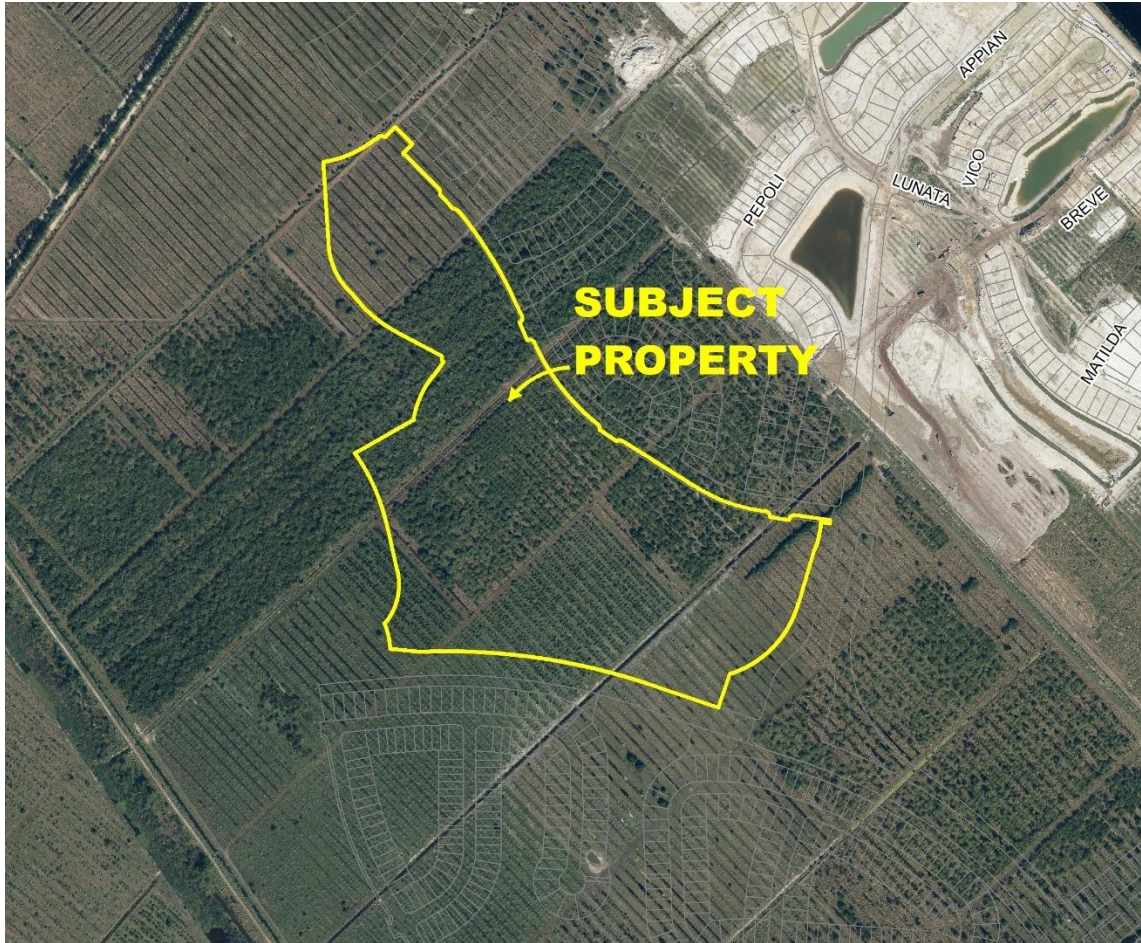




**Verano South - Pod D - Plat No. 2**  
**Final Subdivision Plat with Construction Plans**  
**P21-018**



**Figure 1. Aerial Map**

**SUMMARY**

Applicant's Request:	To subdivide the property for residential development – final plat.
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 65.1 acres and consists of 159 single-family lots and three (3) stormwater management tracts. This plat also includes the road rights-of-way to provide access to the residential lots.

### **Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of this final subdivision plat with construction plans on February 24, 2021.

