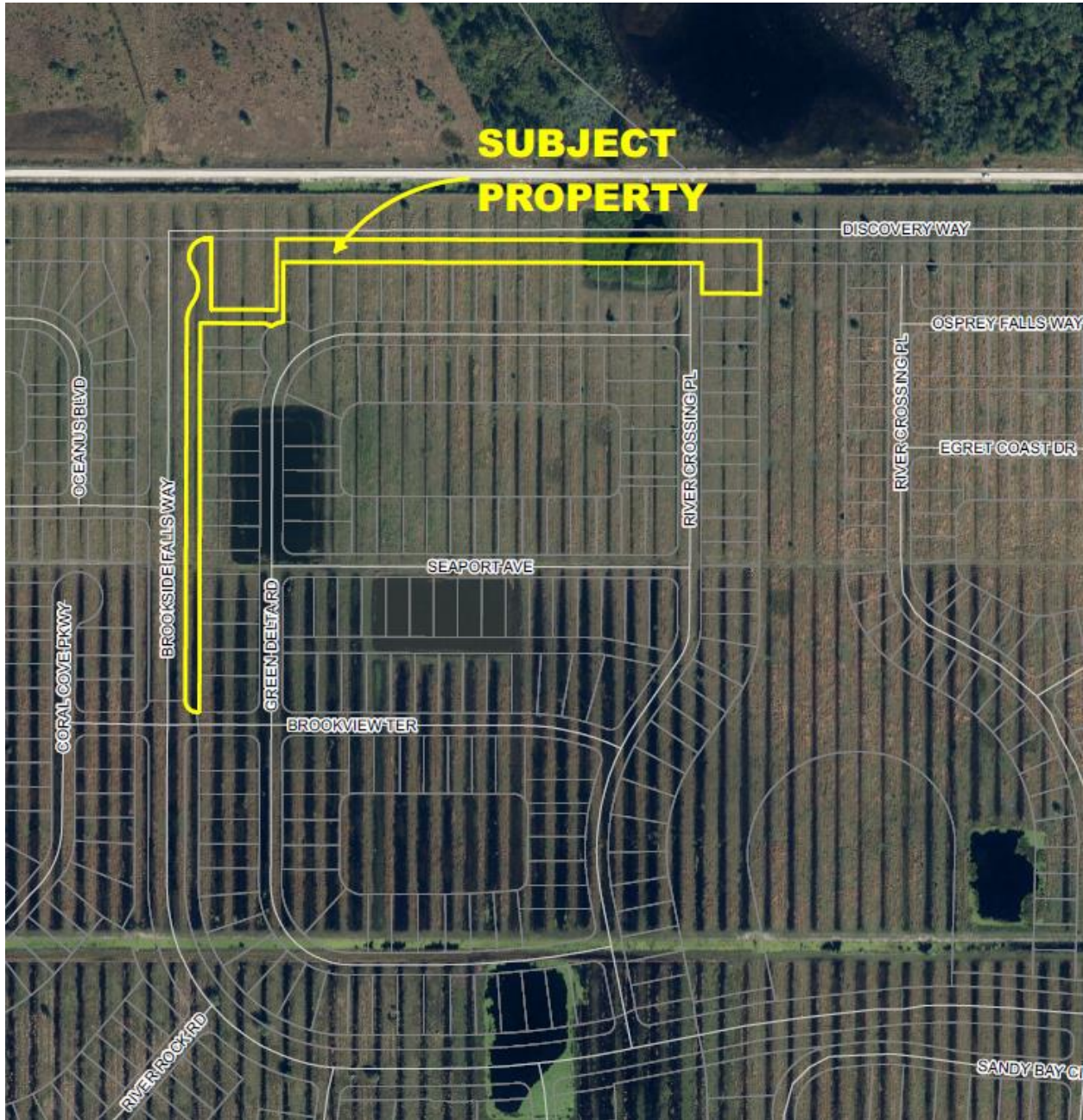




**Riverland Parcel C - Plat Eight Replat
Preliminary and Final Subdivision Plat
P21-196**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat for a project known as Riverland Parcel C- Plat Eight - Replat
Applicant:	Michael Fogarty, P.E.
Property Owner:	Riverland Associates III, LLLP
Location:	South of Discovery Way, west of Community Boulevard, and east of Riverland Boulevard.
Project Planner:	Daniel Robinson, Planner II

