



**Discovery Way at Riverland Parcel C  
Preliminary and Final Subdivision Plat with Construction Plans  
P21-014**



Project Location Map

**SUMMARY**

|                      |   |
|----------------------|---|
| Applicant's Request: | Request for approval of a preliminary and final subdivision plat with construction plans for a project know as Discovery Way @ Riverland Parcel C |
| Applicant:           | Mike Fogarty, P.E. of Riverland Associates I, LLLP  |
| Property Owner:      | City of Port St. Lucie  |
| Location:            | South of the Tradition Parkway and west of Community Boulevard.   |
| Project Planner:     | Daniel Robinson, Planner II   |

**Project Description**

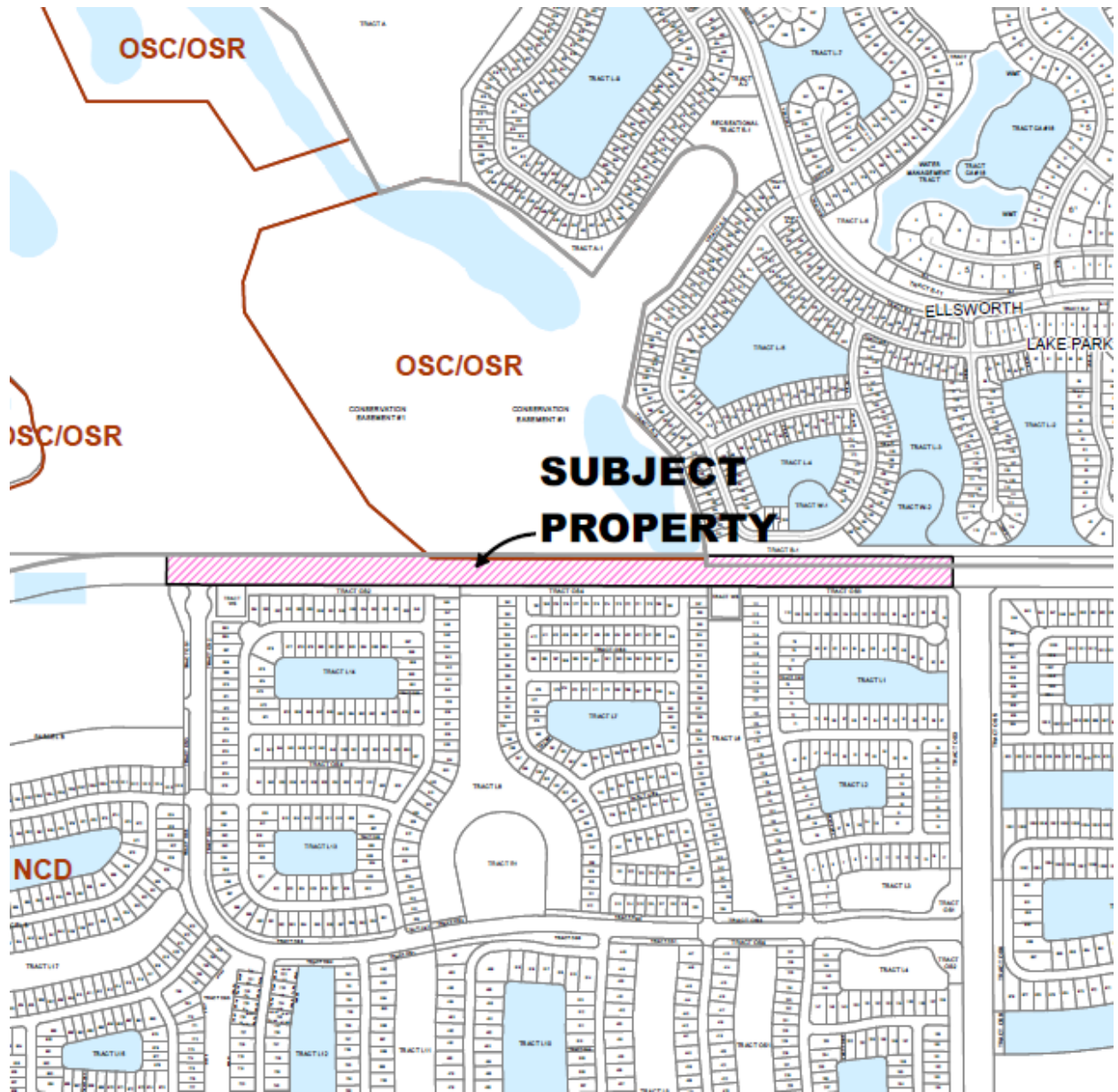
The proposed subdivision plat will create the public road right-of-way tract for Discovery Way from Riverland Boulevard to Riverland Parcel C community entrance.

