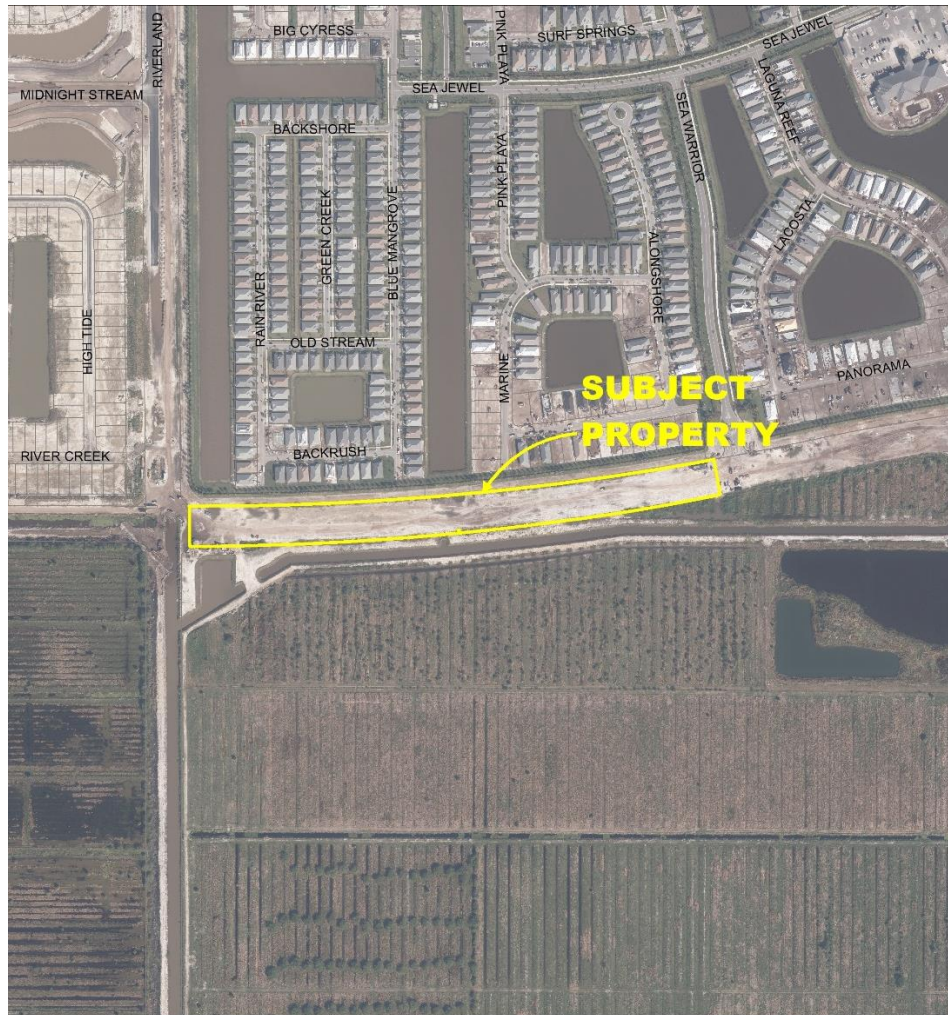




**Marshall Parkway at Riverland Parcel B – Phase 2**  
**Preliminary and Final Plat**  
**P24-020**



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 Marshall Parkway at Riverland Parcel B – Phase 2.
Applicant:	Mike Fogarty, Riverland Associates IV, LLLP
Property Owner:	Riverland Associates IV, LLLP
Location:	The property is generally located on the east side of SW Riverland Boulevard, south of SW Discovery Way.
Project Planner:	Francis Forman, Planner III

**Project Description**

Riverland Associates IV, LLLP, Owners, has submitted a proposed preliminary and final plat application to provide for the creation of a new roadway tract, south of Riverland Parcel B, for the extension of SW Marshall Parkway. The proposed plat will provide connectivity from SW Riverland Boulevard to the SW Community Boulevard. The application includes construction plans and landscape plans.

