



Verano PUD 1, Plat 22
Final Subdivision Plat with Construction Plans
P20-082

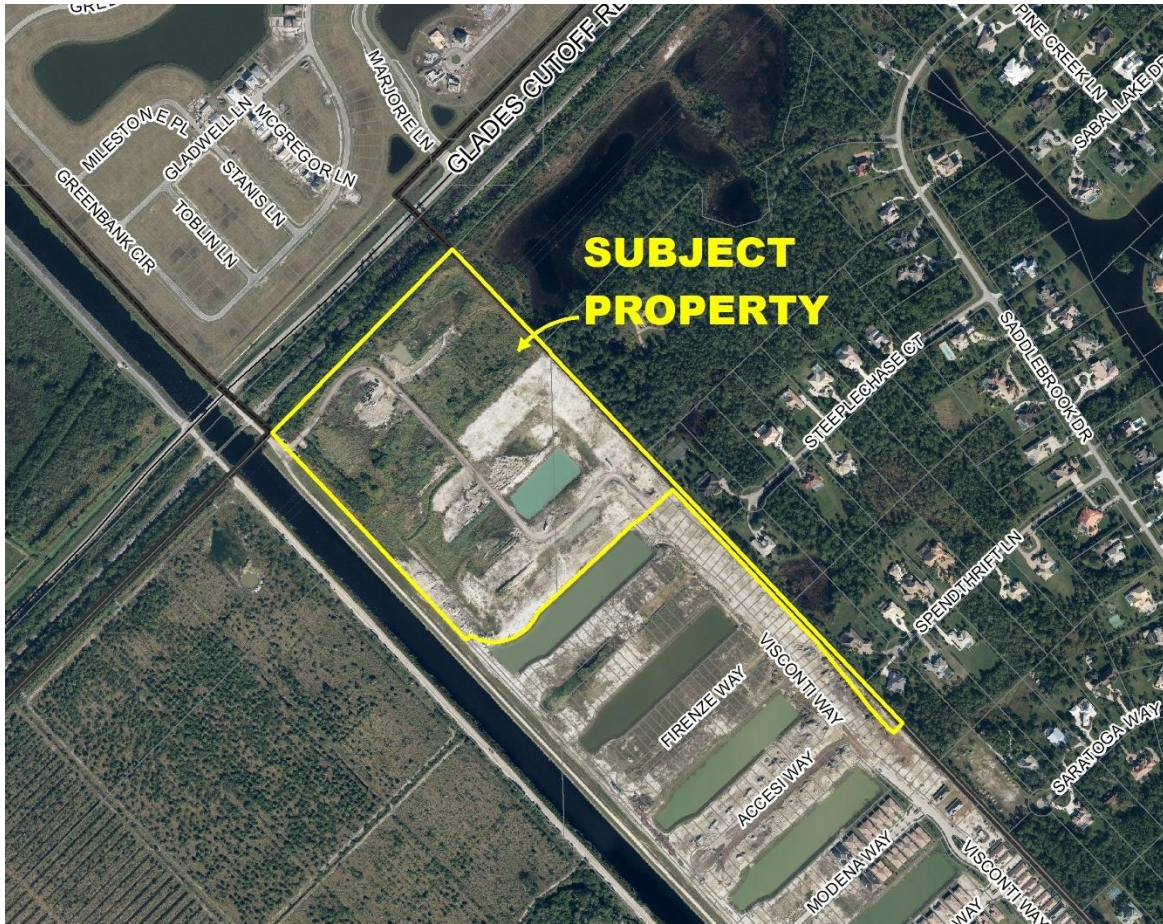


Figure 1. Aerial Map

SUMMARY

Applicant's Request:	To subdivide the property for residential development.
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, north of the C-24 Canal, and south of the Reserve DRI in unincorporated St. Lucie County.
Project Planner:	Holly F. Price, AICP, Planner III

Project Description

This final subdivision plat application with construction plans is approximately 43.079 acres and consists of 102 single-family homes, two (2) open space tracts, and one (1) stormwater management tract. This plat also includes the road rights-of-way to provide access for the residential lots. This final subdivision plat incorporates a narrow, common open space tract along the northern boundary that the preliminary subdivision plat did not include and some of the details for the construction plans were modified.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this final subdivision plat with construction plans on July 8, 2020.

