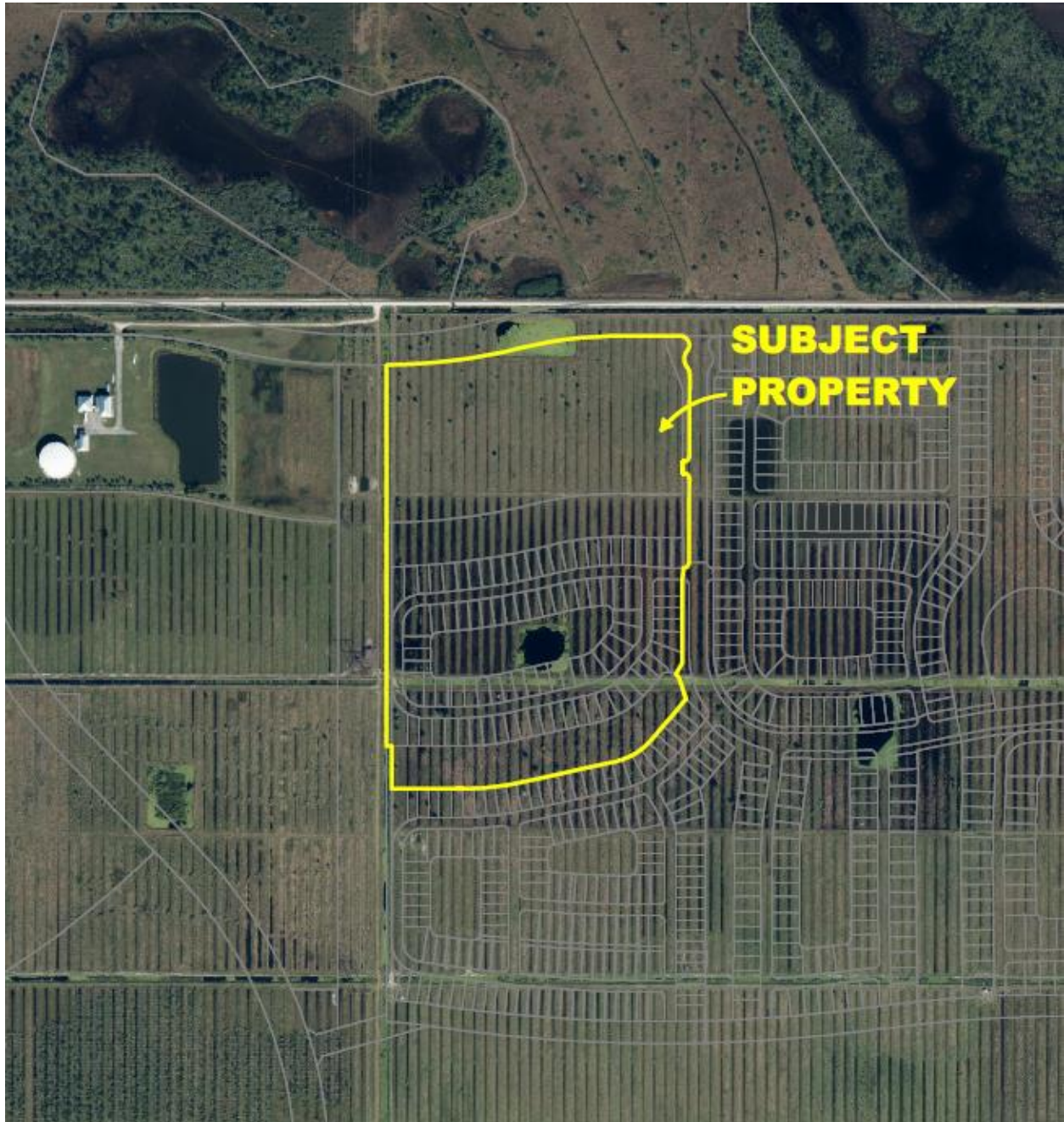




**Riverland Parcel C - Plat Ten Replat
Preliminary and Final Subdivision Plat with Construction Plans
P21-008**



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 Riverland Parcel C - Plat Ten Replat.
Applicant:	Michael Fogarty, P.E.
Property Owner:	Riverland Associates III, LLLP
Location:	South of Discovery Way and west of Riverland Boulevard.
Project Planner:	Daniel Robinson, Planner II

