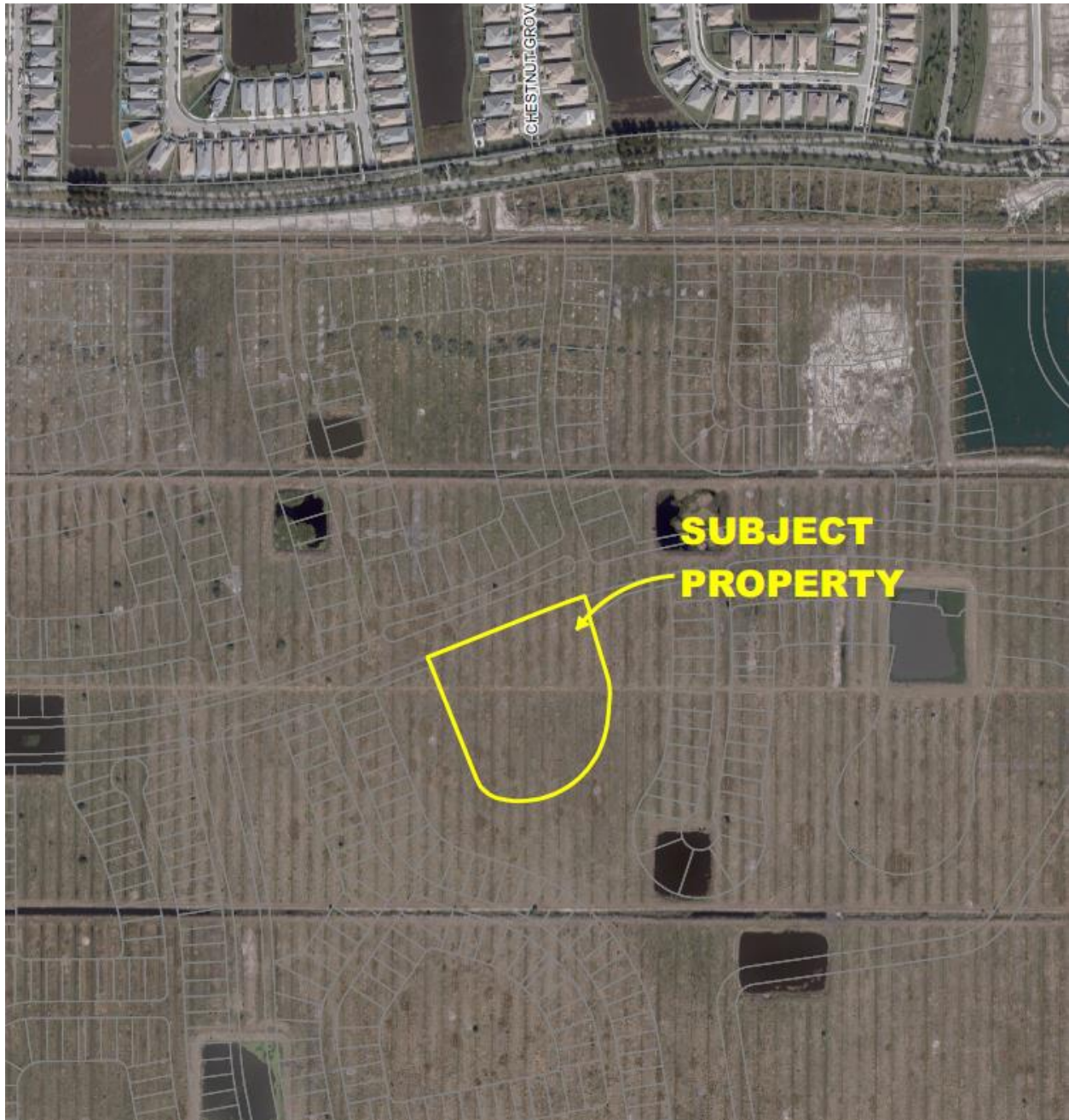




**Riverland Parcel B Valencia Walks Clubhouse
Major Site Plan Application
P22-228**



Project Location Map

SUMMARY

Applicant's Request:	Approve a Major Site Plan for Riverland Valencia Walks Clubhouse
Applicant:	Mike Fogarty, PE
Property Owner:	Riverland Associates II, LLP
Location:	Located south of Discovery Way, west of Community Boulevard, and north of Marshal Parkway.
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

Project Description

The proposed project includes a 28,910 square foot amenity center with a swimming pool and a mail kiosk.

