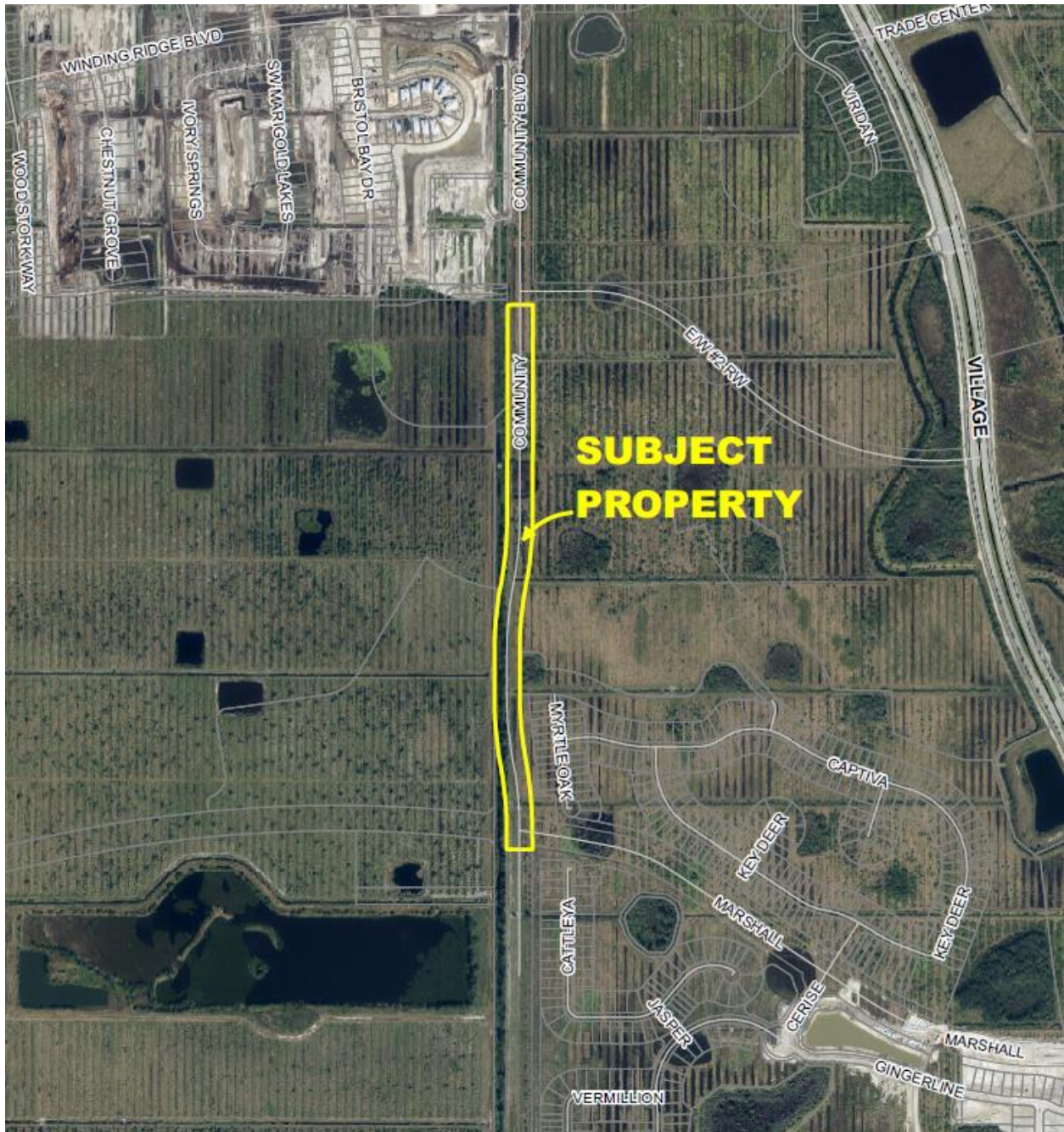




**Community Boulevard at Riverland Parcel B
Preliminary and Final Subdivision Plat with construction plans
P21-067**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat with construction plans for a project known as Community Boulevard at Riverland Parcel B
Applicant:	Mike Fogarty, P.E. of Riverland Associates I, LLLP
Property Owner:	City of Port St. Lucie
Location:	East of the Riverland Parcel B Community and south of the existing Community Boulevard ROW
Project Planner:	Daniel Robinson, Planner II