Project Description

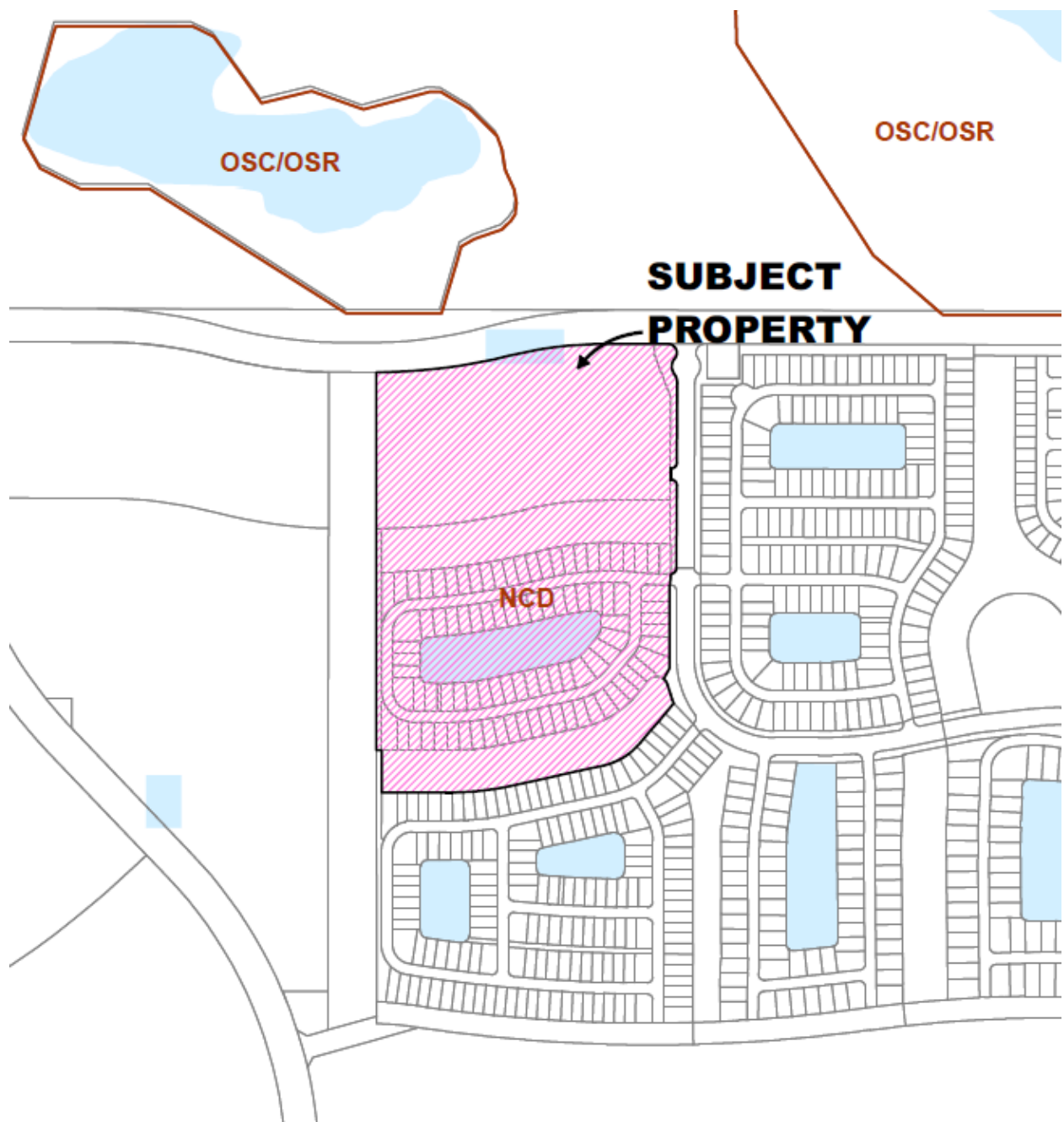
The proposed preliminary and final plat application is to increase the area of the plat and increase the previously approved 93 single family lots to 210 lots, open space tracts, and water management tracts.

