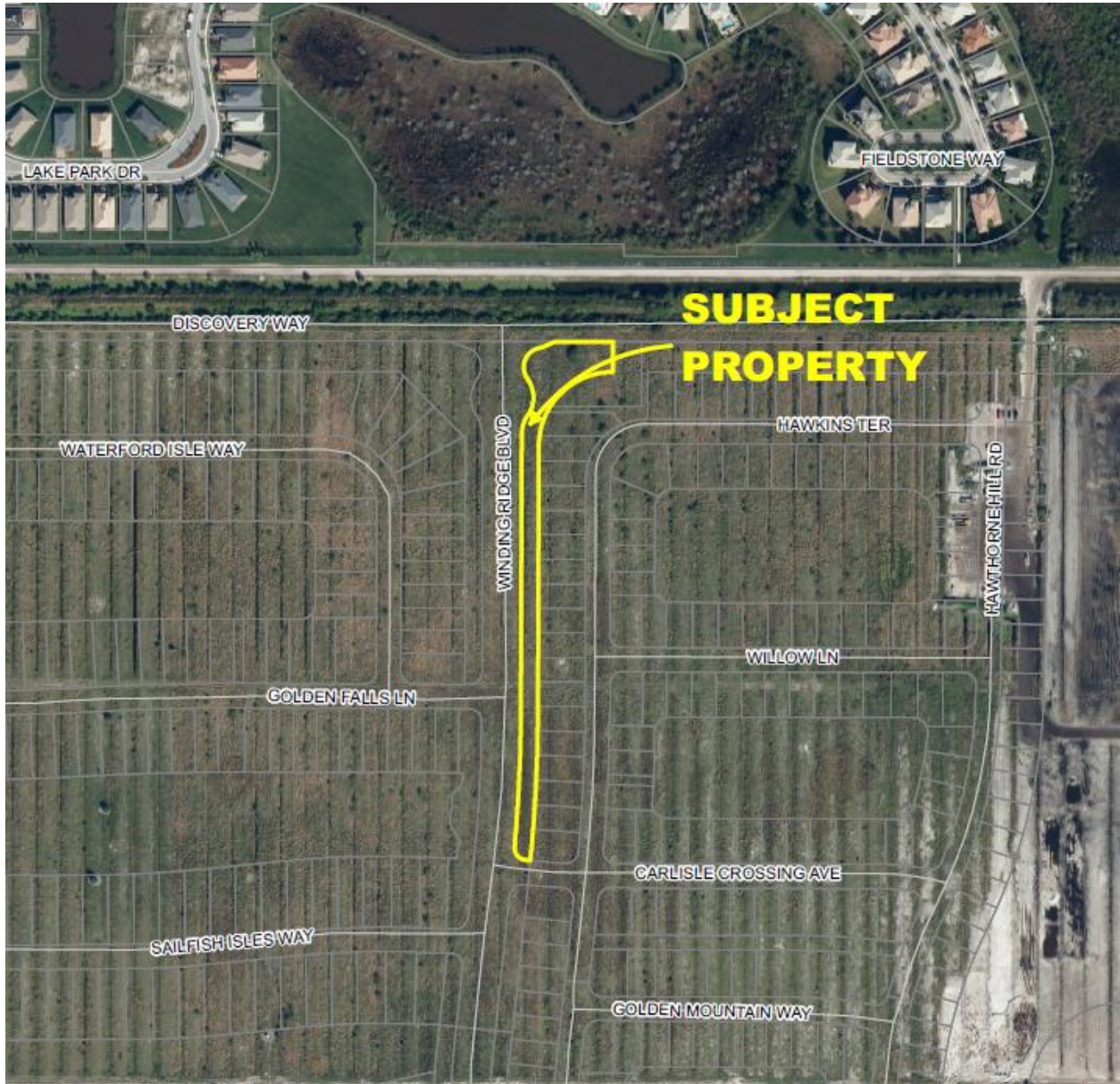




**Riverland Parcel A - Plat Eleven Replat
Preliminary and Final Subdivision Plat
P20-231**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat for a project known as Riverland Parcel A- Plat Eleven Replat
Applicant:	Michael Fogarty, P.E.
Property Owner:	Riverland Associates I, LLLP
Location:	South of Discovery Way and west of Community Boulevard.
Project Planner:	Daniel Robinson, Planner II

