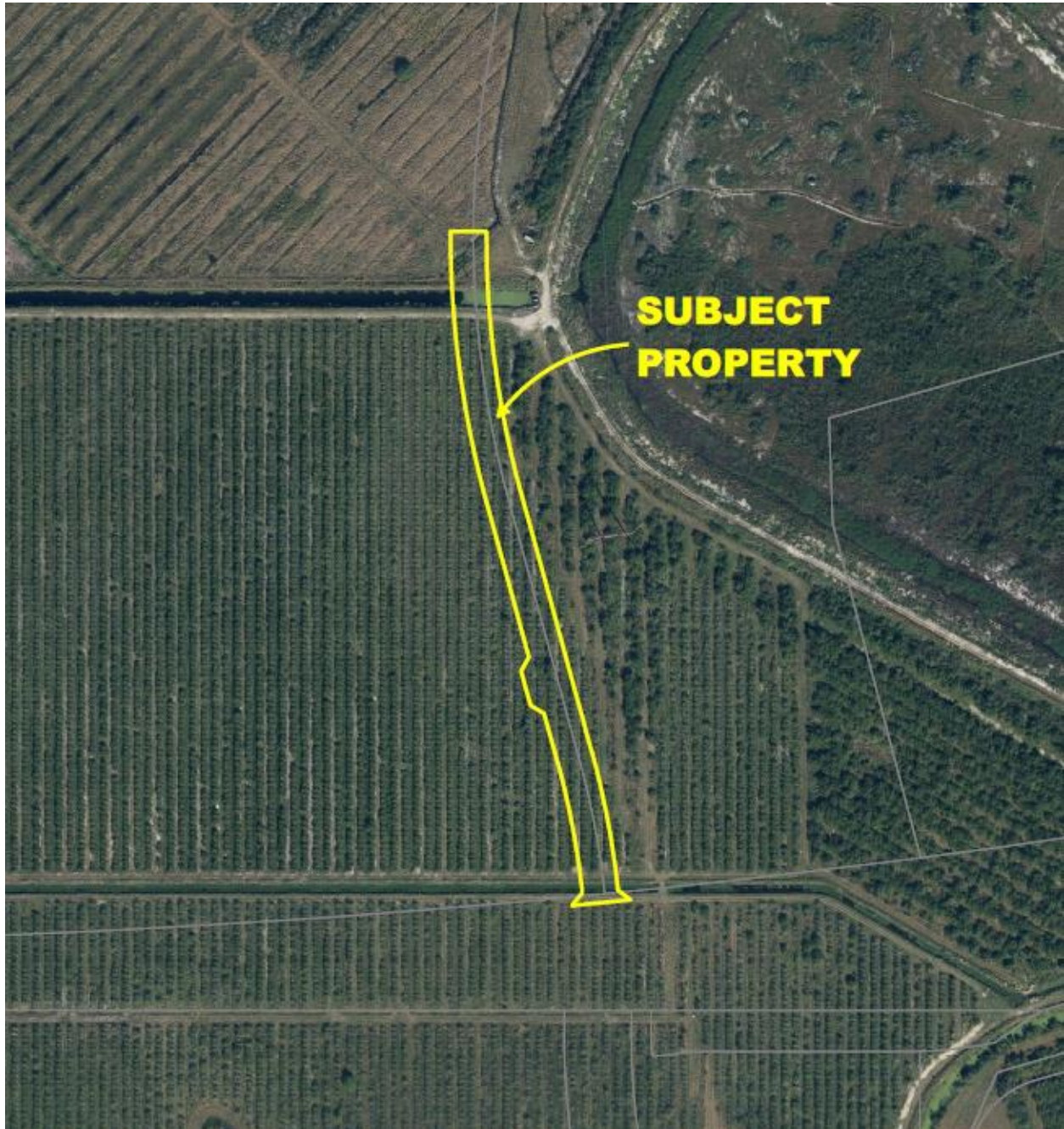




**Verano North-South "A" Roadway Plat
Preliminary and Final Subdivision Plat with construction plans
P22-023**



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 Verano North-South "A" Roadway Plat |
| Applicant: | Daniel Sorrow, Coteleur & Hearing |
| Property Owner: | City of Port St. Lucie |
| Location: | North of Crosstown Parkway, east Range line Roadway, and south of Glades Cutoff Road. |
| Project Planner: | Daniel Robinson, Planner III/Code Compliance Liaison |