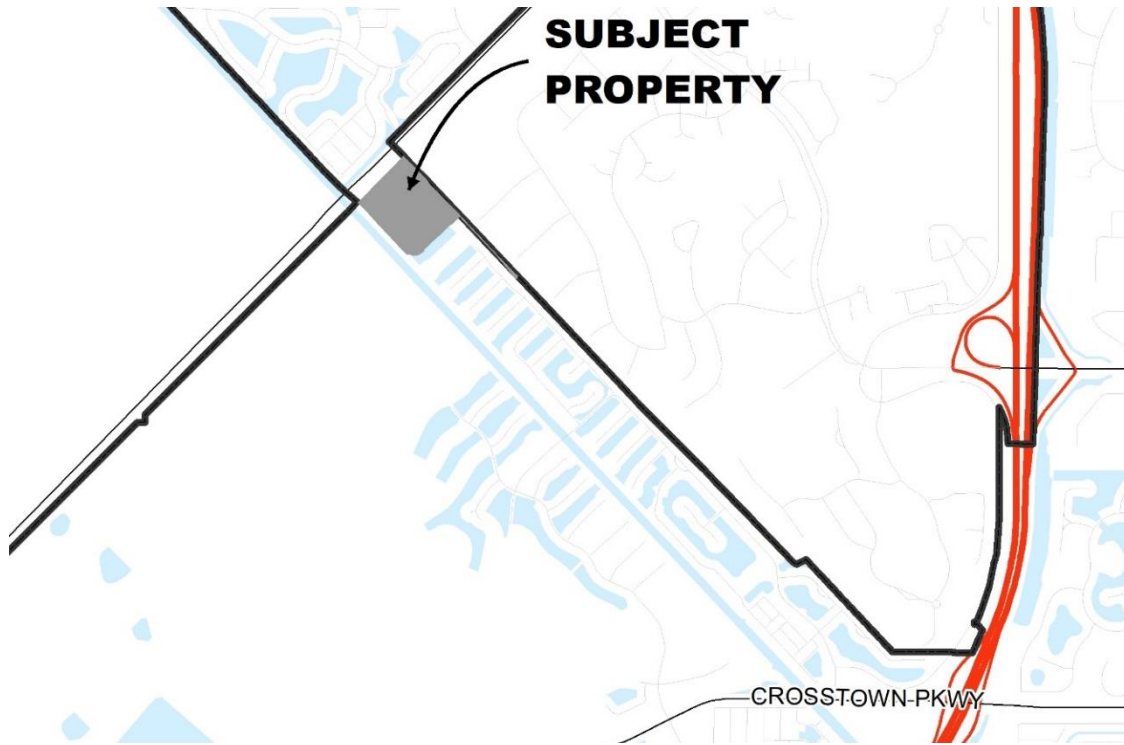
Location and Site Information

Property Size:	43.079 acres
Legal Description:	Being A Replat Of All Of Tract "Ca46", Verano P.U.D. No. 1, Plat No. 19, According To The Plat Thereof As Recorded In Plat Book 76, Pages 9 Through 13 And All Of Tract "A", Verano P.U.D. No. 1, Plat No. 21, According To The Plat Thereof As Recorded In Plat Book 84, Pages 1 Through 3 All Of The Public Records Of St. Lucie County, Florida, Together With A Portion Of Unplatted Lands Lying Within Sections 28 And 29, Township 36 South, Range 39 East Of St. Lucie County.
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

