



**Riverland Center  
Preliminary and Final Subdivision Plat  
P23-024**



Project Location Map

**SUMMARY**

Applicant's Request:	Request for approval of a preliminary and final subdivision plat for a project know as Riverland Center.
Applicant:	Michael Friedman, GL Homes
Property Owner:	Riverland Commercial Associates I, LLC & Riverland/Kennedy II, LLC
Location:	The property is located northwest corner of Community Boulevard and E/W #3 right-of-way (Marshall Parkway).
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

**Project Description**

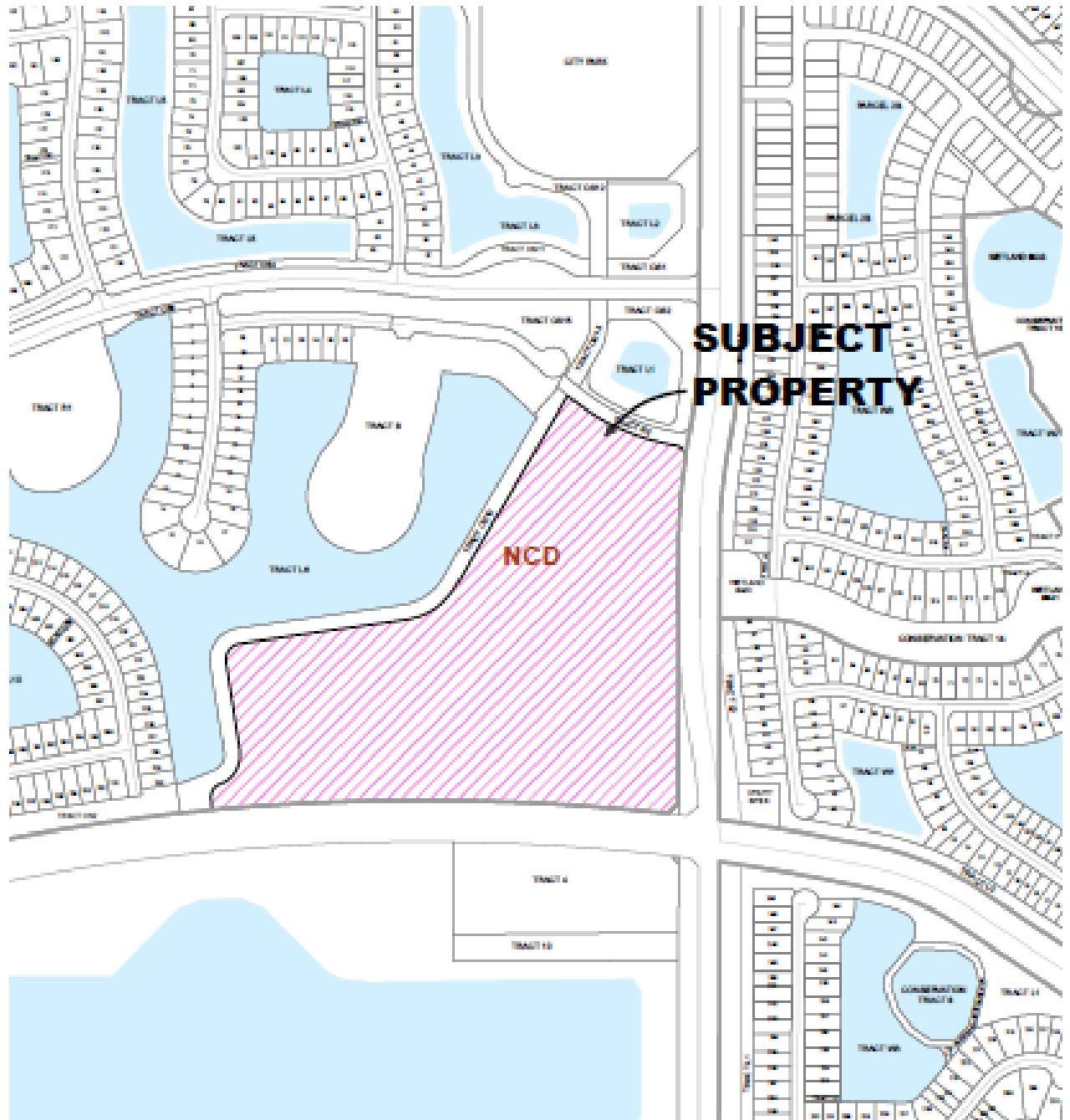
The proposed subdivision plat will create a 35.5-acre parcel for the construction of 261 dwellings units and 130,000 square feet of non-residential uses.

