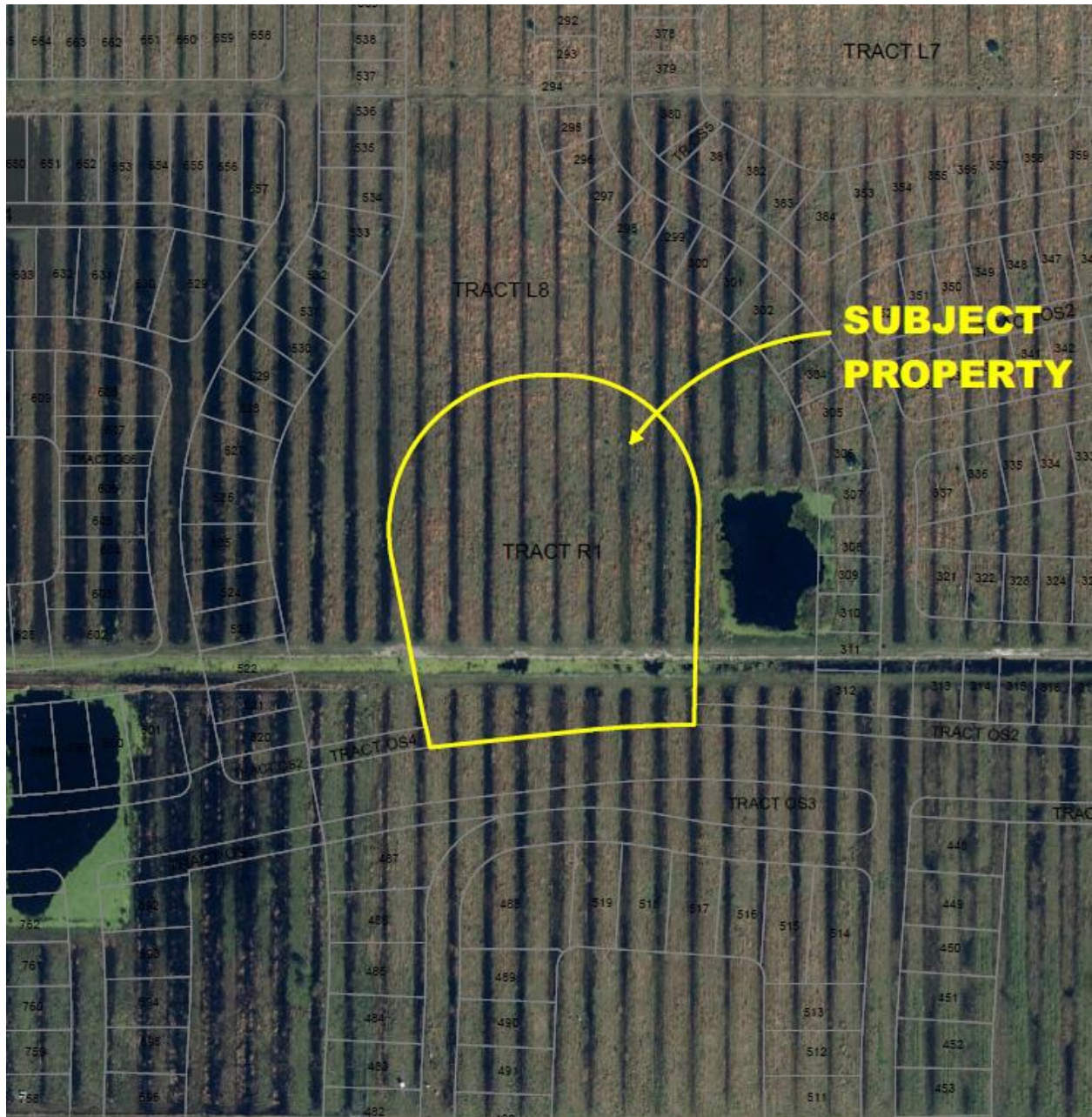




**Riverland Valencia Grove Clubhouse
Major Site Plan Application
P20-203**



Project Location Map

SUMMARY

Applicant's Request:	Request to approve a major site plan
Applicant:	Mike Fogarty, P.E.
Property Owner:	Riverland Associates III, LLLP
Location:	The property is located South of Discovery Way and west of Riverland Boulevard
Project Planner:	Daniel Robinson, Planner II

