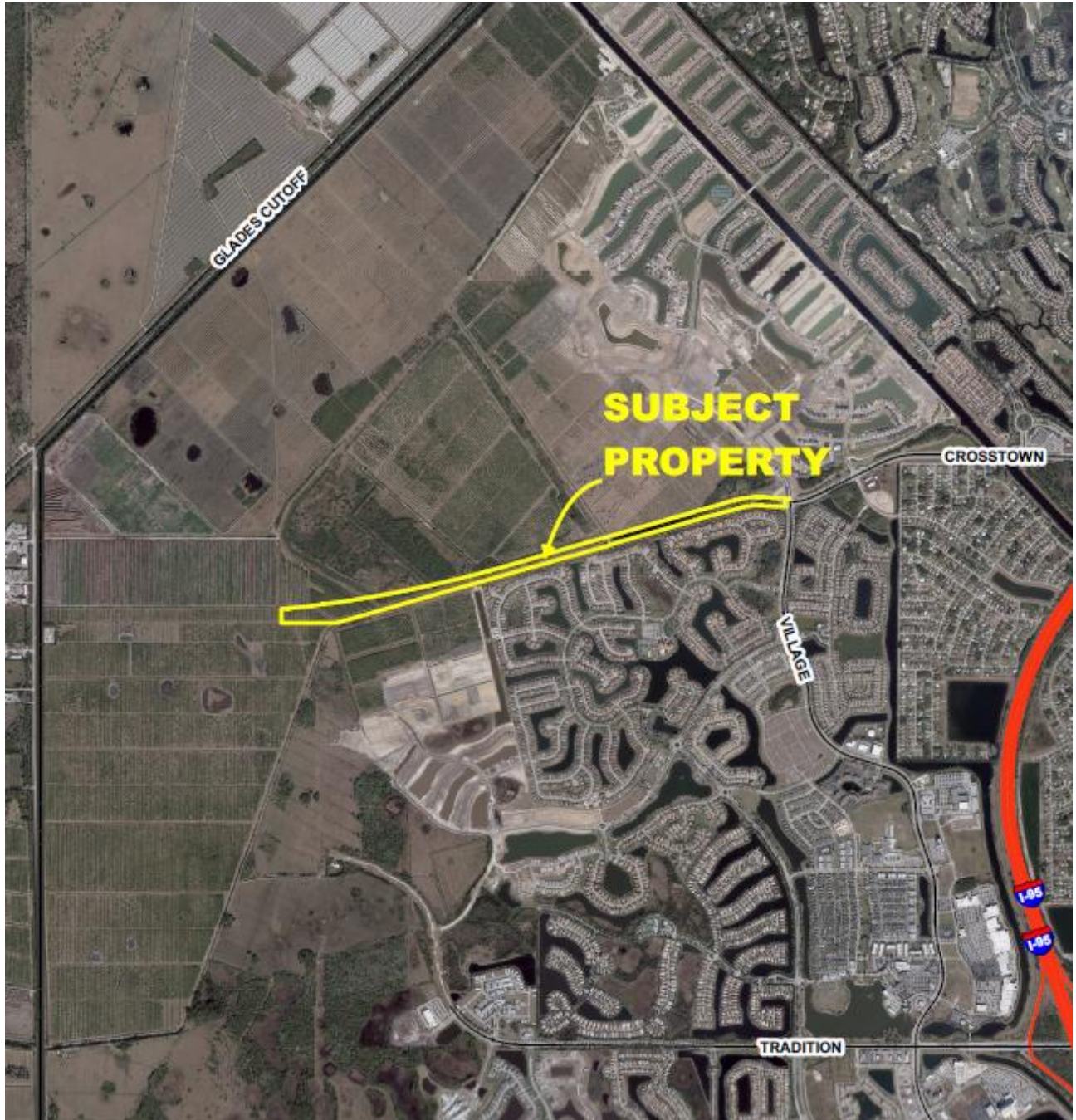




Crosstown Parkway Plat 2-A
Preliminary and Final Subdivision Plat with Construction Plans
P22-020



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 Crosstown Parkway Pat 2-A.
Applicant:	Daniel Sorrow, Cotleur & Hearing
Property Owner:	City of Port St. Lucie
Location:	South of Verano development and north of Tradition development, western extension of Crosstown Parkway west of Village Parkway
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