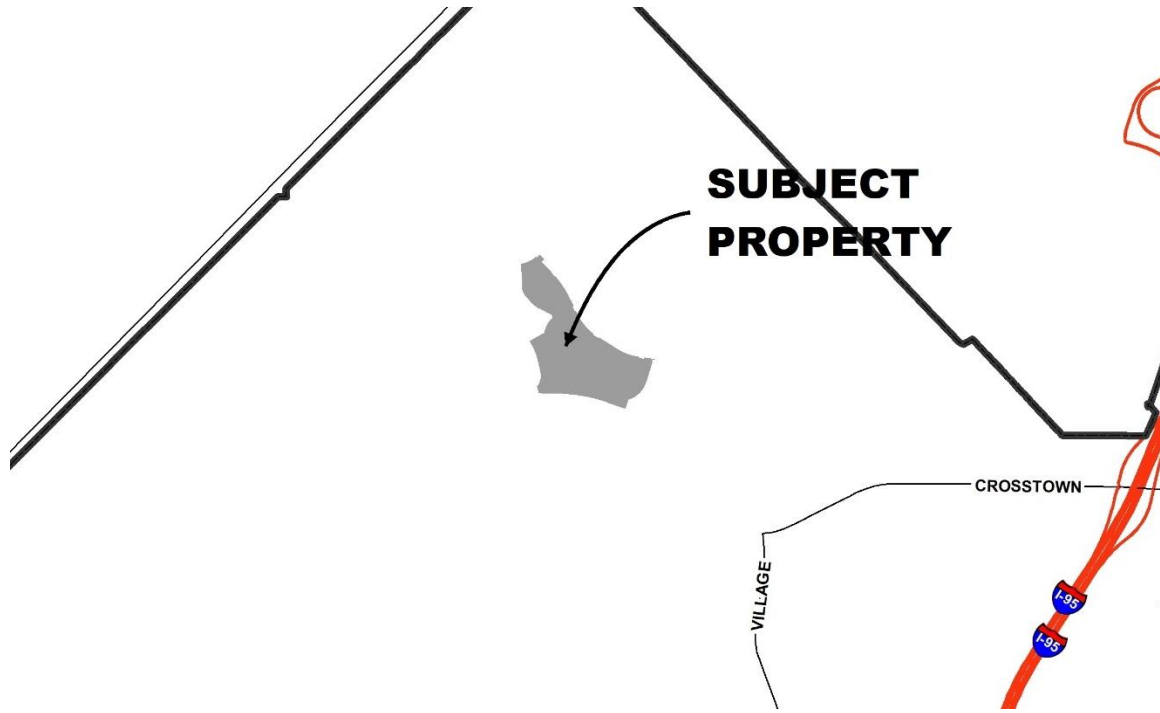
### **Location and Site Information**

Property Size:	65.1 acres
Legal Description:	Being A Replat Of All Of Tracts "A" And "B", Verano South - Pod A - Plat No. 6, According To The Plat Thereof As Recorded In Plat Book 87, Pages 11 Through 13, And All Of Tracts "A" Through "D", Verano South - Pod A - Plat No. 5, According To The Plat Thereof As Recorded In Plat Book 85, Pages 10 Through 14, Both Of The Public Records Of St. Lucie County, Florida And Being Portions Of 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**