Project Description

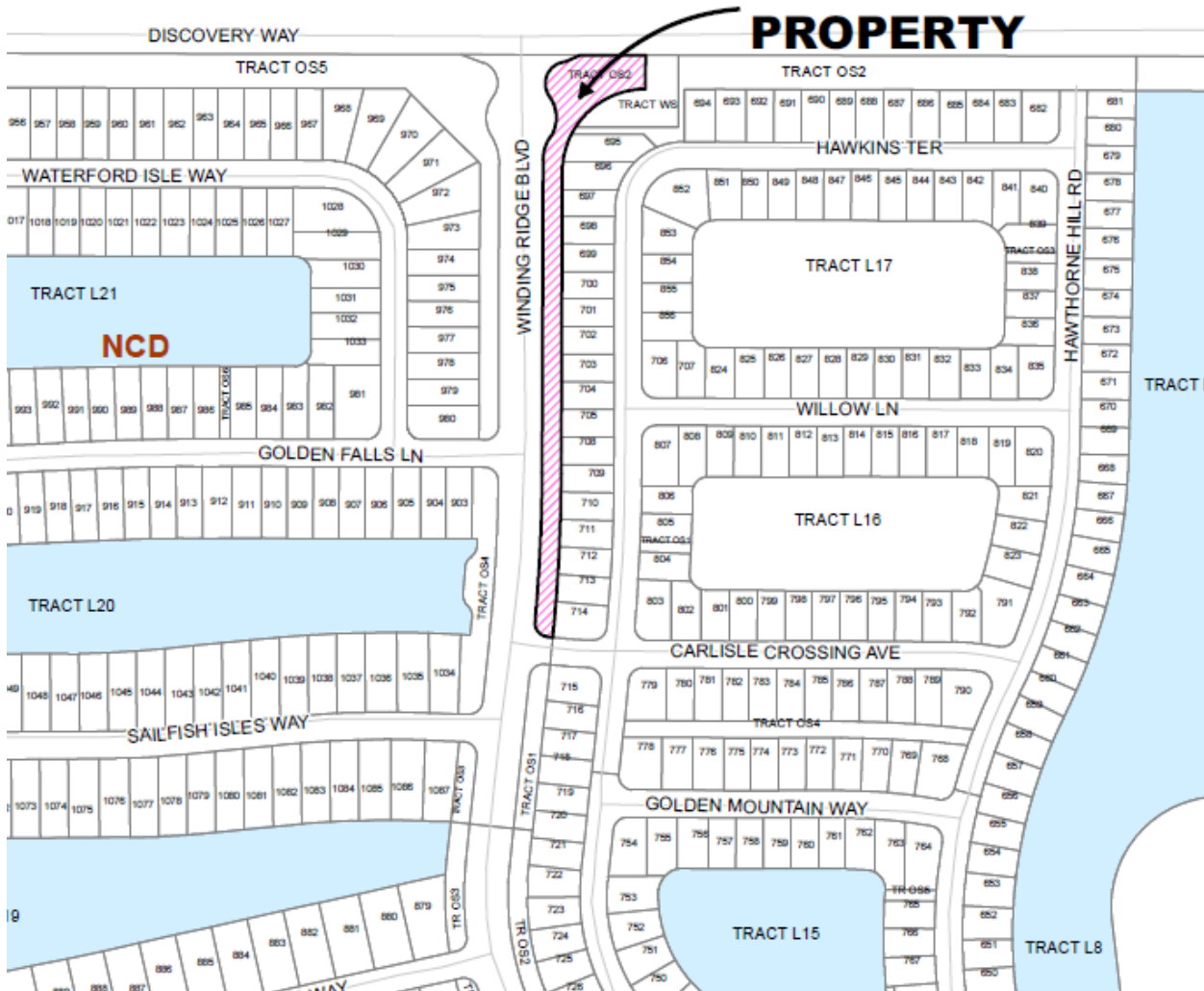
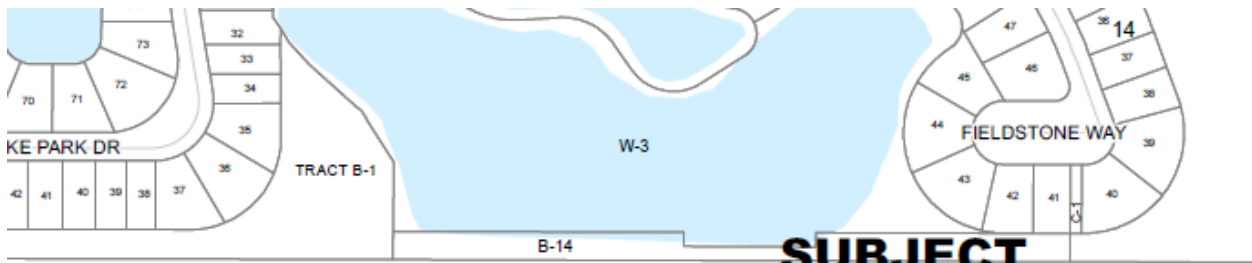
The proposed preliminary and final plat application is to create a tract (proposed Tract WS) within the existing tract (Tract OS1) and proposed dedication to the City of Port St. Lucie of Tract WS for a well site.

