

P23-024

Riverland Center -Preliminary & Final

TYPE

STATUS

BUILDING TYPE

SUB

CITY COUNCIL MEETING SCHEDULED

ASSIGNED TO

Daniel Robinson; Melissa Perry; Public Works Engineering; John Rossi; Everett Tourjee

ADDRESS

SECTION

BLOCK

LOT

Riverland

Par. "B", Tr. "OS10"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "OS10", RIVERLAND PARCEL B - PLAT ONE, AS RECORDED IN PLAT BOOK 97, PG. 1 OF THE PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID TRACT "OS10" FOR THE FOLLOWING EIGHT (8) DESCRIBED COURSES, NORTH 05°24'01" WEST, A DISTANCE OF 40.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73°36'43"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 64.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 77°14'07"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 156.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 09°01'25" WEST, A DISTANCE OF 319.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 90°53'26"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 95.18 FEET TO A POINT OF TANGENCY; THENCE NORTH 81°52'01" EAST, A DISTANCE OF 604.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 256.00 FEET, A CENTRAL ANGLE OF 51°25'07"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 229.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 30°26'54" EAST, A DISTANCE OF 797.03 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIAL BEARING OF NORTH 40°00'43" EAST, A RADIUS OF 825.00 FEET AND A CENTRAL ANGLE OF 30°28'09"; THENCE ALONG THE SOUTH LINE OF TRACT "R2", OF SAID PLAT OF RIVERLAND PARCEL B - PLAT ONE, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 438.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 89°04'55"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 62.19 FEET TO A POINT OF THE WEST LINE OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL B, AS RECORDED IN PLAT BOOK 96, PG. 27, SAID PUBLIC RECORDS AND THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2215.00 FEET, A CENTRAL ANGLE OF 08°31'55"; THENCE, ALONG SAID WEST LINE FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES, SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 329.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°05'34" WEST, A DISTANCE OF 250.85 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2215.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 415.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 07°21'42"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 265.32 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE, ALONG THE NORTH LINE OF MARSHALL PARKWAY AT RIVERLAND PARCEL B - PHASE 1, AS RECORDED IN PLAT BOOK 108, PAGE 18, SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTH 46°45'54" WEST, A DISTANCE OF 53.66 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 06°49'02" WEST, A RADIUS OF 8076.97 FEET AND A CENTRAL ANGLE OF 12°13'04"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1722.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.697 ACRES, MORE OR LESS.

SITE LOCATION

PARCEL #

4321-411-0001-000-7

CURRENT LANDUSE

MU

PROPOSED LANDUSE

CURRENT ZONING

PUD

PROPOSED ZONING

ACREAGE

35.69

NON-RESIDENTIAL SQ. FOOTAGE

NO. OF RESIDENTIAL UNITS

NO. OF LOTS OR TRACTS

6

NO. OF SHEETS IN PLAT

4

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

The proposed project is for a subdivision plan related to Riverland Center. This is a subdivision only; site plan will be a separate process.

Primary Contact Email

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AGENT/APPLICANT

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Michael

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AUTHORIZED SIGNATORY OF CORPORATION

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LAST NAME

Ulmer

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FINAL PERMIT INSPECTION REQUIRED BY: