



PLANNING & ZONING DEPARTMENT STAFF REPORT
October 10, 2022, CITY COUNCIL MEETING

Verano South POD D Plat No. 2 Replat
Preliminary and Final Subdivision Plat with Construction Plans
P22-153



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final plat with construction plans that is 3.71 acres in area. The project proposes a replat of fifteen (15) single family lots and five (5) common area tracts.
Agent:	Daniel Sorrow, Agent
Applicant/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 preliminary and final plat with construction plans that is 3.71 acres in area. The project proposes to replat 15 single family lots to fit the home design planned for each lot. This will not change the number of lots. The proposed changes to the lots are as follows.

Lot 111 increased by 20 feet.

Lot 112 width decreased about 10 feet, shifted to the east and the length was increased by 23 feet.

Lot 113 length was increased by 10 feet on its western border and the southeast corner shifted east.

Tracts CA 8&9 were decreased to accommodate the changes.

Lost 121-118 property lines were all shifted northeast only increasing the width of lot 121 by about 7 feet and decreasing Tract CA 11 the same.

Lots 126 - 129 property lines were all shifted northeast only increasing the width of lot 126 by about 7 feet and decreasing Tract CA 12 the same.

Lot 69 north property line length decreased by 12 feet.

Lot 68 length was increased by 7 feet on the south and 2 feet on the north property line.

Width of Tract CA 13 reduced to accommodate changes.

Lots 65 – 66 Property line between the two was adjusted less than a foot.

Previous Actions and Prior Reviews

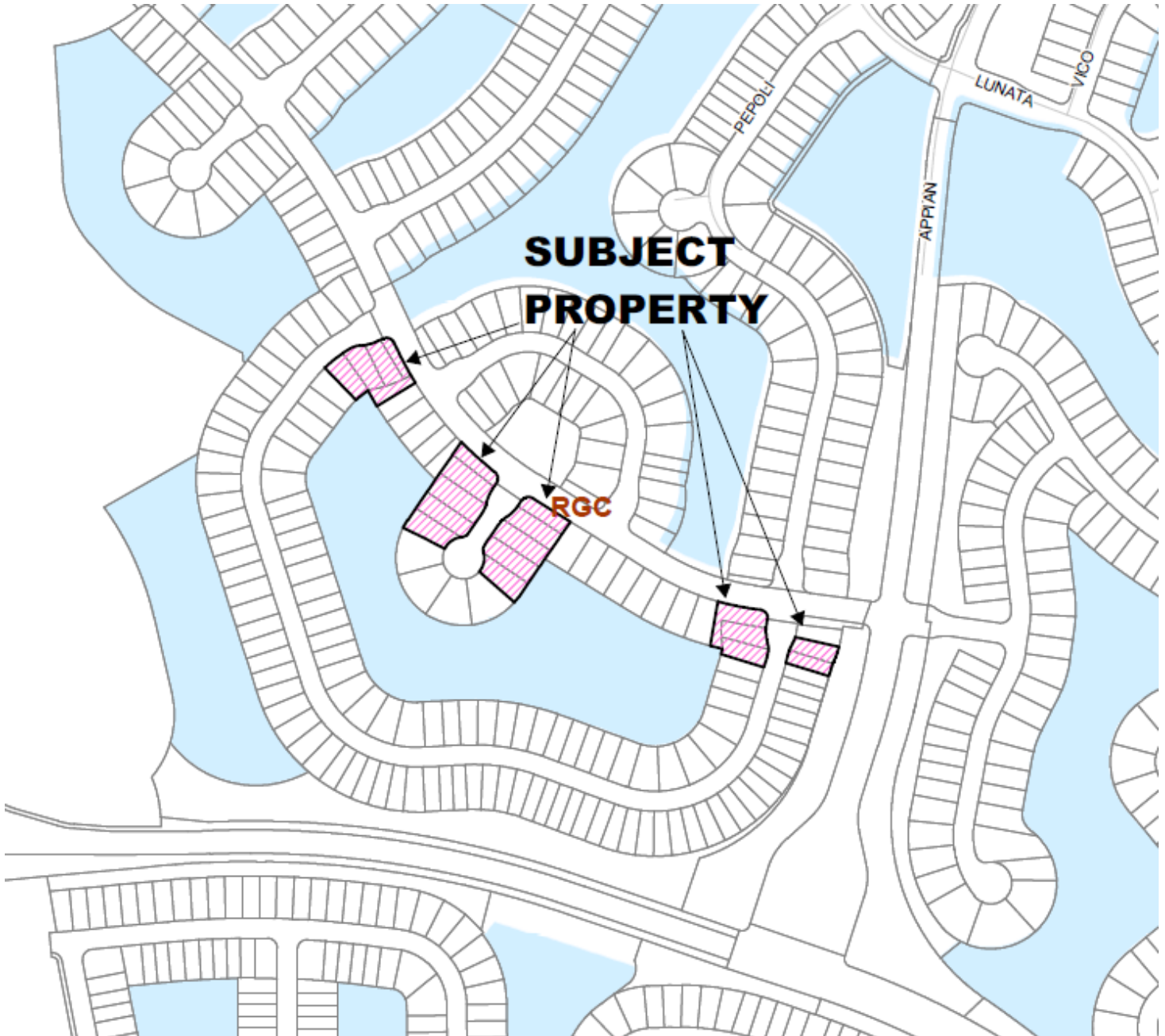
P21-018 Verano South PUD 1 - Pod D - Plat No. 2 Final

