

**Verano South, Pod B, Plat No. 3  
Preliminary & Final Subdivision Plat  
With Construction Plans  
(P20-134)**

City Council Meeting

February 8, 2021

Holly F. Price, AICP, Planner III

# REQUESTED APPLICATION

This subdivision plat includes:

- **134 single-family residential lots**
- 4 lakes, 1 open space tract
- Proposing revisions to the previously approved Verano South Pod B Plat 3 (P19-164).
- Proposing to remove all of the 37.5' side (typ.) Villa duplex lots located on Miracoli Way and replace them with 52' single-family lots.
- The single-family lots are larger than the Villa duplex lots.
- Proposing to reduce the number of lots from 148 to 134 and have 14 fewer lots than previously approved.



# REQUESTED APPLICATION

Applicant: Cotleur & Hearing / Daniel Sorrow

Owner: Verano Development, LLC

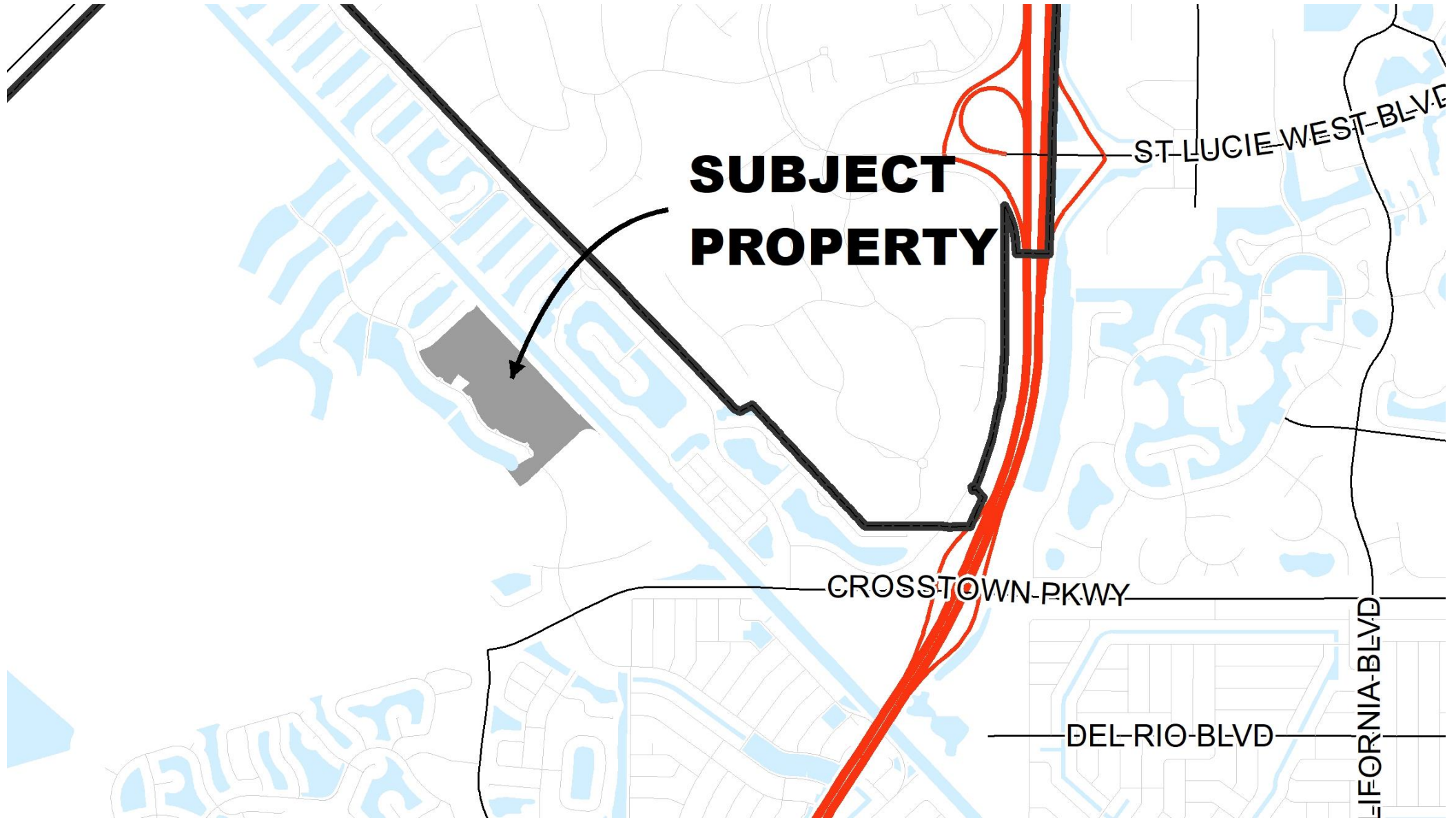
Size: 55.461 acres

Zoning: Planned Unit Development (PUD)

