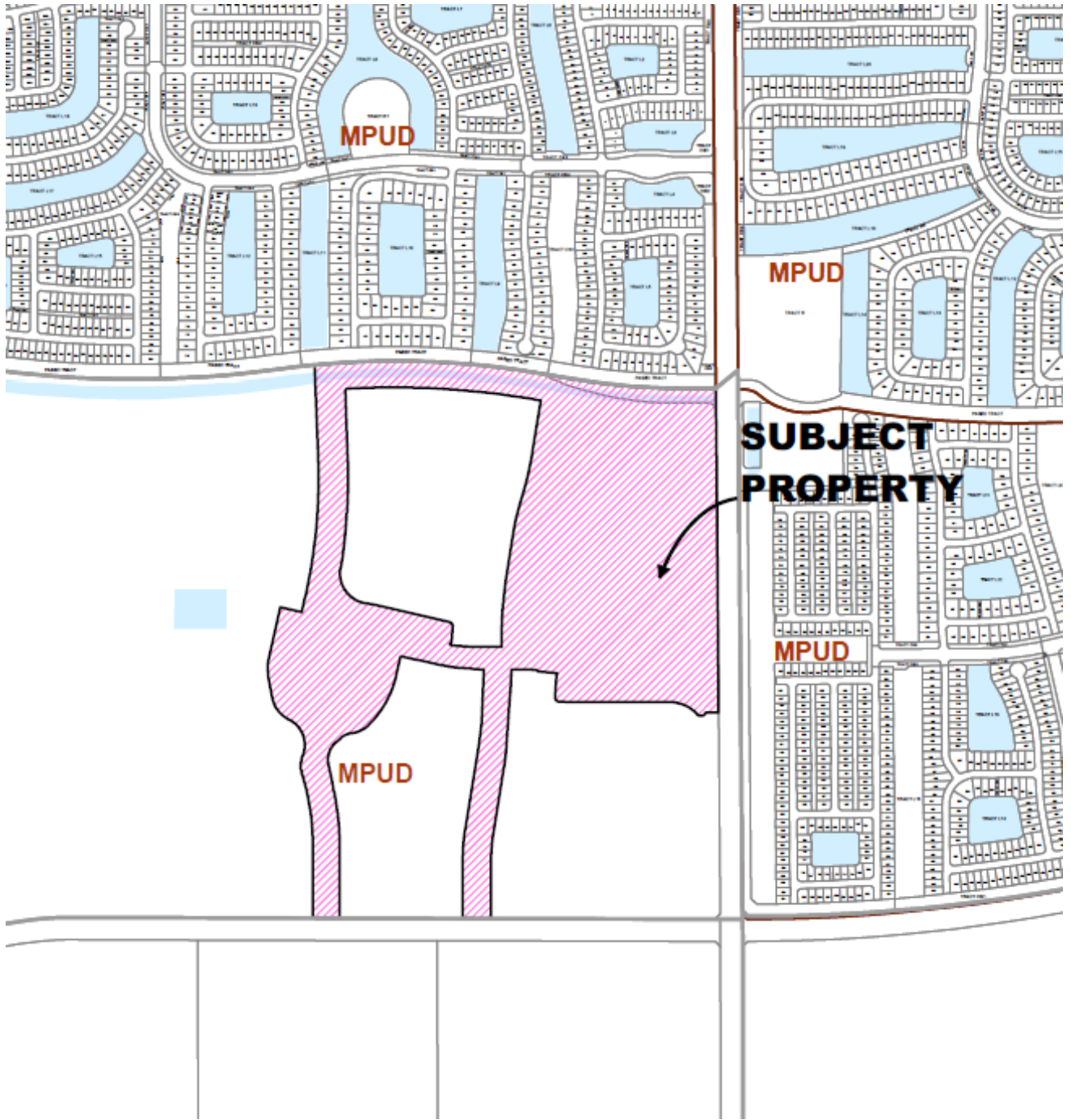
**Surrounding Uses**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
North	NCD	MPUD	Riverland Development
South	NCD	MPUD	Vacant Land
East	NCD	MPUD	Riverland Development
West	NCD	MPUD	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:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	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.
<b><i>Traffic Circulation</i></b>	This application and Traffic Report prepared by Simmons & White dated April 22, 2022 has been 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. No additional roadway construction is triggered at this time.
<b><i>Parks and Recreation Facilities</i></b>	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.
<b><i>Stormwater Management Facilities</i></b>	The construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	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**

P21-234 Riverland/Kennedy DRI Parcel D MPUD Rezoning

**STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the preliminary and final plat and construction plans at their meeting of October 12, 2022.