



**Verano South P.U.D. - Pod D - Plat No. 4 - Replat
Preliminary and Final Subdivision Plat with Landscape Plan
P22-212**



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final plat with landscape plan that is 1.68 acres in area. The project proposes a replat of seven (7) single family lots and two (2) Common area tracts.
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 preliminary and final plat with landscape plans that is 1.68 acres in area. The project proposes to replat 7 lots and 2 common areas. The seven lots were expanded and/or realigned to fit the single-family home style wanted to be developed on the properties. The lot line realignments affected 2 common area locations. The greater sized lots and smaller sized common areas all meet the requirements of the PUD.

Previous Actions and Prior Reviews

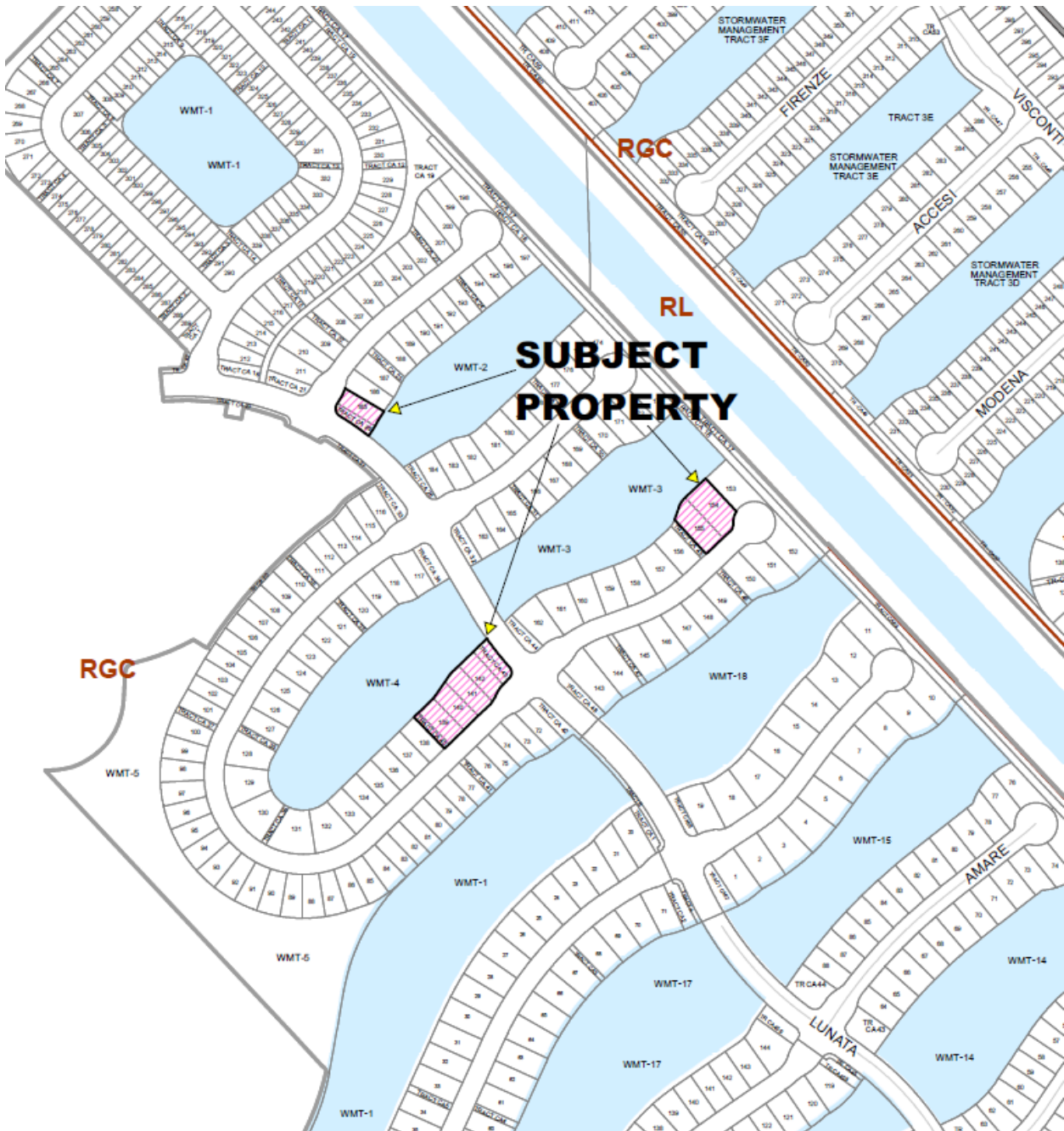
P21-170 Verano South- Pod D – Plat No. 4

