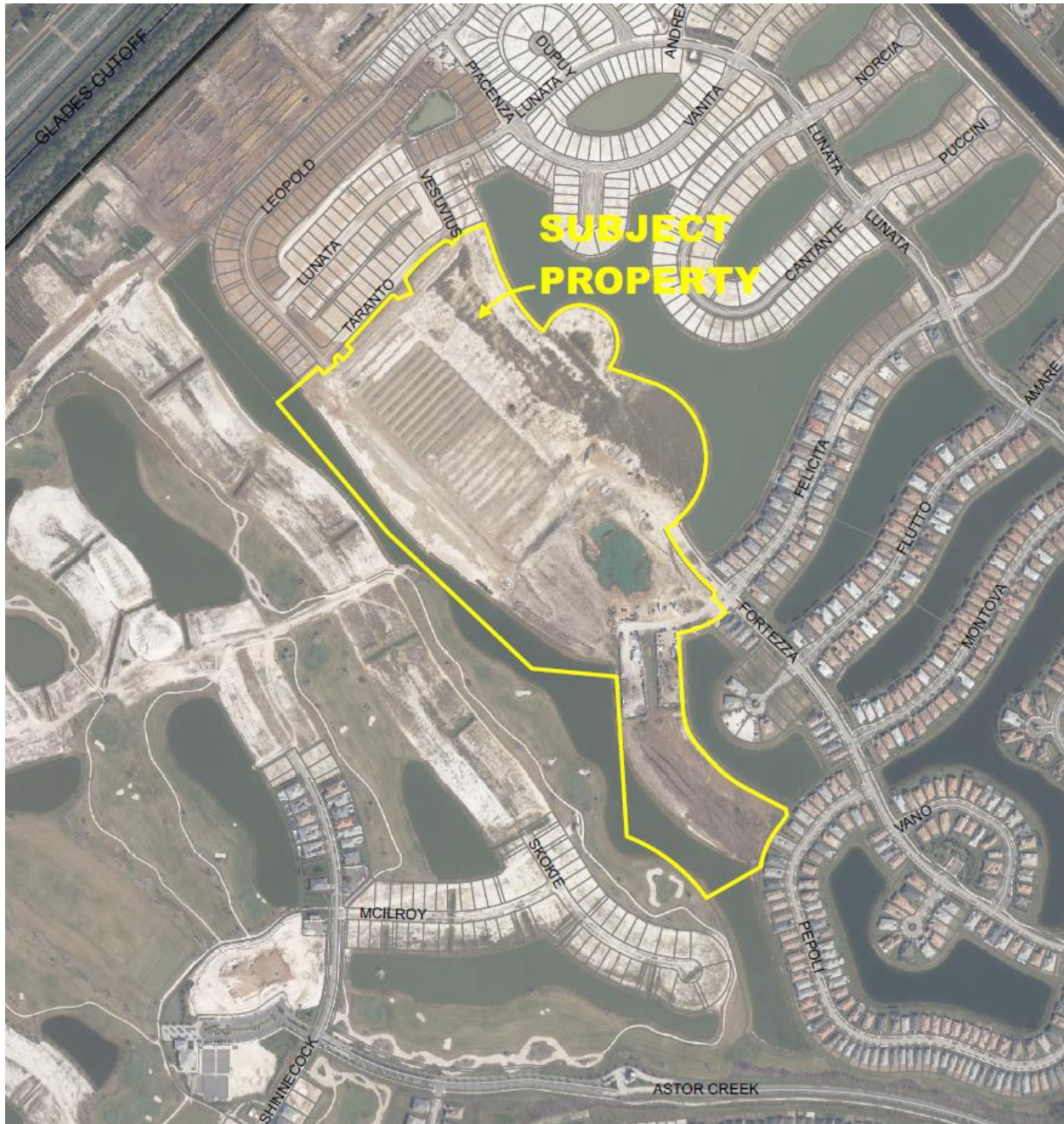




**Verano South PUD 1 - POD D - Plat No. 7
Preliminary Plat with Construction Plans
P24-146**



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a Preliminary Plat with Construction Plans that is approximately 84.507 acres in area and includes 258 lots for a project known as Verano South PUD 1 POD D Plat No. 7.
Applicant:	Cotleur-Hearing
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

Project Description

The application is for a Preliminary Plat with Construction Plans. The proposed development is to create a total of 258 single-family lots.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this Preliminary Subdivision Plat with construction plans on September 25, 2024.

