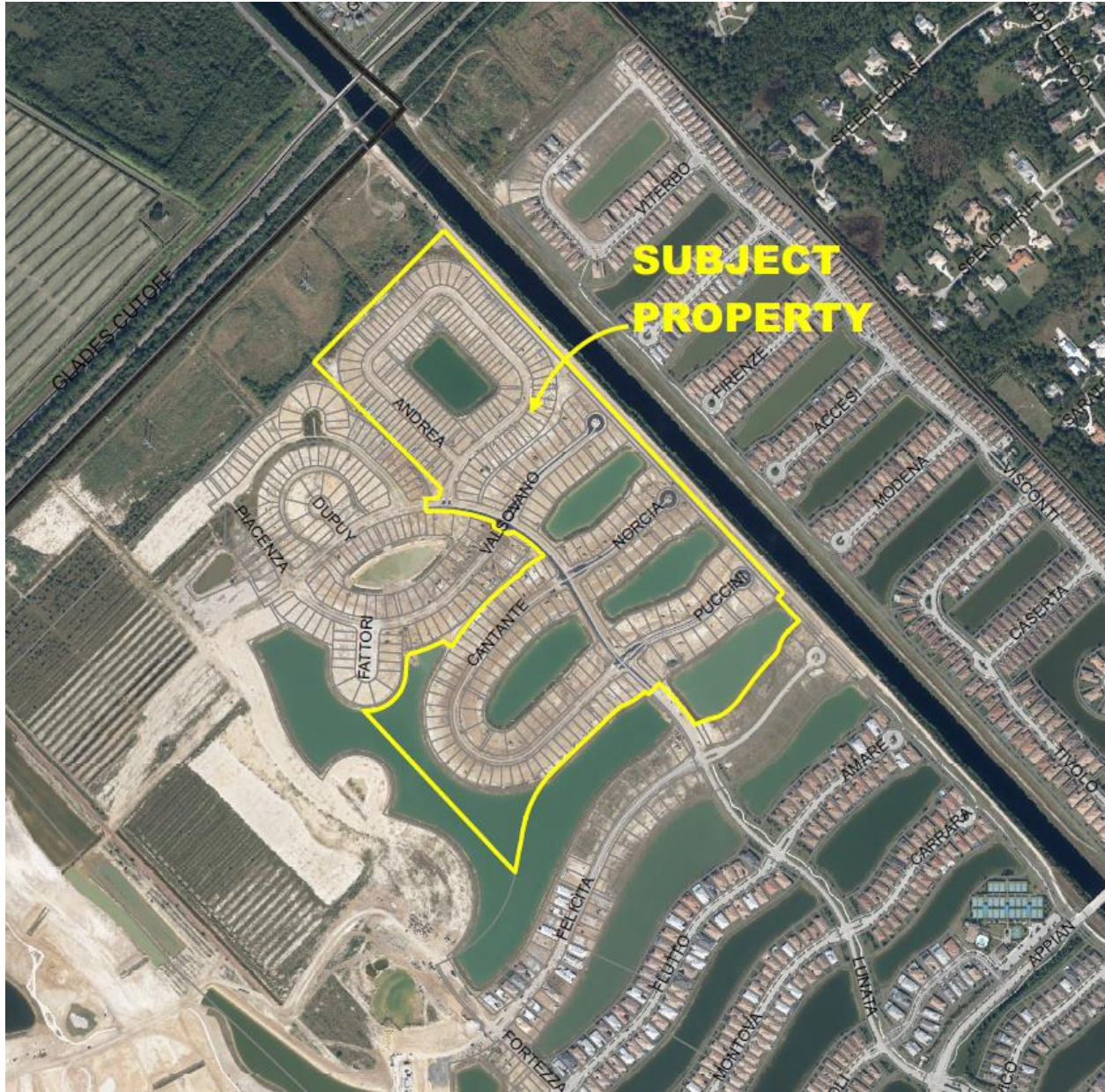




Verano South PUD 1 - POD D - Plat No. 4 - Replat No. 2
Final Plat with Construction Plans
P24-005



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a Final Plat with Construction Plans that is 90.22 acres in area and includes 246 lots for a project known as Verano South PUD 1 - POD D - Plat No. 4 - Replat No. 2.
Applicant:	Daniel Sorrow of Coteleur-Hearing
Property Owner:	Verano Development LLC
Location:	West of Interstate 95, north of Crosstown Parkway, east of Glades Cut-off Road
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

Project Description

The application is for a Final Plat with Construction Plans. The proposed project will decrease the number of lots by 22. The proposed development is to create a total of 246 single-family lots where the previously approved subdivision plat was to create a total of 268 lots: 140 single-family lots, 128 duplex lots. The overall design of the project has not changed, only the lot lines to remove the smaller duplex sized lots and create all single-family lots.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this Final subdivision plat with construction plans on April 24, 2024.

