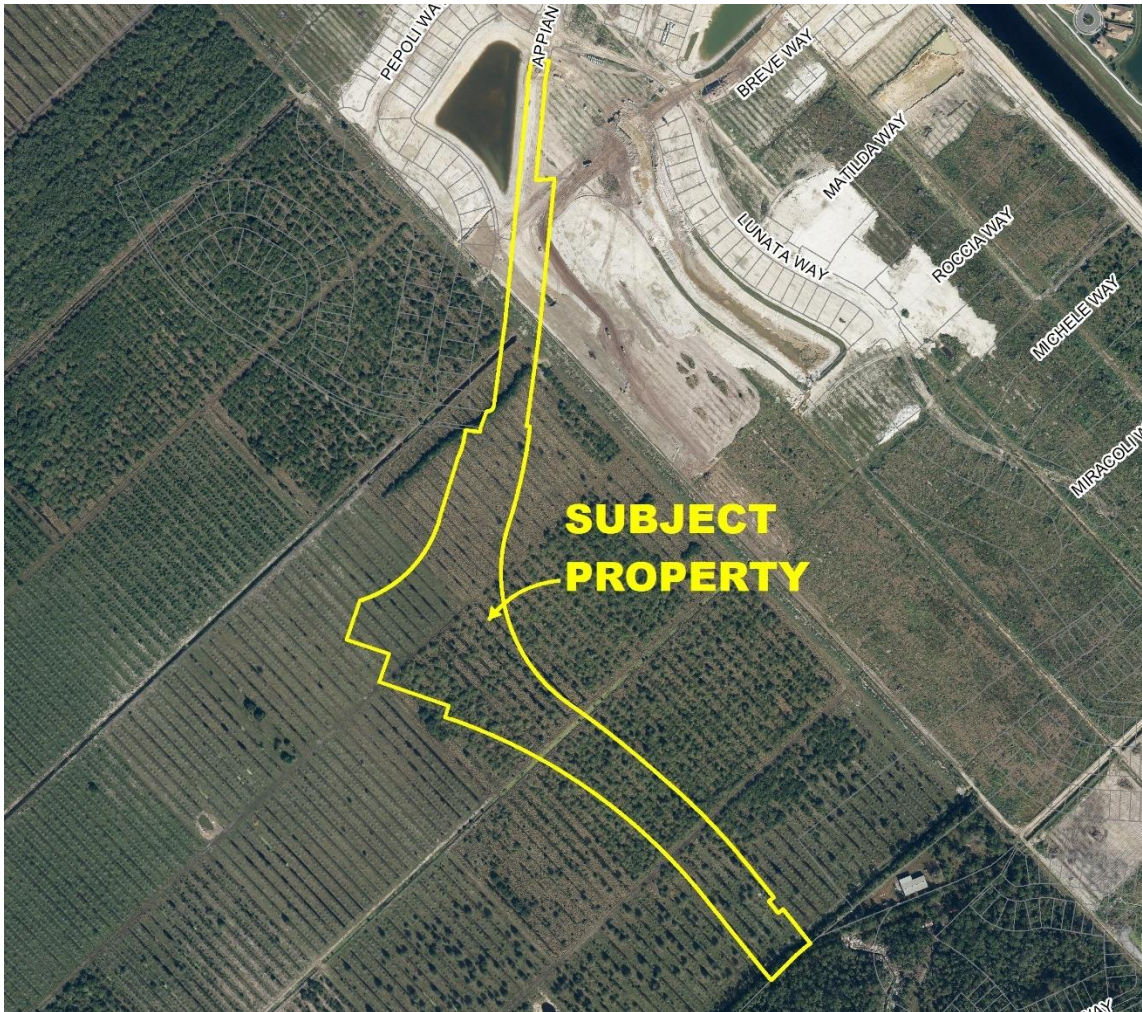




**Verano South - POD E - Plat No. 1**  
**Final Subdivision Plat with Construction Plans**  
**P20-025**



**Aerial Map**

**SUMMARY**

Applicant's Request:	To subdivide the property to create segments for collector roads in Verano consisting of Appian Way and Verano Parkway.
Applicant:	Coteleur-Hearing / Daniel Sorrow
Property Owner:	Verano Development, LLC
Location:	West of Interstate 95, north of Crosstown Parkway, east of Glades Cut-off Road.
Project Planner:	Holly F. Price, AICP, Planner III

**Project Description**

This final subdivision plat application with construction plans is approximately 28.590 acres and consists of one road tract that is to be used to build Verano Parkway and Appian Way - and 3 common area tracts. There are no proposed residential or commercial lots. This proposed plat creates a segment of the Verano Parkway that will connect with an existing segment of Verano Parkway that has been platted. Verano Parkway will connect to Crosstown Parkway and Village Parkway located in Tradition. Together, these roads will function as a major north-south corridor for the vicinity.