**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 February 28, 2024, Site Plan Review Committee meeting.

**Location and Site Information**

Parcel Numbers:	4321-333-0001-000-8
Property Size:	7.71 acres
Legal Description:	Being a portion of E/W #3 right-of-way as described in official records Book 3902, Page 465, of the public records of St. Lucie County, Florida, lying in Section 21, 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

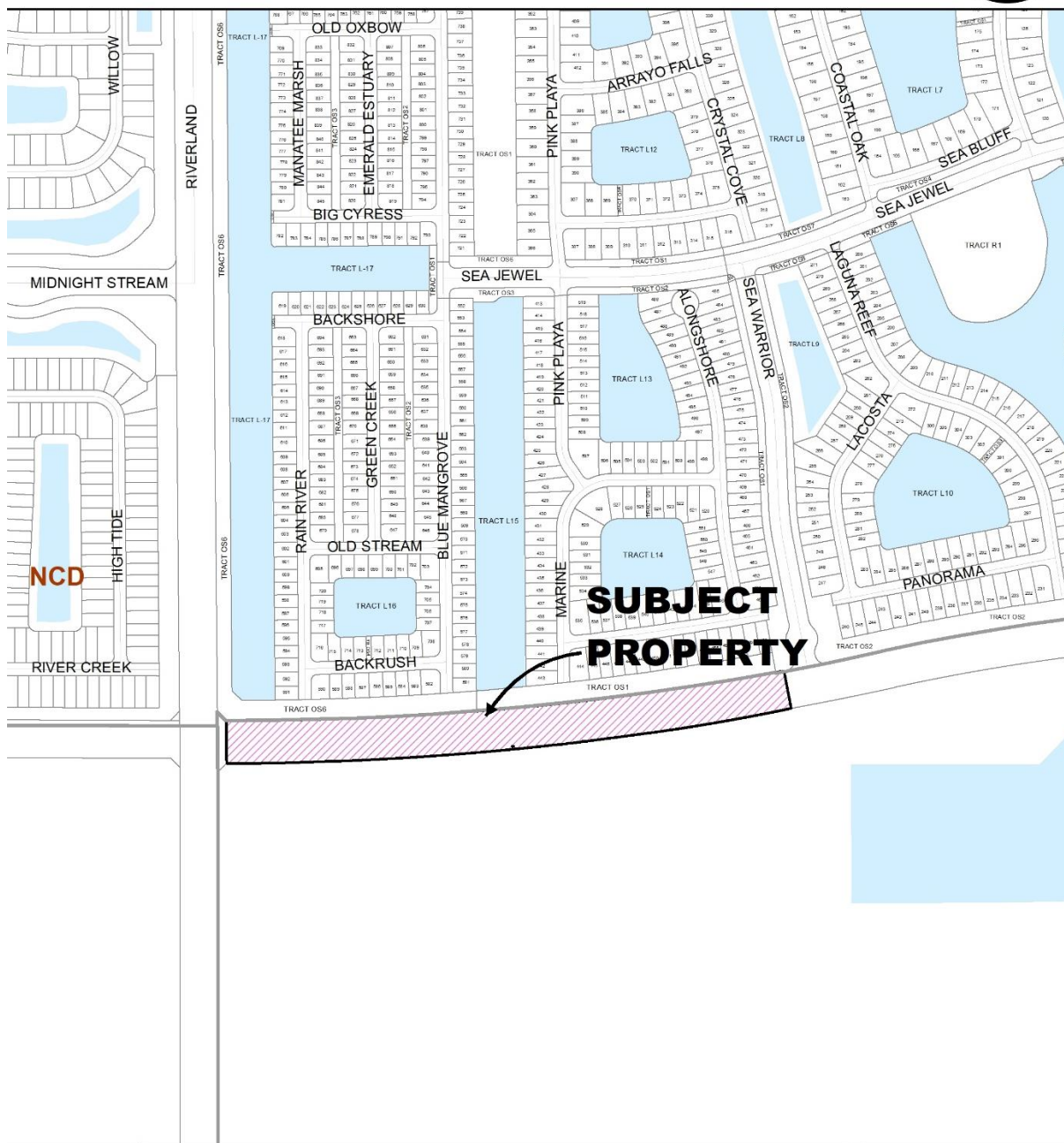
**Surrounding Uses**

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







## 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:

<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 surrounding developments.
<b><i>Traffic Circulation</i></b>	See the attached memo from Public Works.
<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

### **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 proposed roadway tract 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 February 28, 2024, Site Plan Review Committee meeting subject to the following condition:

1. The plat will not be recorded until a bond, reviewed by staff and approved by the City Attorney's office as to form, is received.