

**Riverland – Valencia Parc Clubhouse at Riverland Parcel D
Major Site Plan
P23-229**

Project Location Map



SUMMARY

Applicant's Request:	A major site plan application for the development of the Valencia Parc clubhouse.
Applicant:	Mike Fogarty, GL Homes
Property Owner:	Riverland Associates IV, LLLP
Location:	The property is generally located south side of SW Midnight Stream Boulevard, west of SW Riverland Boulevard.
Address:	12900 SW Midnight Stream Boulevard
Project Planner:	Francis Forman, Planner II

Project Description

The owner, Riverland Associates IV, LLLP, has applied for major site plan approval for a project known as Valencia Parc Clubhouse at Riverland Parcel D. The proposed major site plan is for the development of a 30,736 square foot clubhouse and amenities for the Valencia Parc development within the Riverland area. The proposed project will have its access from SW Midnight Stream Boulevard with further traffic circulation through the interior of the site and parking for both vehicular and golf-cart users to accommodate all the residents of the surrounding neighborhoods.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at their January 10, 2024, meeting.

Location and Site Information

Parcel Numbers:	4320-505-0131-000-2
Property Size:	5.10 acres, more or less
Legal Description:	Riverland Parcel D, Plat One, Tract "R"
Address:	12900 SW Midnight Stream Boulevard
Future Land Use:	NCD (New Community Development)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant

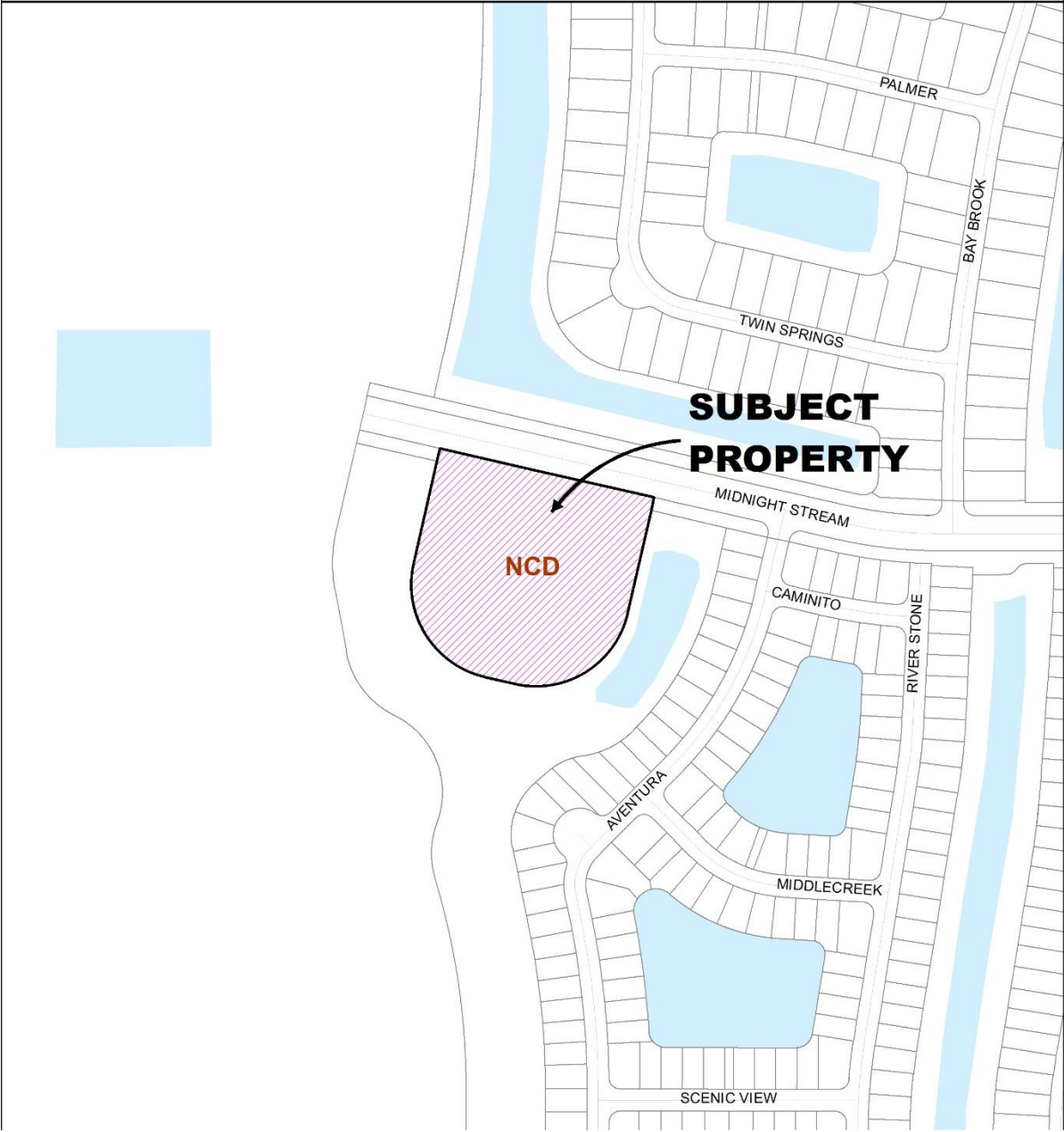
Surrounding Uses

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

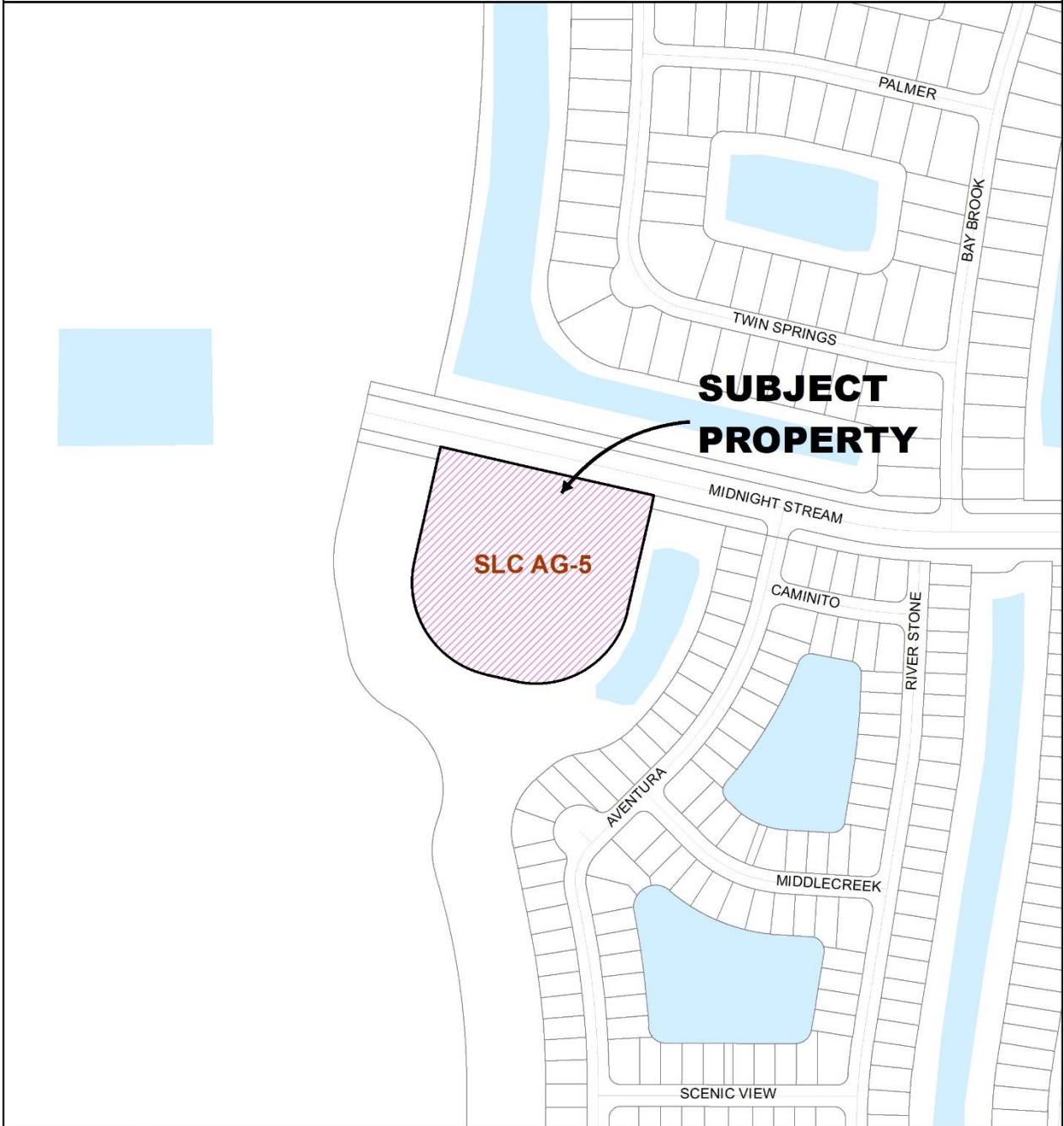
NCD – New Community Development

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The proposed club house for the Valencia Parc development is consistent with the permitted uses of the MPUD zoning district.
DUMPSTER ENCLOSURE	The site plan provides a 24' x 12' dumpster enclosure for general and recyclable refuse use.
ARCHITECTURAL DESIGN STANDARDS	Riverland has their own design standards which are administered by the Riverland Design Review Committee.
PARKING REQUIREMENTS	The proposed club house will provide a total of 210 parking spaces with 7 of those spaces being handicap.
SETBACKS	Building setback lines depicted on site plan are consistent with the MPUD requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, 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 Utility Systems will provide sewer and water service. A developer's agreement with the Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of a building permit.
TRANSPORTATION	The application was 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 19-01pwd.
PARKS/OPEN SPACE	Since this is a nonresidential, public facility project, parks and open space compliance with Chapter 160 is not applicable.
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service is required to be approved by the Site Plan Review Committee prior to issuance of building permits.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. The project is nonresidential and therefore, there is no impact to population projections.

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 Protection: The site has been cleared.

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

Public Art (Chapter 162): Riverland will be submitting an Alternative Equivalent Proposal for a single art piece that meet the public art requirements for Parcels B and D and the Riverland Center.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval. The Site Plan Review Committee reviewed the request at their meeting on January 10, 2024 and recommended approval.