**Location Map showing tract for proposed streets.**

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of this final subdivision plat with construction plans on February 26, 2020.

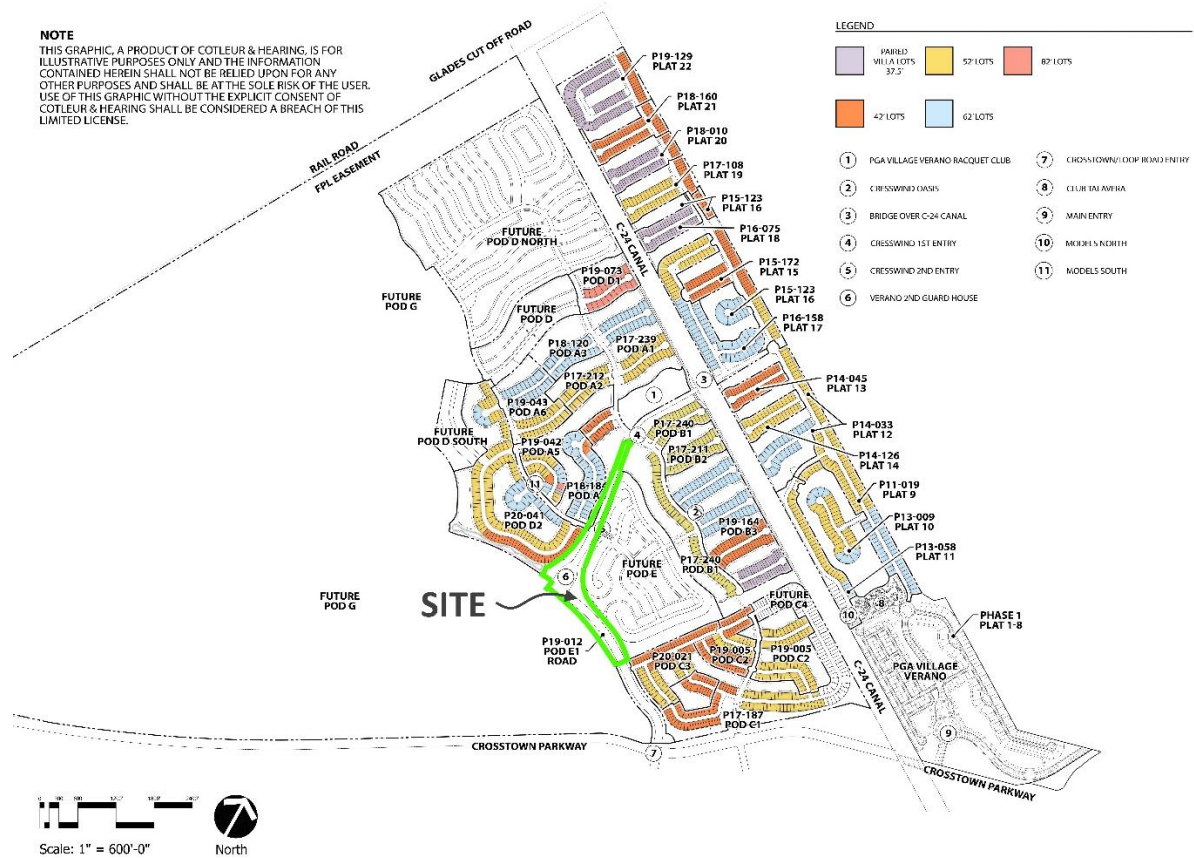
**Location and Site Information**

Property Size:	28.590 acres
Legal Description:	A Portion of Section 33, Township 36 South, Range 39 East and A Portion Of Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida, Lying Within The City Of Port St. Lucie, Florida.
Future Land Use:	Residential Golf Club (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