Previous Actions and Prior Reviews

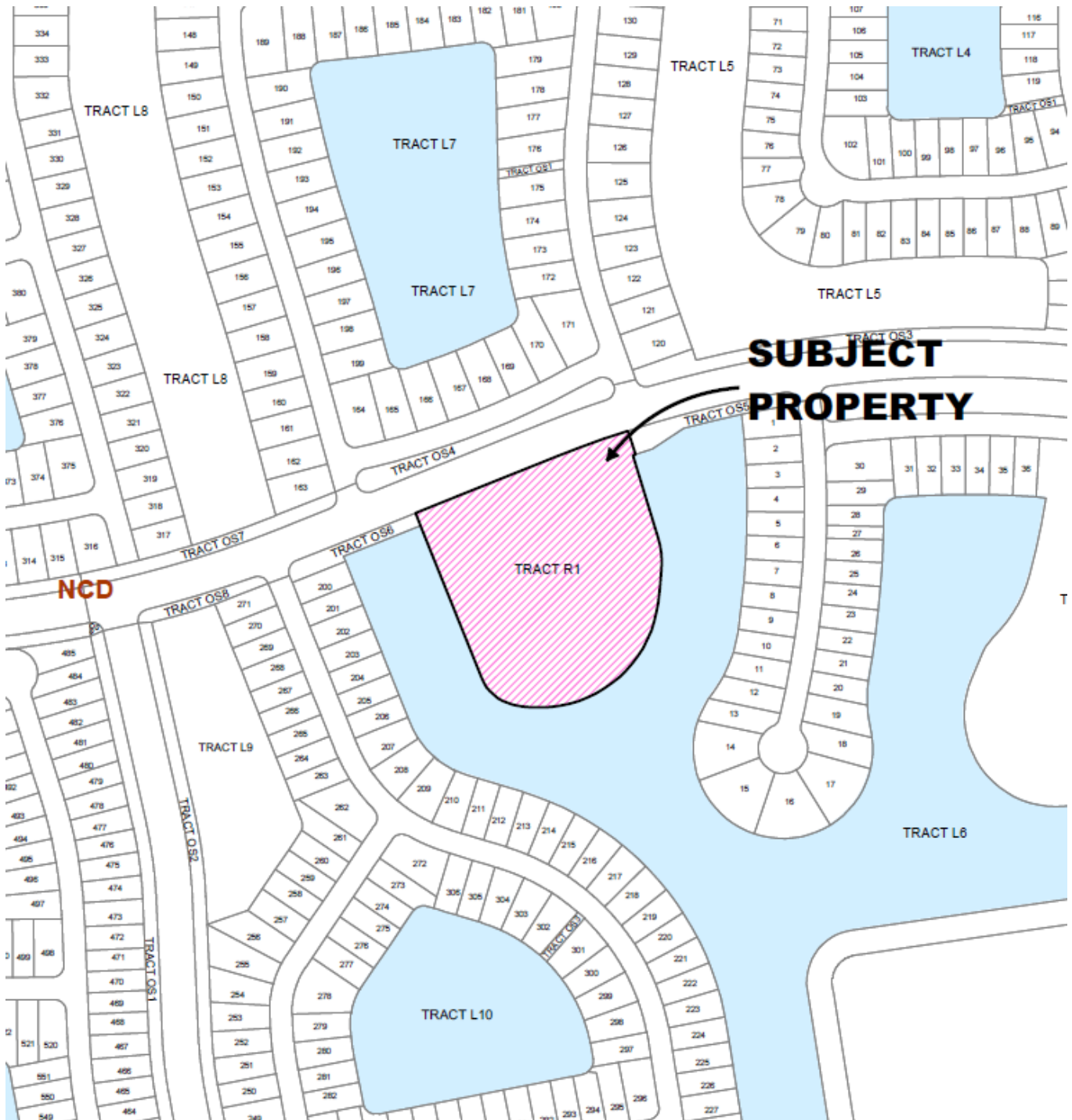
The Site Plan Review Committee recommended approval of the site plan amendment on August 24, 2022.

