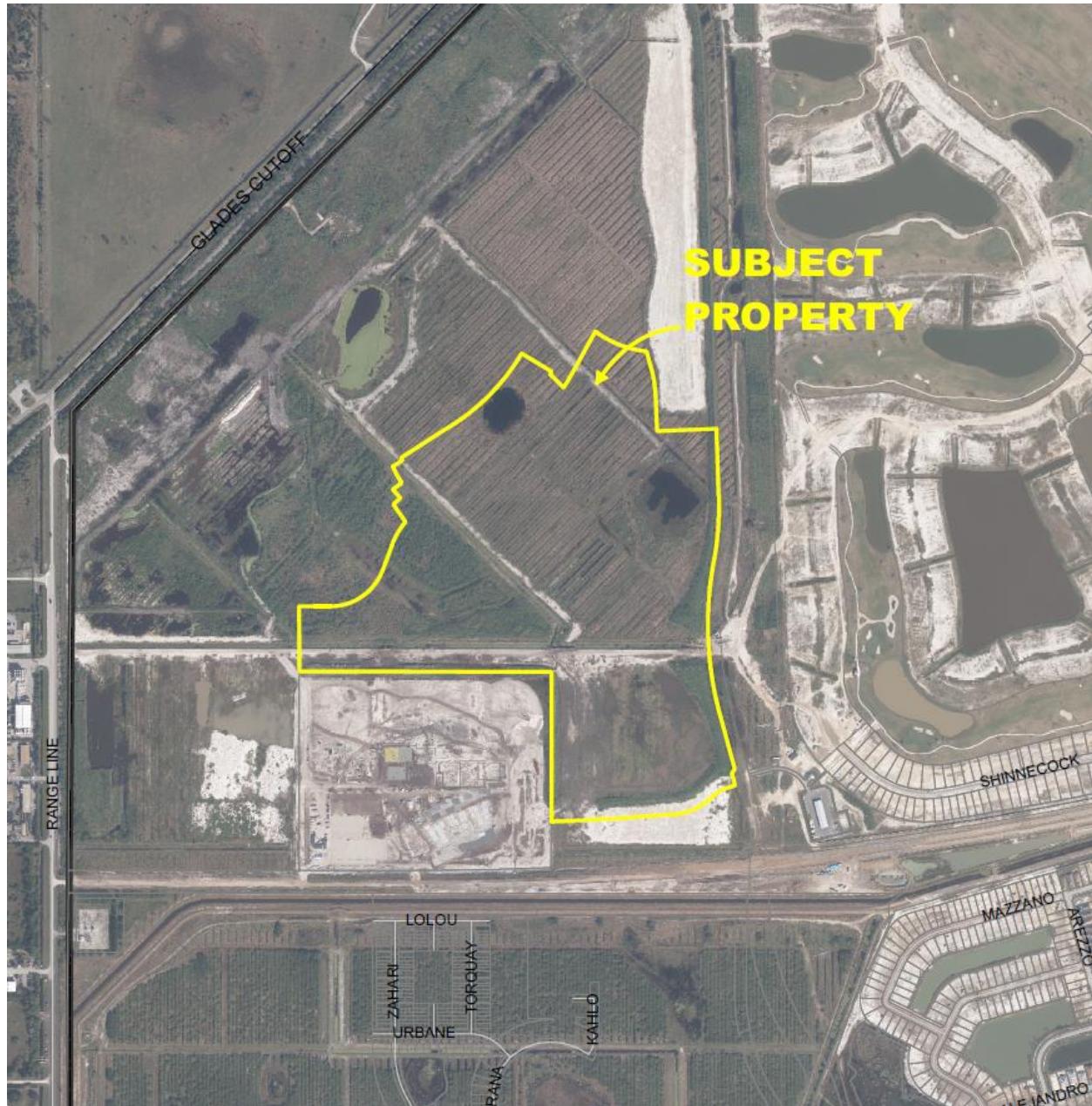




PLANNING & ZONING DEPARTMENT STAFF REPORT
January 13, 2025 City Council Meeting

Verano South - POD H - Plat No. 1
Preliminary and Final Plat with Construction Plans
P21-264



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a Preliminary and Final Plat with Construction Plans that is 118.22 acres in area and includes 265 lots for a project known as Verano South- POD H- Plat No. 1.
Applicant:	Daniel Sorrow of Cotleur-Hearing
Property Owner:	PSL Land Investments, LLC.
Location:	West of N/S A (Sundance Vista Boulevard), north of Crosstown Parkway, east of Range Line Road, and south of Glades Cut-off Road.
Project Planner:	Daniel Robinson, Planner III

Project Description

The application is for a Preliminary and Final Plat with Construction Plans. The proposed subdivision plat is to create a total of 265 single-family lots.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this Preliminary and Final subdivision plat with construction plans on May 22, 2024.

