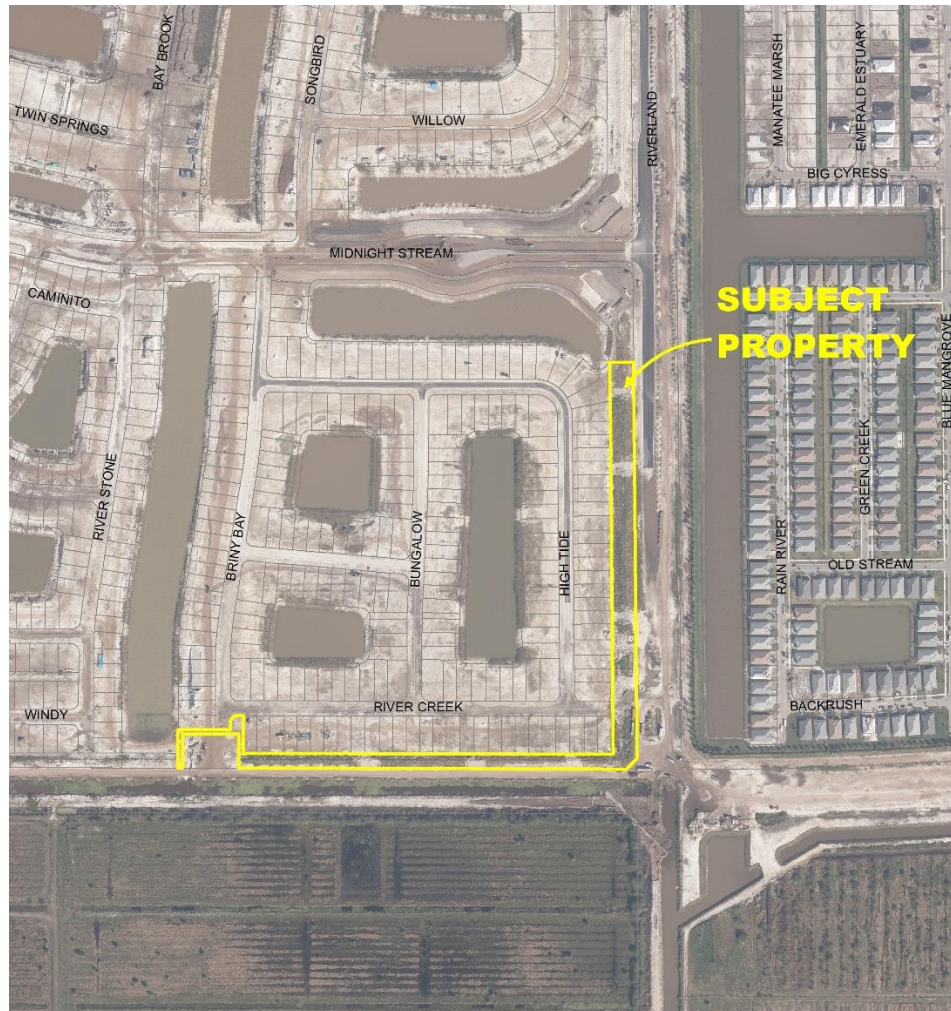


**Riverland Parcel D – Plat Two Replat
Preliminary and Final Plat with Construction Plans
P24-177**



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 Two Replat.
Applicant:	Mike Fogarty, Riverland Associates IV, LLLP
Property Owner:	Riverland Associates IV, LLLP
Location:	The property is generally located on the northwest corner of SW Marshall Parkway and SW Riverland Boulevard.
Project Planner:	Francis Forman, Planner III

Project Description

Riverland Associates IV, LLLP, Owners, has submitted the proposed preliminary and final plat application to replat the Open Space Tract 1 of Riverland Parcel D - Plat Two to create an emergency access easment within the open space tract. The emergency access route will connect River Creek Street to Riverland Boulevard, providing a secondary access to the development pod. The construction plans include the stabilization of the route.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the request and recommended approval of the proposed preliminary and final plat at the November 13, 2024, Site Plan Review Committee meeting.