**Location and Site Information**

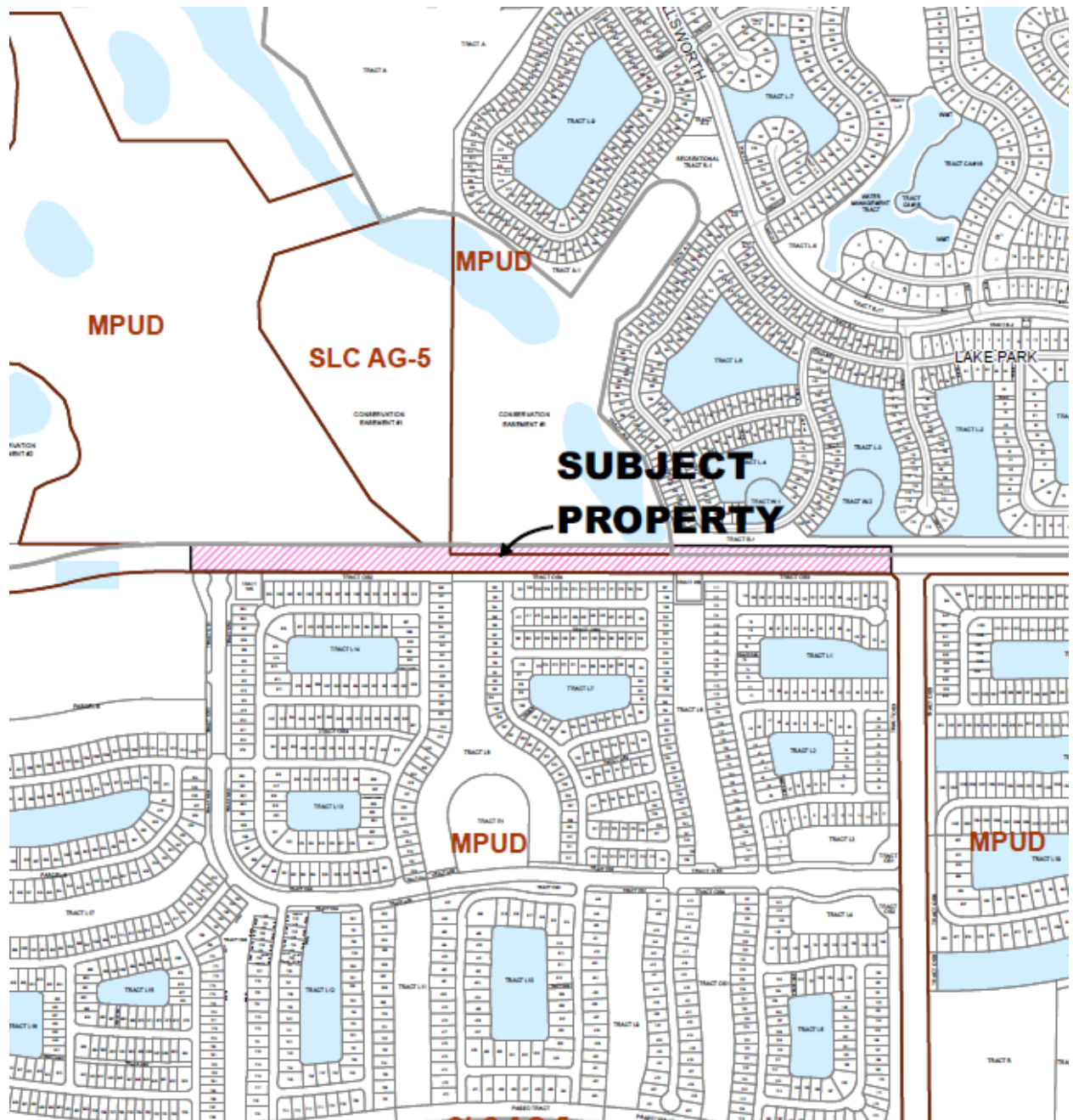
|                    |   |
|--------------------|---|
| Parcel Number:     | 431643100010003   |
| Property Size:     | Approximately 13.32 acres   |
| Legal Description: | A portion of that parcel of land designated as roadway E/W #1, according to official records Book 4077, Page 1480, of the Public Records of St. Lucie County, Florida, also being a portion of Section 17, 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**

| Direction | Future Land Use | Zoning | Existing Use               |
|-----------|-----------------|--------|----------------------------|
| North     | NCD             | MPUD   | Town Park Community        |
| South     | NCD             | MPUD   | Riverland Community        |
| East      | NCD             | MPUD   | Discovery Way Right-of-way |
| 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, regarding provision of adequate public facilities and documented as follows:

|   |  |
|---|--|
| <b><i>Sanitary Sewer and Potable Water Facilities</i></b> | N/A  |
| <b><i>Traffic Circulation</i></b>                         | The Traffic Report prepared by Pinder Troutman Consulting, Inc. dated September 18, 2019 and the Trip Generation Letter Report also prepared by Pinder Troutman Consulting, Inc. dated September 8, 2020 have 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, Public Works Policy 19-01pwd and the latest Development Order for the referenced project. |
| <b><i>Parks and Recreation Facilities</i></b>             | N/A  |
| <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>                                 | N/A  |
| <b><i>Public School Concurrency Analysis</i></b>          | N/A  |

## STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat with construction plans at their meeting of February 10, 2021.