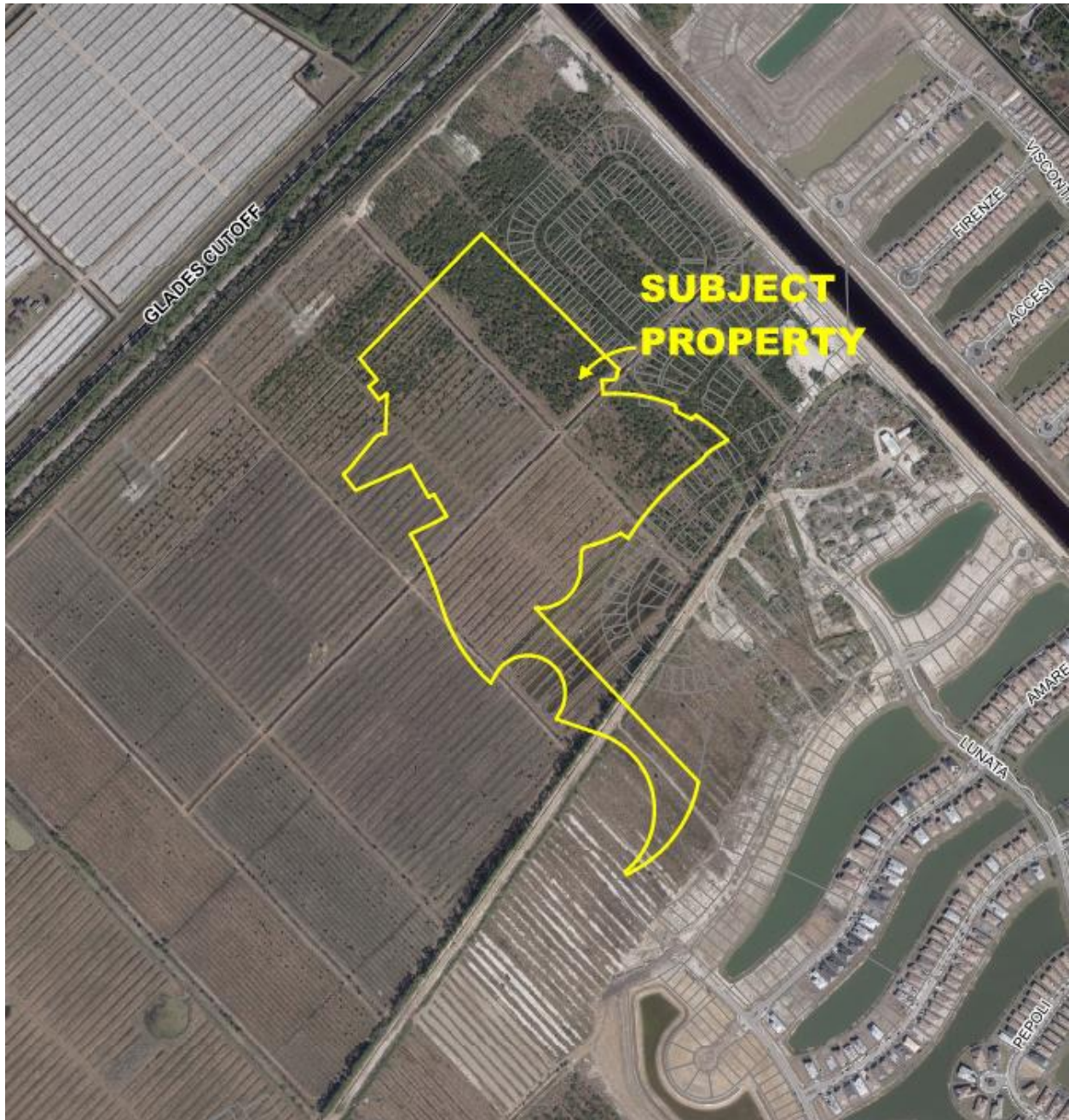




PLANNING & ZONING DEPARTMENT STAFF REPORT
January 23, 2023 City Council Meeting

Verano South P.U.D. 1 - Pod D - Plat No. 5
Final Subdivision Plat with Construction Plans
P22-173



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a final plat with construction plans that is 55.08 acres in area. The project proposes 143 single-family lots.
Applicant:	Daniel Sorrow, Agent
Property Owner:	Verano Development LLC
Location:	This property is located within the Verano DRI, south of the C-24 Canal, west of I-95, and north of Crosstown Parkway.
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

Project Description

Request for approval of a final plat with construction plans that is 55.08 acres in area. The project proposes to provide 144 single family lots.

Previous Actions and Prior Reviews

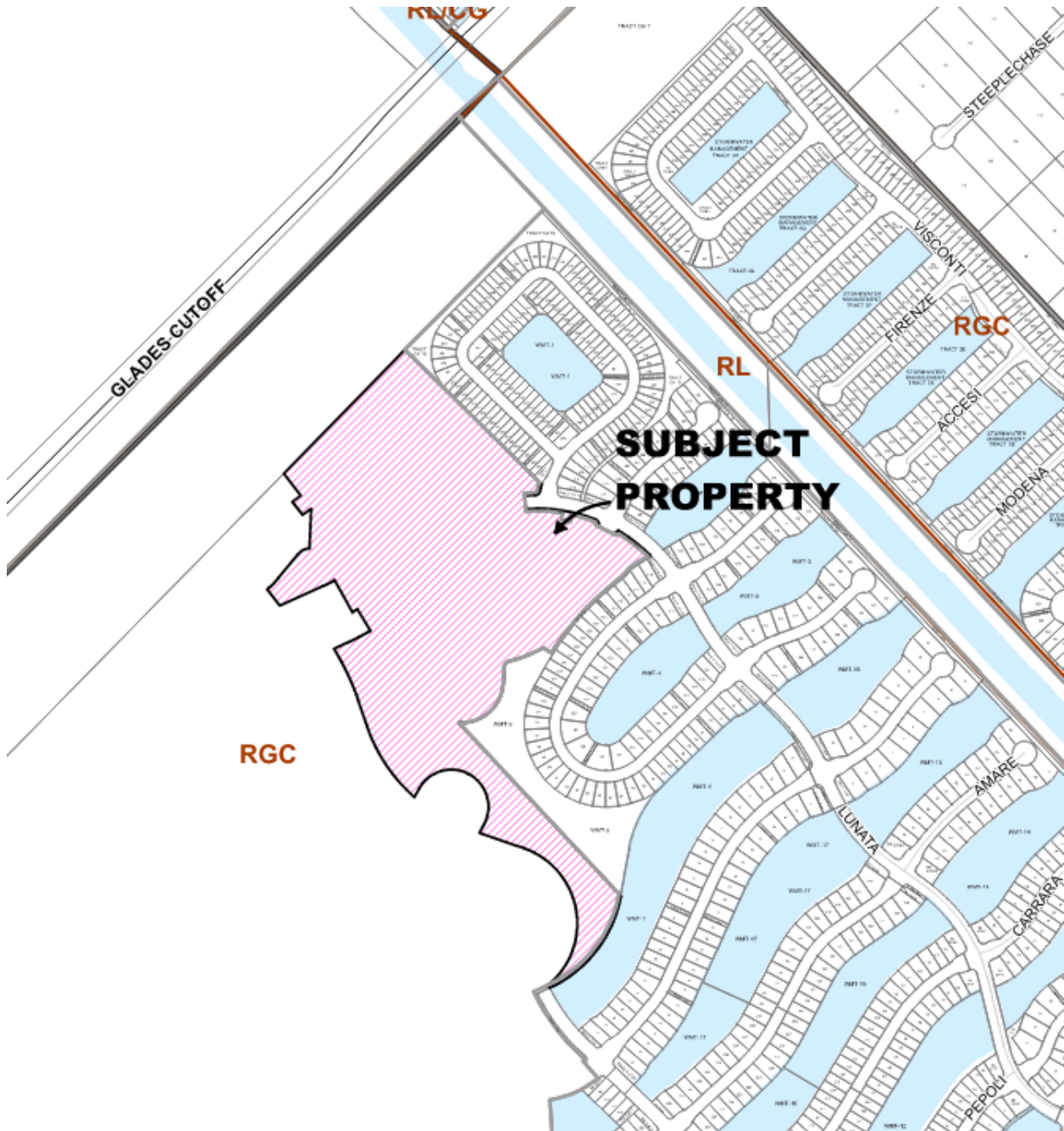
P21-155 Verano South PUD 1- Pod D - Plat No. 5 – Preliminary Plat and Construction Plans

