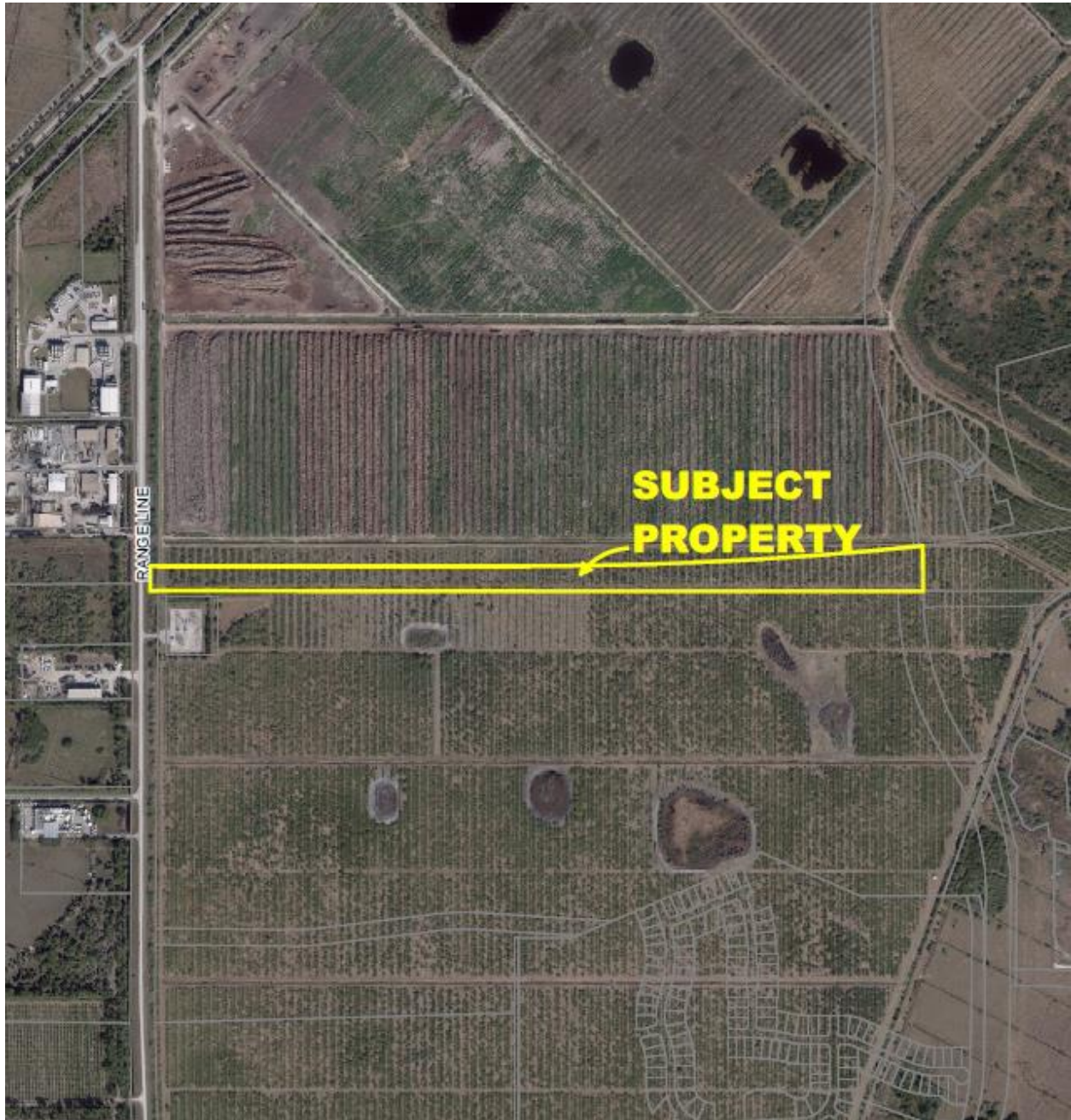




**Crosstown Parkway Plat 2-B
Preliminary Subdivision Plat with construction plans
P22-169**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary subdivision plat with construction plans for a project know as Crosstown Parkway Plat 2-B
Applicant:	Daniel Sorrow, Coteleur & Hearing
Property Owner:	City of Port St. Lucie
Location:	South of the Verano Development and north of the Tradition Development, between Range Line Road and the N/S "A" R-O-W.
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

