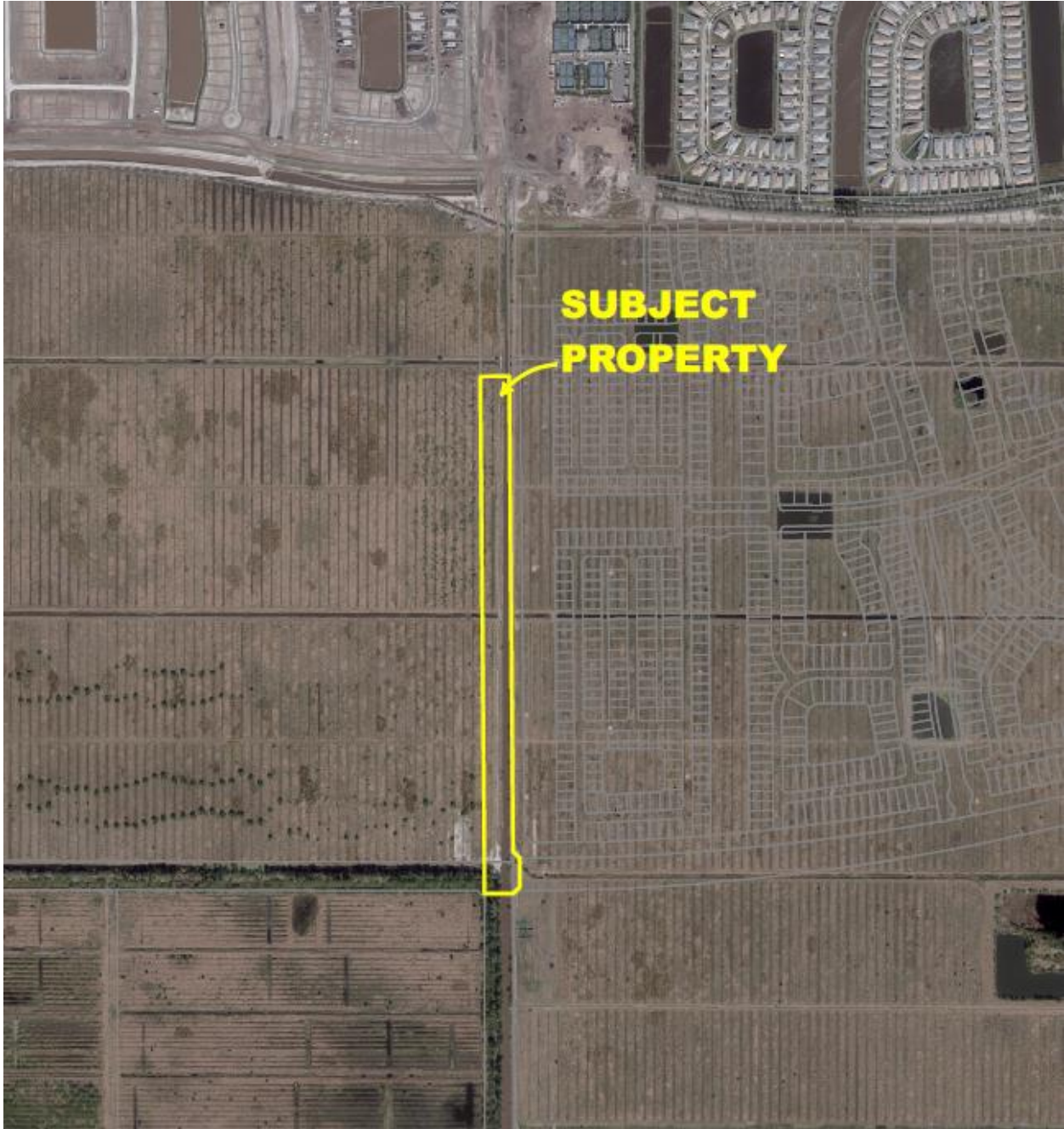




**Riverland Boulevard at Riverland Parcel D
Preliminary and Final Subdivision Plat with Construction Plans
P22-210**



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 Riverland Boulevard at Riverland Parcel D.
Applicant:	Mike Fogarty, P.E.
Property Owner:	City of Port St. Lucie
Location:	South of Discovery Way and west of Community Boulevard.
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