Location and Site Information

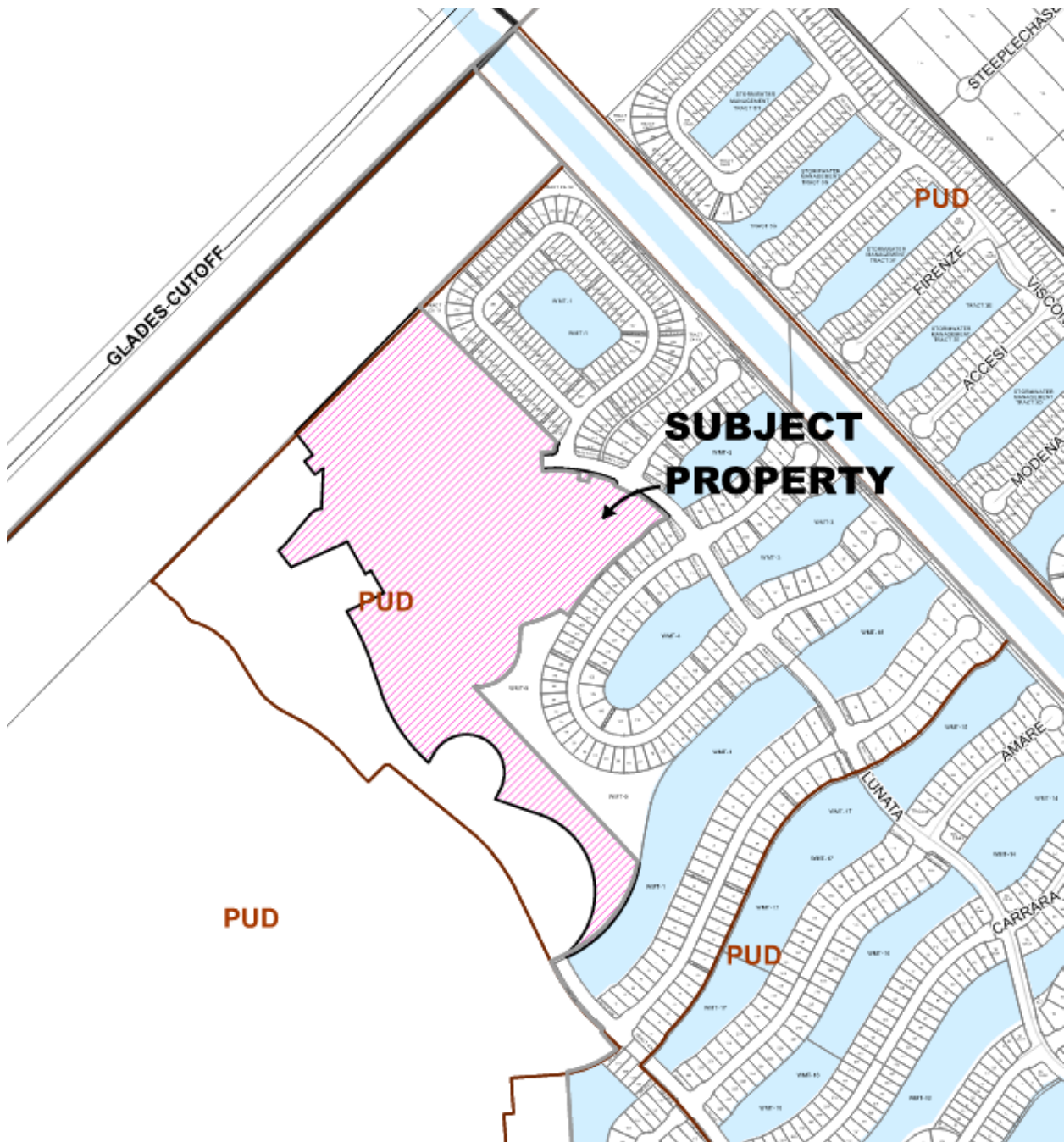
Property Size:	55.08 acres
Legal Description:	Being a Replat of all of Tracts "Ca-20", "Ca-27", And "Ca-49", Verano South P.U.D. 1 - Pod D - Plat No.4, According to The Plat Thereof As Recorded In Plat Book 102, Pages 1 Through 16, Inclusive, of The Public Records of St. Lucie County, Florida And Being A Portion of Sections 29 and 32 Township 36 South, Range 39 East, City of Port St. Lucie, St. Lucie County, Florida.
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Vacant
South	RGC	PUD	Vacant
East	RGC	PUD	Vacant
West	RGC	PUD	Vacant



Future Land Use



Zoning

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 subdivision plat application has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the Verano Development Agreement and 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>	In future phases, as indicated by the DRI Development Order, the applicant will need to provide a 50-acre park site for recreational uses.
<i>Stormwater Management Facilities</i>	Project includes 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>	Per Policy 2.4.2 (8): Exemptions of the City of Port St. Lucie Comprehensive Plan, developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005 or had filed application for development approval prior to May 1, 2005, are exempt from school concurrency. As this DRI received development orders prior to July 1, 2005, it is exempt from school concurrency.

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): To meet the public art requirement, the Developer has agreed to provide a major piece, or pieces, of art to be installed in a prominent or public place. A bond has been submitted by the applicant to ensure that funds are available for the art piece(s).

Traffic Impact Analysis (by Public Works):

No additional roadway requirements are triggered at this time. The two-lane extension of Crosstown to North-South A will be triggered when there are 5,023 total PM peak hour trips.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Verano South PUD 1 POD D Plat No 5 Final Subdivision Plat (P22-174) on June 8, 2022