Location and Site Information

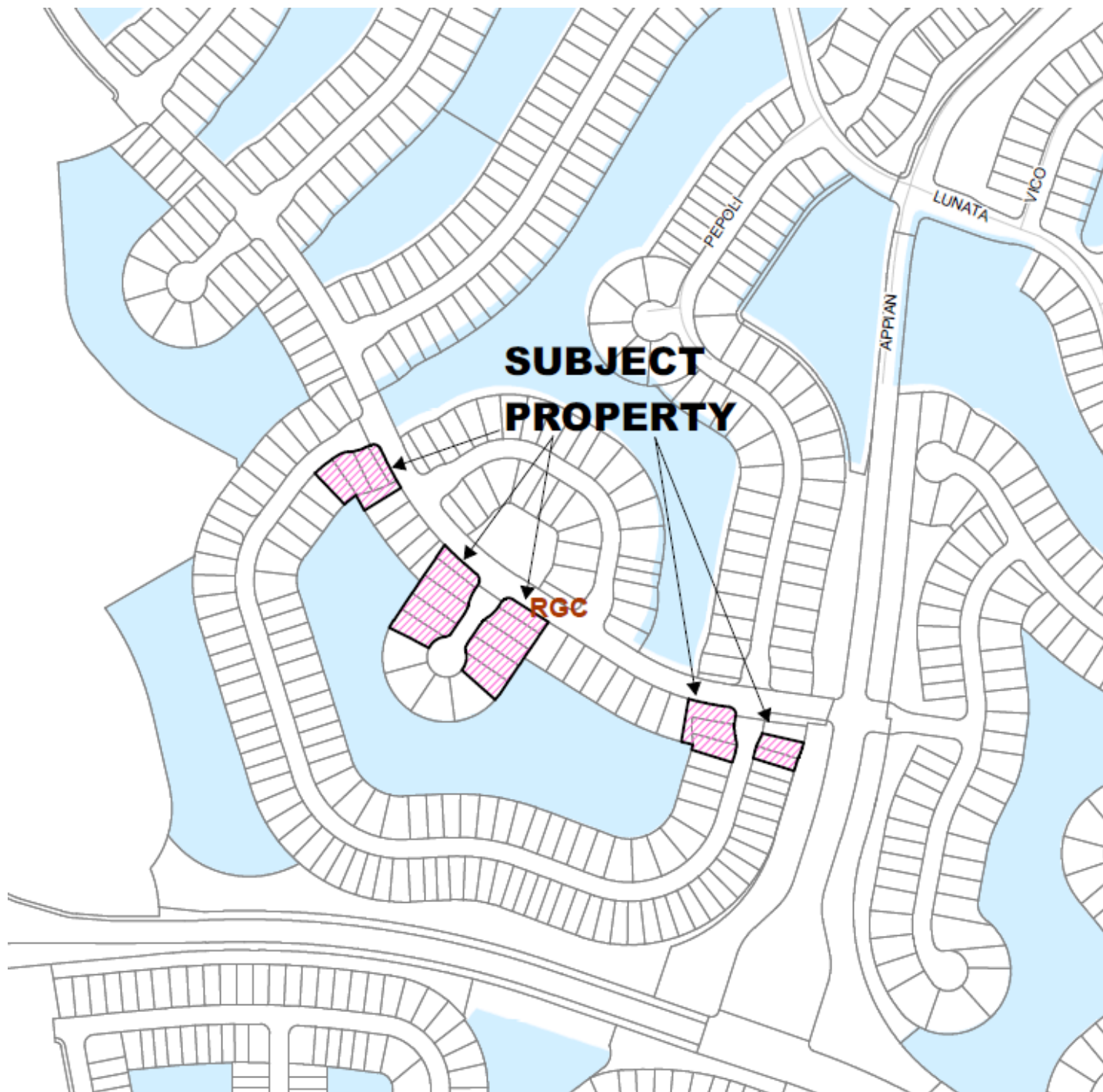
Property Size:	3.71 acres
Legal Description:	Tracts "CA-8", "CA-9", "CA-11", "CA-12" and "CA-13", and all of Lots 65, 66, 68, 69, 111, 112, 113, 118 through 121 and 126 through 129, Verano South - P.U.D. 1 - Pod D - Plat No. 2, According to The Plat Thereof as Recorded In Plat Book 95, Pages 17 through 26, inclusive, Public Records of St. Lucie County, Florida and Lying Within Sections 32 & 33, Township 36 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 (Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Single-family Residential/Platted Residential Lots
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>	No additional roadway requirements are triggered at this time. Improvements required within the current DRI have already been completed beyond what is required per the current 2,019 PM peak hour trips. The two-lane extension of Crosstown to North-South A will be triggered when there are 5,023 total PM peak hour trips. See attached Public Works Memo.
<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).

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Verano South PUD 1 - POD D - Plat No. 2 Replat Preliminary and Final Subdivision Plat with Construction Plans (P22-153) on May 25, 2022.