Related Projects

P21-070 – Verano South Pod H PUD approved by City Council at their regular meeting of January 22, 2024.

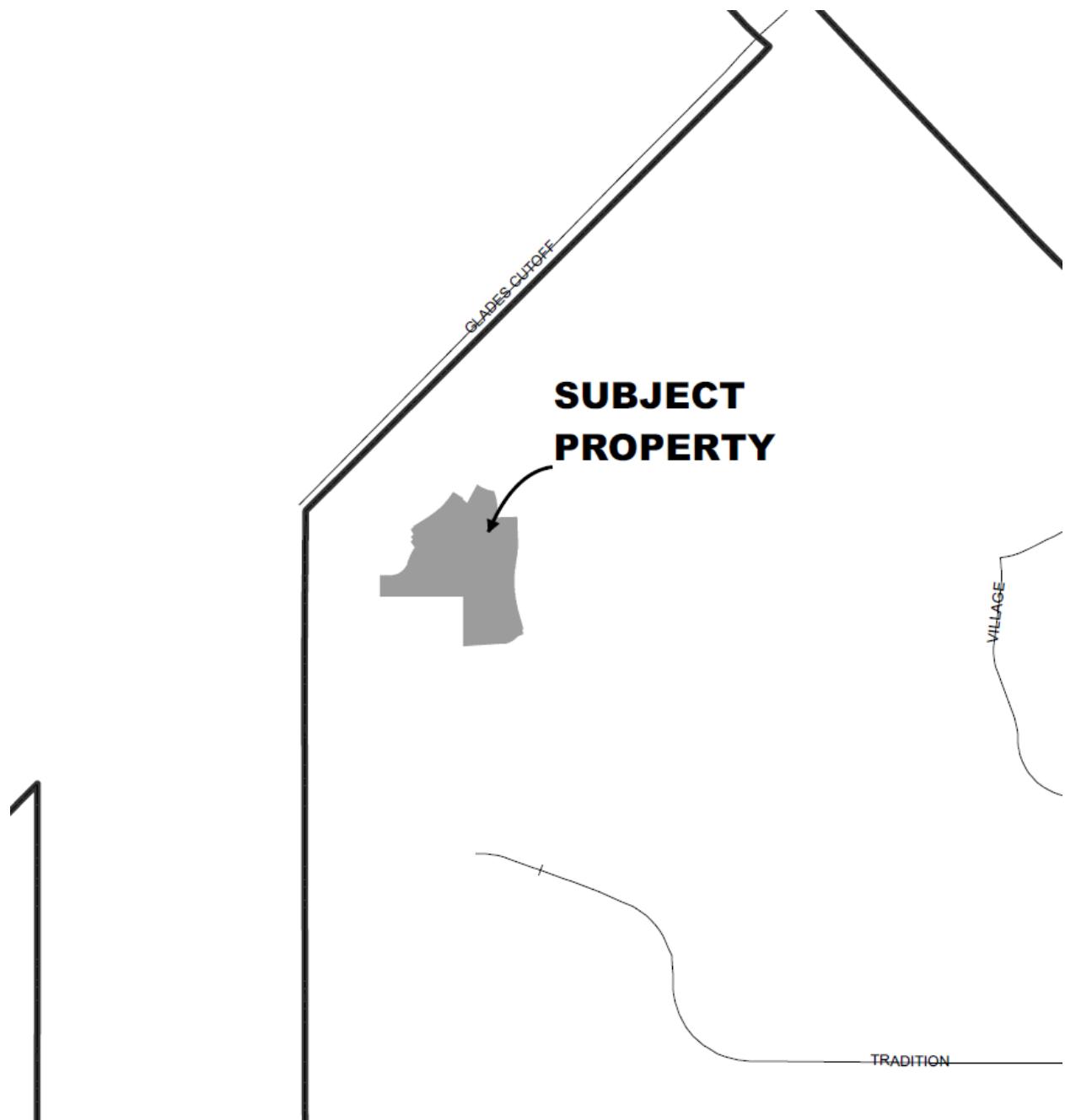
Location and Site Information

Property Size:	118.22 acres
Legal Description:	Being a portion of Section 31, Township 36 South, Range 39 East, and Section 6, Township 37 South, Range 39 East, St. Lucie County, Florida, in City of Port St. Lucie, Florida.
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant

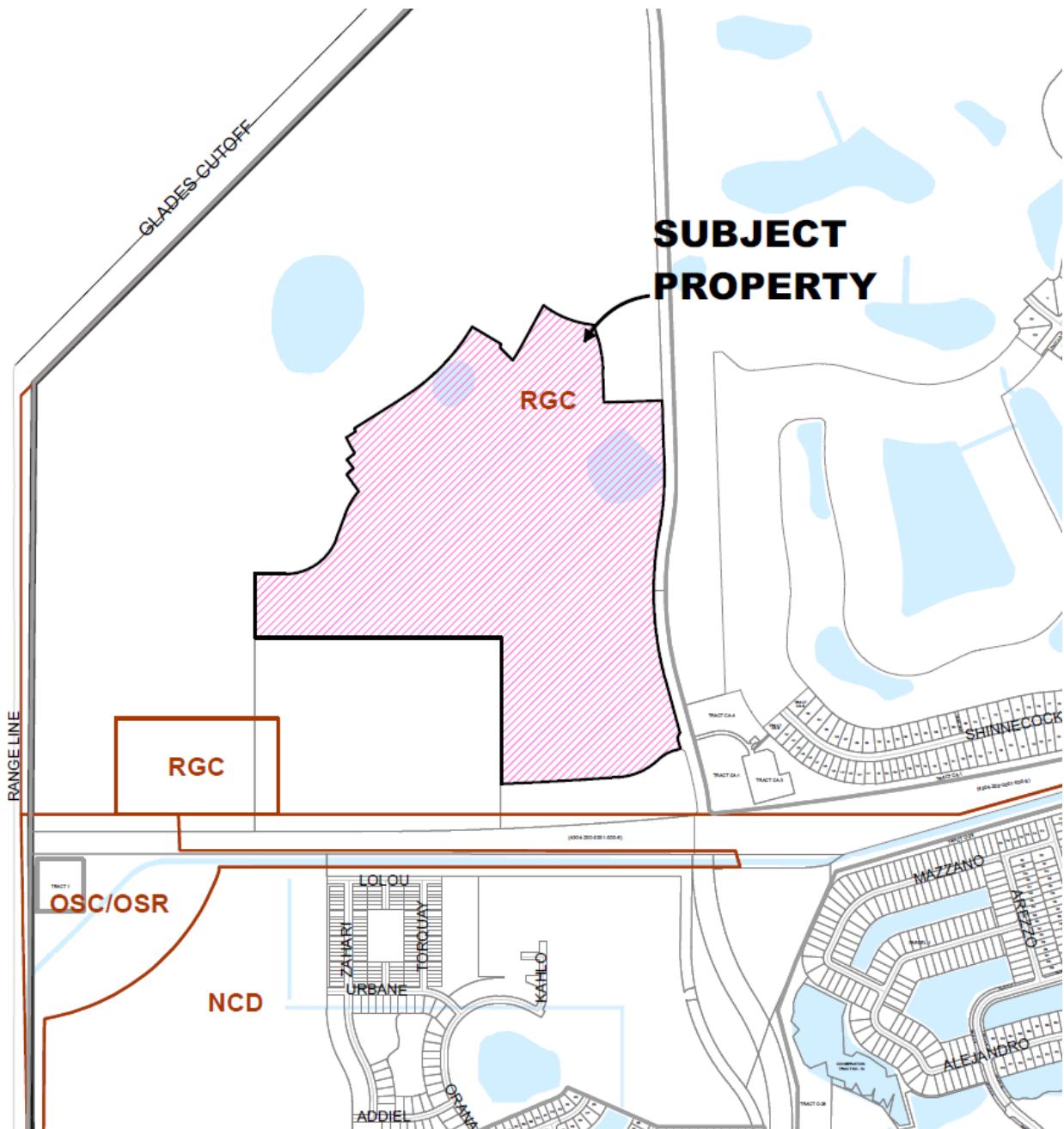
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano Development
South	RGC	I	St Lucie County School
East	RGC	PUD	Verano Development
West	RGC	PUD	Verano Development