Location and Site Information

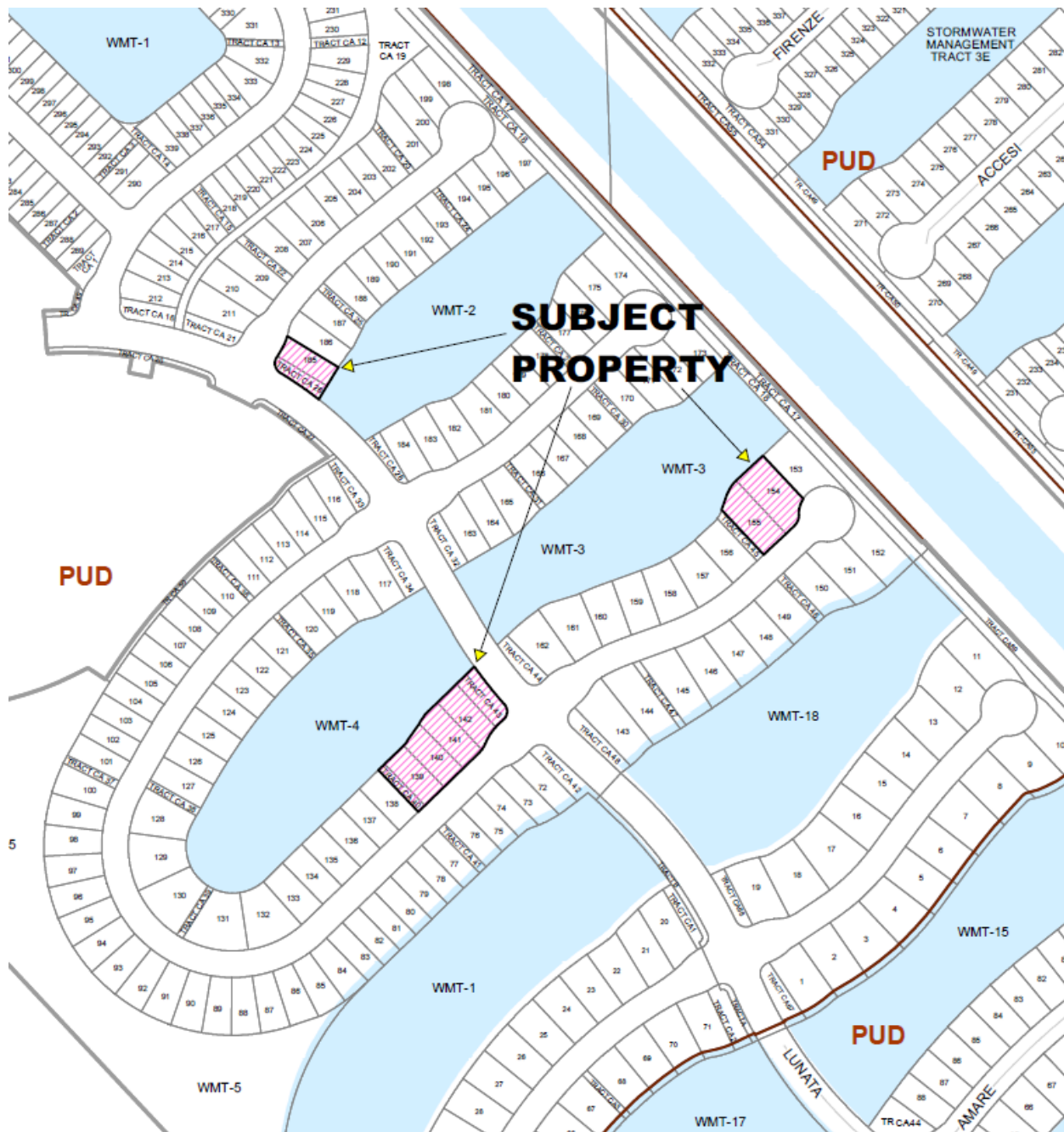
Property Size:	1.68 acres
Legal Description:	Being A Replat of all of Tracts "CA-26" and "CA-43" and all of Lots 139 Through 142, 154, 155 and 185, Verano South P.U.D. 1 - Pod D - Plat No. 4, According to The Plat Thereof as Recorded in Plat Book 102, Pages 01 Through 16, Inclusive, Public Records of St. Lucie County, Florida And Lying within Sections 28 and 29, 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	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. Previously this plat was approved with Resolution 22-R25 on 2/14/2022. The request is to shift lot lines effecting 7 lots, so the quantity of lots and therefore the traffic effect does not change from the previous approval.
<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 POD D Plat No 4 Replat Preliminary and Final Subdivision Plat (P22-212) on July 27, 2022