Project Description

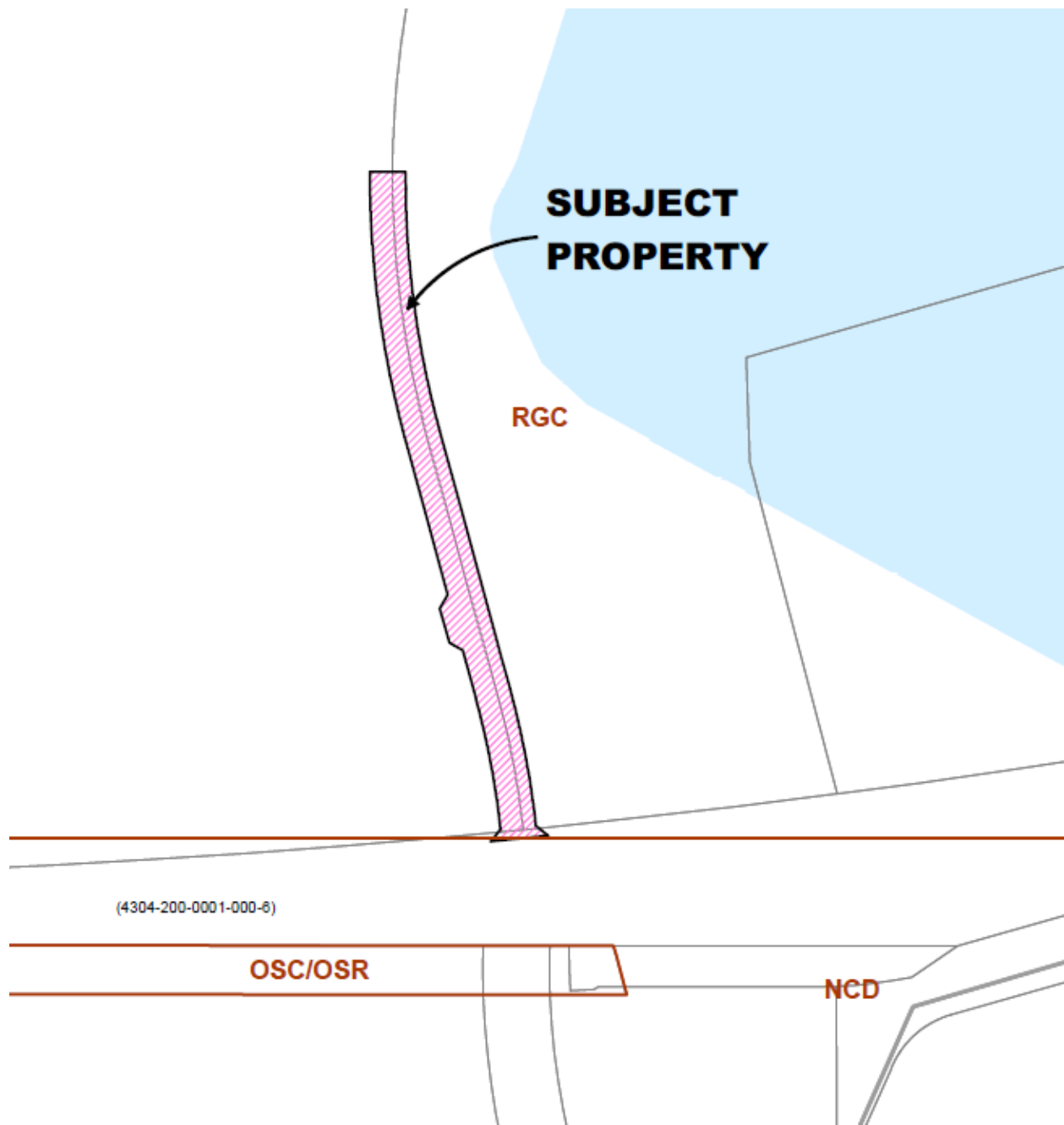
The proposed subdivision plat will create the public right of way tract for North-South "A" Roadway from the proposed Crosstown Parkway roadway.

