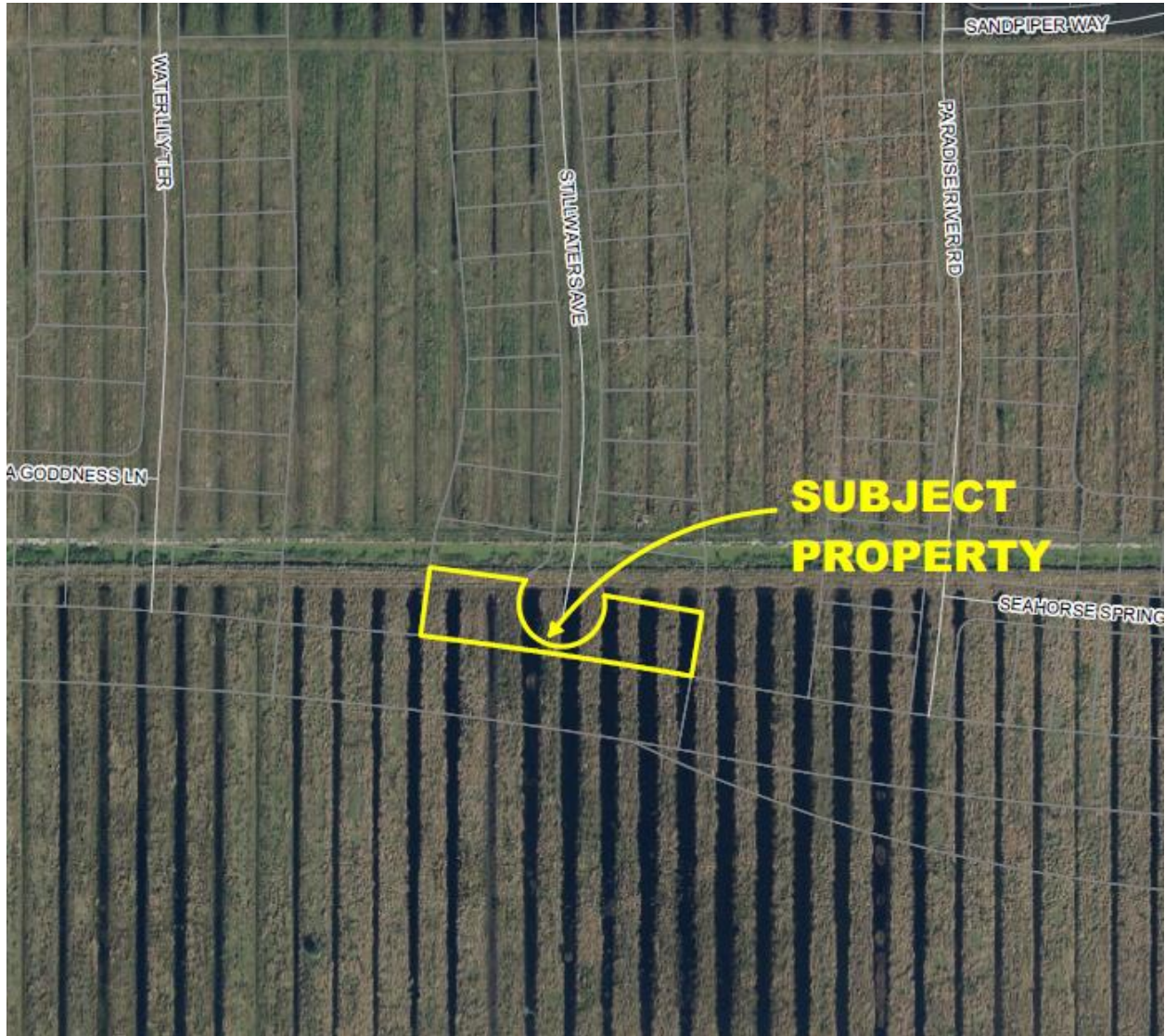




**Riverland Parcel A - Plat Five Replat
Preliminary and Final Subdivision Plat
P20-234**



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 Five Replat
Applicant:	Michael Fogarty, P.E.
Property Owner:	Riverland Associates III, LLLP
Location:	Southwest corner of Discovery Way and Riverland Boulevard.
Project Planner:	Daniel Robinson, Planner II