Project Description

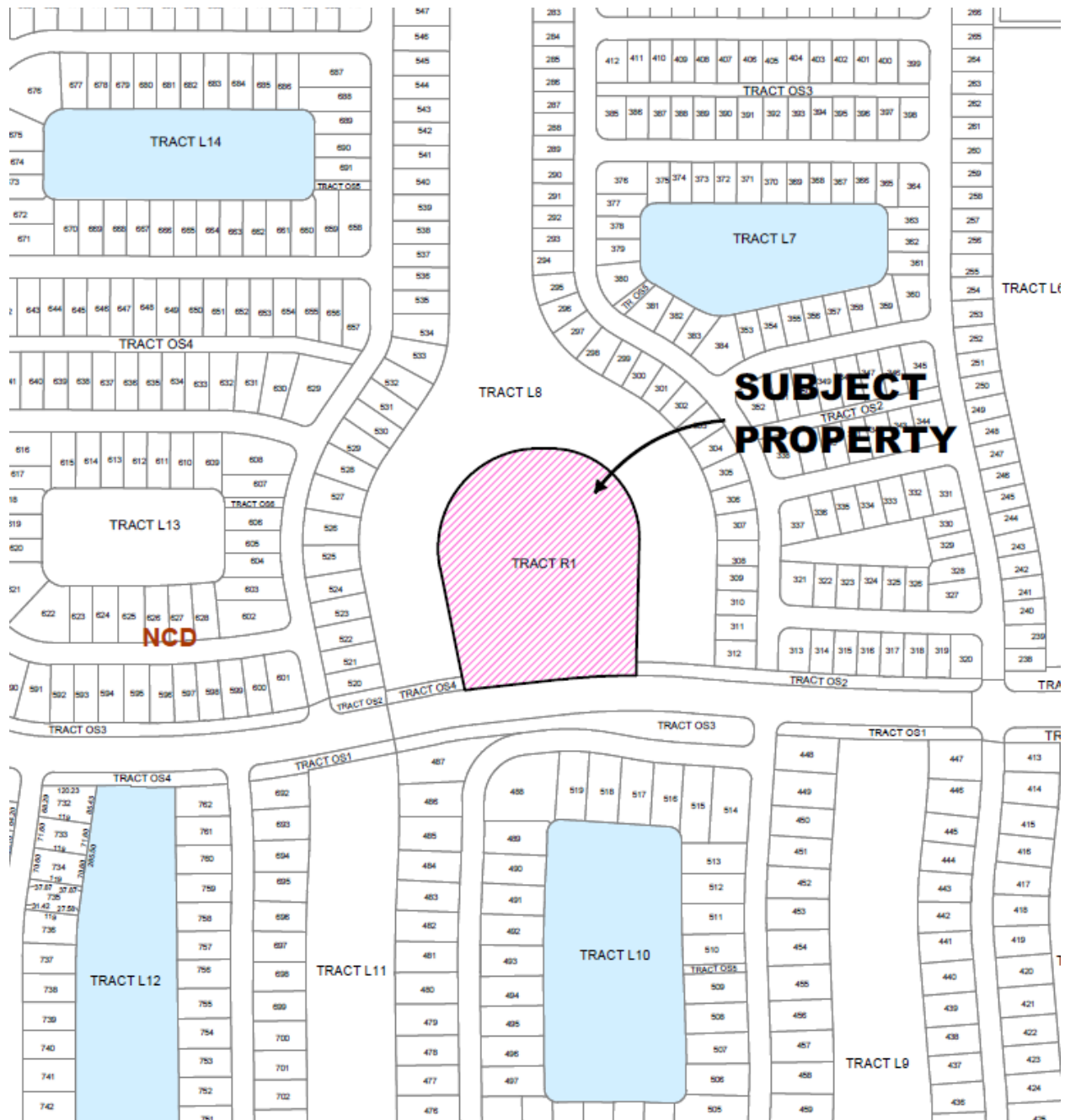
The application is for a 29,154 square foot clubhouse and mail kiosk.

