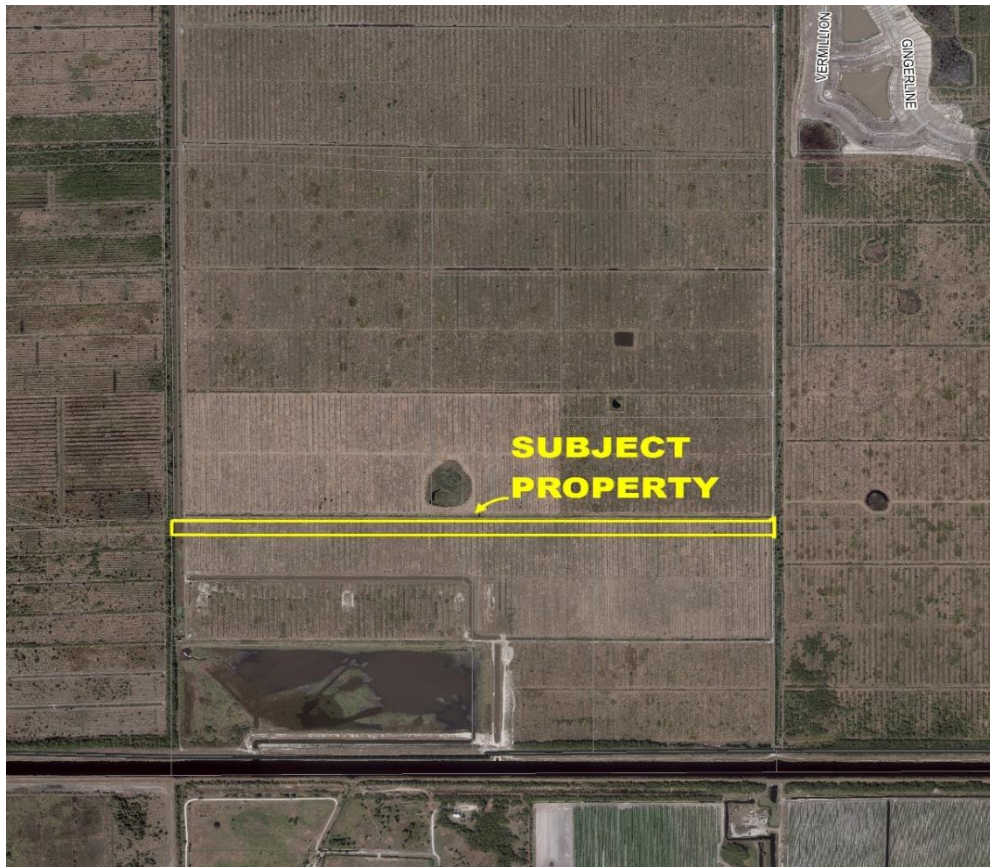




**Becker Road at Riverland**  
**Preliminary Subdivision Plat with Construction Plans**  
**P22-250**



Project Location Map

**SUMMARY**

Applicant's Request:	Approval of a preliminary subdivision plat with construction plans for a portion of Becker Road within the Riverland Kennedy DRI
Agent:	Jayson Harrison, P.E. Engineering, Design, and Construction, Inc.
Applicant/Property Owner:	City of Port St. Lucie
Location:	The subject property is city owned public right-of-way for the extension of Becker Road in the City's southwest annexation area. The right-of-way is generally located between the SW Community Blvd. road right-of-way and the N/S B road right-of-way.
Project Planner:	Bridget Kean, AICP, Senior Planner

**Project Description:**

On February 14, 2022, the City Council adopted Resolution 22-R27 approving Becker Road construction agreements with ACR Acquisition, LLC, Mattamy Palm Beach, LLC, and Riverland/Kennedy II, LLC. ACR Acquisition, LLC, is the developer of the Wilson Groves DRI. Mattamy Palm Beach, LLC, is the developer of the Southern Grove DRI and Riverland/Kennedy II, LLC, is the developer of the Riverland Kennedy DRI. The City, ACR Acquisition, LLC, Mattamy Palm Beach, LLC, and Riverland/Kennedy II, LLC are parties to the Southwest Annexation Agreement dated July 19, 2004, as amended. Pursuant to the annexation agreement, different developers were required to pay to the City the estimated cost of construction of certain two-lane roadway segments of Becker Road or, at the City's election, contract for the construction and design of such roadway.