Location and Site Information

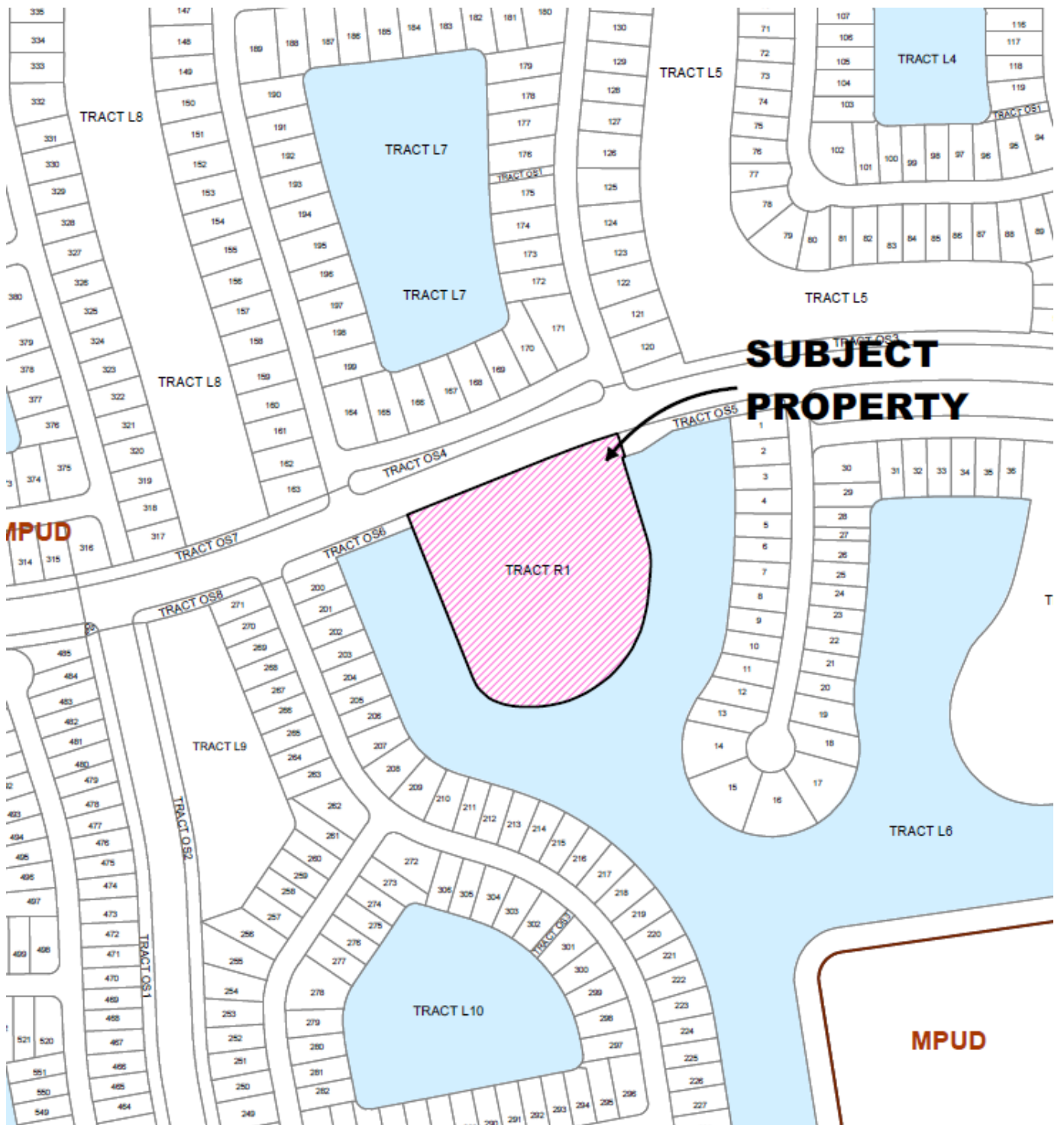
Parcel Number:	4321-507-0022-000-4
Property Size:	5.22 acres
Legal Description:	Being all of Tract "R1", Riverland Parcel B – Plat One, As Recorded in Plat Book 97 at Page 1 of The Public Records of St. Lucie County, Florida.
Future Land Use:	New Community Development District (NCD)
Existing Zoning:	Riverland Parcel B Master Planned Unit Development (MPUD)
Existing Use:	Amenity center with clubhouse, swimming pool, and mail kiosk.

Surrounding Uses

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



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of the Riverland Parcel B MPUD and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Clubhouses and mail kiosks are permitted uses within the MPUD.
DUMPSTER ENCLOSURE	The site includes a 12' X 24' dumpster enclosure allowing for both general and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	The proposed architectural elevations have been attached for reference.
PARKING REQUIREMENTS	The MPUD does not require parking for private recreation facility uses provided that adequate pedestrian access exists within the area intended to be served by the facility. However, 173 parking spaces and 16 golf cart spaces are proposed to be provided. A sidewalk connects the site to SW Sea Jewel Boulevard.
BUILDING HEIGHT	The proposed height of the building is 31 feet. The maximum height allowed in the MPUD is 35 feet.
SETBACKS	The proposed building and accessory uses are in compliance with the required setbacks of the MPUD.

CONCURRENCY REVIEW: The project has been reviewed for compliance with the Riverland DRI development order and Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems will provide sewer and water service. A developer's agreement with the Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of a building permit.
TRANSPORTATION	The Traffic Report prepared by Simmons & White dated August 28, 2020 has 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, and Public Works Policy 19-01pwd. The proposed site is for

	internal use only by residents of the Riverland Valencia Walk subdivision therefore not creating any additional trips on the City owned roadway network than what was already accounted for in the approvals of the subdivision plats.
PARKS AND OPEN SPACE	Per Condition No. 54 of the DRI development order, the developer is required to submit a proposed agreement for the provision of 141 acres of neighborhood and community park sites. An agreement for 12.62 acres was approved by Ordinance 19-67 by City Council at their regular meeting of September 23, 2019.
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service is required to be approved by the Site Plan Review Committee prior to issuance of building permits.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable

NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat: The property has been cleared.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): Public Art for Riverland Parcel B, Riverland Parcel D, and Riverland Center MPUDs have been approved to be submitted as a single art submittal by December 29, 2022.

Related Projects

P20-175 Riverland/Kennedy Parcel B MPUD

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the major site plan at their August 24, 2022, meeting.