Location and Site Information

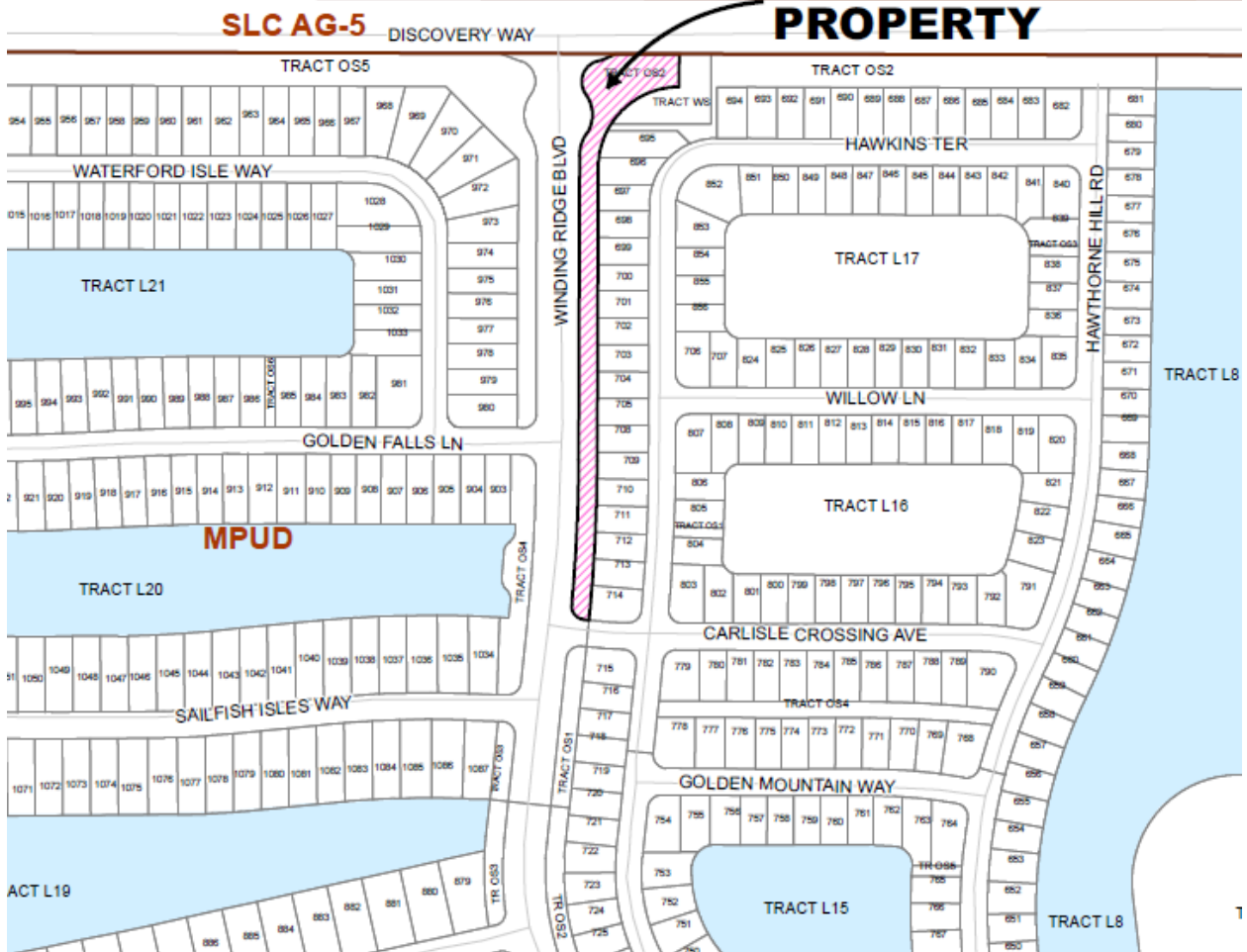
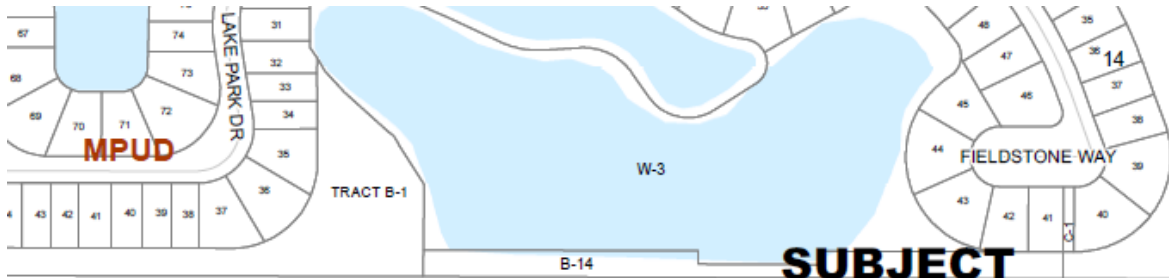
Property Size:	Approximately 1.073 acres
Parcel ID:	431670100020008
Legal Description:	RIVERLAND PARCEL A - PLAT ELEVEN (PB 83-25) TRACT OS2 (1.071 AC - 46,653 SF) (AS PER PLAT DEDICATION DATED 6/20/19)
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Riverland Community

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Discovery Way right-of-way
South	NCD	MPUD	Riverland Community
East	NCD	MPUD	Riverland Community
West	NCD	MPUD	Riverland Community



Future Land Use



Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

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

<i>Sanitary Sewer and Potable Water Facilities</i>	The proposed tract is for a well site to provide potable water to the City.
<i>Traffic Circulation</i>	Not applicable. The Riverland Parcel A Plat Eleven application and Traffic Report prepared by PTC Transportation Consultants dated September 8, 2020 were 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.
<i>Parks and Recreation Facilities</i>	Not applicable.
<i>Stormwater Management Facilities</i>	Not applicable.
<i>Solid Waste</i>	Not applicable.
<i>Public School Concurrency Analysis</i>	Not applicable.

OTHER

Native Habitat/Tree Protection: The property was previously agricultural land. Per the Riverland/Kennedy DRI development order, foraging habitat for Wood Storks will be created within the water management tracts.

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

Public Art (Chapter 162): The Public Art requirement for all of Parcel A has been satisfied by the installation of special landscaping treatments along the completed portion of the paseo.

RELATED PROJECTS

P19-028 Riverland Parcel A Plat Eleven

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat at their meeting of December 9, 2020.