Project Description

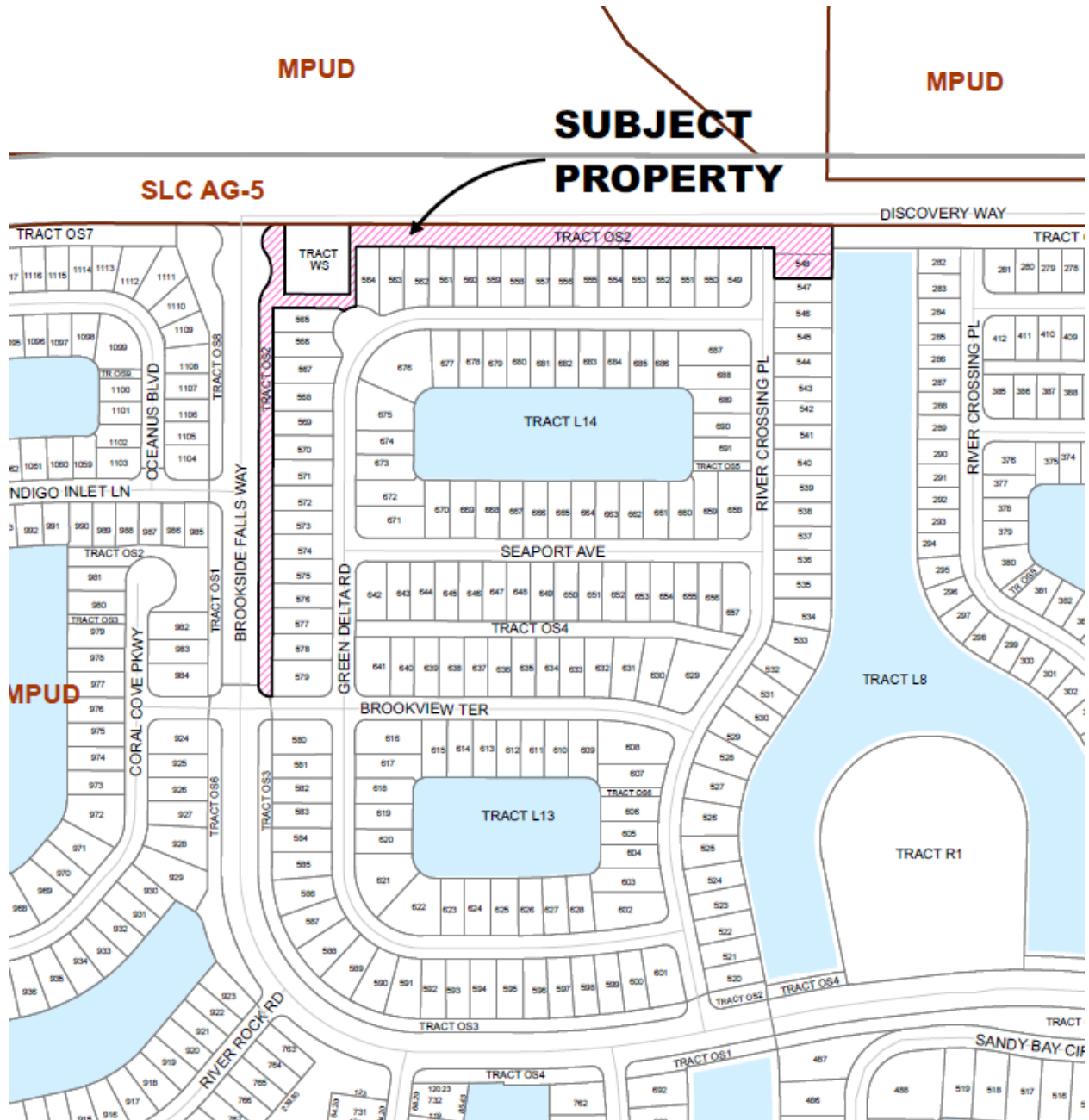
The proposed preliminary and final plat application proposes to move the lot line between Tract OS1 and the single-family lot 548 and to remove a portion of a Port St. Lucie Utility easement. This will result in an increase of the size of lot 548.

Location and Site Information

Property Size:	Approximately 2.3 acres
Parcel ID:	4317-803-0038-000-5 & 4317-803-0004-000-8
Legal Description:	BEING ALL OF LOT 548 AND TRACT "OS2", RIVERLAND PARCEL C – PLAT EIGHT, AS RECORDED IN PLAT BOOK 89. PAGES 1 THROUGH 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT SAINT 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	Discovery Boulevard
South	NCD	MPUD	Riverland Community
East	NCD	MPUD	Riverland Community
West	NCD	MPUD	Riverland Community



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 Eight 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 Eight 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 Eight 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

P20-048 Riverland Parcel C - Plat Eight

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat at their meeting of September 8, 2021.