**Location and Site Information**

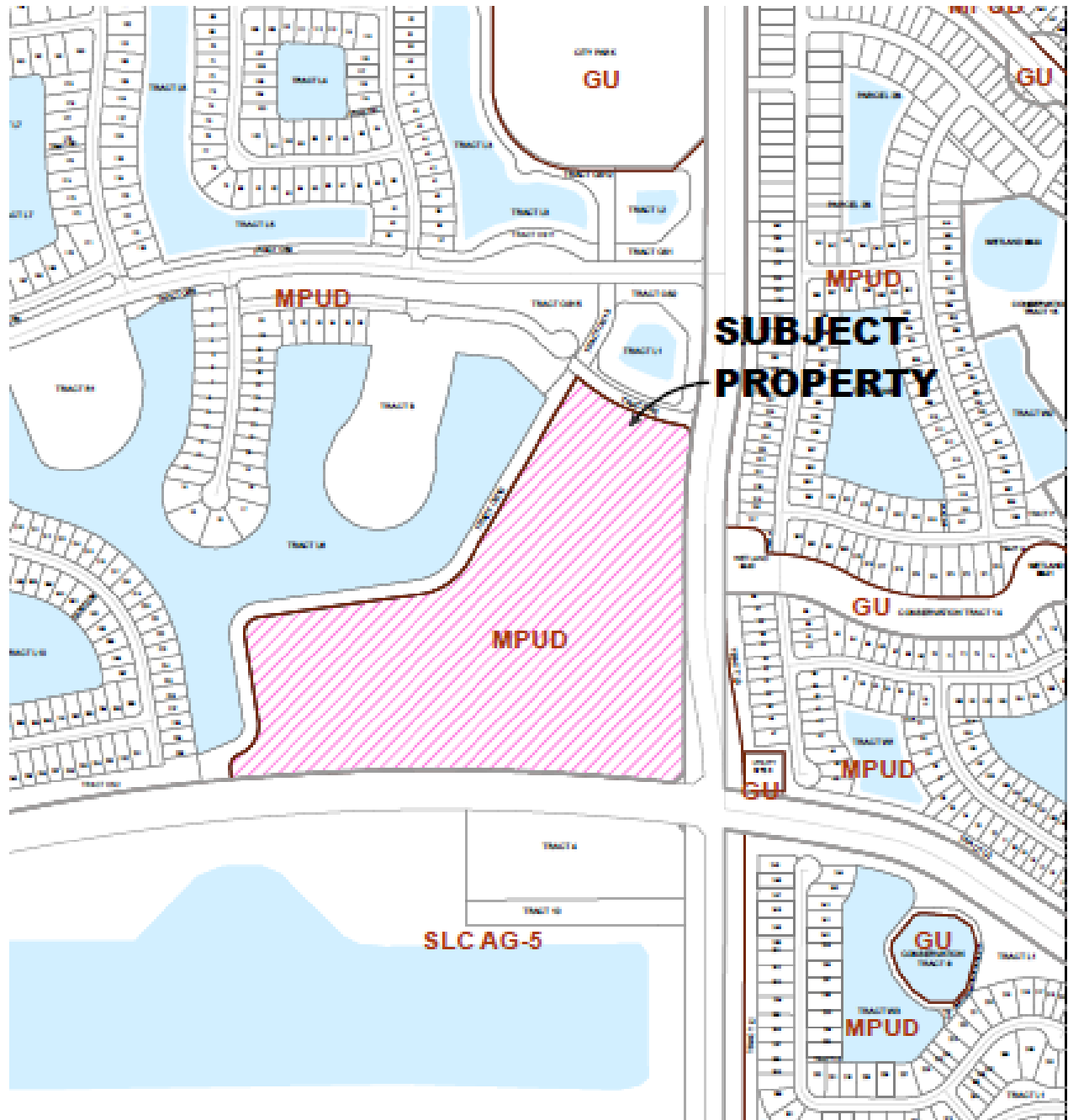
Property Size:	Approximately 35.5 acres
Legal Description:	The property is legally described as a Portion of Sections 21 and 22, Township 37 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Planner Unit Development (PUD)
Existing Use:	Vacant

**Surrounding Uses**

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



Future Land Use



Zoning Map

## IMPACTS AND FINDINGS

### **CONCURRENCY REVIEW (CHAPTER 160)**

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

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. Construction plans including the necessary water and sewer system extensions to serve the development will be provided with the site plan/plat. 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.
<b><i>Traffic Circulation</i></b>	This application 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, and Public Works Policy 19-01pwd.
<b><i>Parks and Recreation Facilities</i></b>	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.
<b><i>Stormwater Management Facilities</i></b>	Construction plans including paving and drainage plans that are in compliance with the adopted level of service standard are required in conjunction with the site plans.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	Public school concurrency will be evaluated with the residential site plan or plat.

## STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat at their meeting of June 14, 2023.