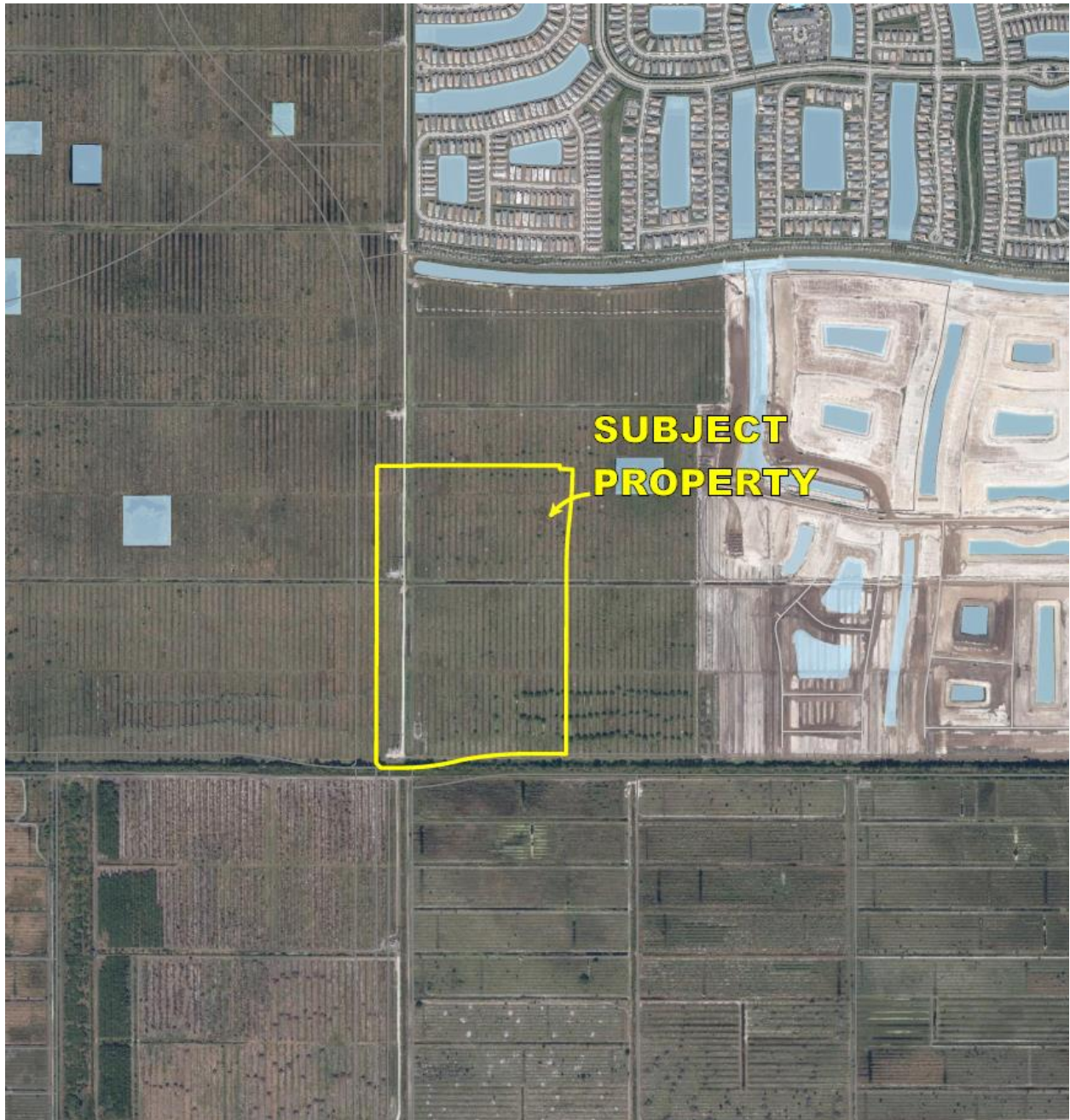




**Riverland Parcel D - Plat Six
Preliminary and Final Plat with Construction Plans
P23-166**



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a Preliminary and Final Plat with Construction Plans that is 70.65 acres in area and includes 134 single family lots and 179 townhome lots for 33 townhome buildings for a project known as Riverland Parcel D - Plat Six.
Applicant:	Mike Fogarty
Property Owner:	Riverland Associates IV, LLLP
Location:	At the northeast corner of Marshall Parkway and N/S A, west of Riverland Boulevard and south of Discovery Way.
Project Planner:	Daniel Robinson, Planner III

Project Description

The application is for a Preliminary and Final Plat with Construction Plans. The proposed development is to create a total of 313 residential lots, for 134 single family homes and 33 townhome buildings, containing 179 units.

