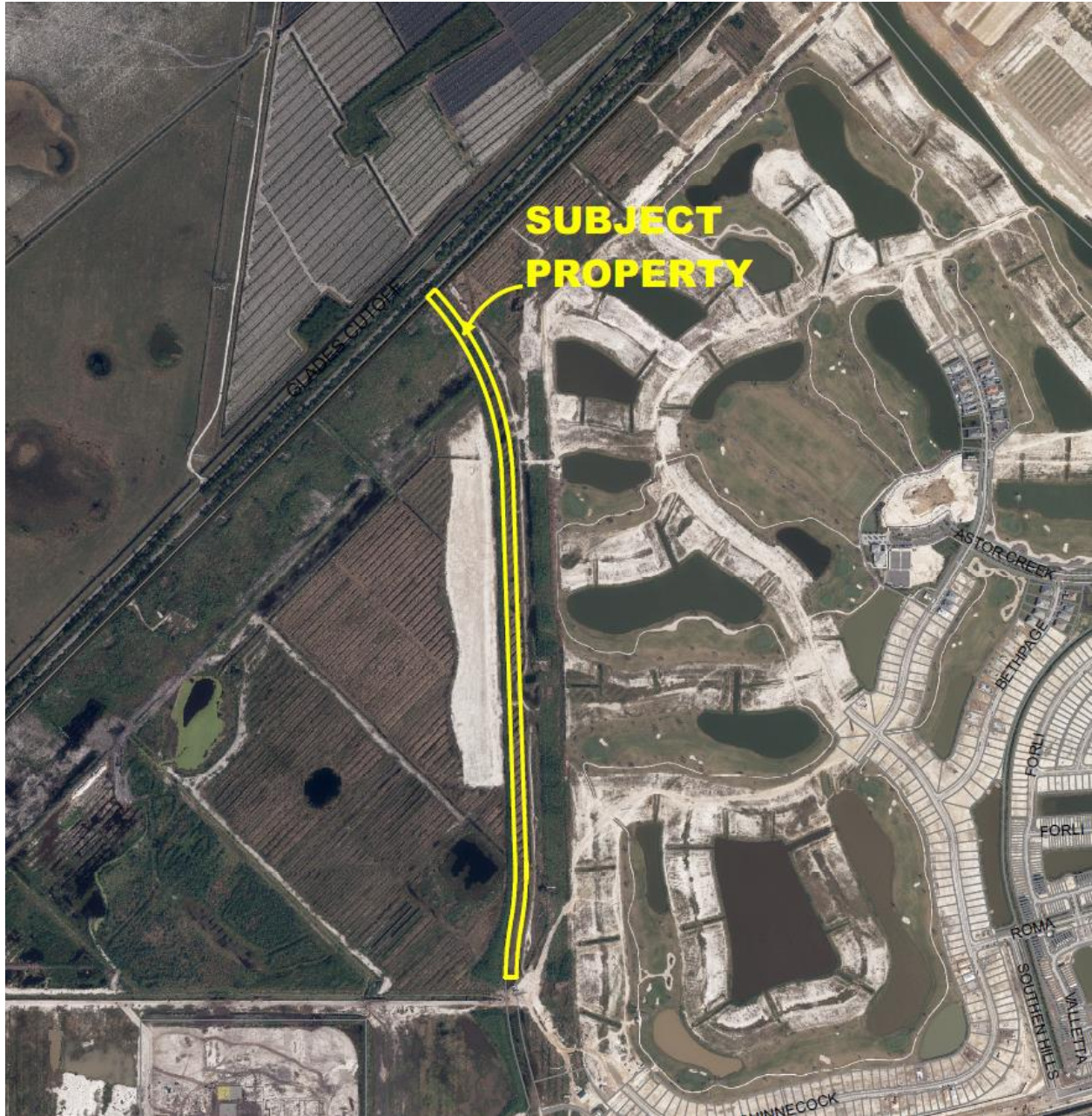




Sundance Vista Boulevard Plat
Preliminary and Final Plat with 30% Construction Plans
P24-101