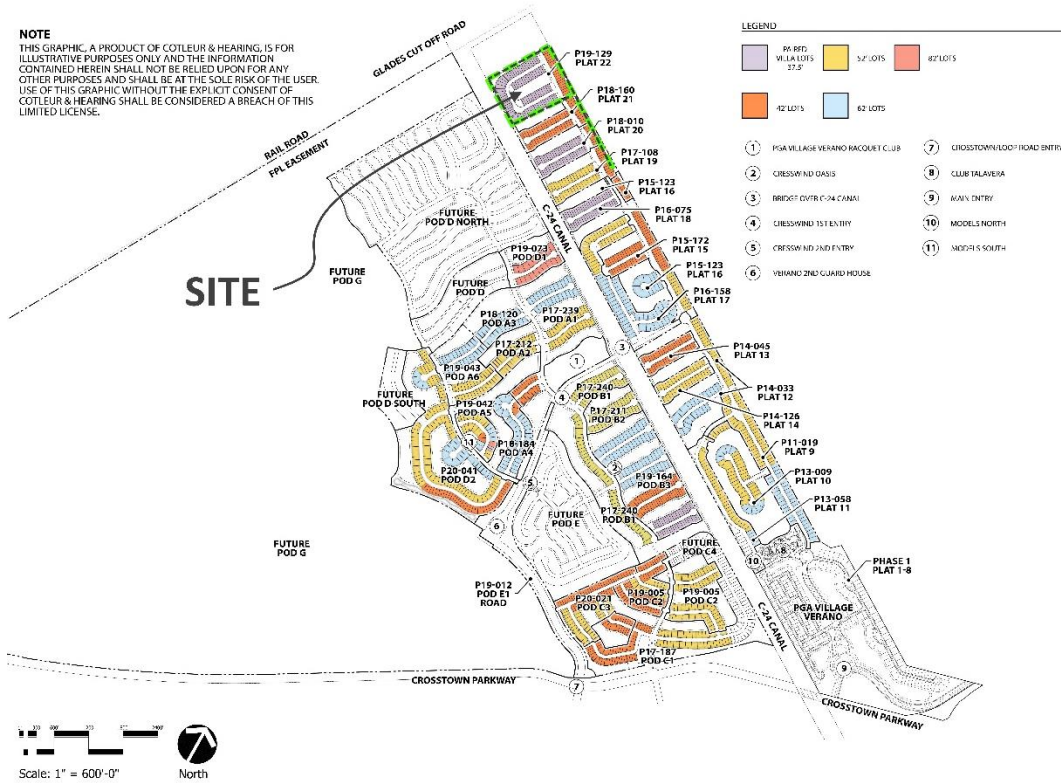
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
NE	SLC-RS ³	SLC-RE-1 ⁴	Platted residential lots
SE	RGC ¹	PUD ²	Platted residential lots
SW	RGC ¹	PUD ²	C-24 canal, Platted residential lots
NW	RL	PUD ²	Glades Cut-off Road

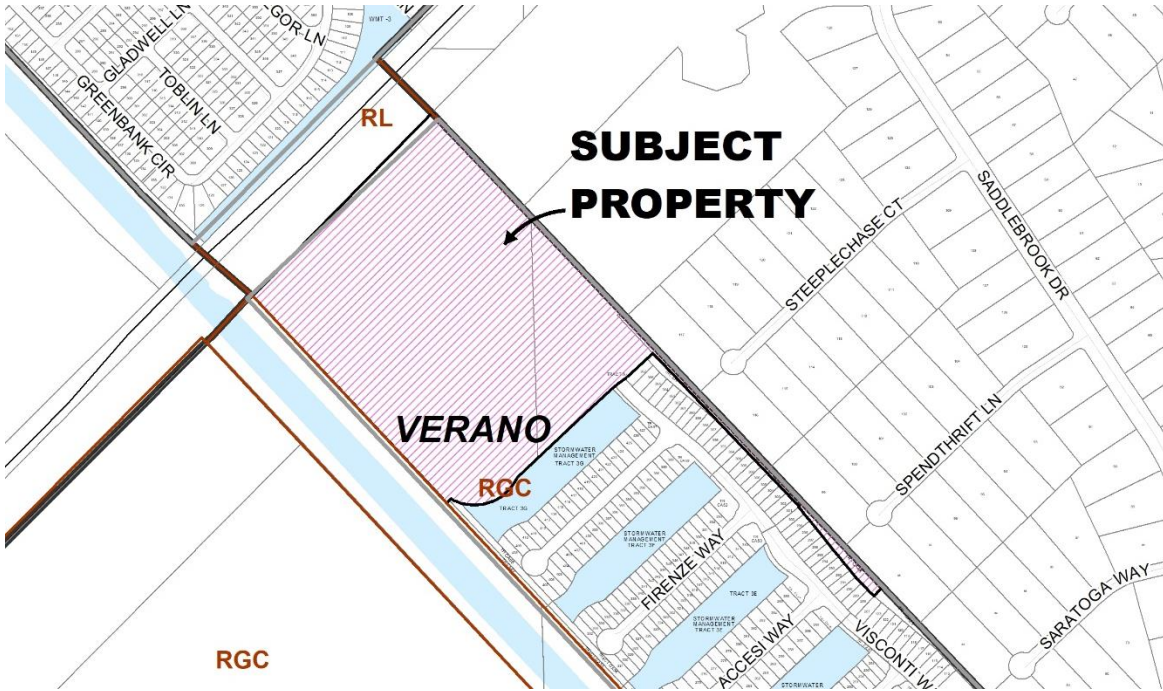
1. - Residential Golf Course, 2. - Planned Unit Development, - 3. St. Lucie County Residential Suburban - 4. St. Lucie County Residential Estate



