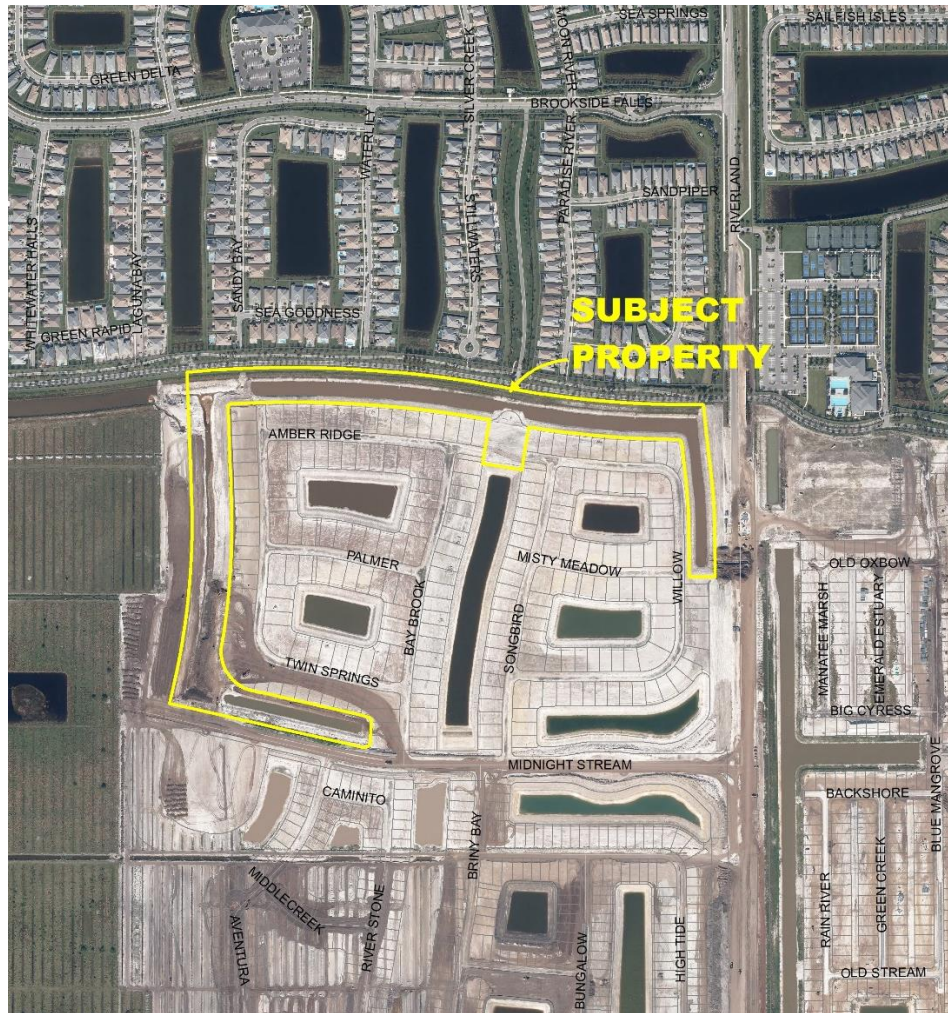


**Riverland Parcel D-Plat One Replat
Preliminary and Final Plat
P23-198**



Project Location Map

SUMMARY

Applicant's Request:	An application to replat Parcel D, Plat One to update tract lines and easements to reflect changes to Lake 15 and water main locations.
Applicant:	Mike Fogarty, Riverland Associates IV, LLLP
Property Owner:	Riverland Associates IV, LLLP
Location:	The property is generally located on the north side of SW Midnight Stream Boulevard, west of SW Riverland Boulevard.
Address:	N/A
Project Planner:	Francis Forman, Planner II

Project Description

Riverland Associates IV, LLLP, the owner of the property, has requested a replat of Riverland Parcel D, Plat One to update the tract lines and easements to accurately reflect the adjustment to Lake 15 and water main location. Plat One consists of the water management and open space tracts for the Riverland Parcel D development.

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 December 13, 2023, Site Plan Review Committee meeting.

