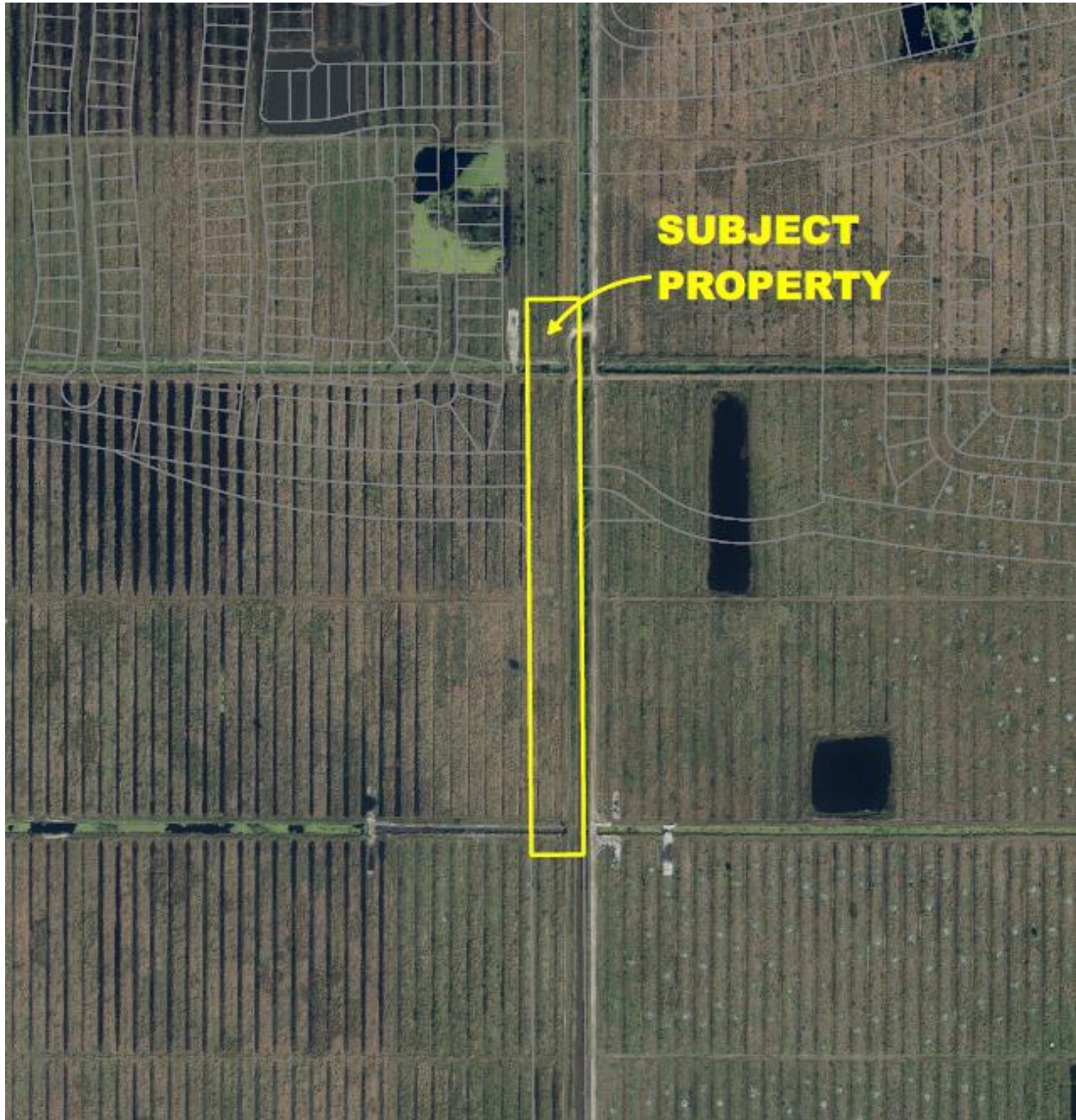




**Riverland Boulevard at Riverland Paseo Overpass
Preliminary and Final Subdivision Plat with Construction Plans
P20-238**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat with construction plans for a project know as Riverland Boulevard at Riverland Paseo Overpass
Applicant:	Mike Fogarty, P.E. of Riverland Associates I, LLLP
Property Owner:	City of Port St. Lucie
Location:	South of the Discovery Way and west of Community Boulevard.
Project Planner:	Daniel Robinson, Planner II