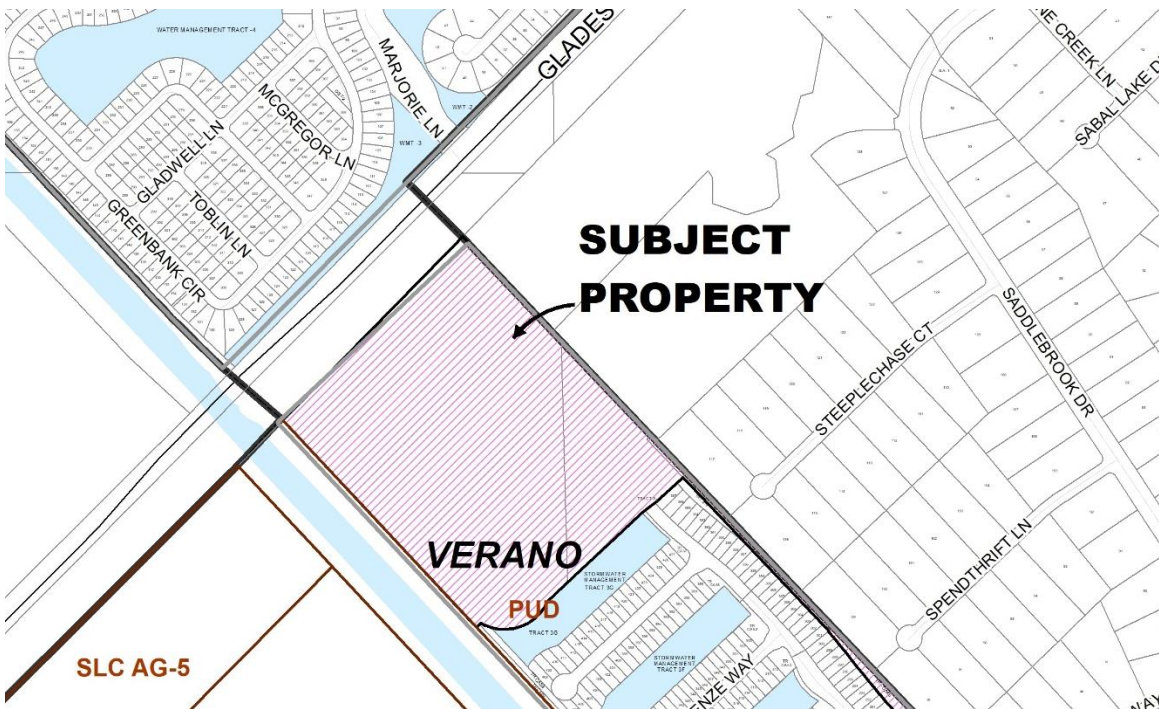
Location Map



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>	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>	<p>The staff review indicates that this project will generate approximately 1,059 daily vehicle trips, 84 a.m. peak hour trips, and 109 p.m. peak hour trips (ITE, Land Use Code 210, Single Family Detached Housing) on the roads adjacent to the project (Visconti Way). Trip projections were calculated using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 8th Edition".</p> <p>Transportation within Verano is addressed through the Verano Development of Regional Impact (DRI) Development Order (DO). There is adequate capacity available.</p>
<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 will include 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. All upland mitigation requirements have been met. The site has been previously cleared.

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

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 PUD 1 Plat 22 Final Plat with Construction Plans on July 8, 2020.

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan and recommends approval.