Project Description

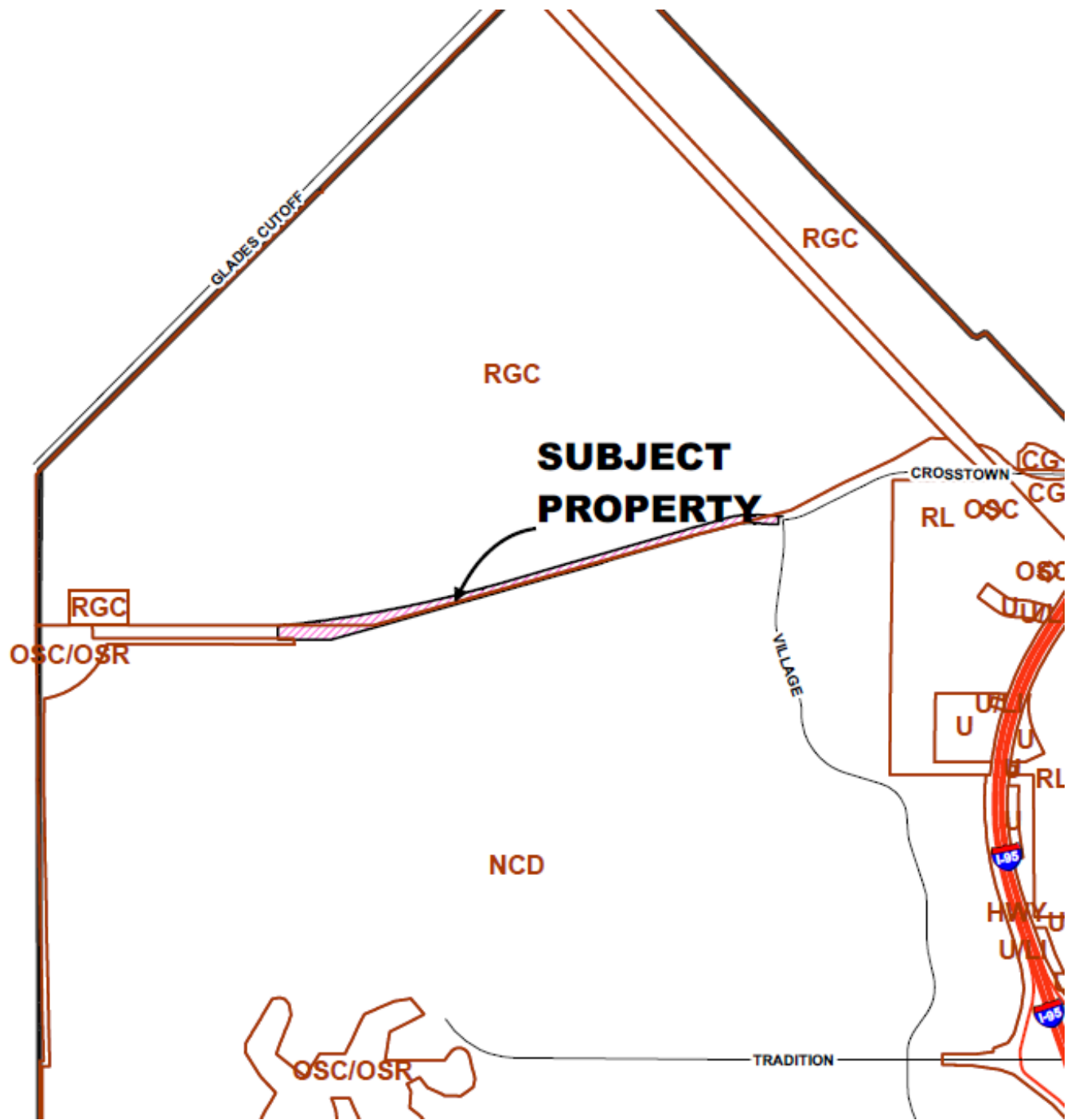
The proposed subdivision plat will create the public right-of-way tract for Crosstown Parkway from the existing termination of Crosstown Parkway, west approximately 7,982 feet.