Project Description

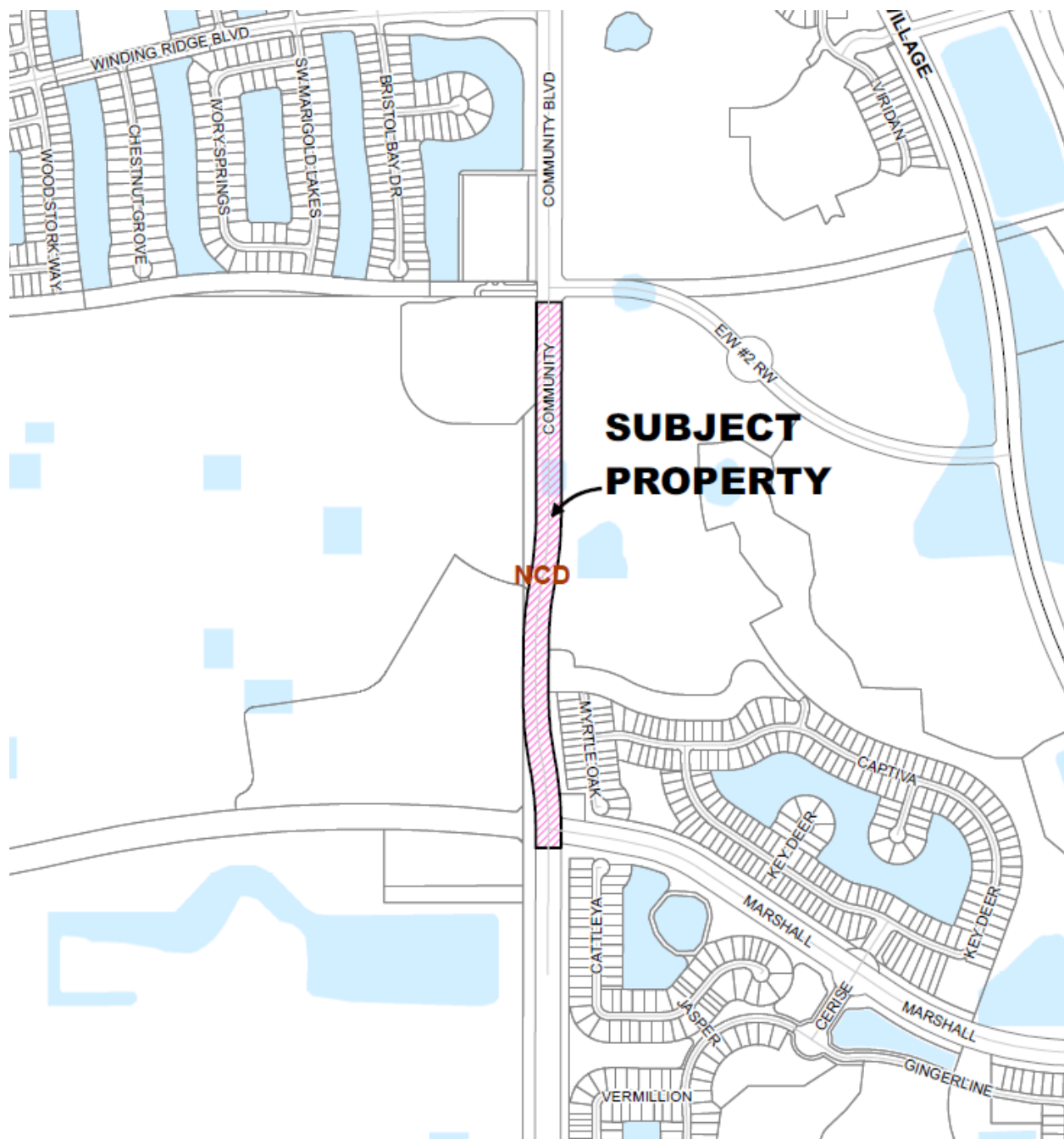
The proposed subdivision plat will create the public right-of-way tract for Community Boulevard from the existing terminus of Community Boulevard south approximately 3,200 feet.