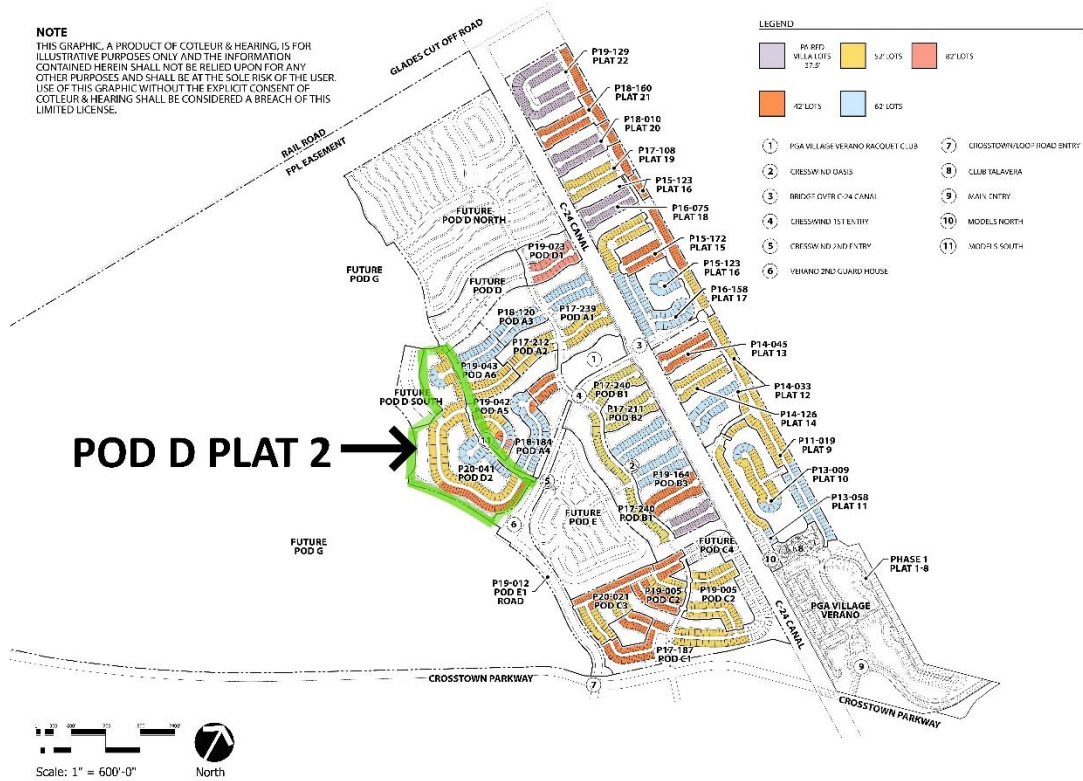
Direction	Future Land Use	Zoning	Existing Use
North	RGC*	PUD**	Platted residential lots
South	RGC*	PUD**	Vacant
East	RGC*	PUD**	Platted residential lots
West	RGC*	PUD**	Vacant