Following approval of the construction agreements, regular meetings were set up with the developers, their consultants, and city staff to prepare the design and construction plans for Becker Road. As set forth in the construction agreements, each developer is responsible for the platting and construction of a portion of Becker Road. Becker Road will be designed, within a 150-foot wide roadway right-of-way, with eleven (11) foot travel lanes and 10-12 foot sidewalks/multiuse paths on both sides of the roadway in accordance with the approved typical cross section for the roadway (Attachment "A"). At this point in the process, the developers are submitting for preliminary plat approval with construction plans for their respective segments of the Becker Road improvements. Preliminary plat approval will allow the developers to begin earthwork, drainage improvements, and construction of the roadway base. Street tree landscape plans will be submitted with the final construction plans and final plat. The City has contracted with a landscape architectural firm to prepare a landscape design for Becker Road to ensure coordination between the three construction projects. Once the design is complete, the developers will be able to prepare their landscape plans and submit 100 percent construction plans for final subdivision plat approval.

Becker Road at Riverland preliminary subdivision plat with construction plans provides for the platting and construction of Becker Road from west of the Becker Road/ SW Community Boulevard intersection to the west side of the intersection of Becker Road and N/S B. The application was submitted by Riverland Development Company, LLC, pursuant to the approved construction agreement between the City of Port St. Lucie and Riverland/Kennedy II, LLC.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the preliminary plat with construction plans at the August 24, 2022 Site Plan Review Committee meeting.

**Location and Site Information**

Parcel Number:	N/A
Property Size:	18.587 acres, more or less
Legal Description:	A portion of land lying Sections 32 & 33, Township 37 South, Range 39 East, St. Lucie County, Florida. The full legal description is available in the Planning and Zoning Department and provided on the preliminary plat.
Future Land Use:	NCD

Existing Zoning:	SLC AG-5 (St. Lucie County Agriculture -5, one dwelling unit per five acres)
Existing Use:	Vacant land deeded to the City for public road right-of-way purposes