Project Description

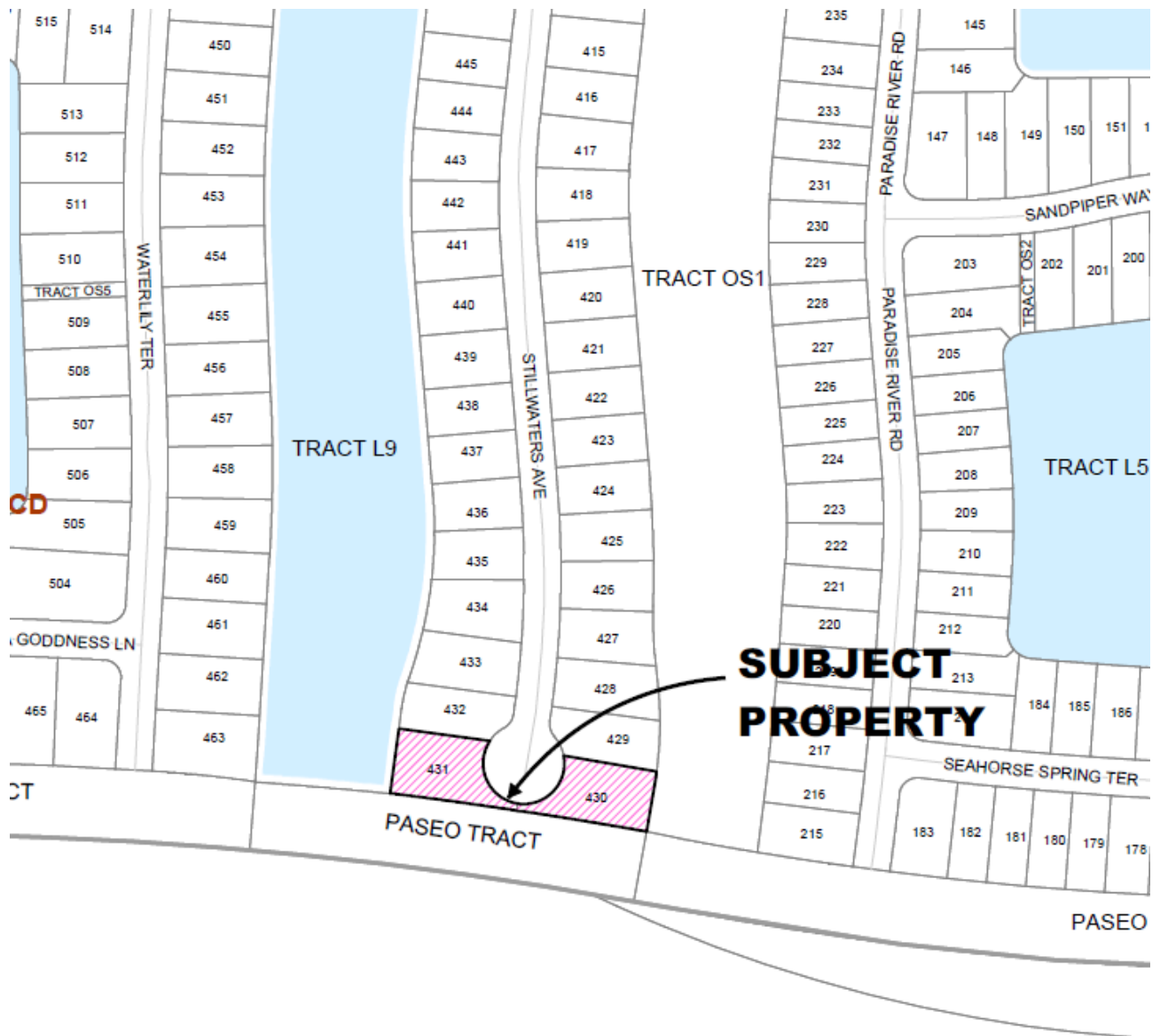
The proposed preliminary and final plat application is to create an open space tract between lots 430 and 431 at the end of the cul-de-sac to accommodate a sidewalk to the paseo.