\*Residential Golf Course \*\*Planned Unit Development

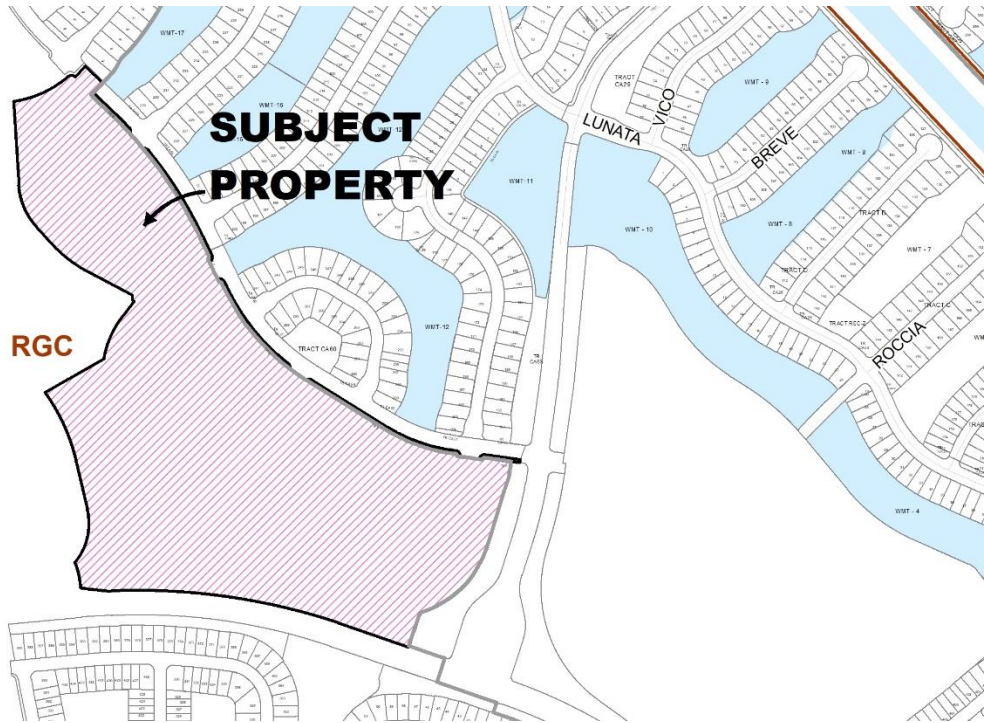


Location Map

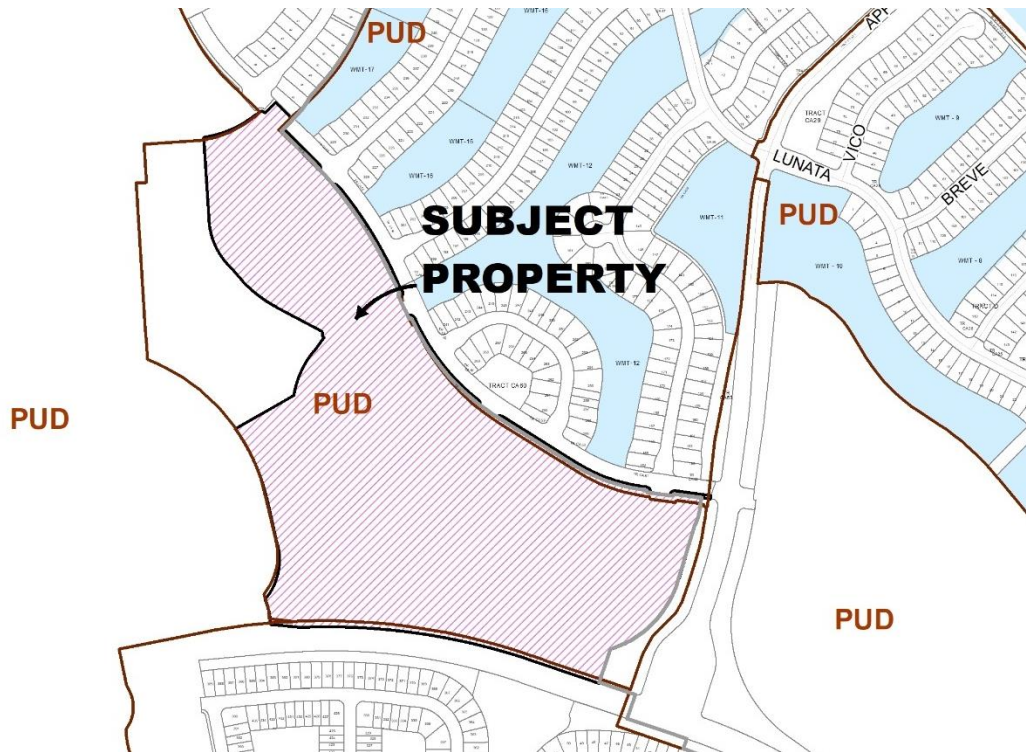
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Overall Development Map



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:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	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.
<b><i>Traffic Circulation</i></b>	<p>The staff review indicates that this project will generate approximately 1,522 daily vehicle trips, 122 a.m. peak hour trips, and 162 p.m. peak hour trips (ITE, Land Use Code 210, Single Family Detached Housing) on the roads adjacent to the project. Trip projections were calculated using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 8<sup>th</sup> 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>
<b><i>Parks and Recreation Facilities</i></b>	In future phases, as indicated by the DRI Development Order, the applicant will need to provide a 50-acre park site for recreational uses.
<b><i>Stormwater Management Facilities</i></b>	Project will include paving and drainage plans that are in compliance with the adopted level of service
<b><i>Solid Waste</i></b>	Adequate capacity is available for future development.
<b><i>Public School Concurrency Analysis</i></b>	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.

### **OTHER**

**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.

**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**

**P20-214 Verano South Pod D, PUD Amendment 3** – Revised the layout of the Pod D PUD Master Conceptual Plan. PUD Amendment approved by City Council on February 8, 2021.

**P20-119 Verano Pod D Plat 2 – Preliminary** Subdivision plat application with construction plans, included 159 residential lots and three (3) stormwater management tracts. Approved by City Council on November 23, 2020.

**P20-041 Verano Pod D Plat 2 – Preliminary** Subdivision plat application with construction plans, included 152 residential lots and three (3) stormwater management tracts. Approved by City Council June 8, 2020.

**STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of Verano South, Pod D, Plat No. 2 Final Plat with Construction Plans on February 24, 2021.