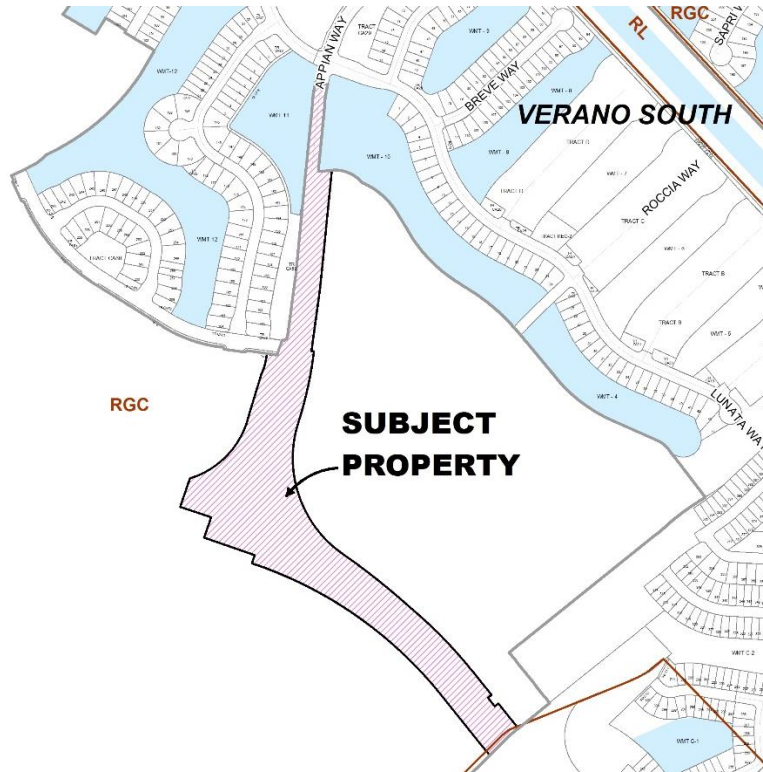
## Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
NE	RGC <sup>1</sup>	PUD <sup>2</sup>	Vacant
SE	RGC <sup>1</sup>	PUD <sup>2</sup>	Vacant
SW	RGC <sup>1</sup>	PUD/SLC-AG-5 <sup>3</sup>	Vacant
NW	RGC <sup>1</sup>	PUD <sup>2</sup>	Platted Residential lots

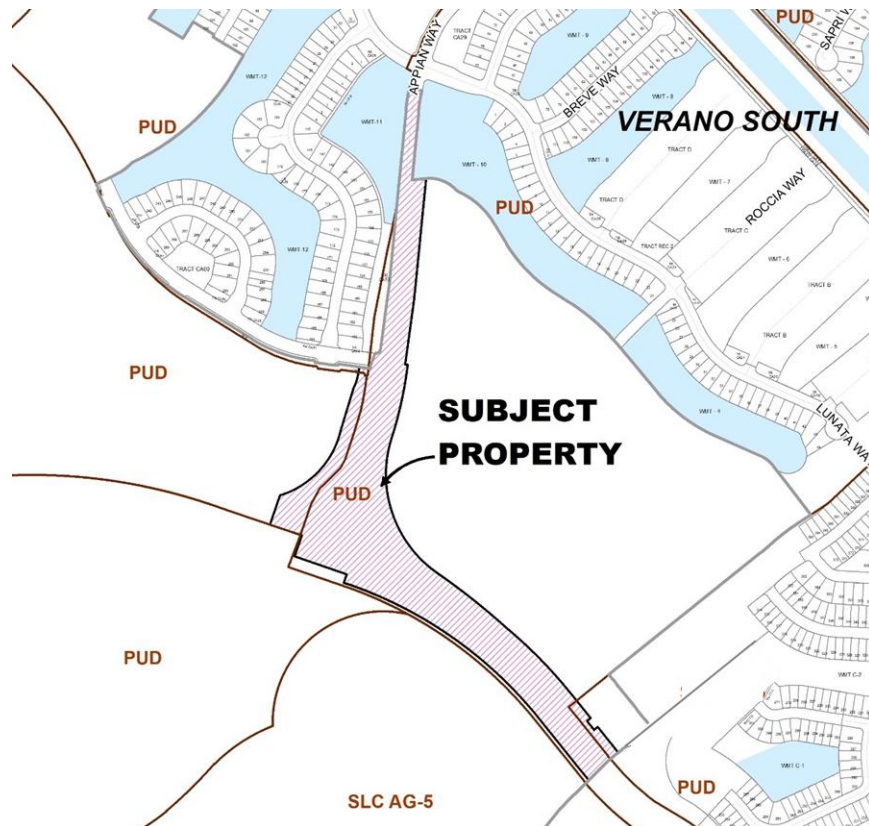
1. - Residential Golf Course, 2. - Planned Unit Development, - 3. St. Lucie County Agricultural 5



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>	N/A – The proposed roads do not create impact on the water and sewer facilities.
<b><i>Traffic Circulation</i></b>	N/A - Transportation within Verano is addressed through the Verano Development of Regional Impact (DRI) Development Order (DO). There is adequate capacity available.
<b><i>Parks and Recreation Facilities</i></b>	N/A
<b><i>Stormwater Management Facilities</i></b>	Project includes paving and drainage plans that are in compliance with the adopted level of service
<b><i>Solid Waste</i></b>	N/A.
<b><i>Public School Concurrency Analysis</i></b>	N/A

**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.

### **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**

**P19-012 – Verano South – Pod E – Plat No. 1:** The Preliminary Subdivision Plat was recommended for approval by the Site Plan Review Committee (SPRC) on 6/11/2019. The Planning and Zoning Board recommended approval on 8/6/2019 and the City Council approved the application on 10/14/2019 via Resolution 19-R95.

## STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the Final Plat with Construction Plans on February 26, 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.