Project Description

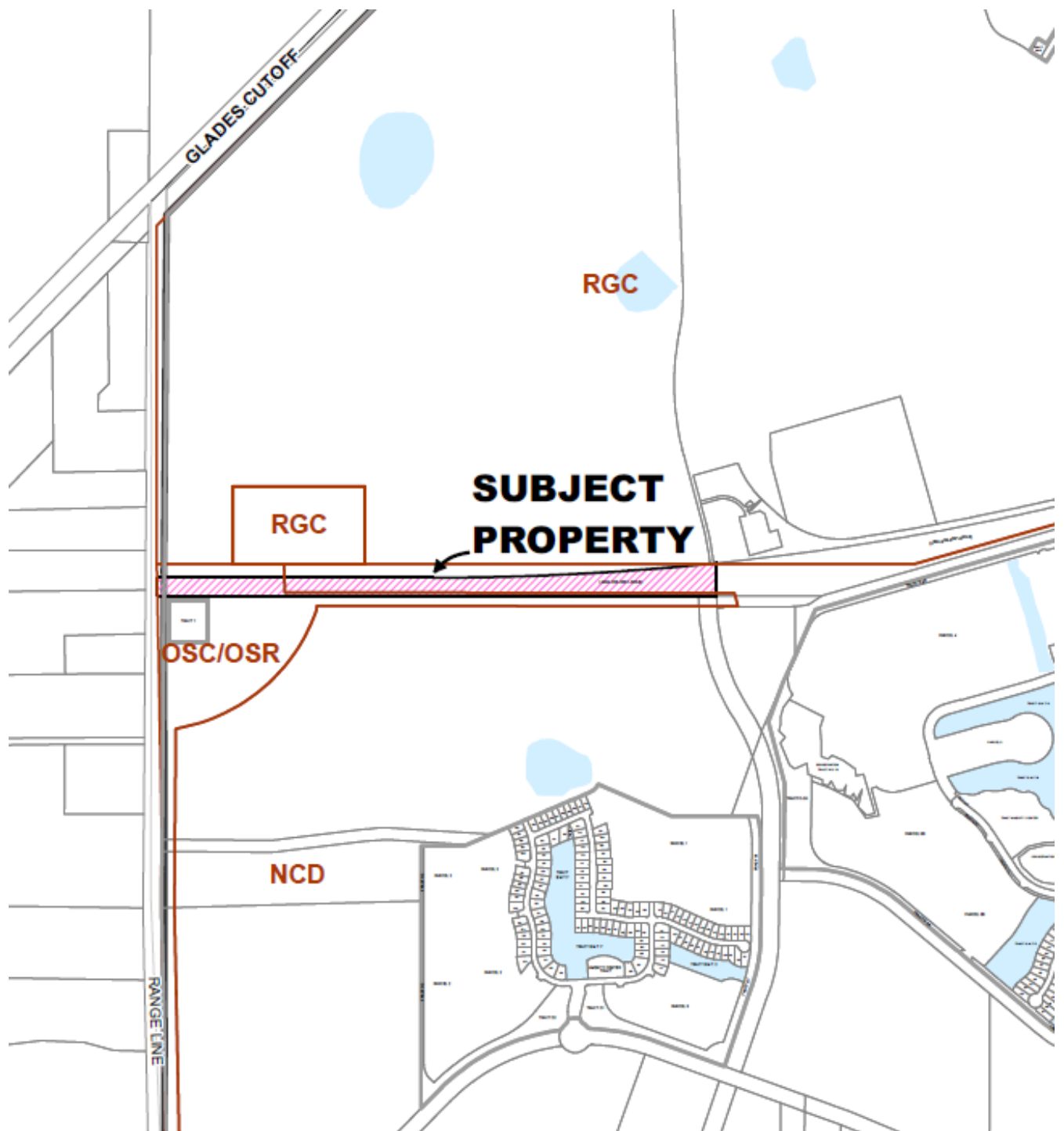
The proposed preliminary plat includes the public right of way tract and construction plans for a segment of Crosstown Parkway.