Location and Site Information

Parcel Numbers:	4319-141-0002-000-9
Property Size:	+/- 4.13 acres
Legal Description:	Being a replat of all of tract "OS1", Riverland Parcel D – plat two, as recorded in plat book 119, pages 1 through 10, public records of St. Lucie County, Florida, lying within section 20, township 37 south, range 39 east, city of Port St. Lucie, St. Lucie County.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant

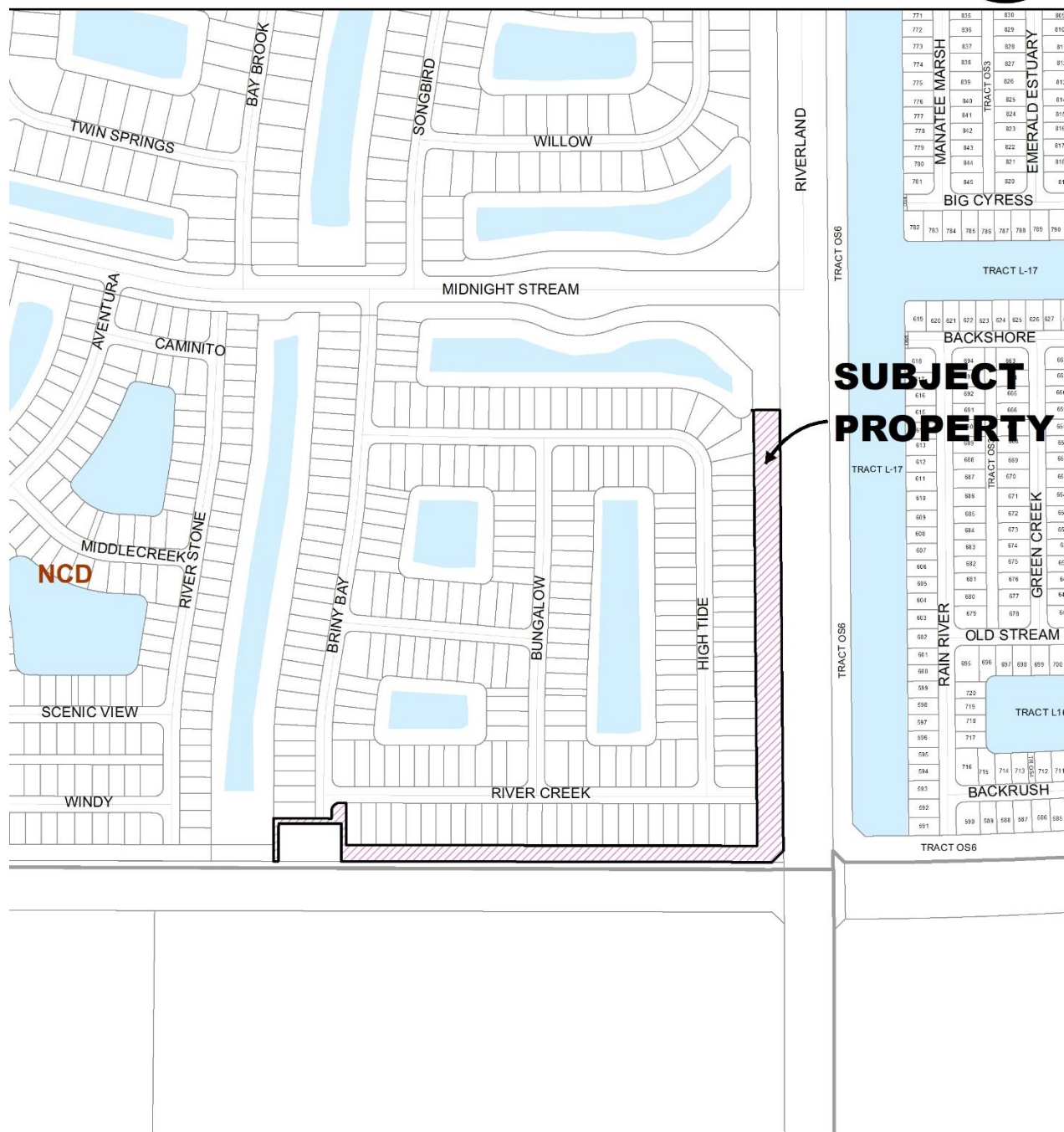
Surrounding Uses

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

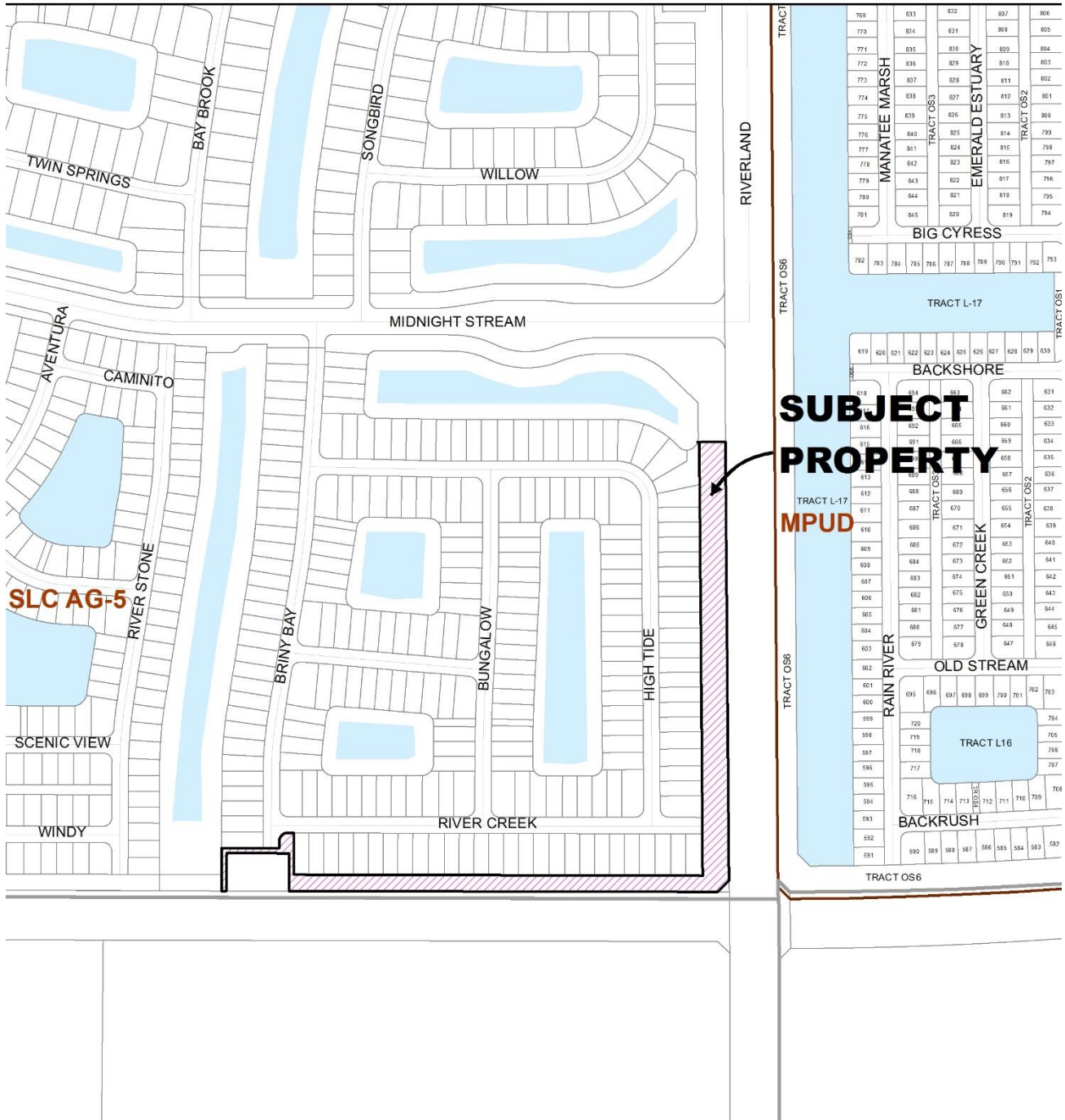
NCD – New Community Development

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code and the Riverland/Kennedy DRI regarding the 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 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.
<i>Traffic Circulation</i>	This plat will not trigger the construction of any additional roadways per the Riverland/Kennedy DRI DO. The Public Works traffic memo is attached.
<i>Parks and Recreation Facilities</i>	Not applicable
<i>Stormwater Management Facilities</i>	The construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.
<i>Solid Waste</i>	Not applicable
<i>Public School Concurrency Analysis</i>	Not applicable

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.

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request and recommended approval of the preliminary and final plat at the November 11, 2024, Site Plan Review Committee meeting. Staff recommends approval of the preliminary and final plat with construction plans.