Related Projects

P21-070 – Verano South Pod D PUD Plat 4 – The Planned Unit Development (PUD) document was approved by the City Council on February 14, 2022.

P22-212 – Verano South Pod D PUD Plat 4 Replat – The Planned Unit Development (PUD) document was approved by the City Council on January 9, 2023

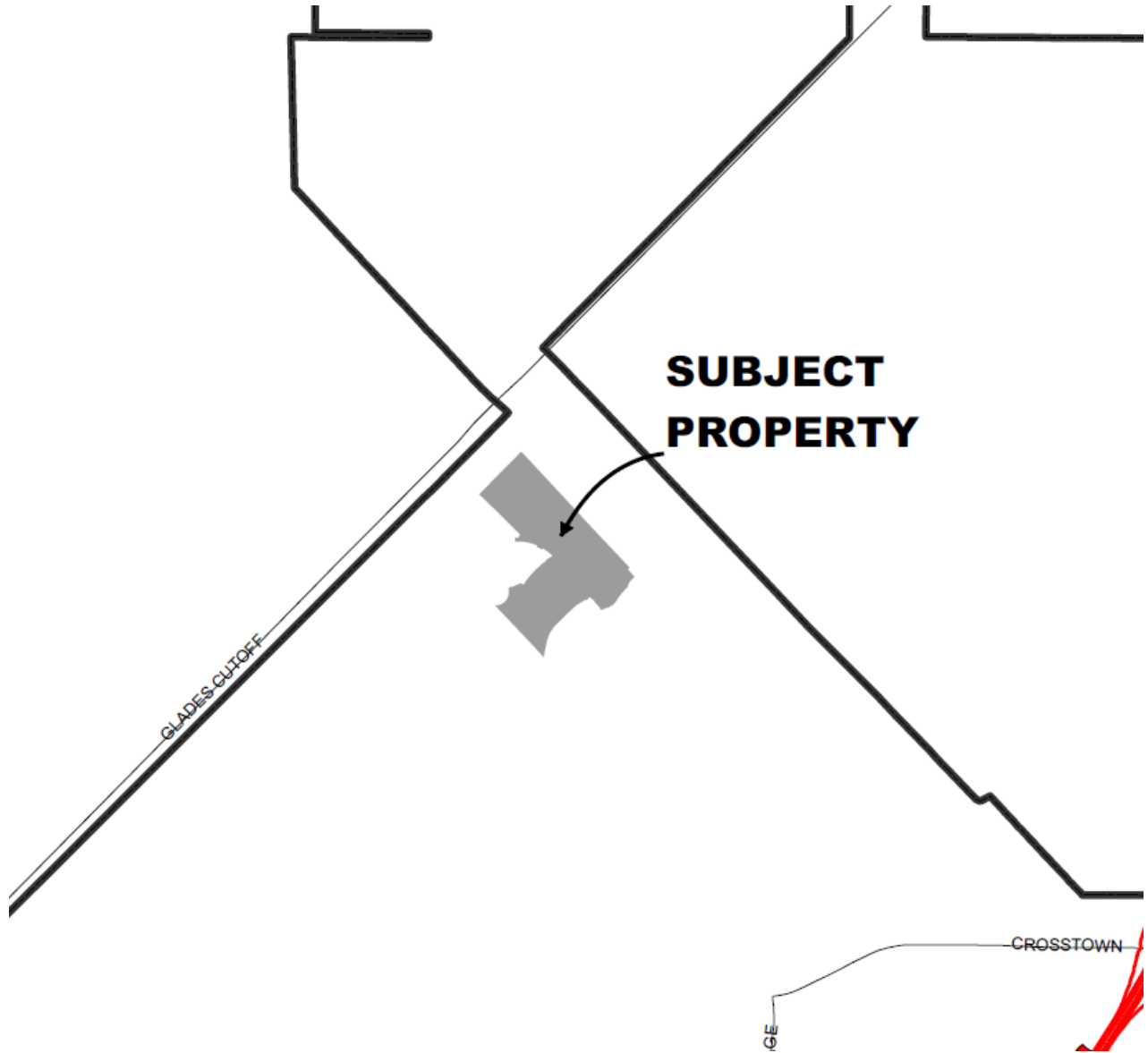
Location and Site Information

Property Size:	90.22 acres
Legal Description:	Being A Replat of Verano South PUD 1 POD D Plat No. 4, less tracts CA-20,27,and 49, according to the Plat Thereof as Recorded in Plat Book 102, Pages 1 – 16, Inclusive, Florida, Also being a replat of all of Verano South PUD – POD D-Plat No. 4-Replat, According to the plat