Location and Site Information

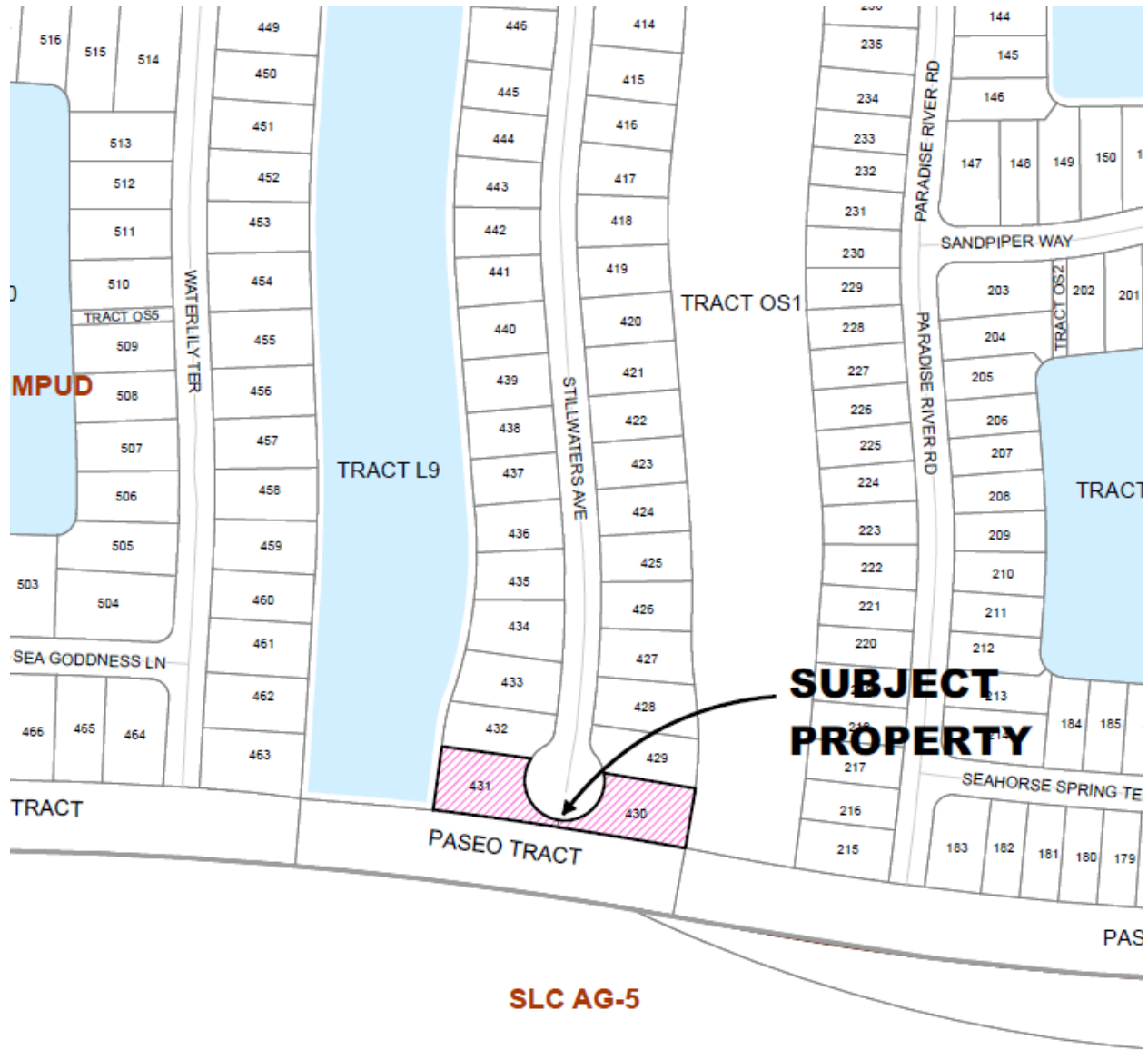
Property Size:	Approximately 0.53 acres
Parcel ID:	431733100010009
Legal Description:	BEING ALL OF LOTS 430 AND 431, RIVERLAND PARCEL C - PLAT FIVE, AS RECORDED IN PLAT BOOK B6. PAGES 33 THROUGH 36, LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Riverland Community

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Riverland Parcel A
South	NCD	MPUD	Riverland Paseo tract
East	NCD	MPUD	Community Blvd.
West	NCD	MPUD	Riverland Parcel A



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>	Not Applicable. The Riverland Parcel C – Plat Five application and Traffic Report prepared by PTC Transportation Consultants dated September 18, 2019 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>	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 for Riverland Parcel C – Plat Five 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.

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

Public Art (Chapter 162): The Public Art requirement for all of Parcel C has been satisfied by the payment of \$100,000.00 on October 7, 2020.

RELATED PROJECTS

P20-010 Riverland Parcel C - Plat Five

STAFF RECOMMENDATION

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