



Riverland – Valencia Parc Clubhouse

Major Site Plan
(P23-229)

City Council – May 13, 2024
Francis Forman, Planner II

Proposed Project

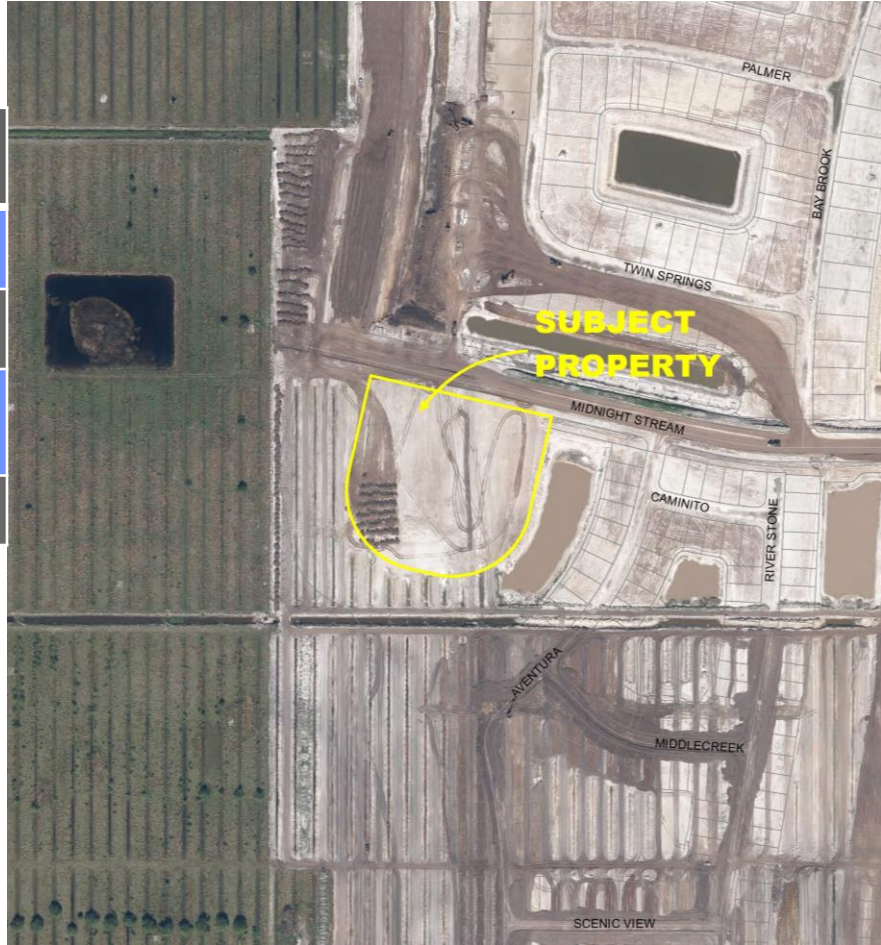
- A requested major site plan for the construction of a 30,736 square foot clubhouse with amenities for the Valencia Parc development (5.10 acres).

Applicant and Owner

- **Owner** – Riverland Associates IV, LLLP
- **Applicant** – Mike Fogarty, GL Homes
- **Location** – South side of SW Midnight Stream Boulevard, west of SW Riverland Boulevard.
- **Existing Use** – Vacant.

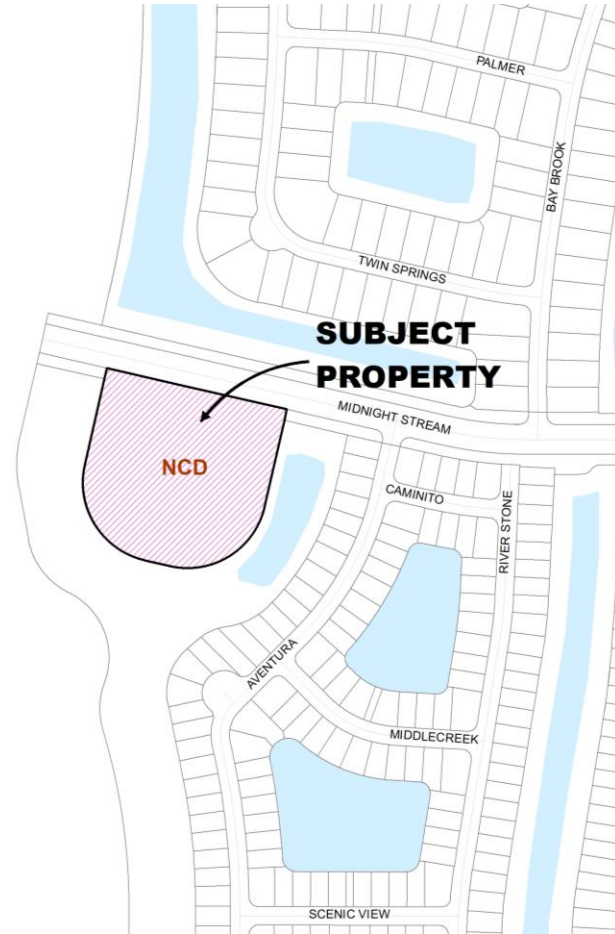
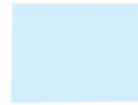
Aerial

Direction	Existing Use
North	Residential Homes
South	Vacant
East	Residential Homes
West	Vacant



Future Land Use

Direction	Future Land Use
North	New Community Development (NCD)
South	New Community Development (NCD)
East	New Community Development (NCD)
West	New Community Development (NCD)