thereof, as recorded in Plat Book 112, Pages 14-18, includes, Also being a Replat of all of Stormwater Management Tract 18, Verano South-POD D- Plat No. 1, according to the Plat Thereof, As recorded in Plat Book 87, Pages 14-16, Inclusive, All of the Public Records of St. Lucie County, Florida, lying in Section 28, 29, and 32, Township 36 South, Range 39 East, City of Port Lt. Lucie, St. Lucie County, Florida,.
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Residential Development

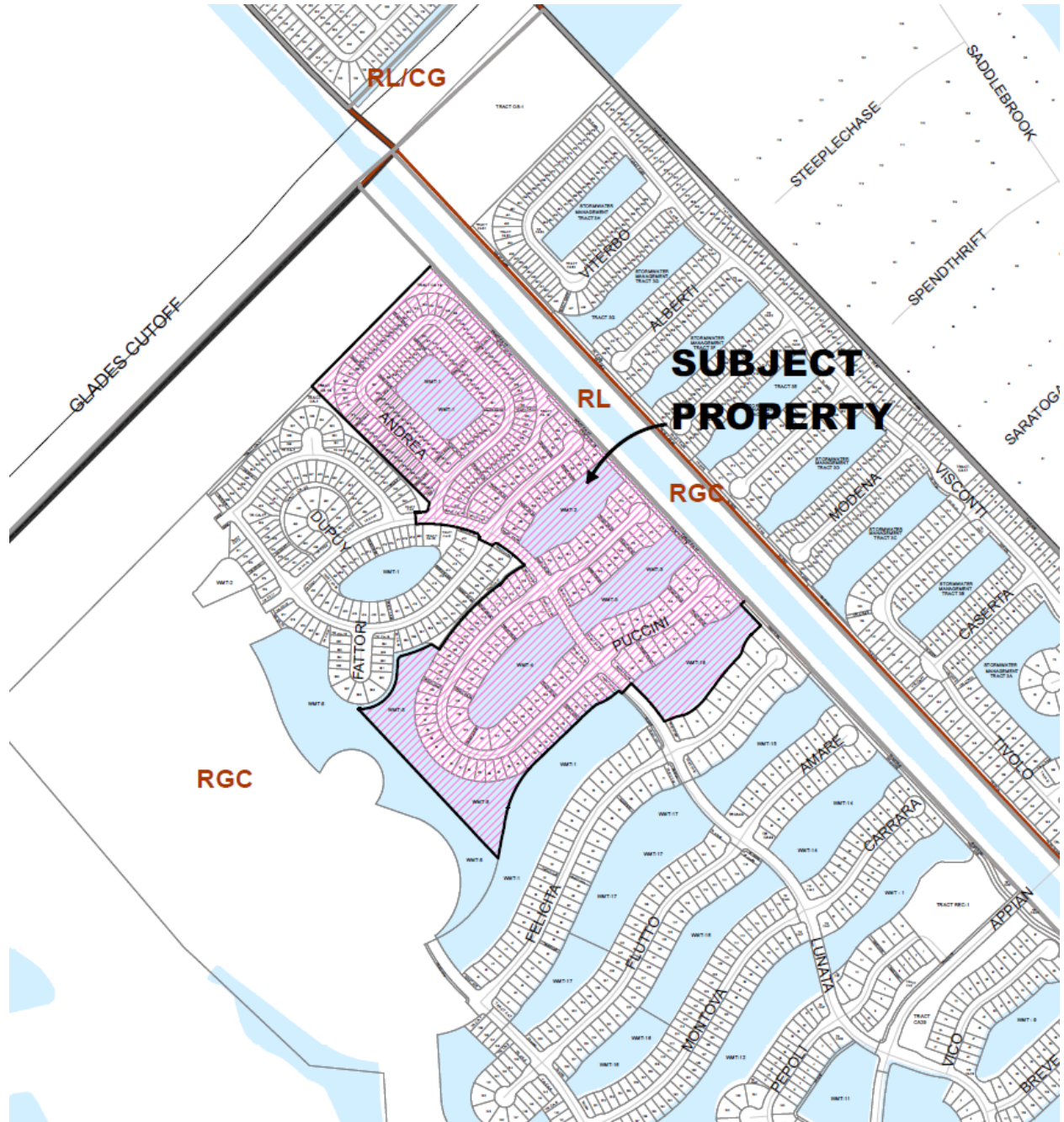
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano Development
South	RGC	PUD	Verano Development
East	RGC	PUD	Verano Development
West	RGC	PUD	Verano Development