Project Description

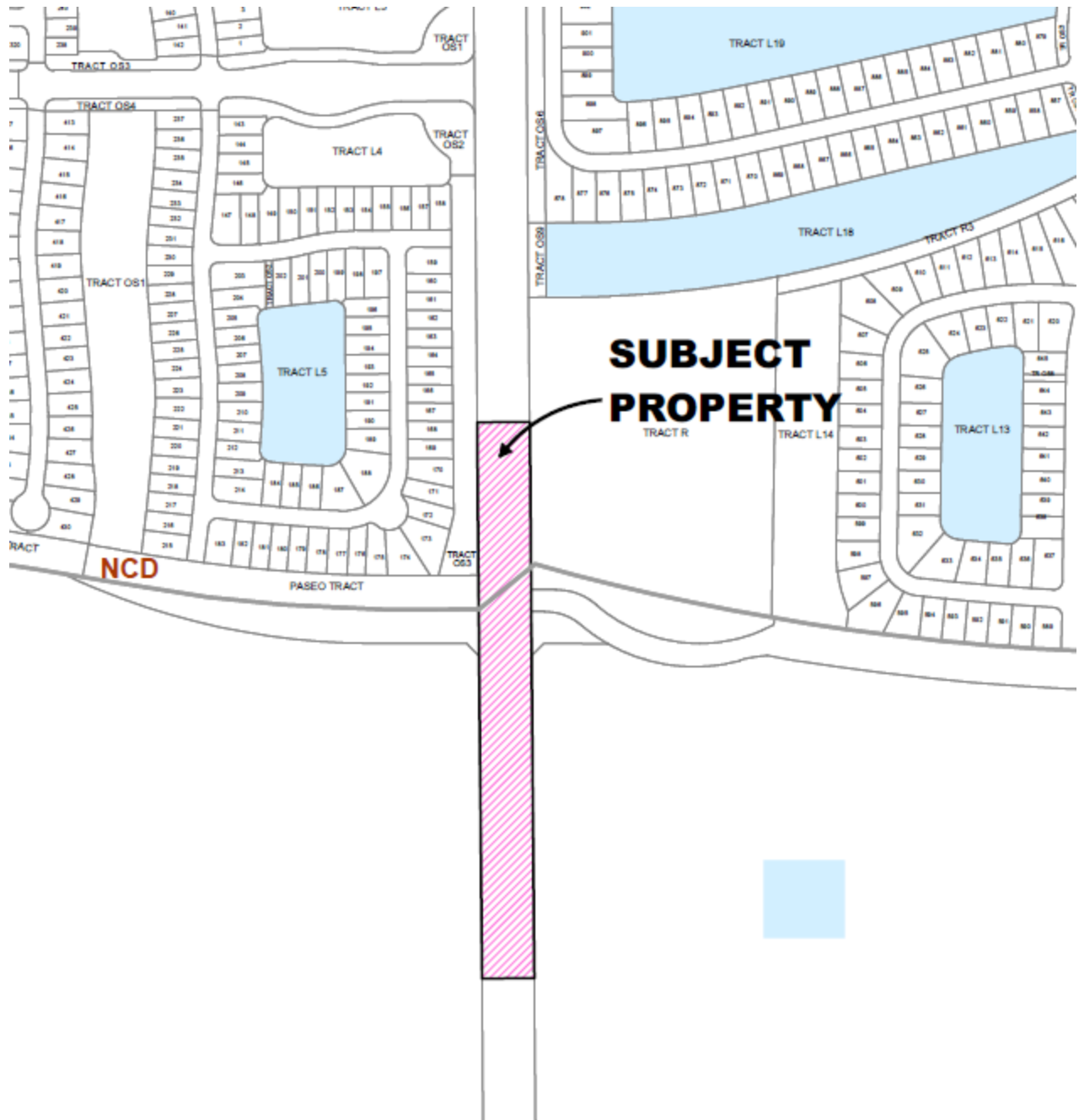
The proposed subdivision plat will create the public right-of-way tract for and provide for the construction of Riverland Boulevard approximately 1590 feet south from the existing Riverland Boulevard terminus. The project also includes construction plans for the paseo overpass.

