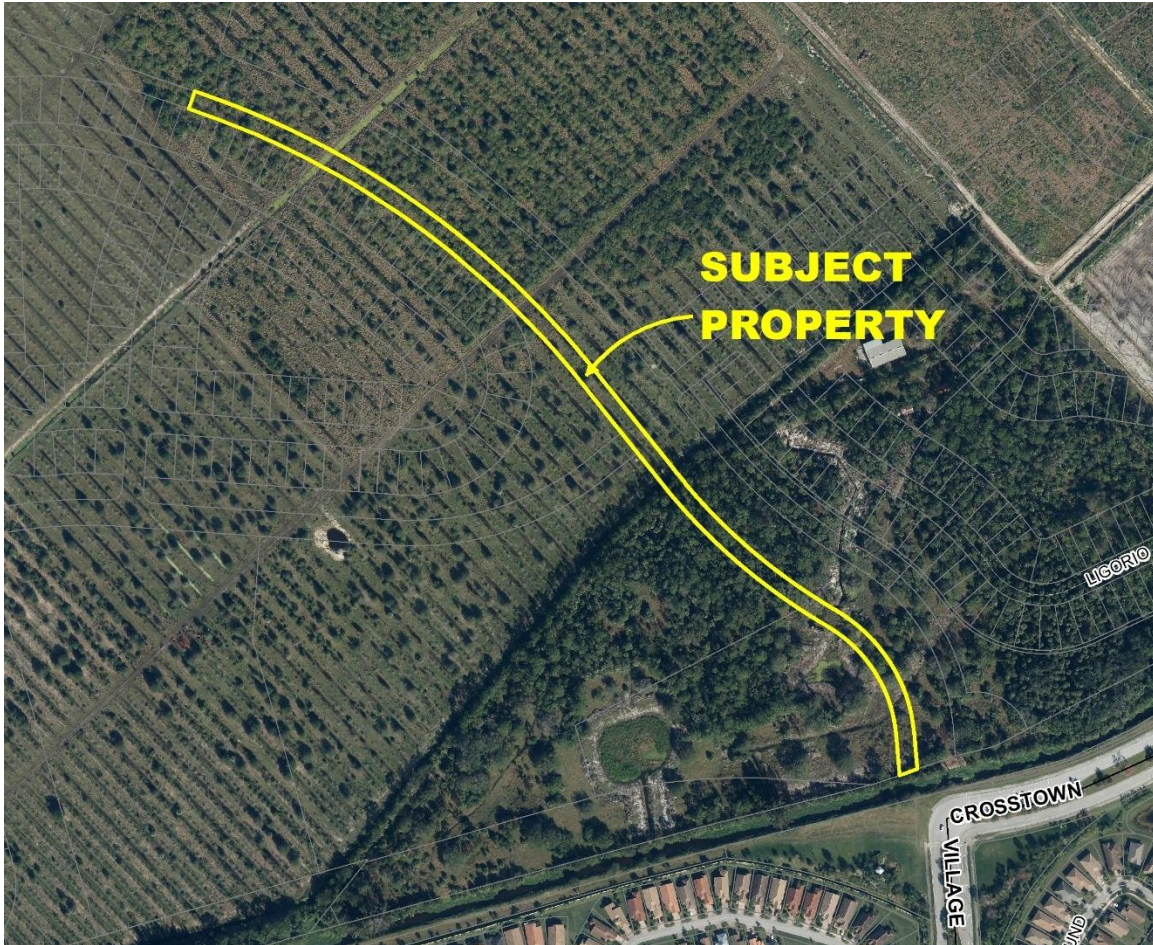




**Verano South - POD E - Plat No. 1 Replat 1
 Preliminary & Final Subdivision Plat
 P21-052**



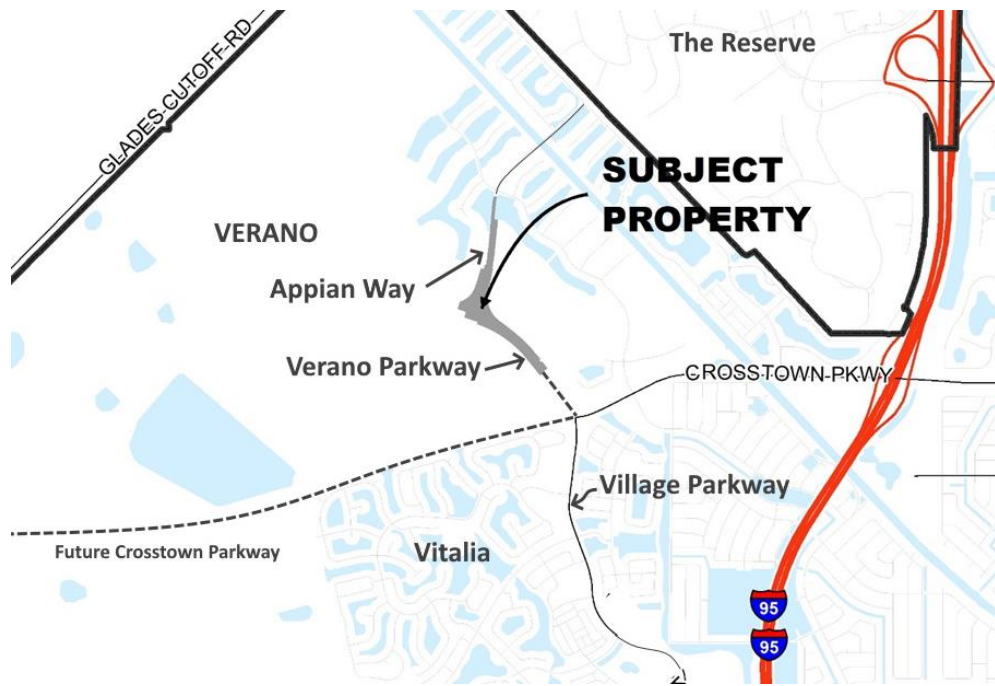
Aerial Map

SUMMARY

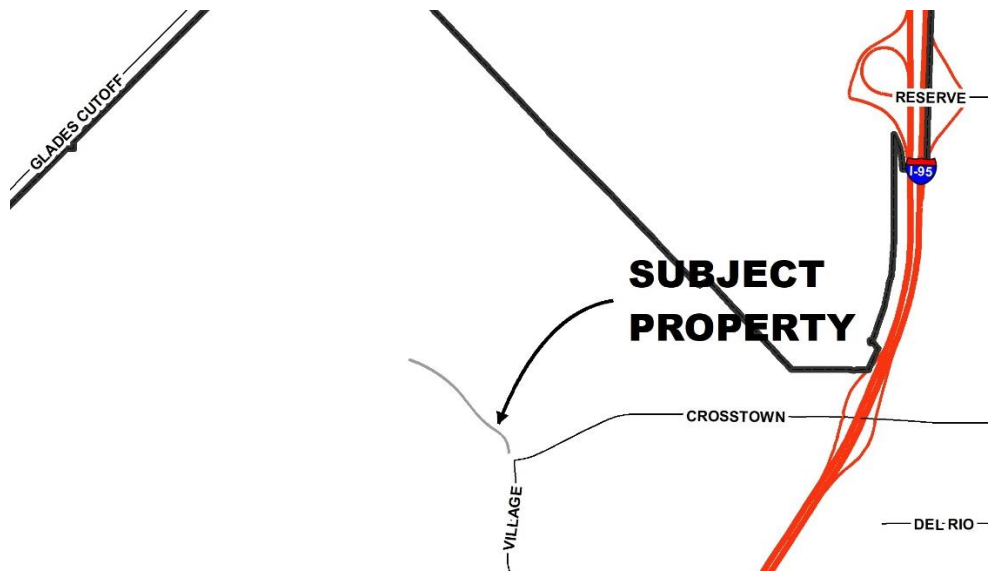
Applicant's Request:	To replat a portion of the Verano Parkway road right-of-way to create two small tracts to allow road access to properties located on the south side of the road right-of-way in Pod G.
Applicant:	Cotleur-Hearing / Daniel Sorrow
Property Owner:	Verano Development, LLC
Location:	West of Interstate 95, north of Crosstown Parkway, east of Glades Cut-off Road.
Project Planner:	Holly F. Price, AICP, Planner III

Project Description

Previously, the Pod E - Plat 1 Final Subdivision Plat application (P21-025) was approved to allow for the construction of a segment of Verano Parkway and Appian Way. Verano Parkway will connect to Crosstown Parkway and Village Parkway located in Tradition. Together, these roads will function as a major north-south corridor for the vicinity.



