



PLANNING & ZONING DEPARTMENT STAFF REPORT
November 12, 2024, City Council Meeting

Verano South PUD 1-POD D-Plat No. 5 Replat
Preliminary and Final Plat
P24-025



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a Preliminary and Final Plat to replat an area that is approximately 55.08 acres in size and includes 143 existing single-family lots for a project known as Verano South PUD 1-POD D-Plat No. 5 Replat.
Applicant:	Daniel Sorrow of 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/Code Compliance Liaison

Project Description

This application is for a replat to extend the depth of lots 371-375, 377-397, 413-427, 457, and 466-480, by adding an additional five (5) feet to the back of lots. The land is being taken from either water management tracts or common area tracts. No additional lots are being created with this replat nor are any being removed. The lot line changes are shown on the following pages of the plat for reference.

Lot numbers	Page number of the plat
371-375	4
457 & 466-480	5
377-381	6
382-397 & 420-427	7
413-419	8

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this Preliminary and Final subdivision plat on April 10, 2024.

Related Projects

P22-211 – Verano South Pod D PUD Amendment Number 4 – The Planned Unit Development (PUD) document was approved by the City Council on February 12, 2024.

P21-155 – Verano South PUD 1 Pod D Plat No. 5 – Preliminary Plat application was approved by the City Council on November 22, 2021.

P22-173 – Verano South PUD 1 Pod D Plat No. 5 – Final Plat application was approved by the City Council on January 23, 2023.

Location and Site Information

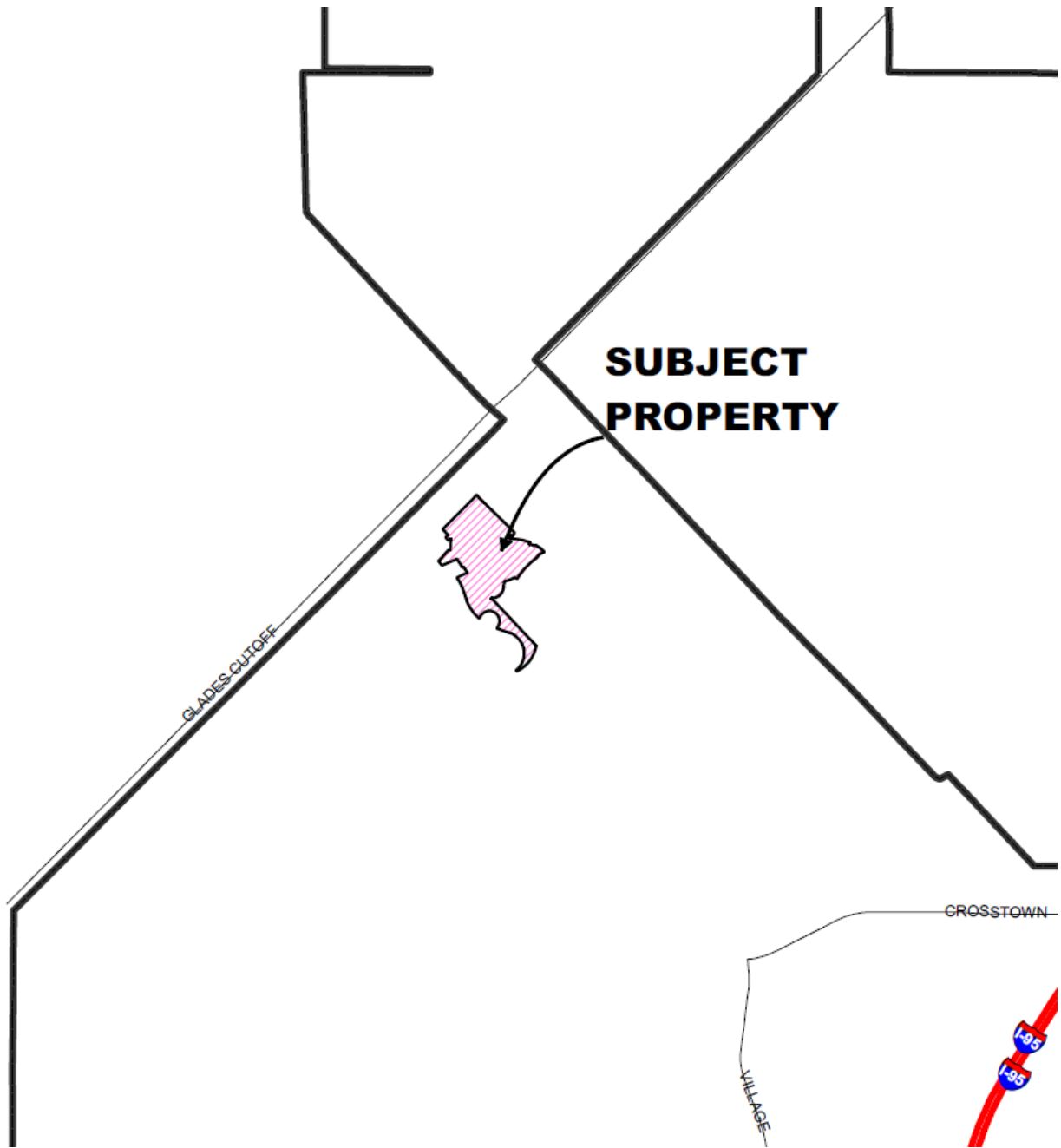
Property Size:	55.08 acres
Legal Description:	Being a Replat of all of Verano South P.U.D. 1 - Pod D - Plat No.5, According to The Plat Thereof As Recorded In Plat Book 112, Pages 19 Through 28, Inclusive, of The Public Records of St. Lucie County, Florida And Being A Portion of Sections 29 and 32 Township 36 South, Range 39 East, City of Port St. Lucie, St. Lucie County, Florida.

Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Residential Development

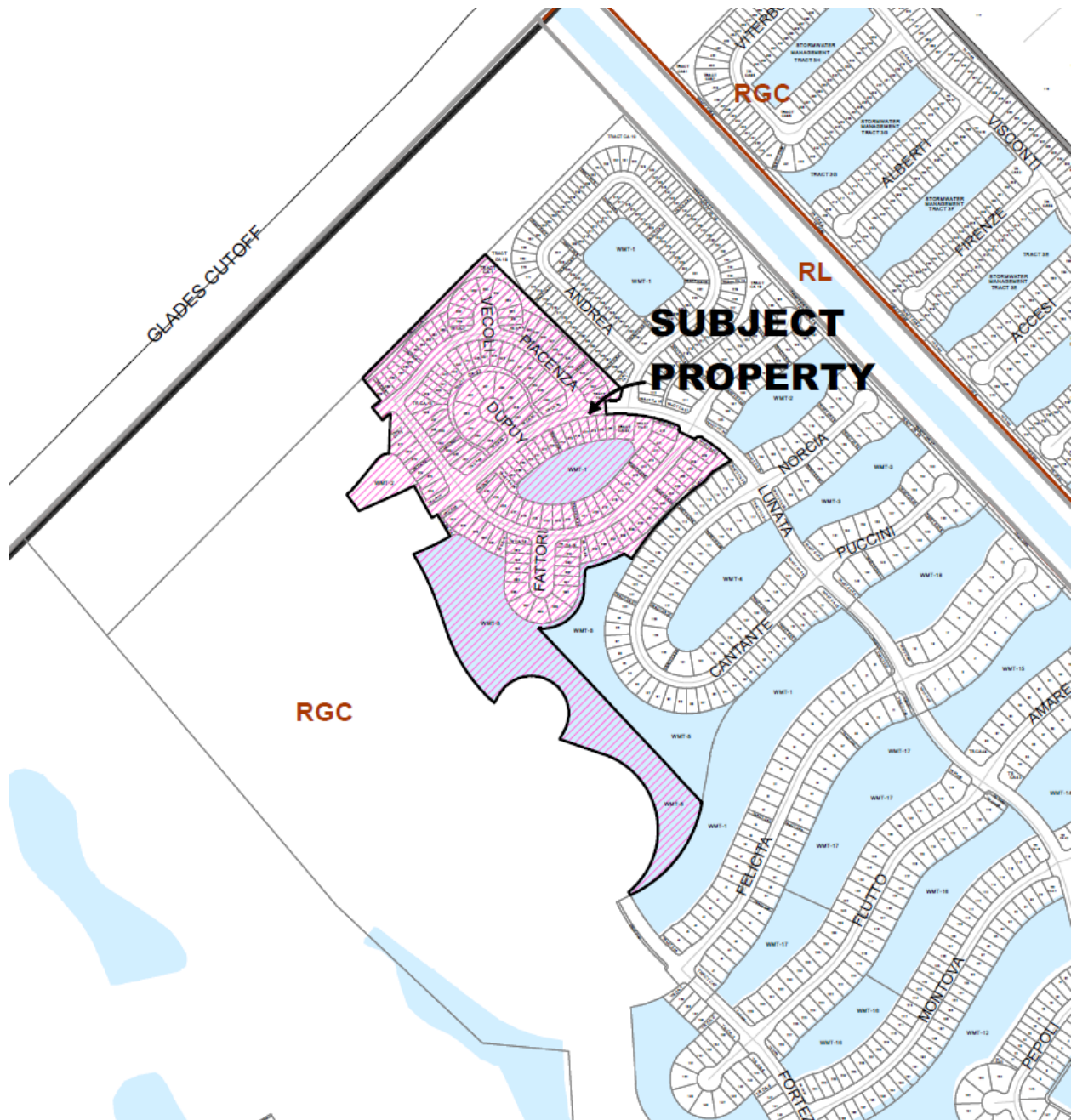
Surrounding Uses

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

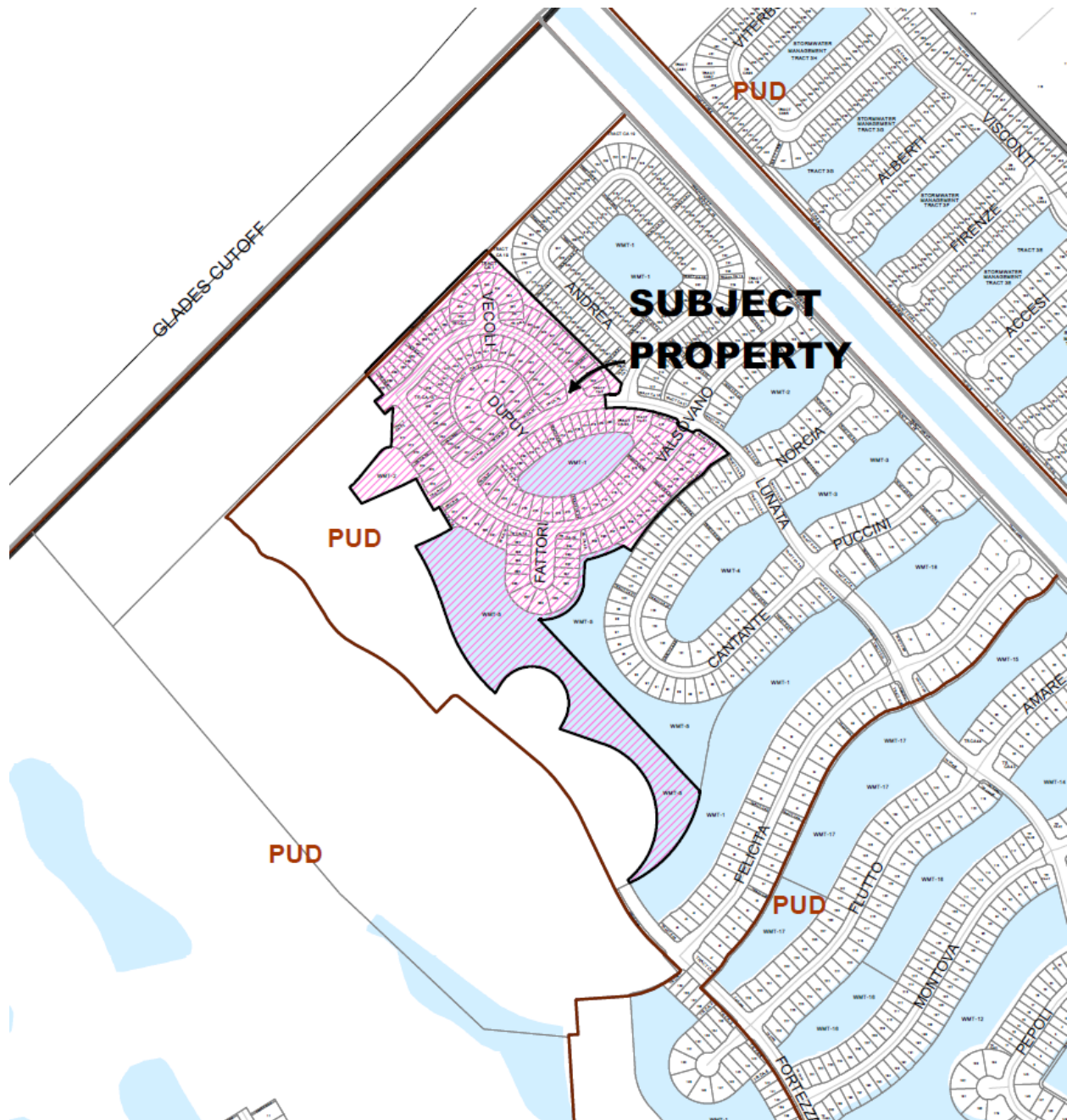
RGC (Residential Golf Club) – PUD (Planned Unit Development)



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. The existing plat or proposed replat do not trigger any roadway requirements.
<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>	Paving and drainage plans that are in compliance with the adopted level of service were approved with the existing plat.
<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.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Verano South PUD 1-POD D-Plat No. 5-Replat on April 10, 2024.