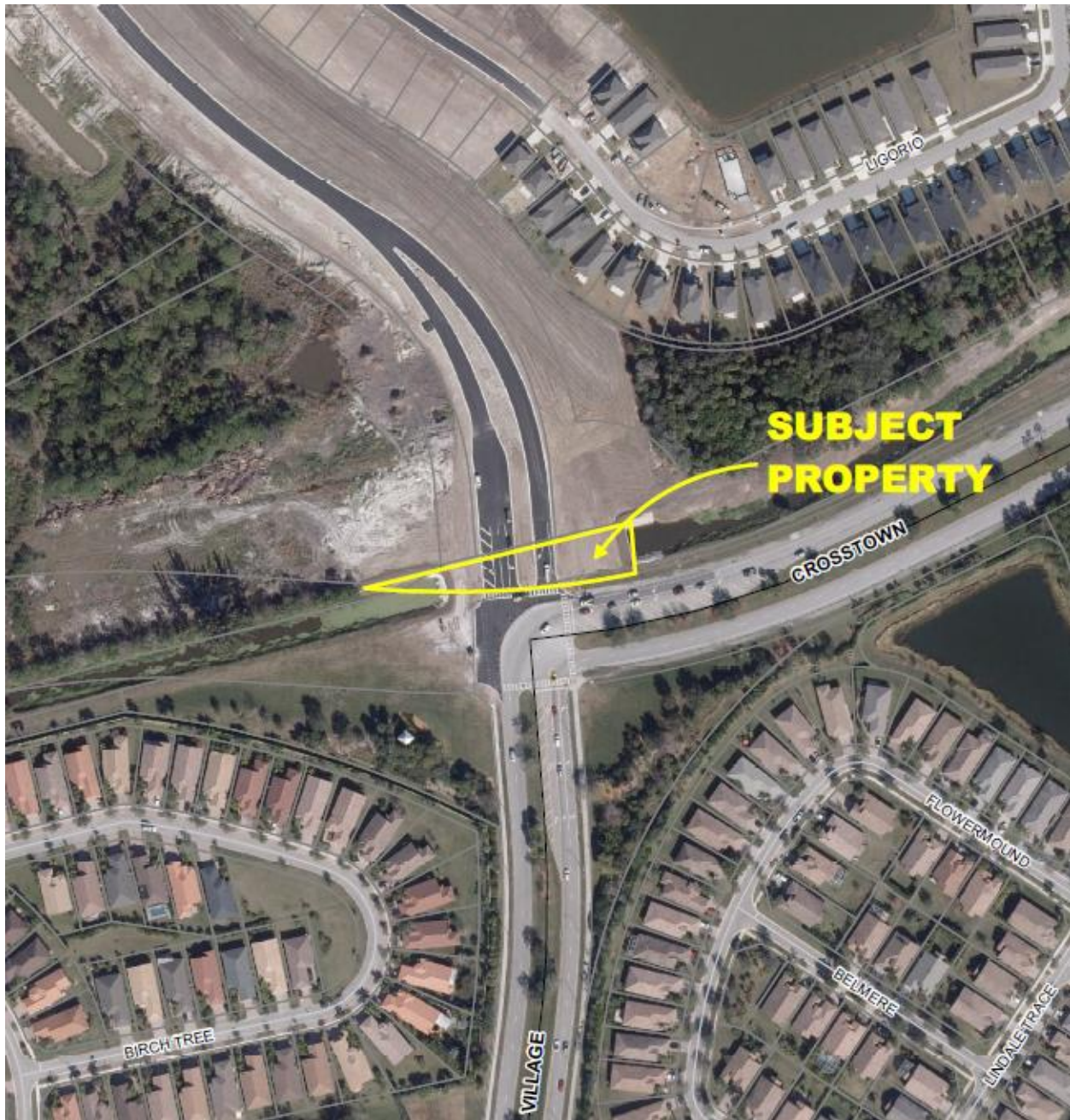




**Peacock Plat
Preliminary and Final Subdivision Plat
P22-343**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat for a project know as Peacock Plat
Applicant:	Daniel Sorrow, Coteleur & Hearing
Property Owner:	Mattamy Palm Beach, LLC
Location:	South of Verano Development and North of the Village Parkway and Crosstown Parkway intersection.
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

Project Description

The proposed subdivision plat will create the public right of way tract for the connection of Village Parkway and Verano Parkway through Crosstown Parkway.

Location and Site Information

Property Size:	Approximately 0.44 acres
Legal Description:	Being A Replat of A Portion of Tract 3, Tradition Plat No. 32, As Recorded In Plat Book 62, Page 5, of The Public Records of St. Lucie County, Florida and A Portion of O.L. Canal Parcel, As Recorded in Official Records Book 1745, Page 1955, of The Public Records of St. Lucie County, Florida, and Lying in Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida, In The City of Port St Lucie, Florida.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	St. Lucie County AG-5
Existing Use:	Constructed ROW

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano Development
South	NCD	SLC AG-5	Vacant/Crosstown Parkway
East	NCD	SLC AG-5	Open Tract
West	RGC	PUD	Verano Development

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	N/A
<i>Traffic Circulation</i>	This application has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with 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>	N/A
<i>Stormwater Management Facilities</i>	N/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 at their meeting of February 8, 2023.