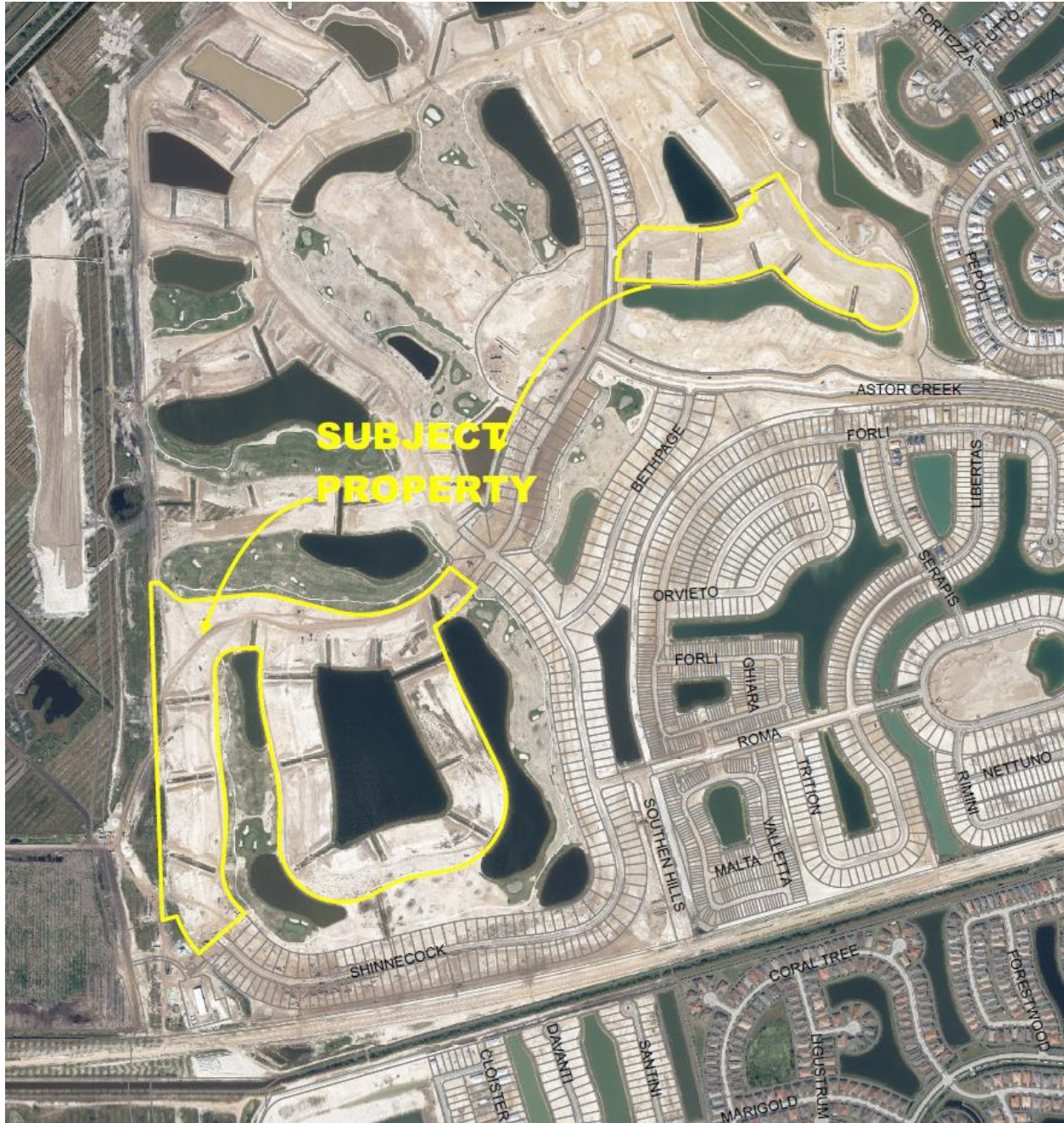




Verano South - POD G - Plat No. 7
Preliminary and Final Plat with Construction Plans
P24-047



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a Preliminary and Final Plat with Construction Plans that is 87.7 acres in area for a project known as Verano South- POD G- Plat No. 7.
Applicant:	Daniel Sorrow of Cotleur-Hearing
Property Owner:	Aster Creek 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

Project Description

The application is for a Preliminary and Final Plat with Construction Plans. The proposed project will consist of 260 single family lots.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this preliminary and final subdivision plat with construction plans on May 8, 2024.

