



**Verano South POD A Model Row Racquet Club  
Major Site Plan Amendment  
P20-027-A2**



**Location Map**

**SUMMARY**

Applicant's Request:	To add a fitness center and resistance pool to an existing racquet club site plan.
Applicant:	Daniel Sorrow, Cotleur & Hearing
Property Owner:	Verano Development, LLC
Location:	Within the Verano South Pod A PUD; south of the C-24 Canal, east of Range Line Road, west of I-95, and north of Crosstown Parkway.
Address:	N/A
Project Planner:	Isai Chavez, Planner I

**Project Description**

This site plan amendment includes the addition of a proposed 4,899 square foot fitness center and resistance pool.

The first major site plan amendment, approved in September 28, 2020, included the addition of fourteen single family model homes, one villa model (2 units), one sales center, on design center, and twenty-five temporary parking spaces to the existing racquet club site plan.

The racquet club site plan, approved in 2018, included the construction of a 2,422 square foot pavilion building, and 27 pickleball courts with covered viewing area and a bleacher seating championship court.

**Previous Actions and Prior Reviews**

This site plan amendment is a part of the Verano South, Pod A, Plat No. 7 Preliminary and Final Subdivision Plat that was approved by City Council on July 27, 2020.

The SPRC recommended approval of the site plan amendment at their meeting of October 28, 2020.