Related Projects

P22-211 – Verano South Pod D PUD Amendment No. 4 – The Planned Unit Development (PUD) document was approved by the City Council on February 12, 2024.

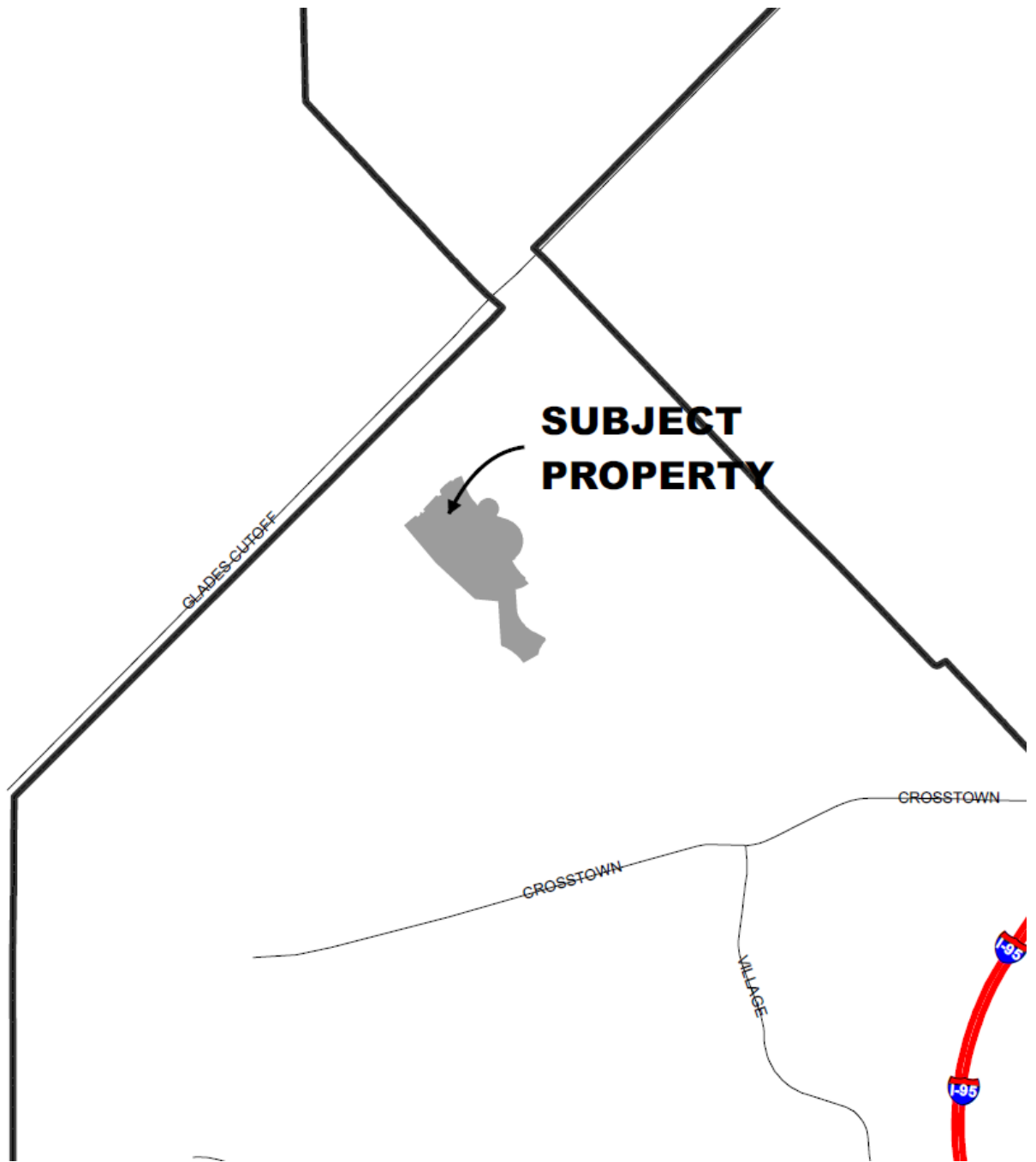
Location and Site Information

Property Size:	Approximately 84.507 acres
Legal Description:	Being a Replat of all of Tracts CA-30 Through CA-32, Verano South PUD 1- POD D- Plat No.6, According to the Plat Thereof as Recorded in Plat Book 130, Pages 17 Though 24, Inclusive, and all of Tract CA-9, Verano South PUD 1 POD D Plat No. 3, According to the Plat Thereof as Recorded in Plat Book 92, Pages 31 Through 35, Inclusive, Both of the Public Records of St. Lucie County, Florida and Being a portions of Sections 29 and 32, Township 36 South, Range 39 East, St Lucie County, Florida, City of Port St. Lucie, St. Lucie County, Florida.
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant

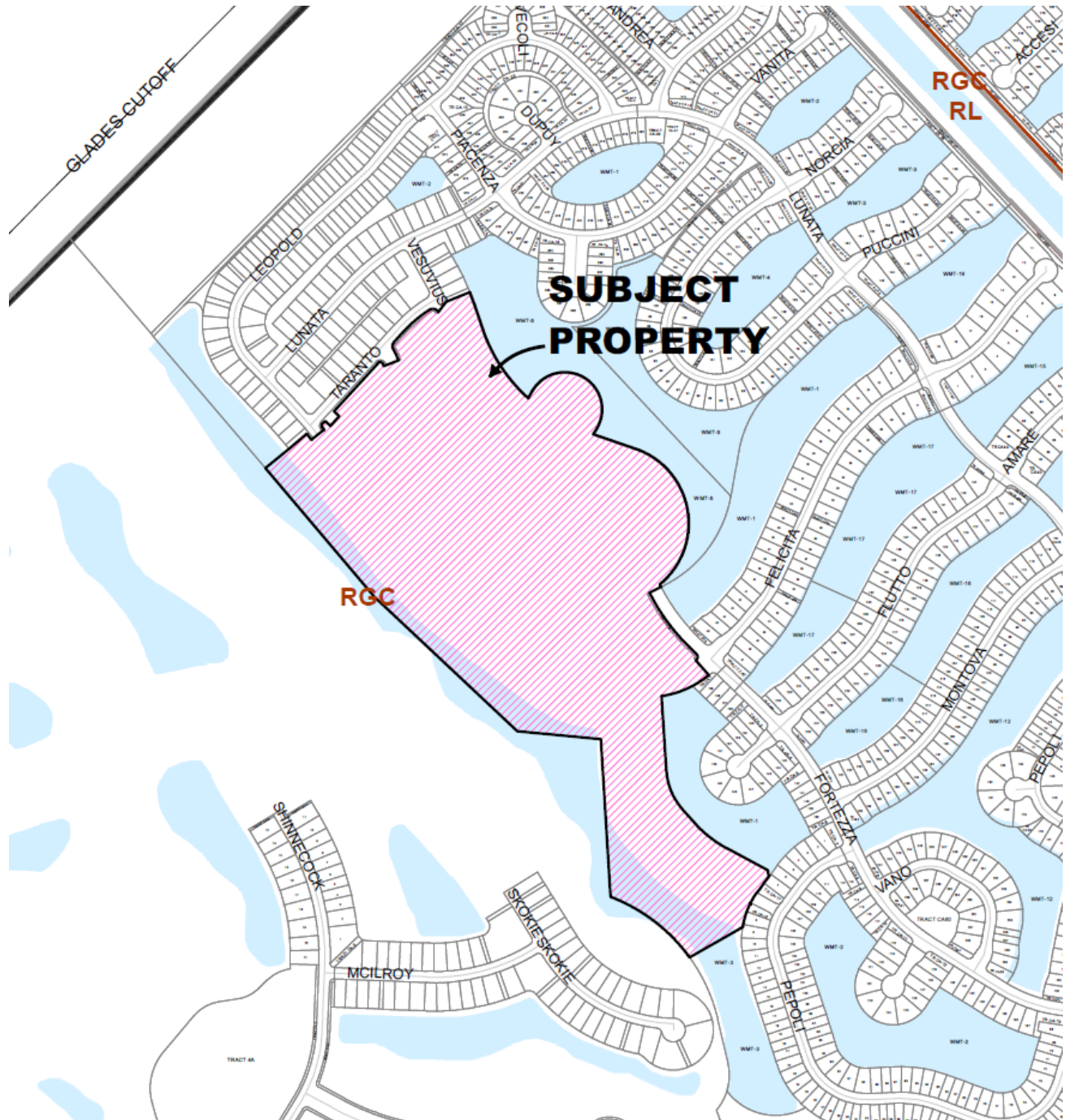
Surrounding Uses

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

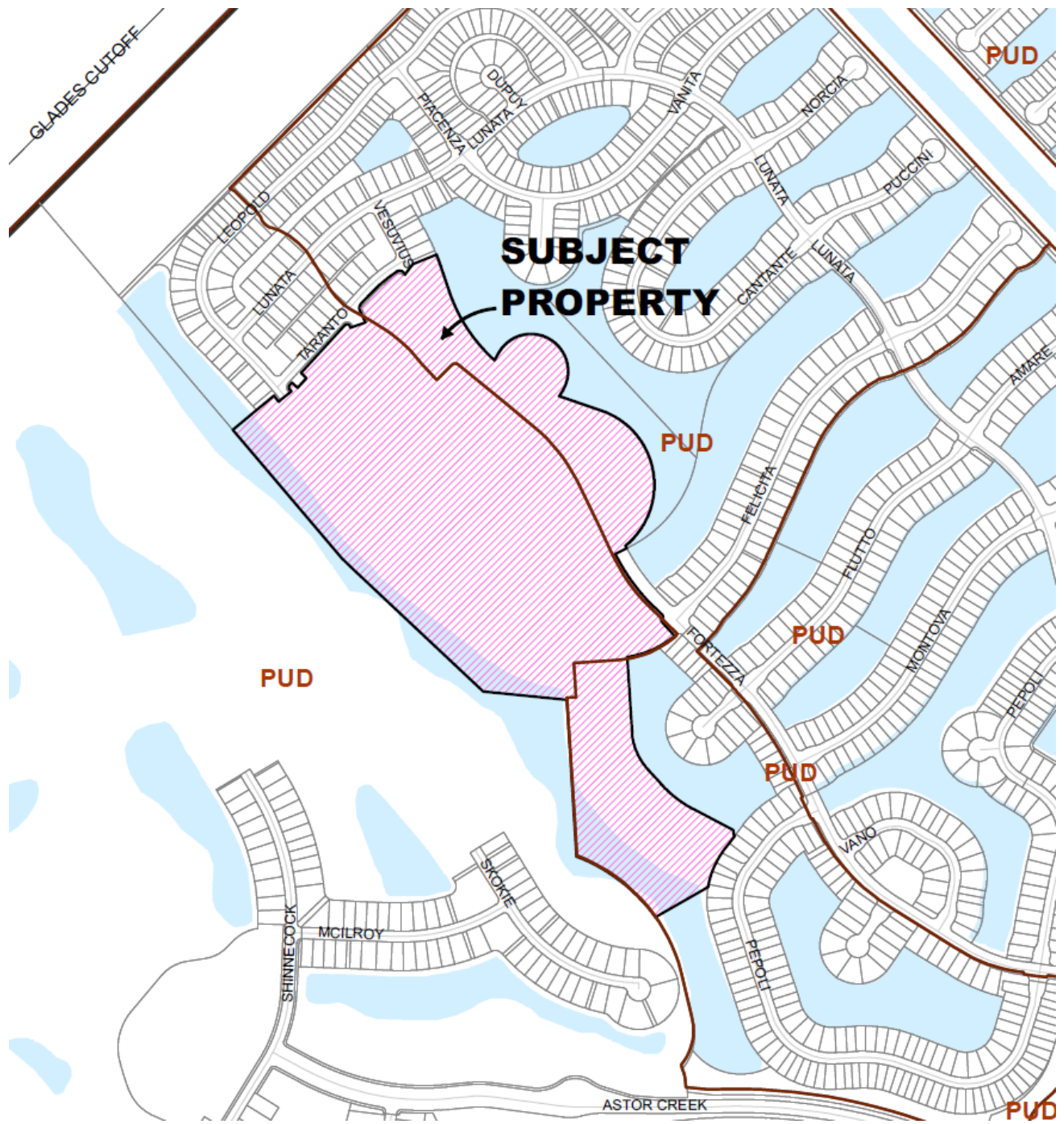
RGC (Residential Golf Club) – PUD (Planned Unit Development)



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 and Traffic Report prepared for Verano South POD D PUD (P25-075) by Shaun MacKenzie dated May 24, 2023 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of the Verano DRI, Chapter 156 of City Code, and Public Works Policy 19-01pwd. The overall Verano POD D proposes 1,040 dwelling units and the total Verano DRI is approved for 7,200 dwelling units. The proposed Verano POD D, Plat 7, is consistent with the Verano POD D PUD and does not warrant any additional transportation improvements.
<i>Parks and Recreation Facilities</i>	As indicated by the Verano DRI Development Order condition 57, the applicant is required to provide a 50-acre park site for recreational uses. The site is to be platted and dedicated to the City.
<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. 7 Preliminary Plat and Construction Plans on September 25, 2024.