Project Description

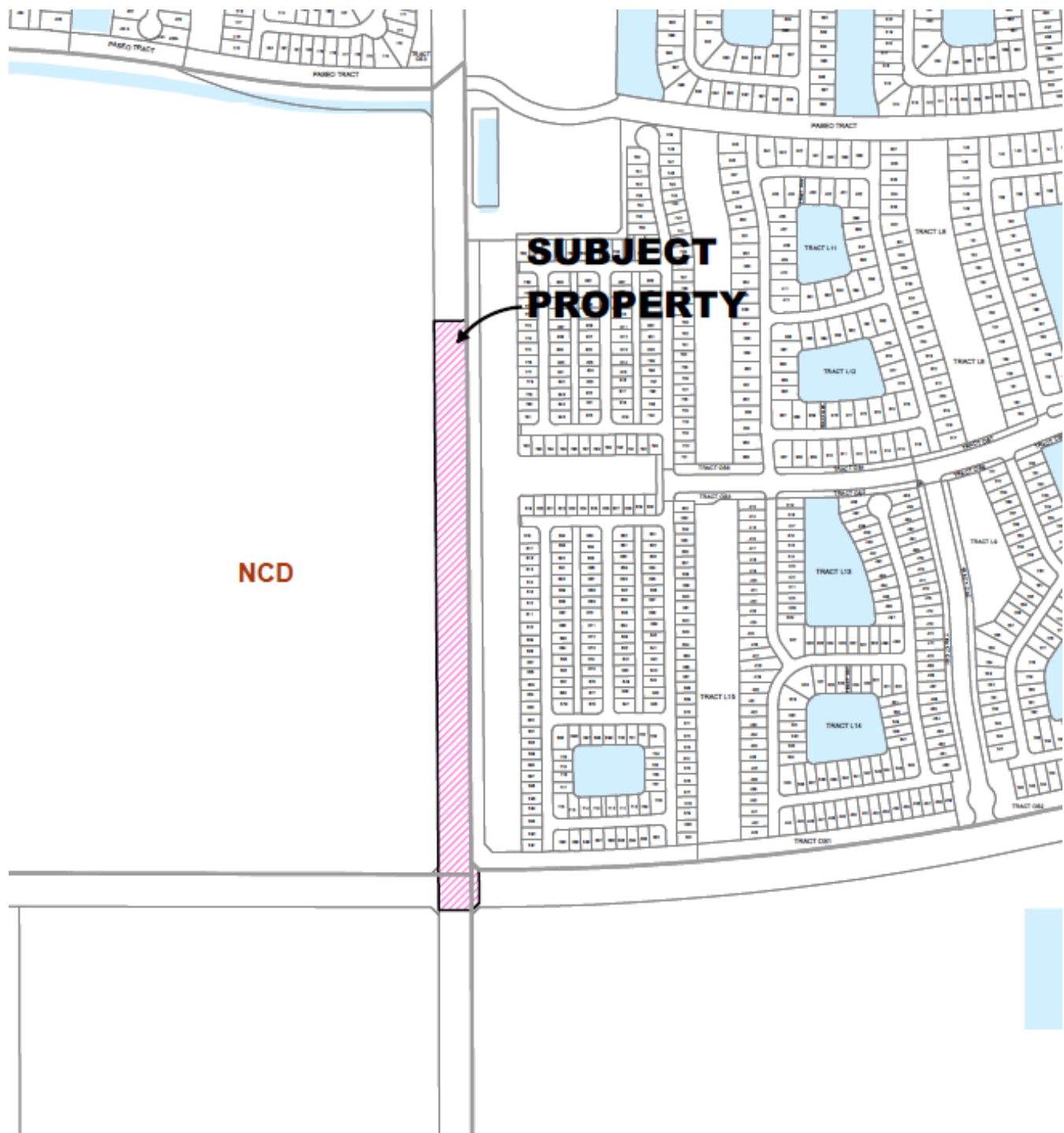
The proposed subdivision plat will create the public right of way tract for Riverland Boulevard from the existing Riverland Boulevard south approximately 2,681 feet.