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a Preliminary and Final Plat with 30% Construction Plans that is approximately 9.487 acres in area for a project known as Sundance Vista Boulevard.
Applicant:	Daniel Sorrow of Cotleur-Hearing
Property Owner:	Verano Development LLC
Location:	The project is located West of Interstate 95, north of Crosstown Parkway, and southeast of Glades Cut-off Road.
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

Project Description

The application is for a Preliminary and Final Plat with 30% Construction Plans as per the attached Railroad Crossing Agreement (North-South Road "A") between the City of Port St. Lucie and Verano Development, LLC. The proposed project will continue the existing roadway, North-South "A", now proposed to be named Sundance Vista Boulevard, from its northern terminus north 5,197.48 feet ending at Glades Cut-off Road right-of-way. The dedication of this roadway segment as a public access roadway is required by Condition No. 45 of the PGA Village Development of Regional Impact development order. The developer is not responsible for the construction of the roadway.

Sec. 156.056 of the Subdivision Code identifies the requirements for the submittal of subdivision plats, construction plans and landscape plans. Sec. 156.056 (C) states that the City Council may waive the submission of a particular document pursuant to Section 156.023. Based on the conditions of the Railroad Crossing Agreement, staff recommends that the City Council waive the requirement for the 100% construction plans and landscape plans and accept the submitted 30% construction plans for Sundance Vista Boulevard with this plat. The 100% construction plans including landscape plans would need to be submitted and approved by the Site Plan Review Committee prior to the issue of the Public Works Department's site development permit.

Under Section 156.023 of the Subdivision Code, the City Council has the power to grant exceptions from the requirements for subdivision approval as may be reasonable and within the general purpose and intent of the provisions for subdivision review and approval of the chapter, if the literal enforcement of one (1) or more provisions of the chapter is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

Section 156.146 of the Subdivision Code requires a performance guarantee in an amount not to exceed one hundred twenty (120%) percent of the cost of installation for improvements if the plat is to be recorded prior to the installation of the improvements. The funding for the roadway improvements will be determined at a future date.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this preliminary and final subdivision plat with 30% construction plans on July 24, 2024.

Related Projects

P22-023 Verano South A Roadway Plat– The Preliminary and Final Subdivision Plat with construction plans was approved by the City Council on June 26, 2023.