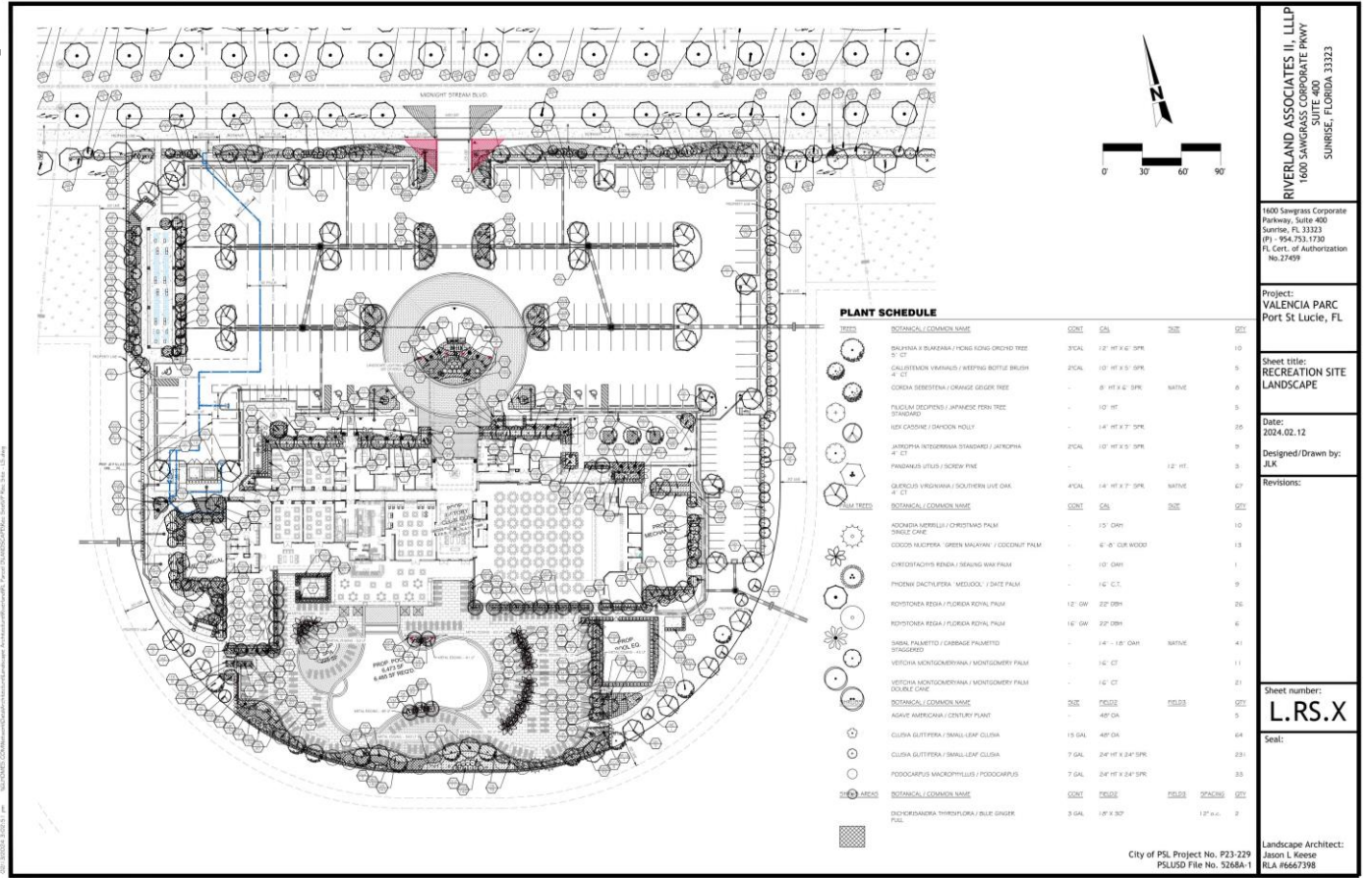


Zoning

Direction	Zoning
North	Master Planned Unit Development (MPUD)
South	Master Planned Unit Development (MPUD)
East	Master Planned Unit Development (MPUD)
West	Master Planned Unit Development (MPUD)



Landscape Plan



RIVERLAND ASSOCIATES II, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
KISSIMEE, FLORIDA 32741
(P) - 954.793.1730
FL Cert. of Authorization No. 27499

Project:
VALENCIA PARC
Port St Lucie, FL

Sheet Title:
RECREATION SITE
LANDSCAPE

Date:
2024.02.12

Designed/Drawn by:
JLK

Revisions:

Sheet number:
L.R.S.X

Seal:

Landscape Architect:
Jason L. Kose
RLA #6667398

City of PSL Project No. P23-229
PSLUSD File No. 5268A-1



Elevation Rendering



Zoning Review

- The proposed use is located within the MPUD zoning district, which allows for the proposed club house facilities to be utilized by the surrounding development.
- Access location (external and internal) has been reviewed by the Fire District for safety purposes. The site plan proposes to provide multiple form of egress to the site via SW Midnight Stream Boulevard, golf cart paths, and pedestrian walkways/open spaces.

Traffic Impact Statement

This development was reviewed by City Staff.

The proposed site is a Clubhouse exclusive to the residents of Riverland Valencia Parc subdivision. No additional trips will be generated onto the public roadways by this site.

Concurrency Review and Traffic Analysis

- The Port St. Lucie Utility Systems Department will provide water and sewer service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.

Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	The 5.10-acre site does not contain any protected or native trees that are proposed to be removed. The site has been previously cleared with the plat and construction plans approval.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Public Art will be addressed through an Alternative Equivalent Art proposal for Parcel B, Parcel D, and Riverland Center.

Recommendation

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