



**City of Port St. Lucie**  
**Planning and Zoning Department**  
**A City for All Ages**

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**TO:** CITY COUNCIL - MEETING OF OCTOBER 14, 2019

**FROM:** DANIEL ROBINSON, PLANNER

**RE:** RIVERLAND PARCEL A – PLAT TWELVE  
PRELIMINARY AND FINAL SUBDIVISION PLAT APPLICATION WITH  
CONSTRUCTION PLANS  
PROJECT NO. P19-050

**DATE:** SEPTEMBER 14, 2019

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**PROPOSED PROJECT:** The proposed preliminary and final plat application for the Riverland Development of Regional Impact (DRI) includes 141 single family lots.

**APPLICANT:** Mike Fogarty, P.E. of Riverland Associates I, LLLP

**OWNER:** Riverland Associates I, LLLP

**LOCATION:** South of the Discovery Way and west of Community Boulevard.

**LEGAL DESCRIPTION:** A parcel of land lying in Section 21, Township 37 South, Range 39 East, St. Lucie County, Florida.

**SIZE:** 29.98 acres

**EXISTING ZONING:** Riverland/Kennedy DRI Parcel A MPUD

**EXISTING USE:** Vacant land

**SURROUNDING USES:**

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>N</b>	NCD	MPUD	Town Park Community
<b>S</b>	NCD	MPUD	Riverland Community
<b>E</b>	NCD	MPUD	Riverland Community
<b>W</b>	NCD	MPUD	Riverland Community

- NCD - New Community Development District
- MPUD - Master Planned Unit Development

**CONCURRENCY REVIEW:**

The project has been reviewed for compliance with Riverland/Kennedy DRI development order regarding provision of adequate public facilities and documented as follows:

**Sanitary Sewer and Potable Water Facilities:** 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.

**Transportation Circulation:** Trip generation rates from the ITE Generation Report, 8<sup>th</sup> Edition, indicate that the proposed development will generate 1,349 average daily trips and 142 pm peak hour trips. Per the Riverland/Kennedy DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.

A temporary emergency access road was approved with Riverland Parcel A – Plat Three to be constructed within the Discovery Way right-of-way connecting Sunray Street to Community Boulevard. This temporary emergency access road will remain until Discovery Way and the proposed second project access for Parcel A off of Discovery Way are completed.

**Parks and Recreation:** Per Condition No. 54 of the DRI development order, the developer submitted a proposed agreement to the City for the provision of neighborhood and community recreational sites. The agreement was approved by Ordinance 19-67 by City Council at their regular meeting of September 23, 2019.

**Stormwater Management Facilities:** The construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.

**Solid Waste Facility:** Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

**Public School Capacity:** 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:**

**Environmental:** The property was previously agricultural land. Per the Riverland/Kennedy DRI development order, foraging habitat for Wood Storks will be created within the water management tracts.

**Issues/Analysis:** City Council approved an amendment to the Riverland/Kennedy DRI Parcel A Master Planned Unit Development at their May 13, 2019 meeting. The amendment included changes to the street tree spacing requirement and the palm tree permitted maximums.

**Public Art:** The public art requirement for all of Parcel A has been satisfied by the installation of special landscaping treatments along the completed portion of the paseo. The special landscaping treatments were designed by a Florida registered Landscape Architect per Section 162.05 (F)(2)(v) of the City Code. The public art proposal for this project was approved by City Council on August 28, 2017 in conjunction with Resolution 17-R57 for Riverland Parcel A – Plat Two.

**STAFF RECOMMENDATION:**

The Site Plan Review Committee recommended approval of the preliminary and final plat and construction plans at their meeting of May 8, 2019.