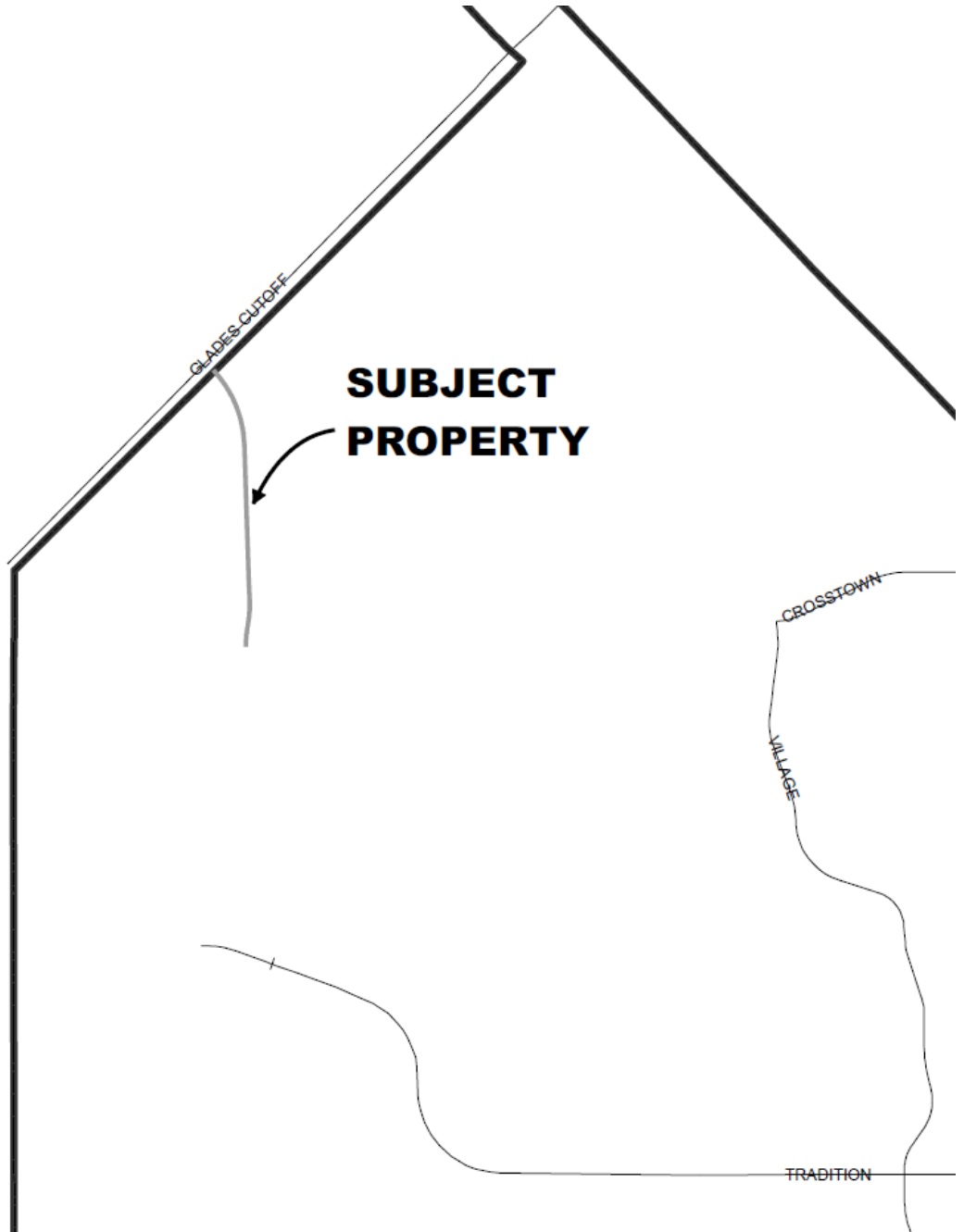
Location and Site Information

Property Size:	9.5 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

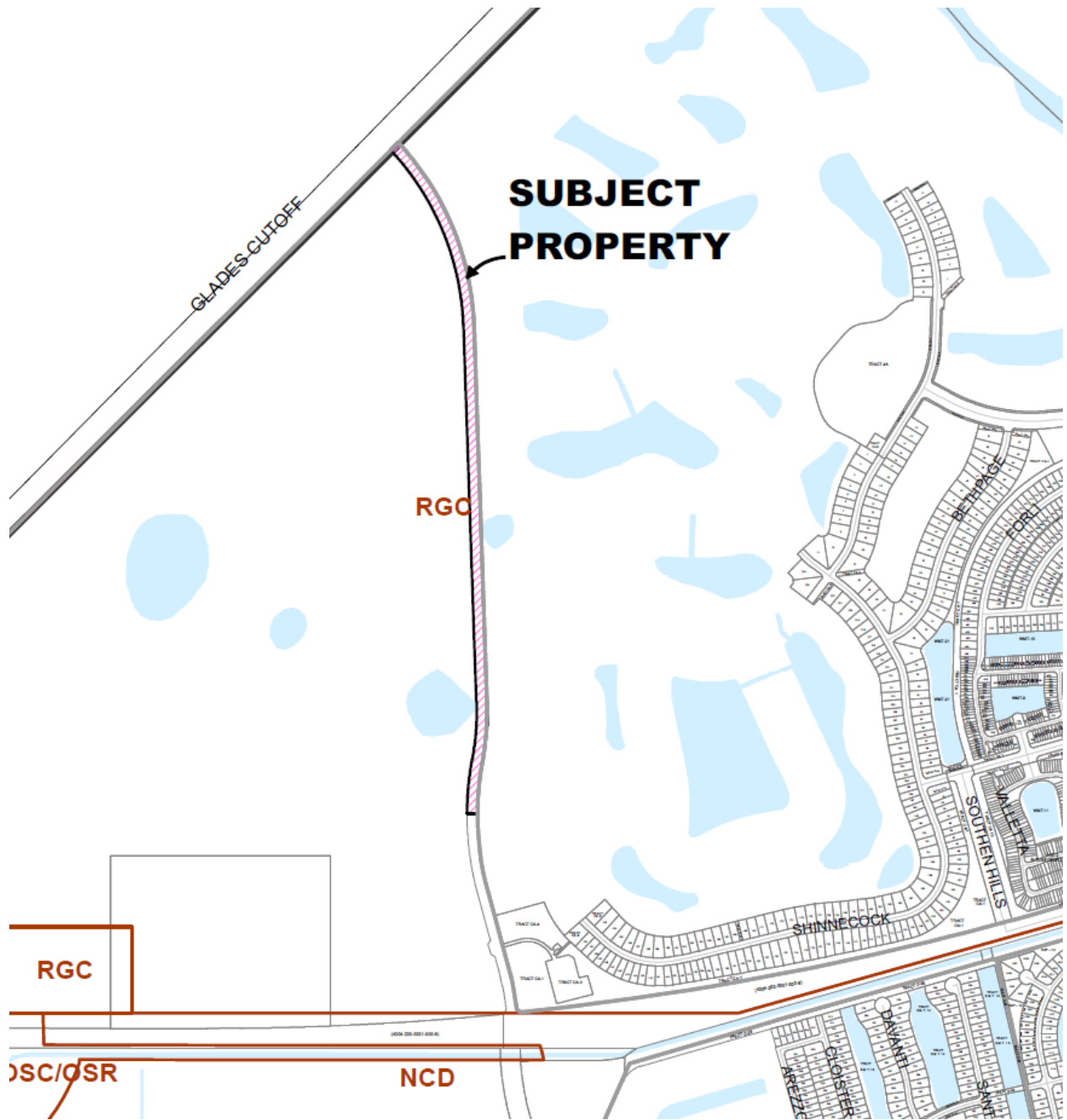
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	SLC Ag-5	Vacant
South	RGC	PUD	N/S A
East	RGC	PUD	Verano Development
West	RGC	PUD	Verano Development