Location and Site Information

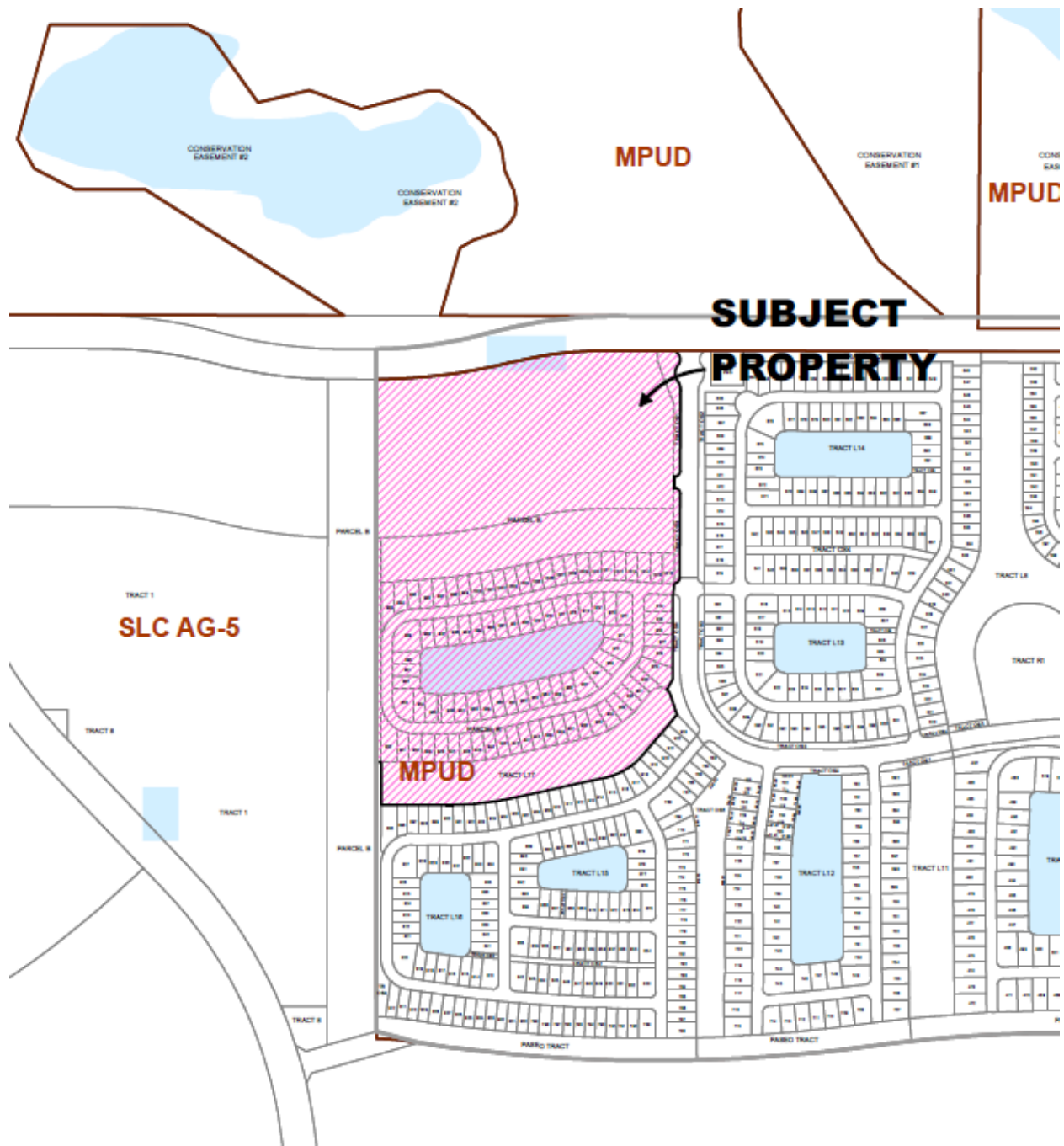
Property Size:	Approximately 58 acres
Parcel ID:	431733100010009
Legal Description:	Being all of Riverland Parcel C – Plat Ten and All of Tract “L17”, Riverland Parcel C – Plat Nine
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant land

Surrounding Uses

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



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 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 development. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<i>Traffic Circulation</i>	Trip generation rates from the ITE Generation Report, 10th Edition, indicate that the proposed development will generate 874 average daily trips and 185 pm peak hour trips. This application, Traffic Report prepared by Pinder Troutman Consulting, Inc. dated September 18, 2019 and the Trip Generation Letter Report also prepared by Pinder Troutman Consulting, Inc. dated September 8, 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, Public Works Policy 19-01pwd and the latest Development Order for the referenced project.
<i>Parks and Recreation Facilities</i>	Per Condition No. 54 of the DRI development order, an agreement for the provision of 141 acres of neighborhood and community park sites has been approved.
<i>Stormwater Management Facilities</i>	The construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Per Policy 2.4.2 of the City's Comprehensive Plan, this development will be exempt from public school concurrency since it is proposed to be an age restricted community.

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

Public Art (Chapter 162): To meet the public art requirement, the Developer has provided a payment of \$100,000.00 to the Public Art Fund on October 7, 2020.

RELATED PROJECTS

P20-107 Riverland Parcel C Plat 10

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat and construction plans at their meeting of January 27, 2021.