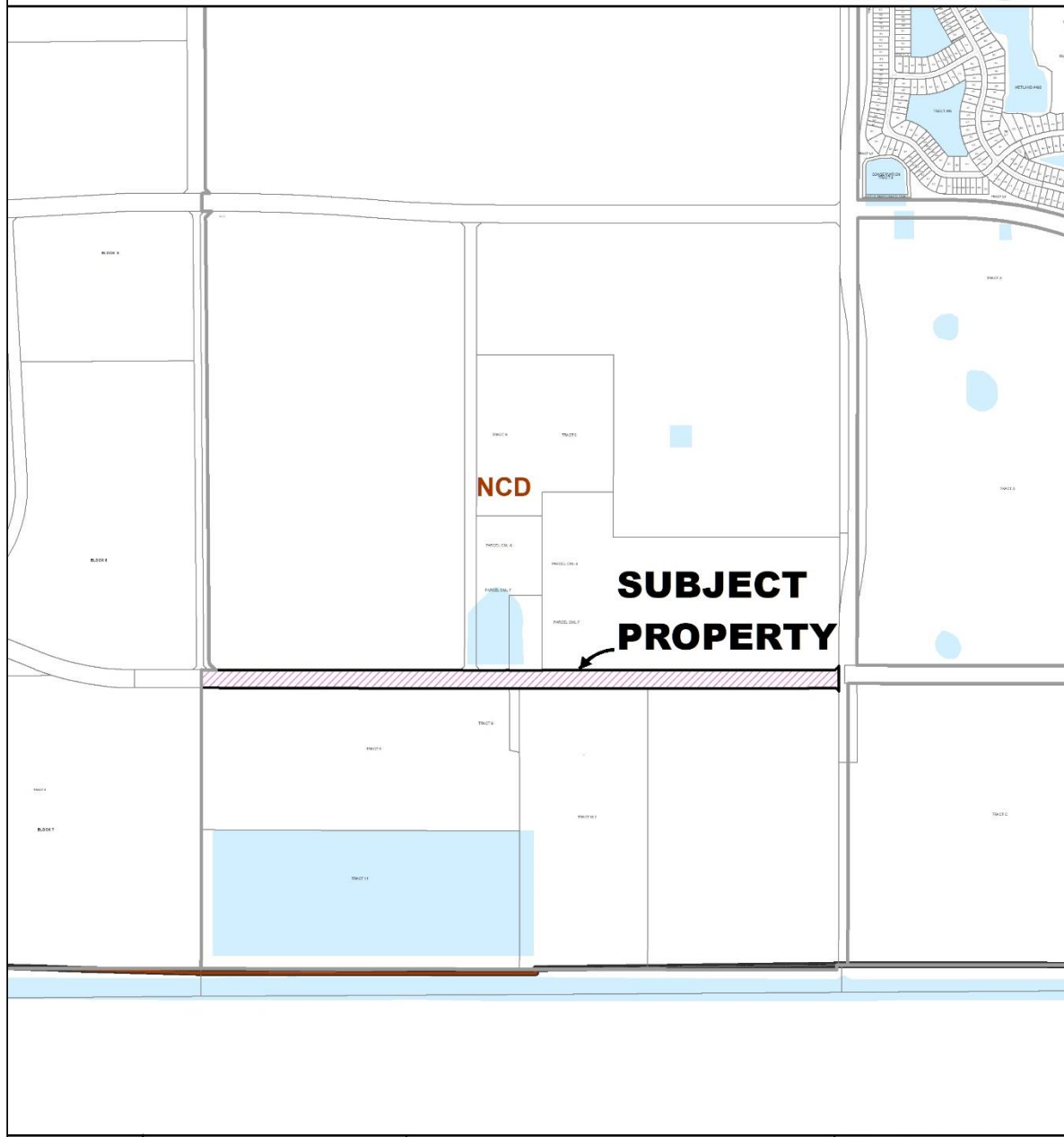
**Surrounding Uses**

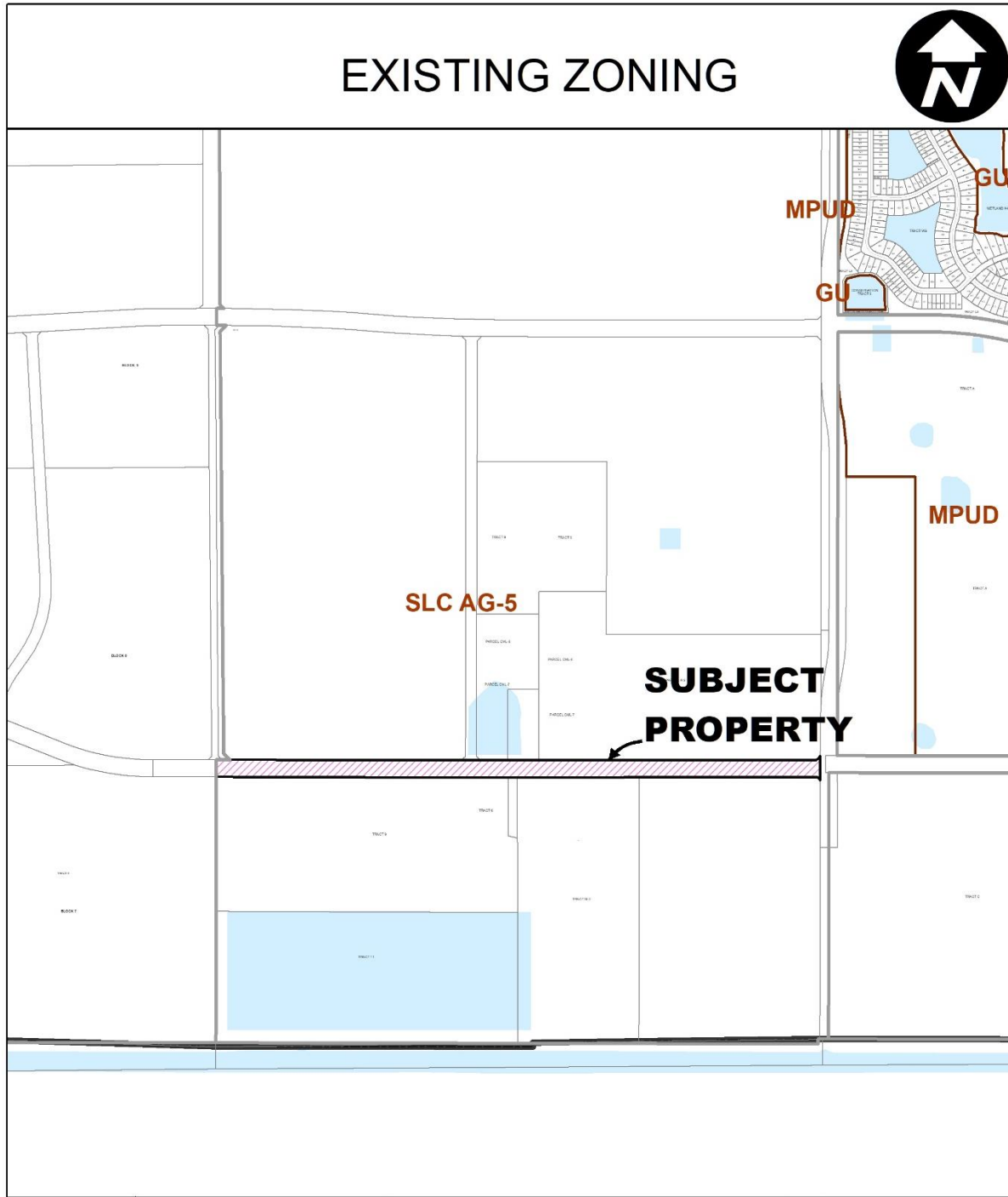
<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
North	NCD	SLC AG-5	Vacant Land in the Riverland Kennedy DRI
South	NCD	SLC AG-5	Vacant Land in the Riverland Kennedy DRI
East	NCD	SLC AG-5	Vacant Land in the Southern Grove DRI
West	NCD	SLC AG-5	Vacant land in the Wilson Groves DRI

NCD – New Community Development District

SLC AG-5 – St. Lucie County Agriculture -5, one dwelling unit per five acres

# FUTURE LAND USE





## 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>	The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service in the southwest annexation area. The roadway construction plans include the extension of water and sewer lines to service future development.
<b><i>Traffic Circulation</i></b>	Not applicable to subdivision plat application for a road right-of-way tract.
<b><i>Parks and Recreation Facilities</i></b>	Not applicable to subdivision plat application for a road right-of-way tract.
<b><i>Stormwater Management Facilities</i></b>	Paving, grading, and drainage plans are part of the roadway construction plans.
<b><i>Solid Waste</i></b>	Not applicable to subdivision plat application for a road right-of-way tract.
<b><i>Public School Concurrency Analysis</i></b>	Not applicable to subdivision plat application for a road right-of-way tract.

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

An environmental assessment report was provided by E/W Consultants, Inc. a part of a prior application for a Mass Grading plan (P22-122). Per the report, the property is comprised of abandoned citrus groves and is currently used for cattle grazing. The subject property falls within existing issued permits from the South Florida Water Management District and the U.S. Army Corps of Engineers. All required wetland permits have been issued by these agencies along with completion of required wetland mitigation.

### **OTHER**

**Fire District:** The subdivision plat was provided to the Fire District through their participation in the City's Site Plan Review Committee meetings.

**Public Art (Chapter 162):** N/A

## STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary plat with construction plans at the August 24, 2022 Site Plan Review Committee meeting.