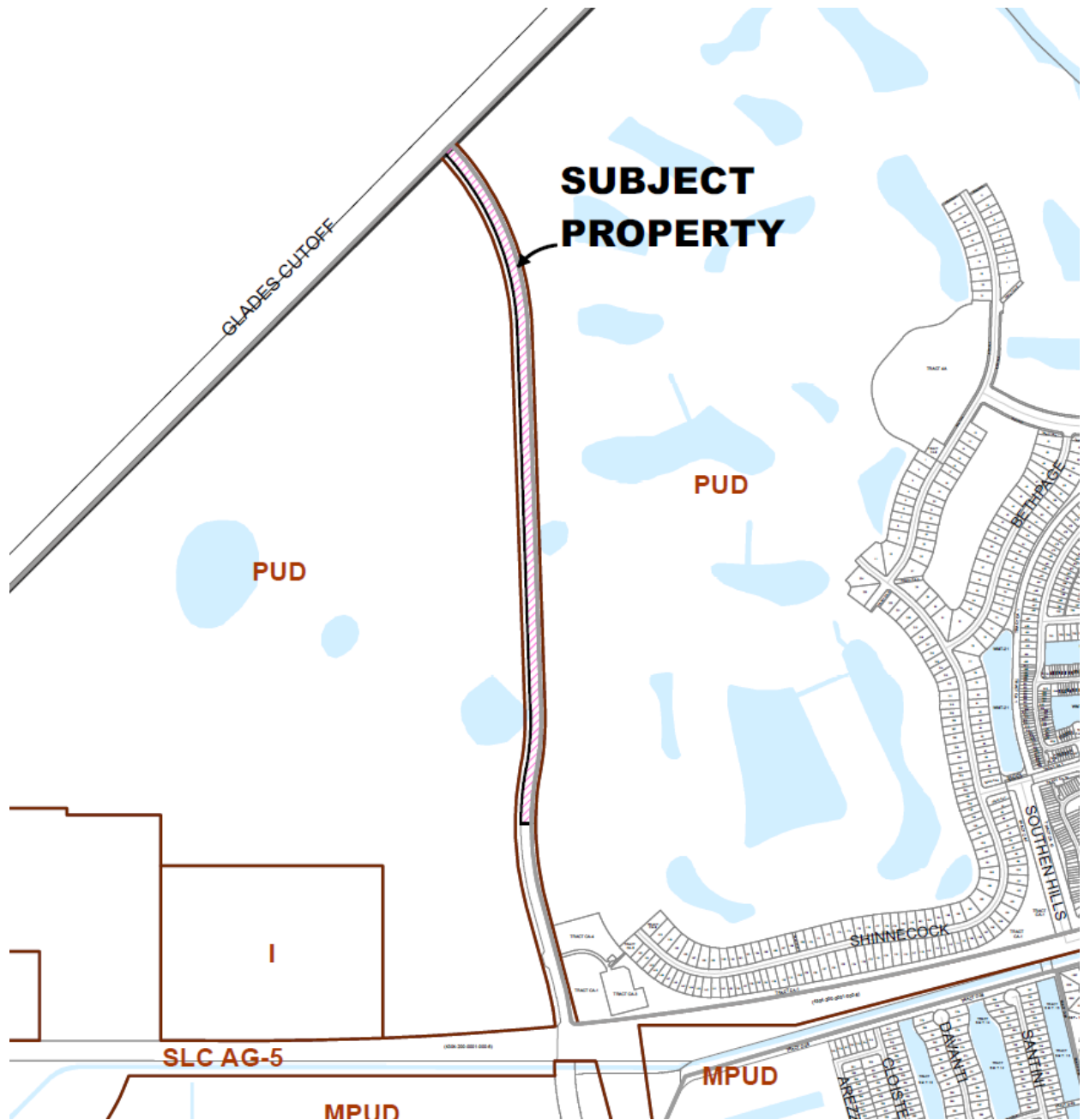
RGC (Residential Golf Club) – PUD (Planned Unit Development) - SLC Ag-5 (St Lucie County Agraculture 5)



Location Map



Future Land Use



Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with the PGA Village DRI development order and Chapter 160 regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	N/A
<i>Traffic Circulation</i>	Condition No. 45 of the PGA Village DRI development order requires the Developer to dedicate this road right-of-way for a two-lane public access roadway. This plat will satisfy that condition.
<i>Parks and Recreation Facilities</i>	N/A
<i>Stormwater Management Facilities</i>	Project has included 30% paving and drainage plans per the requirements of the Railroad Crossing Agreement (North-South "A").
<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 with 30% construction plans at their meeting of July 24, 2024. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan and recommends the plat be approved with the requirements for 100% construction plans, landscape plans and a performance guarantee in an amount not to exceed one hundred twenty (120%) percent of the cost of installation for improvements be waived as provided for under Section 156.023 of the Subdivision Code and subject to the following condition:

1. The construction plans and landscape plans for the Sundance Vista Boulevard Plat (North-South Road "A") are submitted and approved by the Site Plan Review Committee prior to the issuance of the Public Works Department’s site development permit.