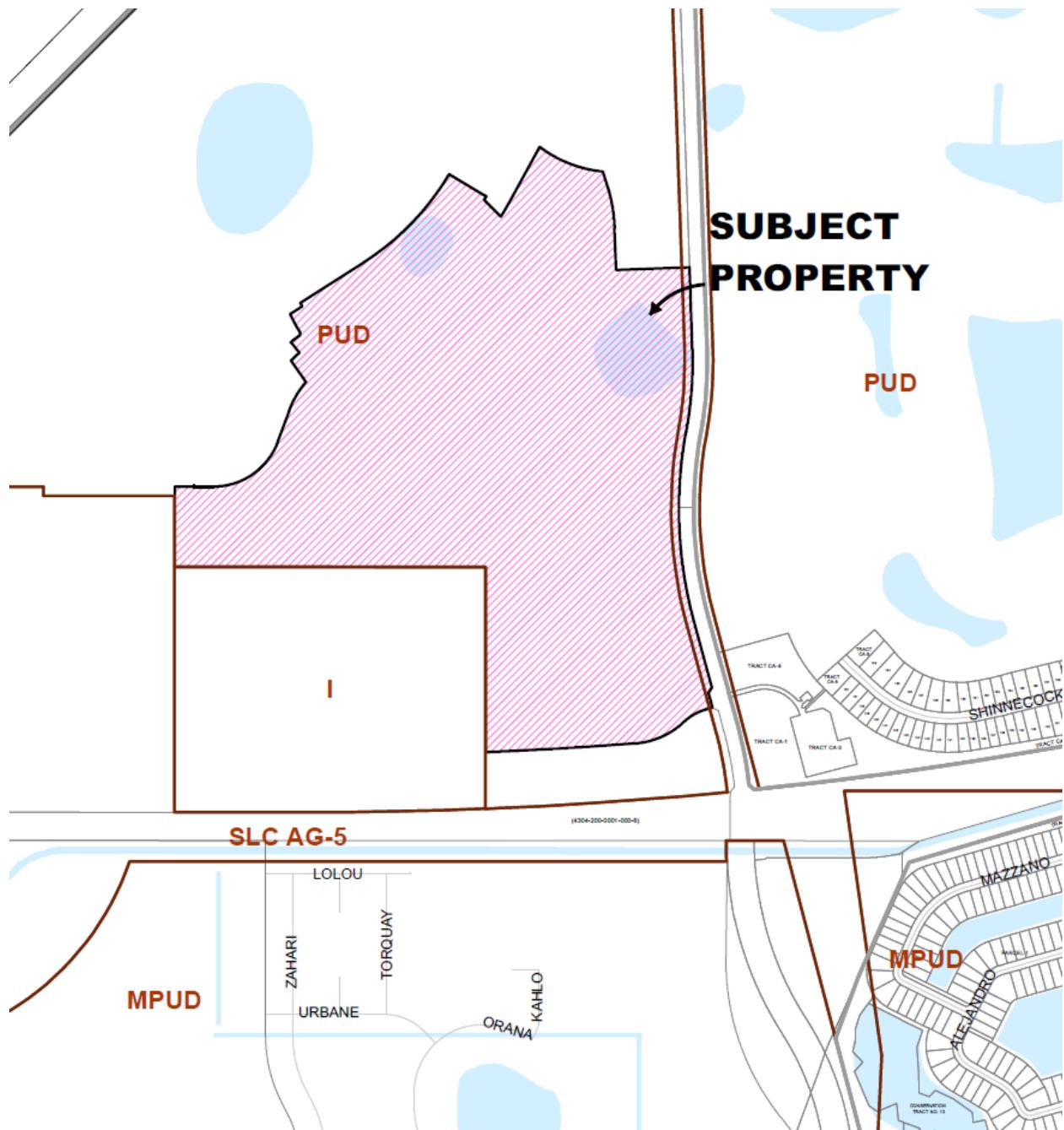
RGC (Residential Golf Club) – PUD (Planned Unit Development) – I (Institutional)



Location Map



Future Land Use



Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, and the Verano Development of Regional Impact (DRI) Development Order, regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	Sewer/water will be provided by Port St. Lucie Utility Systems Department. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<i>Traffic Circulation</i>	This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated February 22, 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 the Verano Development Order, Chapter 156 of City Code, and Public Works Policy 19-01pwd. Verano South POD H Plat 1 is within the previously approved POD H, which proposes 900 dwelling units and does not warrant any changes to the previously approved transportation conditions of the Verano Development Order.
<i>Parks and Recreation Facilities</i>	As indicated by the Verano DRI Development Order condition 57, the applicant is required to provide a 50-acre park site for recreational uses. The site is to be platted and dedicated to the City.
<i>Stormwater Management Facilities</i>	Project will include paving and drainage plans that are in compliance with the adopted level of service
<i>Solid Waste</i>	Adequate capacity is available for future development.
<i>Public School Concurrency Analysis</i>	As required by the Verano DRI Development Order condition 56, The applicant provided the St. Lucie School District with a 48-acre high school site. An additional 25 acres will be required if by the time of development of the 6,000 th residential unit, the development generates 2,501 students or more.

Native Habitat/Tree Protection: Upland preservation/mitigation requirements for the Verano DRI are addressed in the Development Order. There are no preservation/mitigation requirements for this property.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): Public Art for this location was previously addressed.

Traffic Impact Analysis (by Public Works):

No additional roadway requirements are triggered by this replat.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Verano South- POD H- Plat No. 1 Preliminary and Final Plat with Construction Plans on May 22, 2024.