Location and Site Information

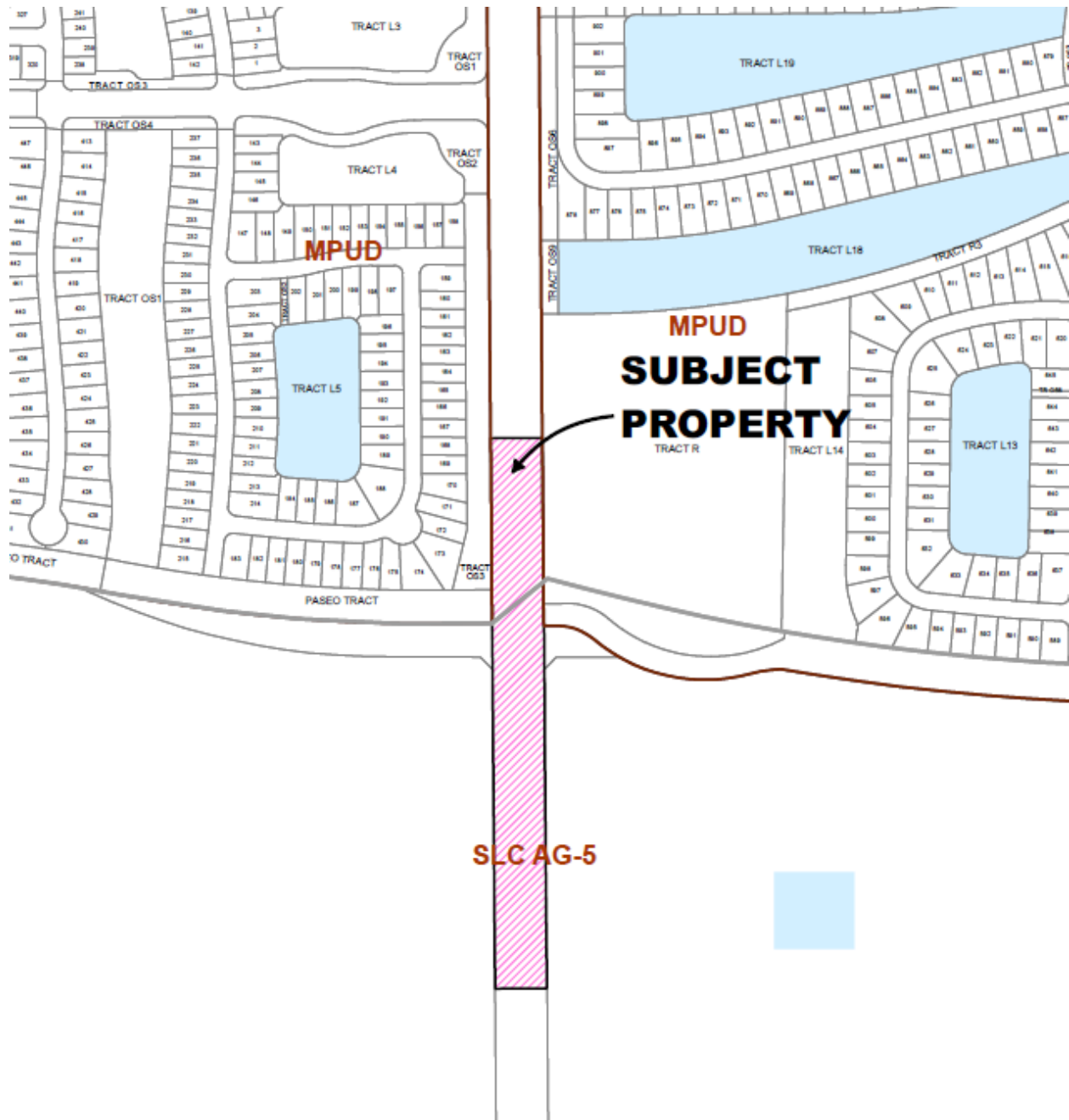
Parcel Number:	431633300010002
Property Size:	Approximately 5.47 acres
Legal Description:	A portion of that parcel of N/S B Right-of-way, 150 feet width, according to official records Book 3902, Page 490, Lying within Sections 20 and 21, Township 37 South, Range 39 East, of the Public Records of St. 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 Boulevard Right-of-way
South	NCD	SLC AG-5	Vacant land
East	NCD	MPUD	Riverland Community/Vacant land
West	NCD	MPUD/SLC AG-5	Riverland Community/Vacant land



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>	Traffic Report prepared by Pinder Troutman Consulting, Inc. dated September 18, 2019 and the Trip Generation Letter Report also prepared by Pinder Troutman Consulting, Inc. dated September 8, 2020 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, Public Works Policy 19-01pwd and the latest Development Order for the referenced project.
<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 December 9, 2020.