Related Projects

P21-071 Verano South-POD G PUD Amendment 2 was approved by the City Council on November 8, 2021.

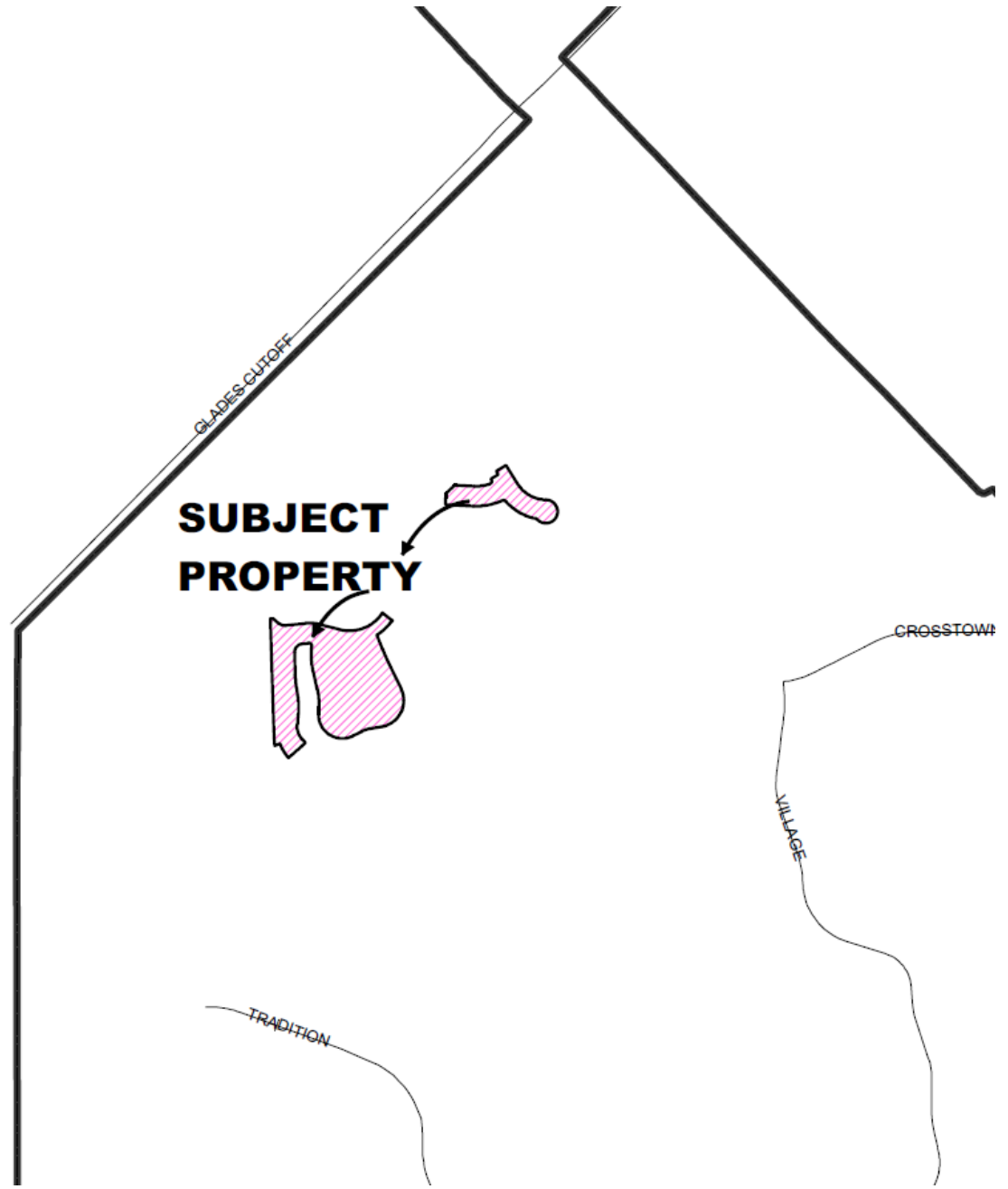
Location and Site Information

Property Size:	87.7 acres
Legal Description:	A portion of Section 31 and 32, Township 36 South, Range 39 East and Section 5 and 6, Township 37 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:	PUD
Existing Use:	Vacant land