Location and Site Information

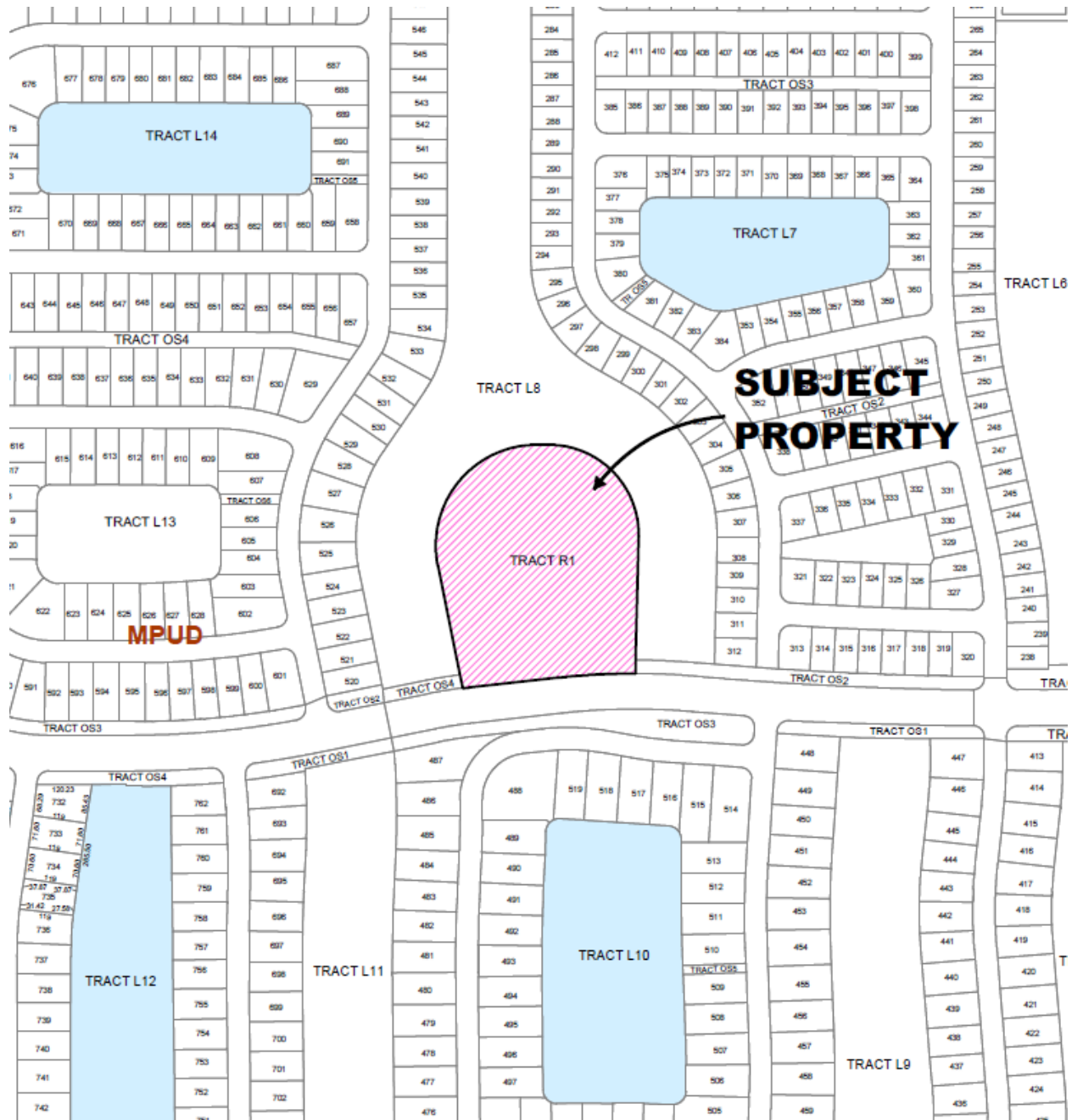
Parcel Number:	4317-802-0008-000-3
Property Size:	4.77 acres
Legal Description:	Riverland Parcel C - Plat Four, Tract "R1"
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant land

Surrounding Uses

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



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Private amenity center
DUMPSTER ENCLOSURE	Section 158.232 requires a 12' by 12' enclosure for each dumpster. Both refuse and recycling dumpsters are required. The site plan indicates that there is a 12' by 24' dumpster enclosure provided to accommodate both dumpsters.
ARCHITECTURAL DESIGN STANDARDS	As per the Citywide Design Standards, the developments NCD land use category exempts it from the design standards.
PARKING REQUIREMENTS	Section 3 of the Riverland Parcel C MPUD document states that private facilities require no parking minimum or maximum. The site plan indicates that 163 regular parking spaces, 8 handicap spaces, and 23 golf cart spaces are being provided.
BUILDING HEIGHT	Section 1 (F) of the Riverland Parcel C MPUD states that the maximum building height is to be 35'. The proposed height of the facility is 31'.
SETBACKS	Section 1 (I) of the Riverland Parcel C MPUD states that the setbacks for this facility shall be approved per the site plan review process. The Site Plan Review Committee recommended approval of the site plan at the regular meeting on November 11, 2020.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	The City of Port St. Lucie will be the provider of utilities.
TRANSPORTATION	The clubhouse is for residents only and should not create additional traffic exterior to the project.
PARKS AND OPEN SPACE	Per Condition No. 54 of the DRI development order, the developer is required to submit a proposed agreement for the provision of 141 acres of neighborhood and community park sites. An agreement for 12.62 acres was approved by Ordinance 19-67 by City Council at their regular meeting of September 23, 2019.
STORMWATER	The applicant must provide a paving and drainage plan that is in compliance with the adopted level of service standard.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	N/A

NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection:

The upland habitat preservation requirements for the Riverland/Kennedy Development of Regional Impact are addressed in the DRI development order. There is no native upland habitat on the property.

Wildlife Protection:

The property has been cleared.

OTHER

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

Public Art (Chapter 162):

Public art requirements have been met. \$100,000.00 was paid into the public art fund on October 7, 2020.

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request at their meeting on November 11, 2020 and recommended approval.