Location and Site Information

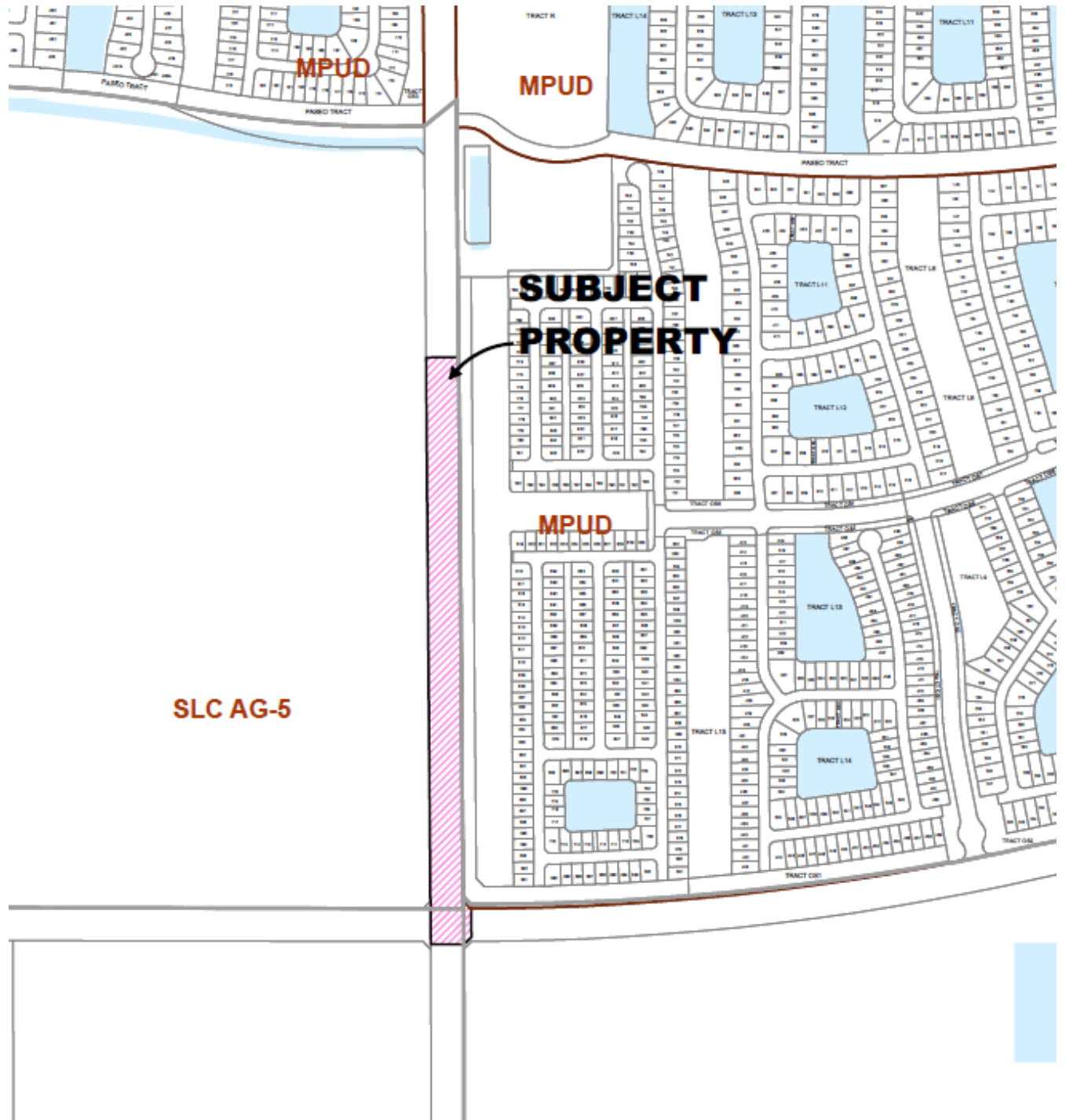
Property Size:	Approximately 9.38 acres
Legal Description:	Being a Portion of N/S B Right-of-Way, As Recorded in Plat Book 3902, Page 490, A Portion of E/W #3 Right-of-Way, As Recorded in Plat Book 3902, Page 465, and A Portion N/S B and E/W #3 Right-of-Way, As Recorded in Plat Book 2972, Page 802 and A Portion of The Alan Willson Grove, As Recorded in Plat Book 12, Page 50, All Recorded in the Public Records of St. Lucie County, Florida and Lying within Sections 20,21, 28, and 29, Township 37 South, Range 39 East, St. Lucie County, Florida, In The City of Port St. Lucie, Florida
Future Land Use:	New Community Development (NCD)
Existing Zoning:	St. Lucie County AG-5
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC Ag-5	Riverland Boulevard
South	NCD	SLC Ag-5	Vacant
East	NCD	MPUD	Riverland Development
West	NCD	SLC Ag-5	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:

<i>Sanitary Sewer and Potable Water Facilities</i>	N/A
<i>Traffic Circulation</i>	This application and Traffic Letter prepared by Simmons & White dated February 17, 2022 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.
<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 July 27, 2022.