Location and Site Information

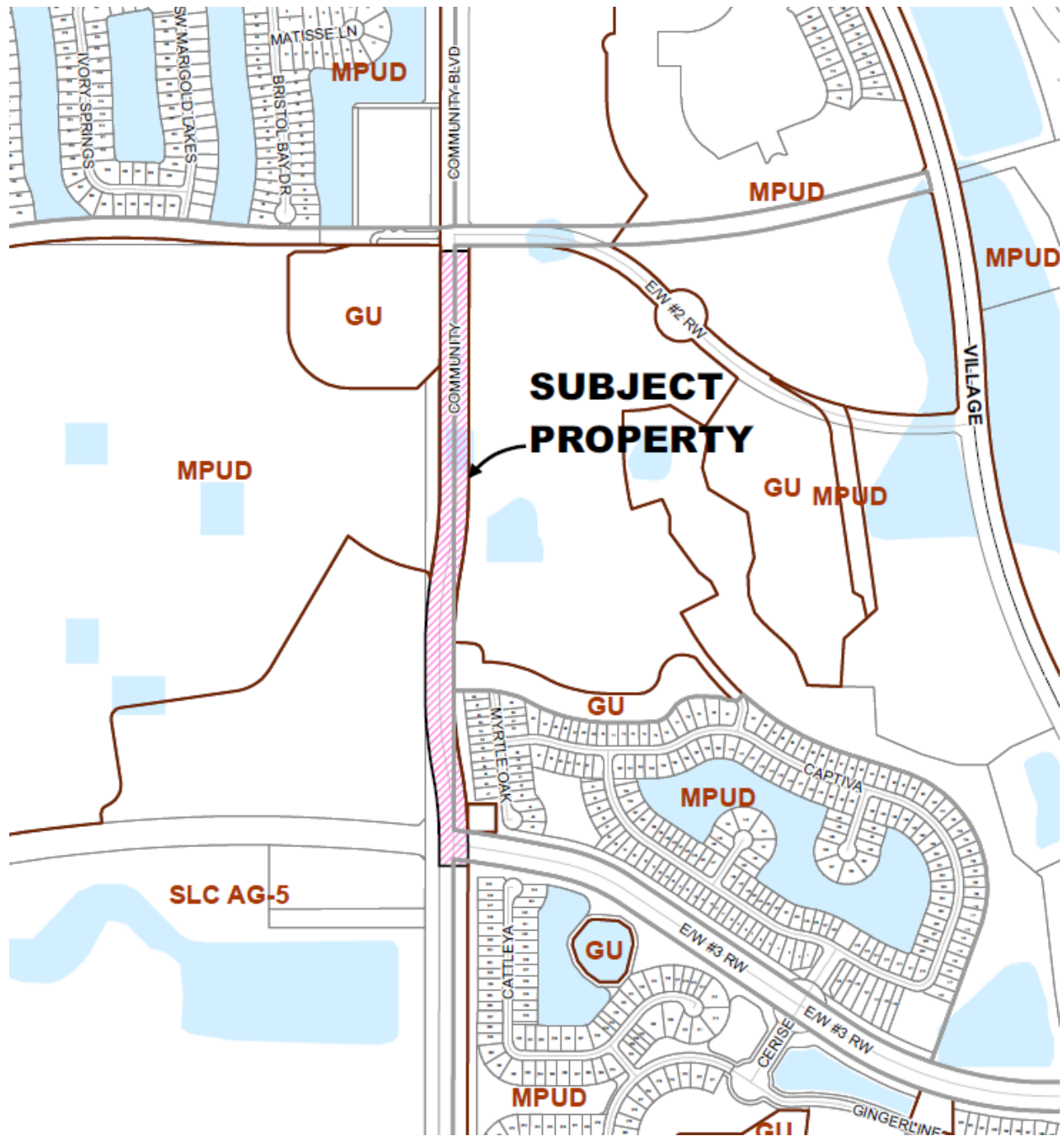
Property Size:	Approximately 11.059 acres
Legal Description:	A portion of Parcel 25, Southern Grove Plat No. 3, as recorded in Plat Book 61, page 17, public records of St. Lucie County, Florida, also lying in Sections 21 and 22, Township 37 South, Range 39 East, City of Port St. Lucie, St. Lucie County, Florida.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant land

Surrounding Uses

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



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:

<i>Sanitary Sewer and Potable Water Facilities</i>	N/A
<i>Traffic Circulation</i>	A traffic analysis was completed by Simmons & White for Riverland in August 2020. A 3rd party consultant (WGI, Inc.) was hired by the City to review the traffic analysis which was found to be consistent with the MPUD and the Riverland/Kennedy DRI.
<i>Parks and Recreation Facilities</i>	N/A
<i>Stormwater Management Facilities</i>	The construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.
<i>Solid Waste</i>	N/A
<i>Public School Concurrency Analysis</i>	N/A

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat and construction plans at their meeting of April 14, 2021.