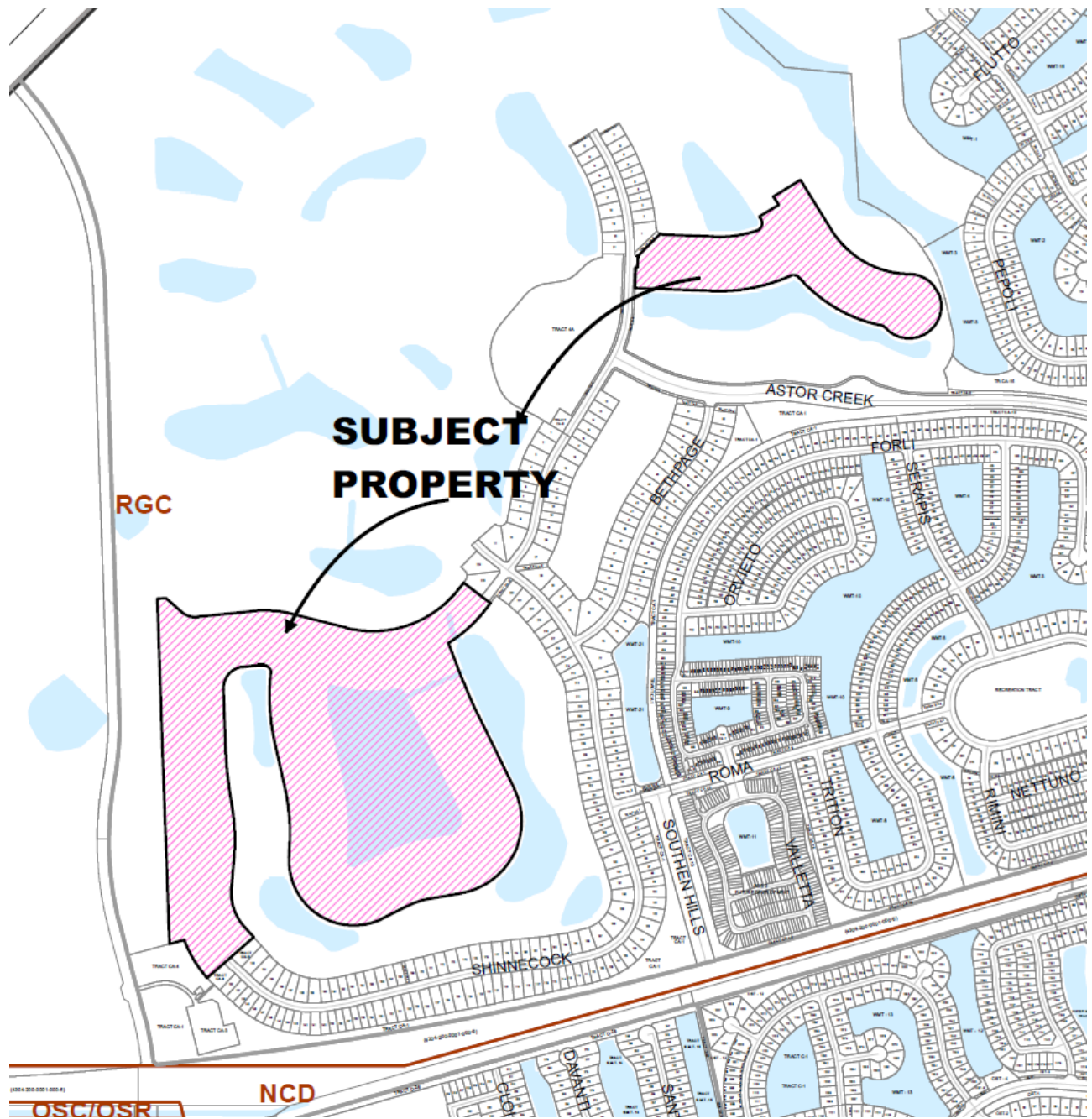
Surrounding Uses

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

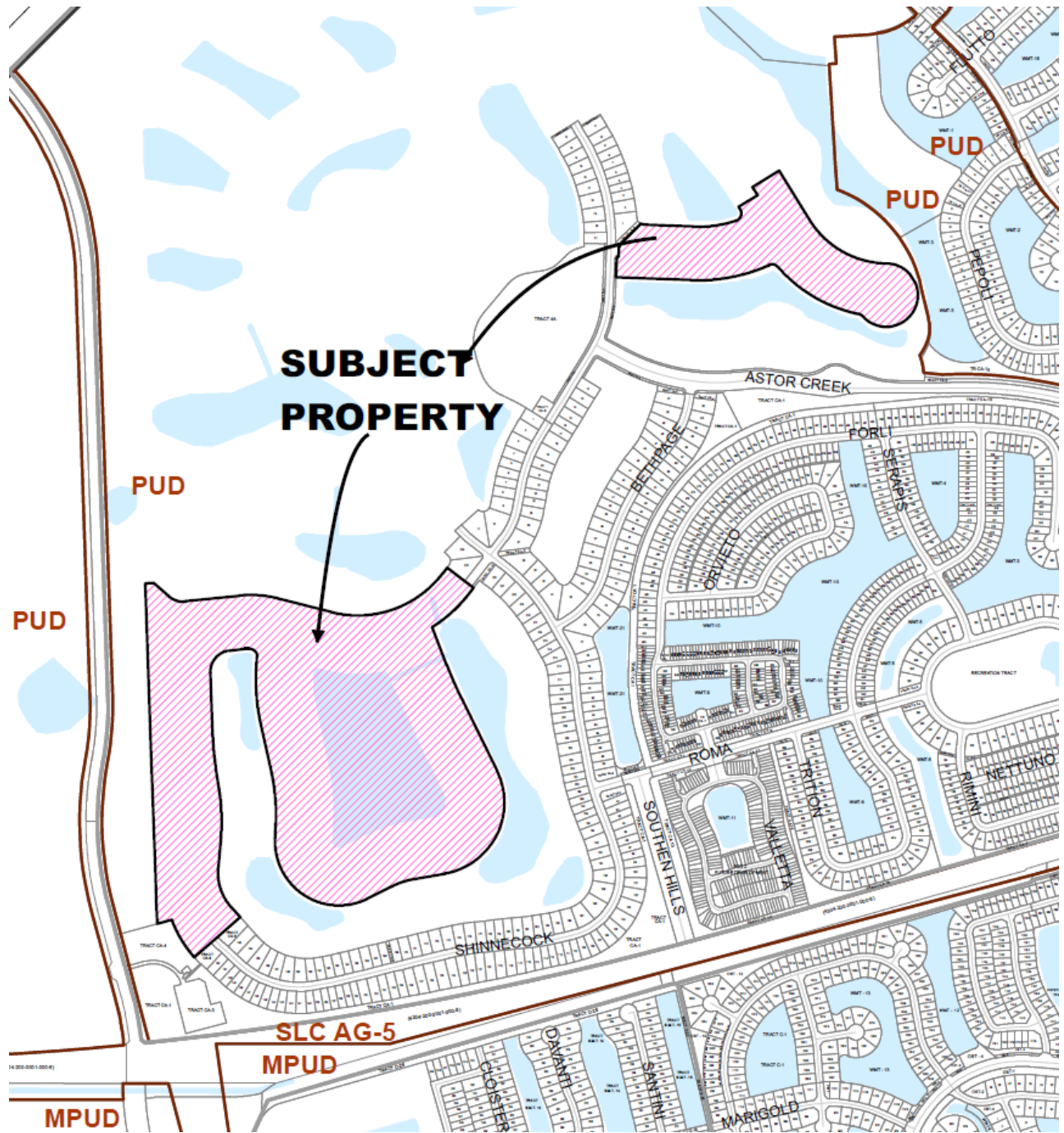
RGC (Residential Golf Club) – PUD (Planned Unit Development)



Location Map



Future Land Use



Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Verano DRI and Chapter 160 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 for subdivision plat has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the Verano DRI Development Agreement, 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.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat with construction plans at their meeting of May 8, 2024.

Staff recommends Council approve preliminary and final plat with construction plans as recommended by the Site Plan Review with the following conditions:

1. The Bond must be reviewed and approved by Legal Staff prior to the City Council meeting, or the project will be requested to be tabled to the following City Council meeting.
2. Proof of taxes being paid for the Final Plat area must be received in a form acceptable to the City prior to the City Council meeting, or the project will be requested to be tabled to the following City Council meeting.