



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF AUGUST 6, 2019

FROM: JOHN FINIZIO, PLANNER

RE: VERANO SOUTH POD E PLAT NO. 1
 PRELIMINARY SUBDIVISION PLAT APPLICATION
 PROJECT NO. P19-012

DATE: JULY 19, 2019

PROPOSED PROJECT: This preliminary subdivision plat is for the construction of portions of two proposed rights-of-way (ROW), Verano Parkway and Appian Way. These two roads will connect Verano north with Crosstown Parkway and act as a spine road for the Verano South Development. The proposed plat also includes four (4) common area tracts that will flank Verano Parkway and a portion of Appian Way.

APPLICANT: Daniel Sorrow, Coteleur & Hearing, Inc. The authorization letter is attached to the staff report.

OWNER: Verano Development, LLC, c/o Robert Fromm.

LOCATION: This property is located within the Verano DRI (Development of Regional Impact) and is south of the C-24 Canal, east of Range Line Road, west of I-95, and north of Crosstown Parkway.

LEGAL DESCRIPTION: Being a parcel of land lying within Sections 33, Township 36 South, Range 39 East and Section 4, Township 37 South, Range 39 East, St. Lucie County.

SIZE: Approximately 24.97 acres

SURROUNDING USES:

Direction	Future Land Use	Zoning	Existing Use
N	RGC	PUD	Platted single family lots and vacant land
S	RGC	PUD	Vacant unplatted land
E	RGC	PUD	Platted single family lots and vacant land
W	RGC	PUD	Platted single family lots and vacant land

RGC – Residential Golf Course
PUD – Planned Unit Development

EXISTING ZONING: PUD (Planned Unit Development), Verano South Pod E PUD 1

EXISTING USE: Vacant land

IMPACTS AND FINDINGS:

This proposed plat does not contain any parcels for development that would be subject to Concurrency Management and the conditions of the Verano DRI development order. The plat has been reviewed for consistency with the City's Subdivision Regulations and the Verano South Pod E PUD 1 conceptual master plan.

OTHER:

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

Environmental: Upland preservation/mitigation requirements for the Verano DRI are addressed in the Development Order.

The area that encompasses Verano South PUD 1 Pod E Plat No. 1 is devoid of any upland habitat.

Public Art: 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).

Other: To ensure that the required street trees do not cause any unnecessary damage to emergency vehicles, the height clearance for all street trees will have to be maintained at a height of 14 feet, as recommended by the Fire District.

RELATED PROJECTS:

P19-025 Verano Map H Amendment. This application amended MAP "H", the Verano Preliminary Master Plan, by adding the 2.87-acre "Murphy Tract". This amendment increased the total acreage of the Verano DRI to approximately 3004 acres. This application was approved by City Council on May 28, 2019.

P18-147 Verano South Pod E PUD 1 PUD Rezoning Application. This application established the PUD requirements for the area identified as Pod E. This application was approved by City Council on February 11, 2019.

P11-123 Verano Development - N.O.P.C. (Notice of Proposed Change) – This application changed conditions of approval for the project regarding development intensities, phasing, buildout and expiration dates, transportation requirements, and the Master Development Plan. This application was approved by City Council on October 22, 2013.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, and City Subdivision Code. The Site Plan Review Committee reviewed the preliminary subdivision plat request on June 12, 2019 and recommended approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.