Location and Site Information

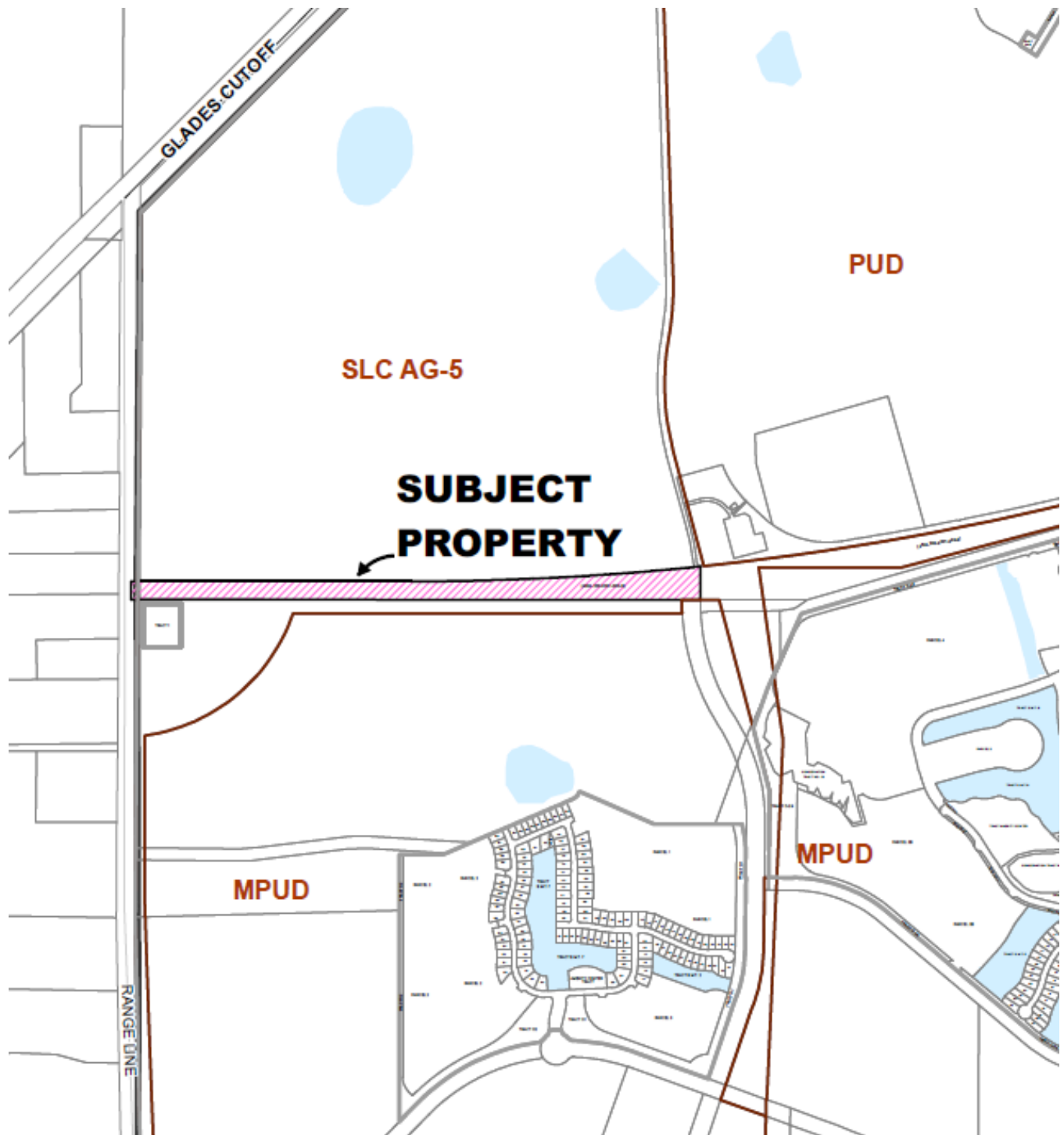
Property Size:	Approximately 18.16 acres
Legal Description:	Being a Portion of West Virginia Extension, As Described in Official Records Book 2186, Page 548, Public Records of St. Lucie County, Florida and Lying within Section 6, Township 37 South, Range 39 East, St. Lucie County, Florida, in The City of Port St. Lucie, Florida
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	St. Lucie County AG-5
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	AG-5	Vacant
South	NCD	MPUD	Tradition Development
East	N/A	N/A	Vacant
West	RGC	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 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 plat and construction plans at their meeting of June 8, 2022.