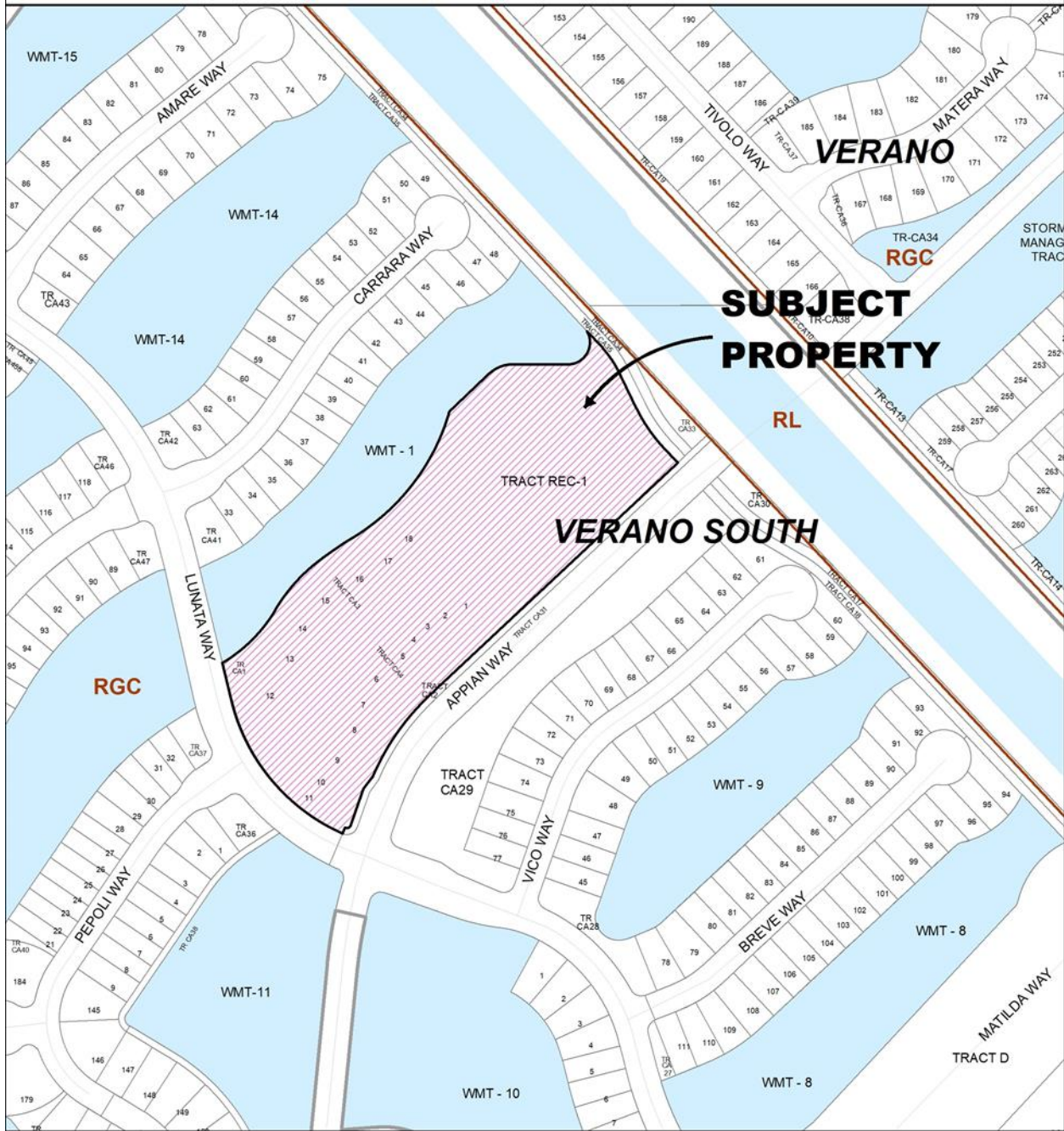
**Location and Site Information:**

Parcel Number:	3328-707-0018-000-5
Property Size:	16.19 acres/705,236.40 square feet
Legal Description:	All of the Plat of Verano South PUD 1, Pod A, Plat No. 7
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

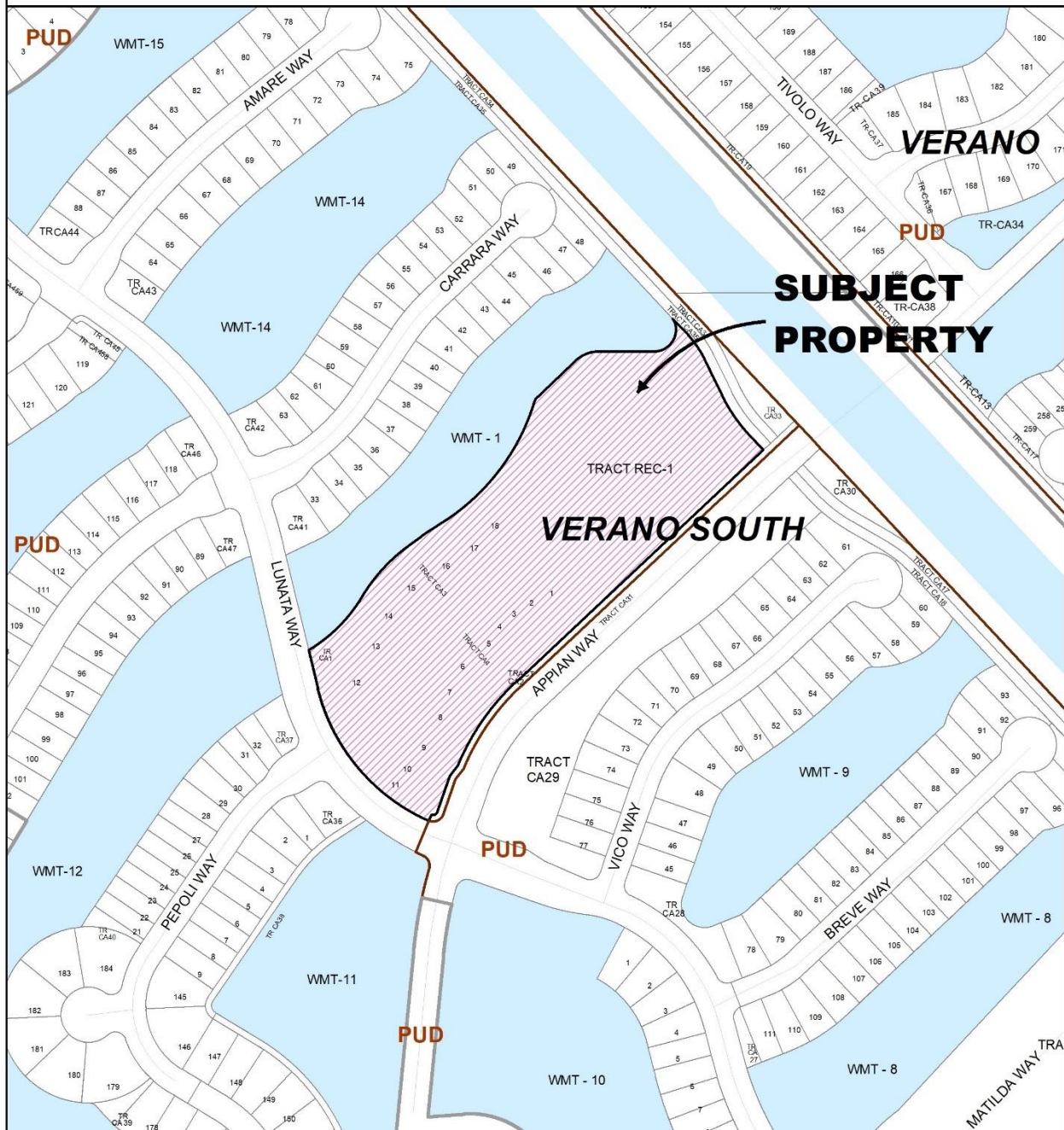
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Vacant land
South	RGC	PUD	Vacant land
East	RGC	PUD	Single Family homes, beyond C-24 Canal
West	RGC	PUD	Vacant land