Condition of Approval

Public Works Department has requested that the following conditions be added to the approval of this plat.

1. A temporary emergency access easement near the SE corner of Riverland Parcel D, Plat 2 along Riverland Blvd in favor of the City must be executed and recorded prior to recording of the plat.
2. Riverland Parcel D, Plat 2 must be submitted to the City for replat within 120 days of this City Council approval to include the permanent location of the emergency access easement.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this subdivision plat with construction plans on October 25, 2023.

Related Projects

P21-234 Riverland/Kennedy DRI Parcel D

Location and Site Information

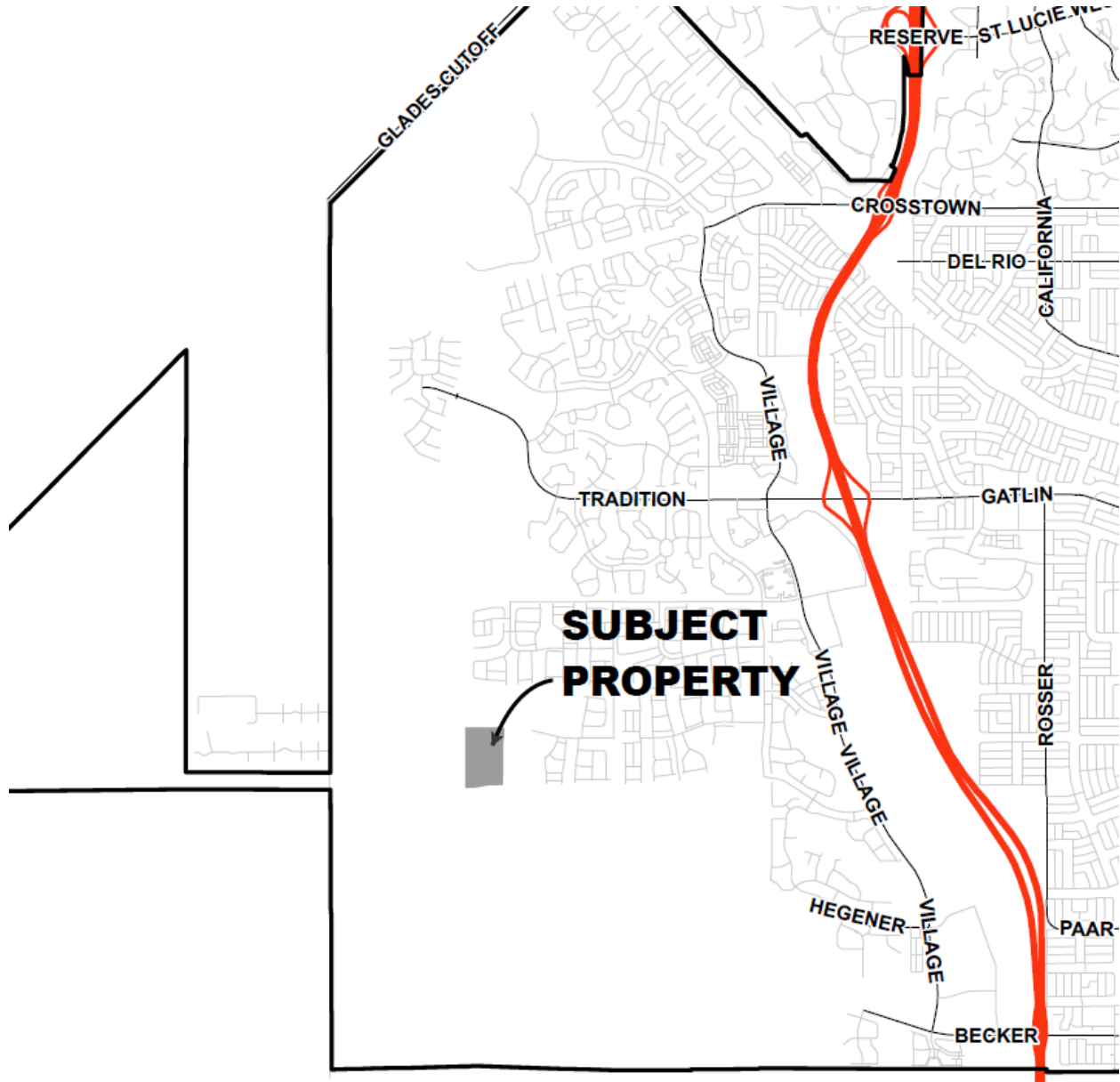
Property Size:	70.65 acres
Legal Description:	Being A Parcel of Land Lying within Section 19 and 20, Township 37 South, Range 39 East, City of Port St. Lucie, St. Lucie County, Florida.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant

Surrounding Uses

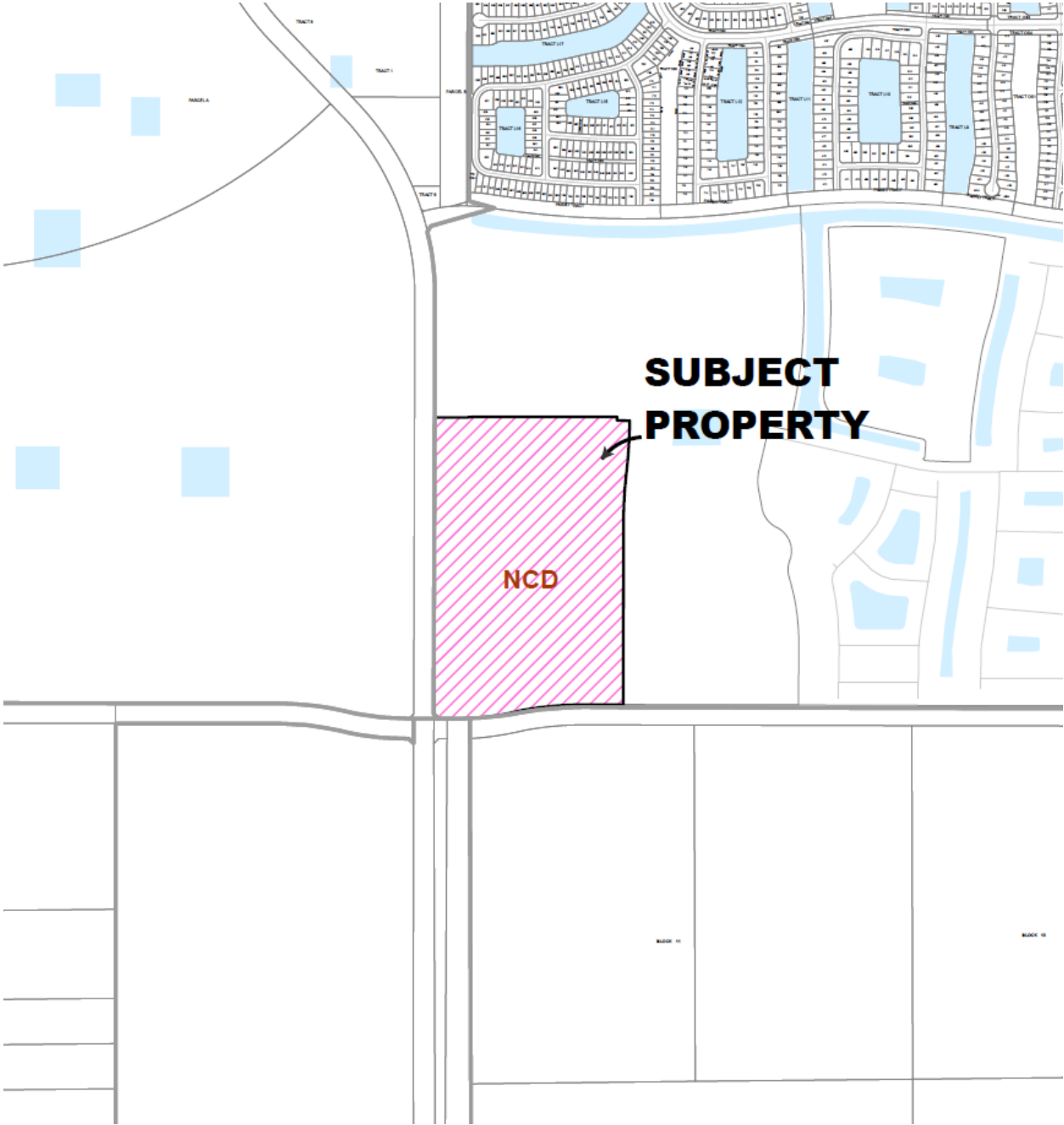
Direction	Future Land Use	Zoning	Existing Use
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North	NCD	MPUD	Riverland Development
South	NCD	SLC AG-5	Vacant
East	NCD	MPUD	Riverland Development
West	NCD	MPUD	Riverland Development