Location and Site Information

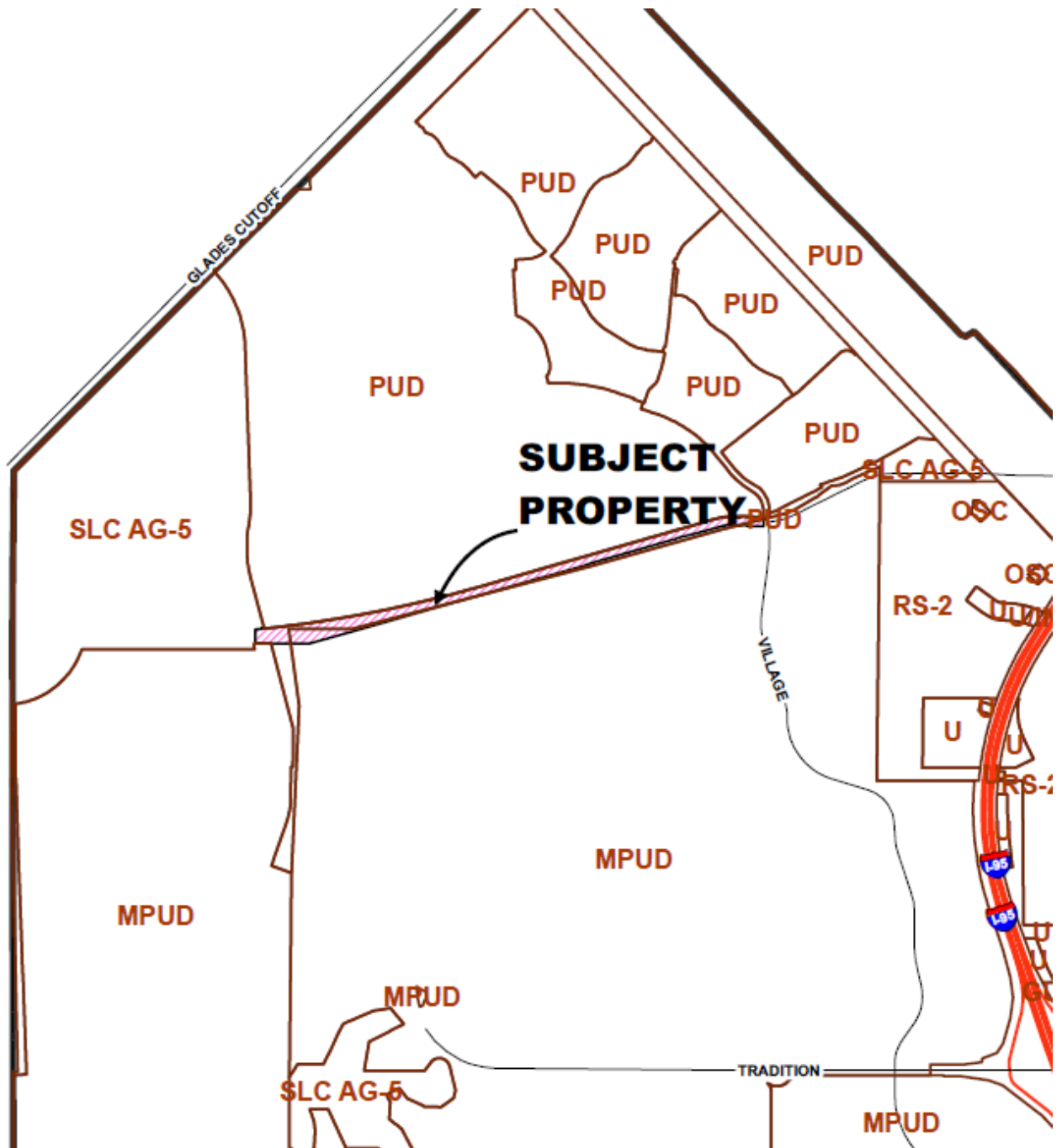
Property Size:	Approximately 42.41 acres
Legal Description:	Being a Portion of Open Space Tract 1, Tradition Plat No. 32, As Recorded in Plat Book 62, Pages 5 Through 9, Inclusive of The Public Records Of St. Lucie County, Florida and A Portion of Sections 4, 5, and 6, Township 37 South, Range 39 East, 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	PUD	Verano Development
South	NCD	MPUD	Tradition Development
East	N/A	N/A	Crosstown Parkway ROW
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 and final plat and construction plans at their meeting of March 23, 2022.