Location and Site Information

Parcel Numbers:	4319-141-0002-000-9
Property Size:	23.7 acres
Legal Description:	Tracts "L15", "OS13" and "OS14", Riverland Parcel D – Plat One
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant

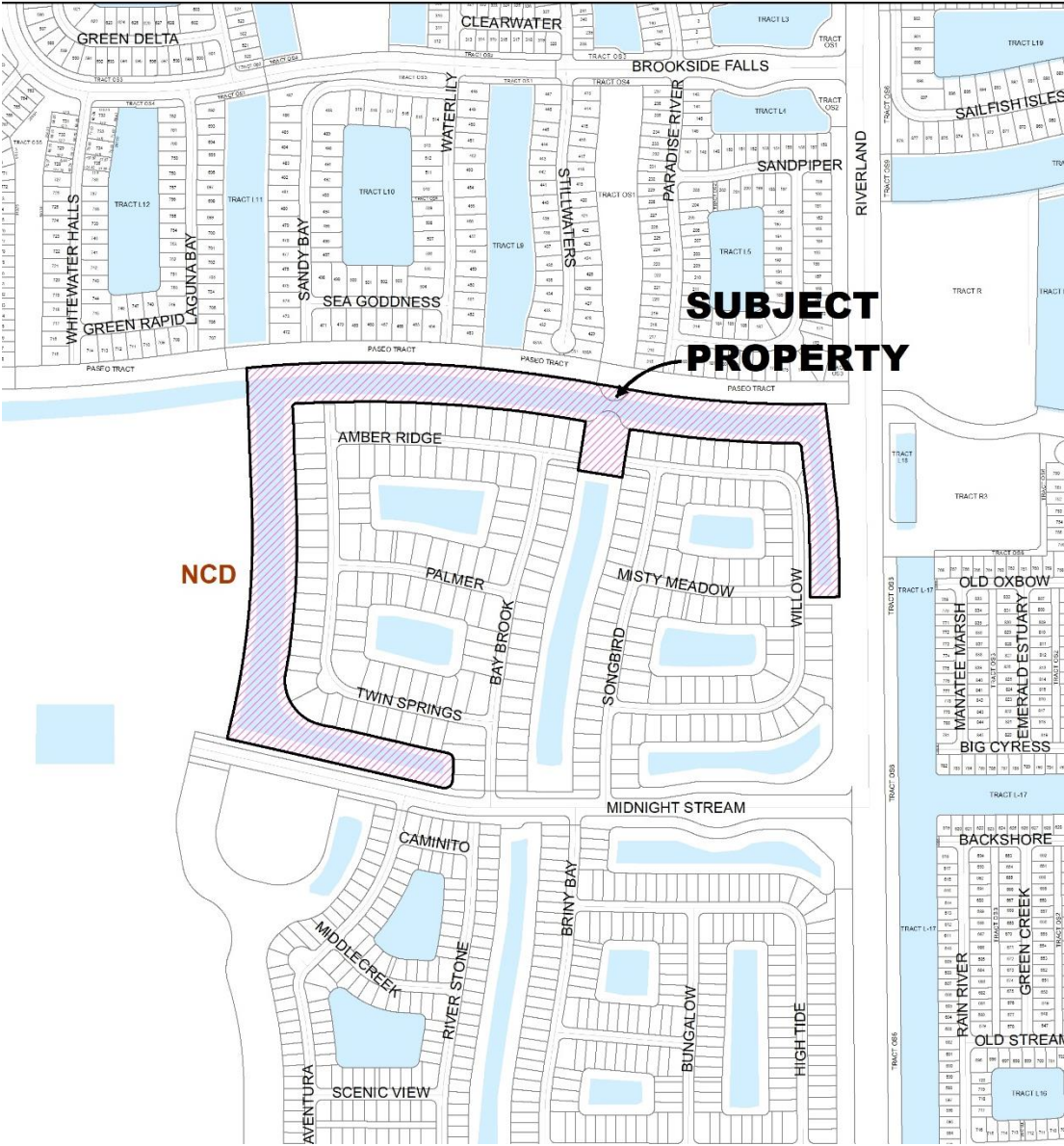
Surrounding Uses

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

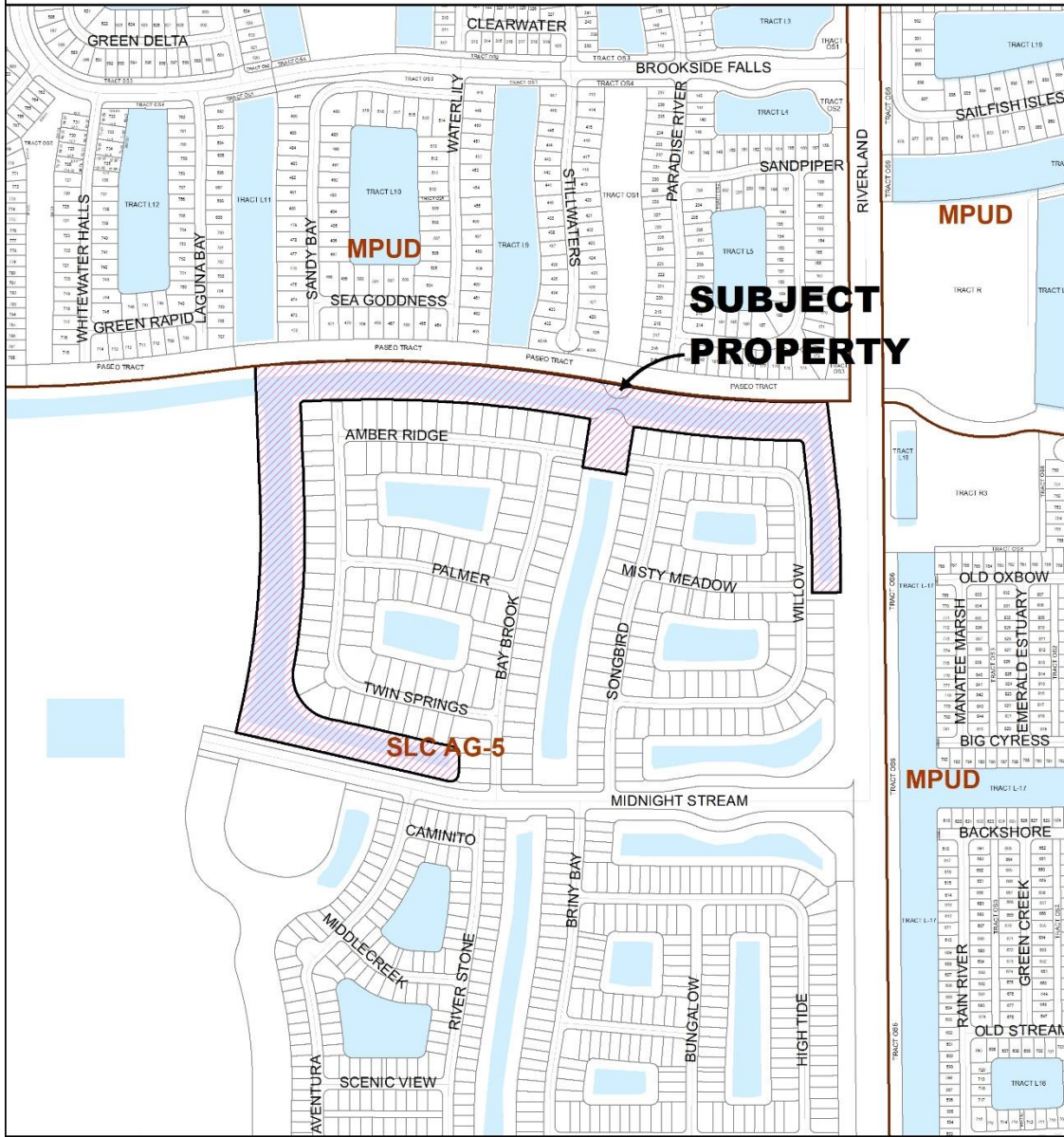
NCD – New Community Development

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 regarding the provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	Sewer/water will be provided by Port St. Lucie Utility Systems Department.
<i>Traffic Circulation</i>	Not applicable
<i>Parks and Recreation Facilities</i>	Not applicable
<i>Stormwater Management Facilities</i>	The plat includes water management tracts and a drainage easement to serve Parcel D.
<i>Solid Waste</i>	Not applicable
<i>Public School Concurrency Analysis</i>	Not applicable

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request and recommended approval of the preliminary and final plat at the December 13, 2023, Site Plan Review Committee meeting.