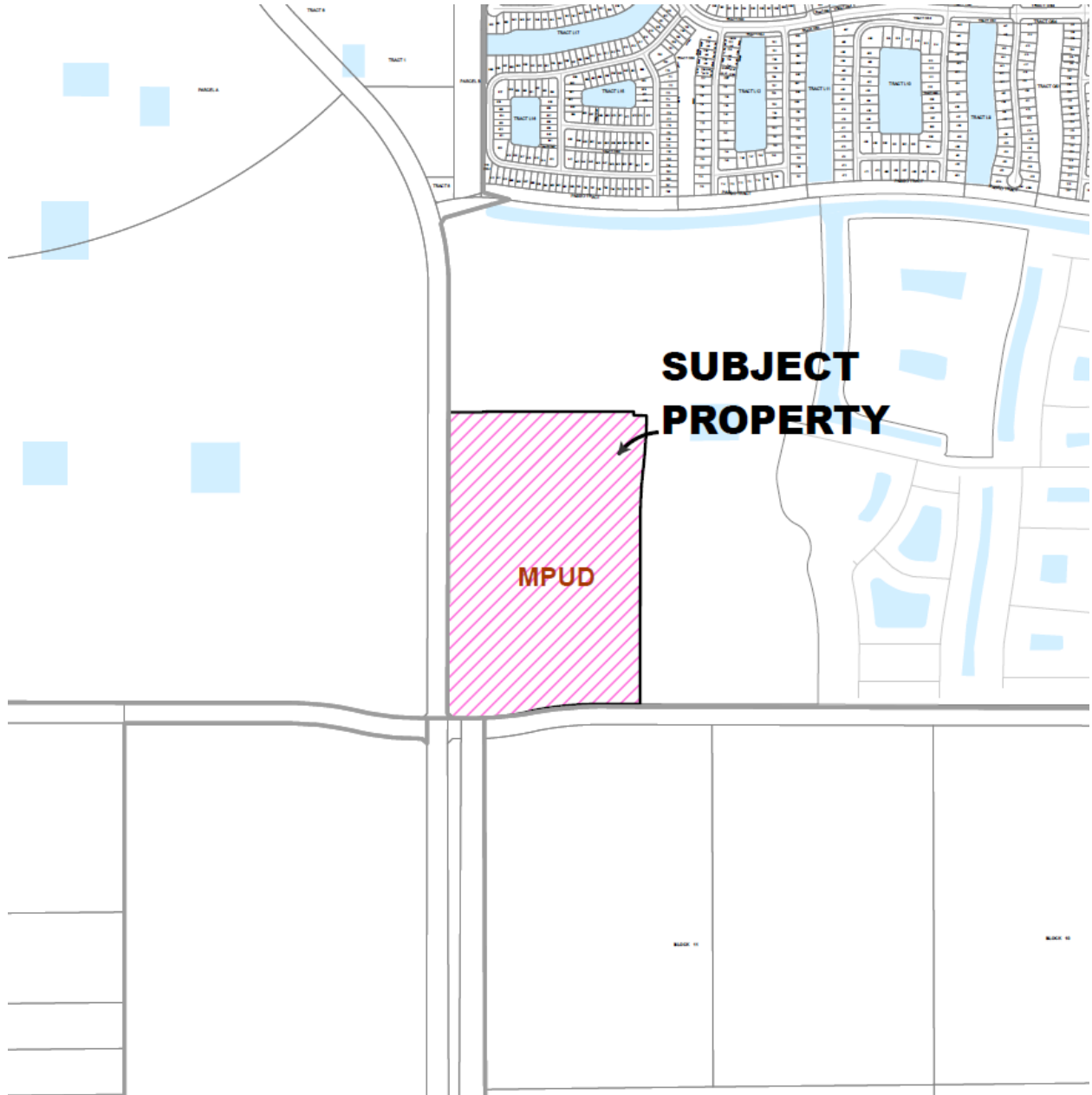
NCD(New Community Development) – MPUD (Master Planned Unit Development) – SLC AG-5 (St Lucie County Agricultural-5)



Location Map



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 Development of Regional Impact (DRI) Development Order, regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	Sewer/water will be provided by Port St. Lucie Utility Systems Department. 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>	This application for subdivision plat has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the Riverland/Kennedy DRI Development Agreement, 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>	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>	Project will include paving and drainage plans that are in compliance with the adopted level of service
<i>Solid Waste</i>	Adequate capacity is available for future development.
<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.

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.

OTHER

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 proposed a single art piece to be placed within the Riverland Center Development. The art will incorporate the requirements for all of Parcel B, D, and Riverland Center.

Traffic Impact Analysis (by Public Works):

No additional roadway requirements are triggered by this plat.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this subdivision plat with construction plans on October 25, 2023.