The proposed replat is to revise a thin portion of the previously approved plat to add two small tracts within Verano Parkway to allow future road connections to Pod G located to the south of the subject parcel.



Location Maps

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this preliminary and final subdivision plat on March 24, 2021.

Location and Site Information

Property Size:	3.189 acres
Legal Description:	Being A Replat Of All Of Open Space Tract "CA-56", Verano South - Pod E- Plat No.1, According To The Plat Thereof As Recorded In Plat Book 91, Pages 9 Through 14, Public Records Of St. Lucie County, Florida, In The City Of Port St. Lucie, Florida.
Future Land Use:	Residential Golf Club (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

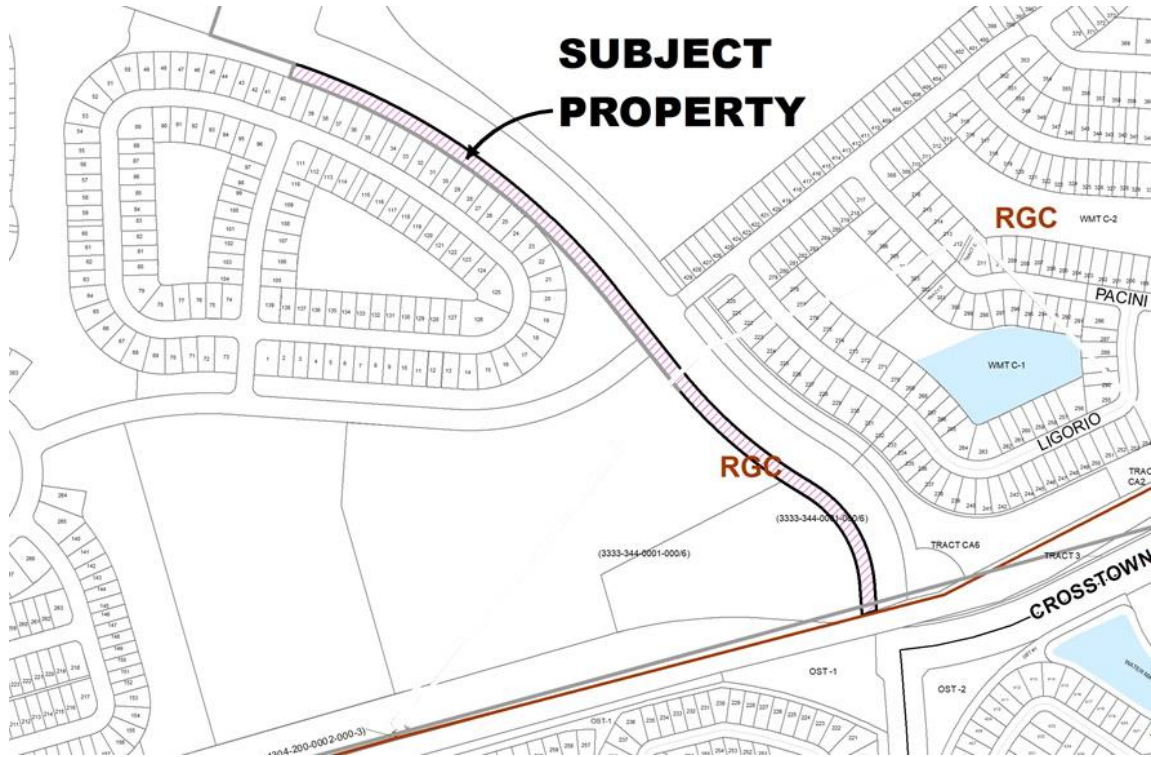
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
W	RGC ¹	PUD ²	Vacant
E	NCD ³	MPUD ⁴	Single-family Residential
S	RGC ¹	PUD ²	Vacant
N	RGC ¹	PUD ²	Platted Residential lots

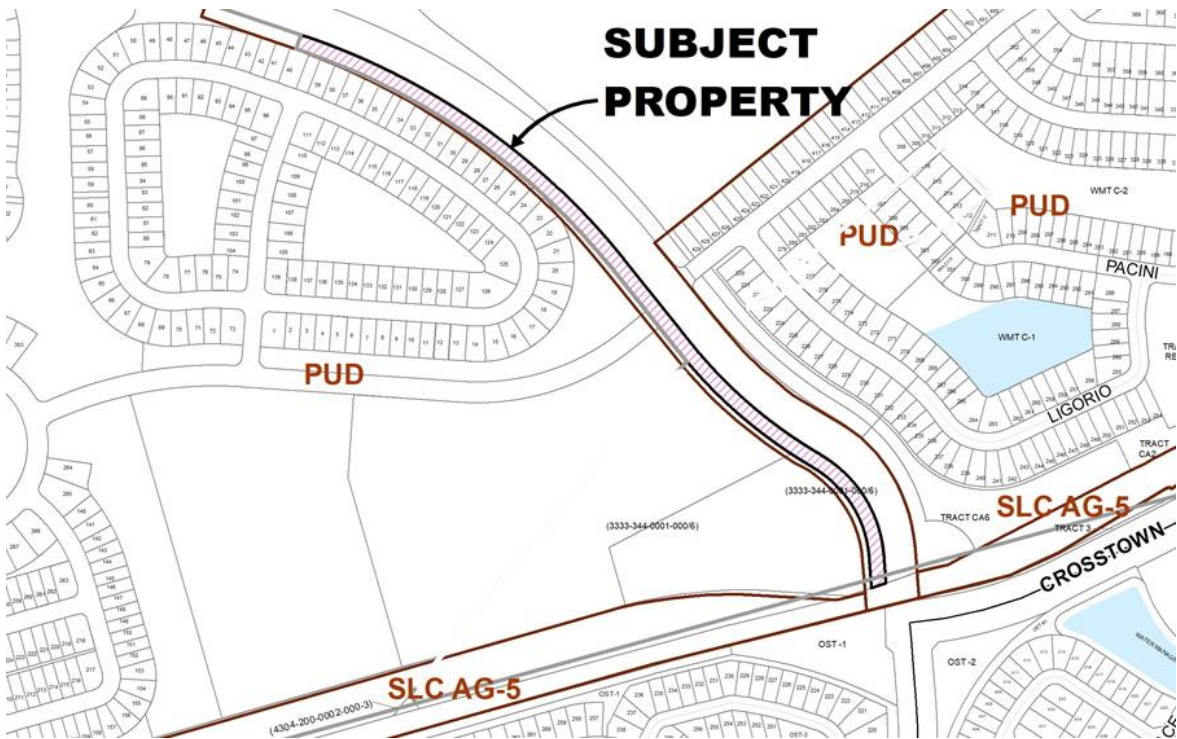
1. - Residential Golf Course, 2. - Planned Unit Development, 3. - New Community District, 4. - Master Planned Unit Development



Overall Development Map



Future Land Use Map



Zoning Map

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>	N/A – The proposed roads do not create impact on the water and sewer facilities.
<i>Traffic Circulation</i>	N/A - Transportation within Verano is addressed through the Verano Development of Regional Impact (DRI) Development Order (DO). There is adequate capacity available.
<i>Parks and Recreation Facilities</i>	N/A - 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>	N/A - The project does not include paving and drainage plans.
<i>Solid Waste</i>	N/A - Adequate capacity is available for future development.
<i>Public School Concurrency Analysis</i>	N/A -This is a plat for a road.

Native Habitat/Tree Protection: Upland preservation/mitigation requirements for the Verano DRI are addressed in the Development Order. All upland mitigation requirements have been met.

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 this art piece(s).

RELATED PROJECTS

P20-025 – Verano South - Pod E - Plat 1 Final Subdivision Plat: The Final Plat was approved by the City Council on December 7, 2020.

P19-129 – Verano PUD 1- Plat 22 Preliminary Plat: The Preliminary Subdivision Plat was approved by the Site Plan Review Committee (SPRC) on 8/28/2019. The Planning and Zoning Board approved the application on 2/4/2020 and the City Council approved the application on 2/24/2020 via Resolution 20-R22.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Verano South, Pod E, Plat 1, Replat 1 Preliminary and Final Plat on March 24, 2021.