**Future Land Use**



Zoning Map

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The property is located within the Verano South Pod A PUD (Planned Unit Development) Zoning District. The project has been reviewed for compliance with the PUD requirements and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The proposed use of a fitness center is a permitted use within the Verano South Pod A PUD area.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	N/A
<b>PARKING REQUIREMENTS</b>	There are 24 parking spaces provided, including 5 handicap spaces.
<b>BUILDING HEIGHT</b>	The maximum building height of the proposed fitness center will not exceed 35 feet.
<b>SETBACKS</b>	The proposed setbacks shown on the site plan are in accordance with the required setbacks in the Verano South Pod A PUD.

**CONCURRENCY REVIEW:** The project has been reviewed for compliance with the Verano DRI, regarding provision of adequate public facilities and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	Port St. Lucie will be the provider of utilities for the proposed project. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to the issuance of building permits.
<b>TRANSPORTATION</b>	This project is a part of Verano South PUD- Pod A-Plat 7 Preliminary and Final Subdivision Plat. Traffic impact was evaluated and approved at that stage of the project. It will, therefore, not adversely affect the transportation level of adjacent roads. Transportation within Verano is addressed through the Verano (DRI Development Order (DO)).
<b>PARKS AND OPEN SPACE</b>	In future phases, as indicated by the DRI Development Order, the applicant will need to provide a site that is at least a 50-acre park for recreational uses.
<b>STORMWATER</b>	The project includes a paving and drainage plan that complies with the adopted level of service standards.

<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	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 a development order prior to July 1, 2005, it is exempt from school concurrency.

**NATURAL RESOURCE PROTECTION (Chapter 157)**

The project has been reviewed for compliance with the requirements of the Verano DRI, and documented as follows:

**Environmental:** There are no wetlands or native upland habitat areas to be preserved on site. The site has been previously cleared.

**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**

P20-027-A1 Verano South Pod A Model Row Racquet Club Major Site Plan Amendment

P20-087 Verano South PUD 1-PodA-Plat 7 Preliminary and Final Subdivision Plat

P20-027 Verano South Pod A Racquet Club Minor Site Plan Amendment

P19-044 Verano South Pod A PUD Amendment No. 1

P17-258 Verano South Pod A Racquet Club Minor Site Plan

**STAFF RECOMMENDATION**

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. The SPRC recommended approval of the site plan amendment at their meeting on October 28, 2020.