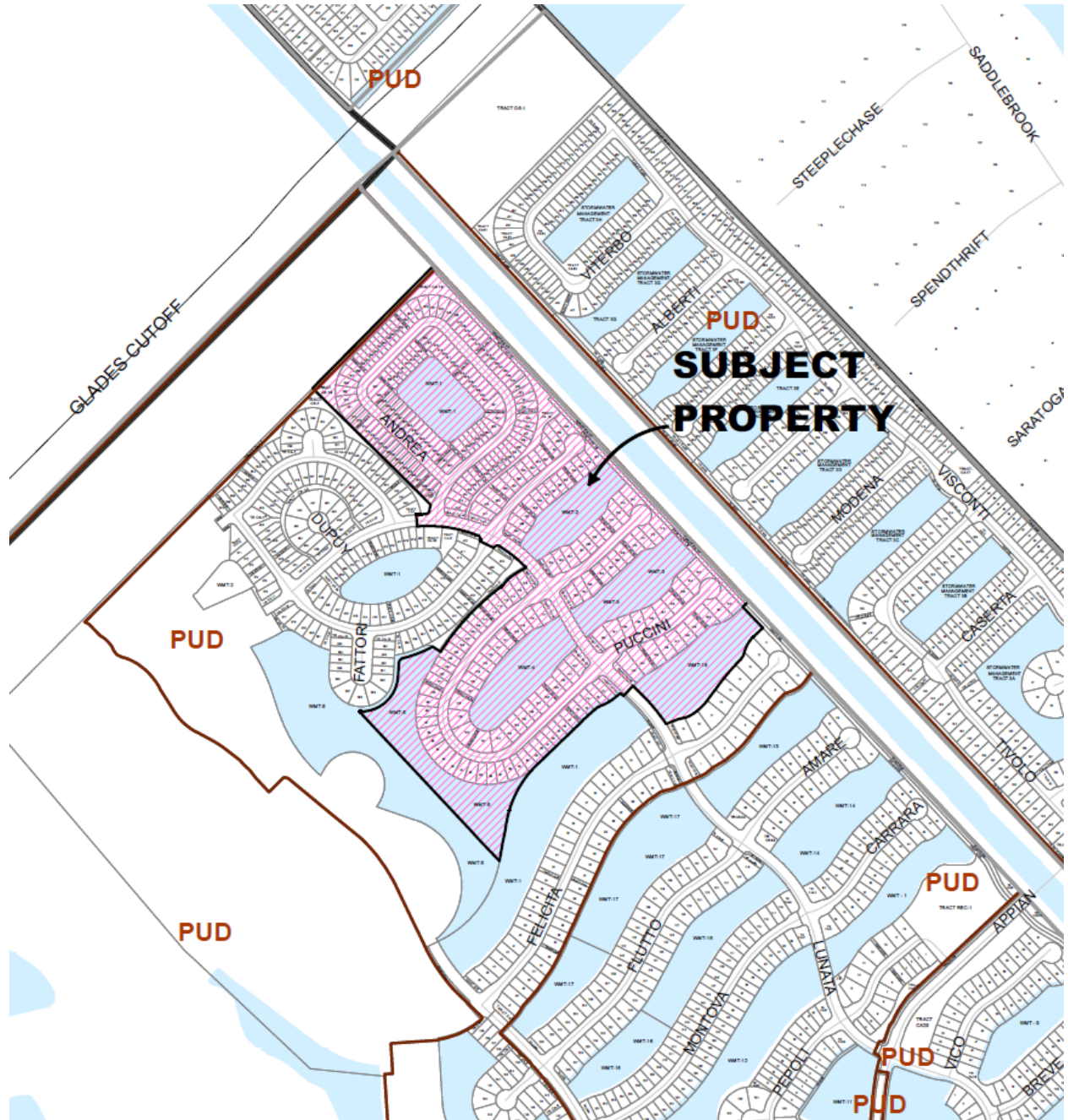
RGC (Residential Golf Club) – PUD (Planned Unit Development)



Location Map



Future Land Use



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>	This application for subdivision plat has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the Verano DRI Development Agreement, 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>	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. 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): Public Art for this location was previously addressed.

Traffic Impact Analysis (by Public Works):

No additional roadway requirements are triggered by this replat.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Verano South PUD 1 - POD D - Plat No. 4 - Replat No. 2 Final Plat and Construction Plans on April 24, 2024.