Future Land Use: Residential Golf Club (RGC)



# VICINITY MAP



**SUBJECT  
PROPERTY**

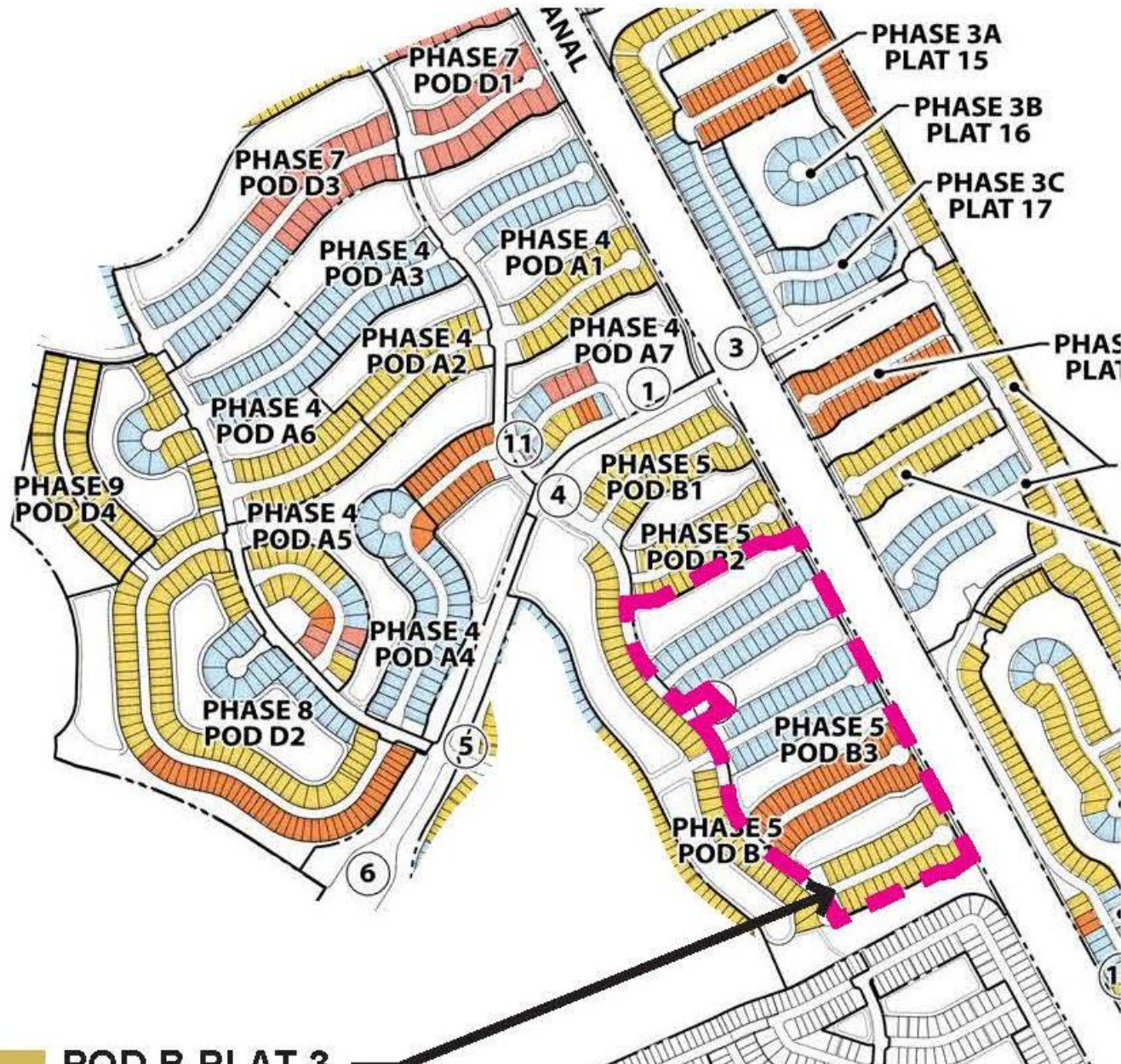
ST. LUCIE WEST BLVD

CROSSTOWN PKWY

DEL RIO BLVD

CALIFORNIA BLVD

# NEW PLAT



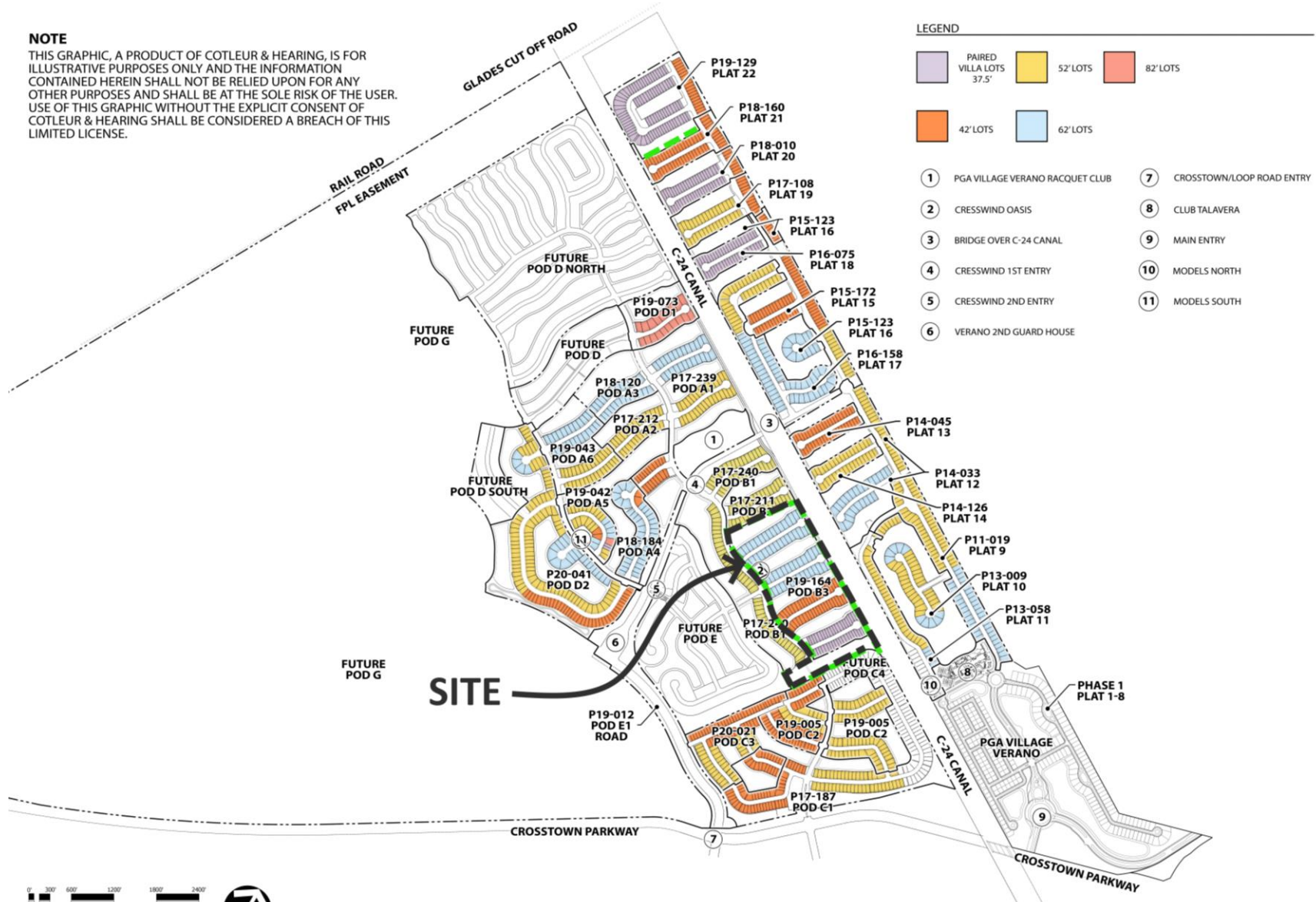
# REQUESTED APPLICATION

The illustration shows the cul-de-sac street where the new 52' wide single-family lots are proposed to replace the existing 37.5' side (typ.) Villa duplex lots.

# DEVELOPMENT MAP

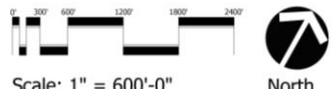
## NOTE

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## LEGEND

- |                         |          |          |
|-------------------------|----------|----------|
| PAIRED VILLA LOTS 37.5' | 52' LOTS | 82' LOTS |
| 42' LOTS                | 62' LOTS |          |
- 
- |                                   |                             |
|-----------------------------------|-----------------------------|
| ① PGA VILLAGE VERANO RACQUET CLUB | ⑦ CROSSTOWN/LOOP ROAD ENTRY |
| ② CRESSWIND OASIS                 | ⑧ CLUB TALAVERA             |
| ③ BRIDGE OVER C-24 CANAL          | ⑨ MAIN ENTRY                |
| ④ CRESSWIND 1ST ENTRY             | ⑩ MODELS NORTH              |
| ⑤ CRESSWIND 2ND ENTRY             | ⑪ MODELS SOUTH              |
| ⑥ VERANO 2ND GUARD HOUSE          |                             |



# IMPACTS & FINDINGS

- The project has been found to **be in compliance with Chapter 160, City Code**, regarding provision of adequate public facilities **and the Verano Development of Regional Impact (DRI)** for all Development Order requirements.

# RECOMMENDATION

The **Planning and Zoning Board** **recommended approval** for this preliminary and final subdivision plat on December 1, 2020.