Location and Site Information

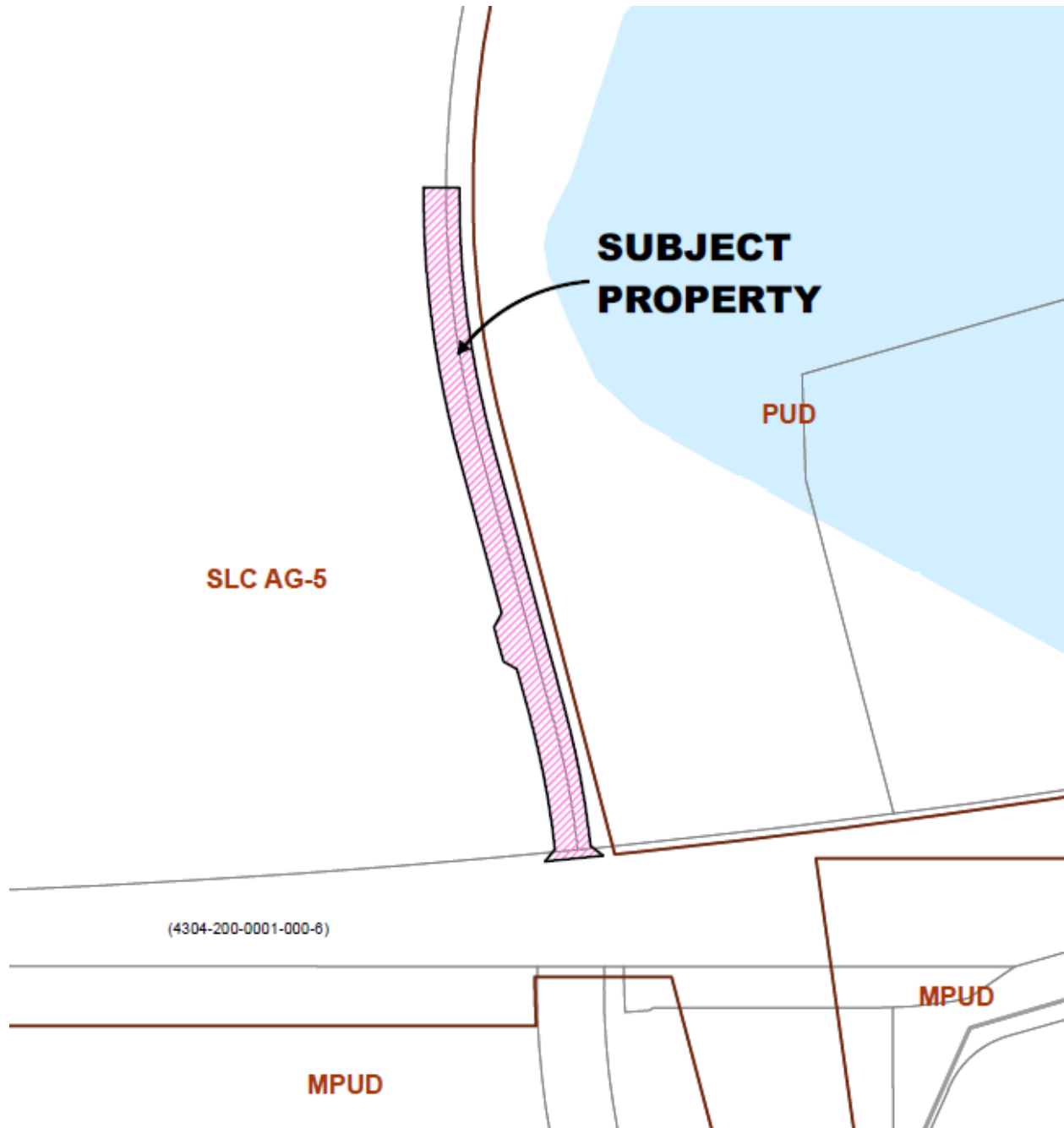
| | |
|--------------------|---|
| Property Size: | Approximately 2.89 acres |
| Legal Description: | A Parcel of Land Lying in A Portion of Section 6, Township 37 South, Range 39 East and Section 31, Township 36 South, Range 39 East, St. Lucie County, Florida, in The City of Port St. Lucie, Florida. |
| 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 | SLC Ag-5 | Future N/S A Roadway |
| South | RGC | SLC Ag-5 | Vacant |
| East | RGC | PUD | Verano Development |
| 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 February 9, 2022.