



**VERANO SOUTH POD G-2 MULTIFAMILY - MAJOR SITE PLAN  
 P21-053**



**Figure 1. Aerial**

**SUMMARY**

Applicant's Request:	Site Plan approval for a 31-8 unit multifamily development on a 28 acre parcel near the corner of Crosstown Parkway and Verano Parkway: 42 townhouses and 276 apartments units.
Applicant:	Cotleur and Hearing – Daniel T. Sorrow, Agent
Property Owner:	Verano Development, LLC
Location:	North of Crosstown Parkway, west of I-95
Address:	TBD
Project Planner:	Holly F. Price, AICP, Planner III

## Background

The applicant is proposing a 318-unit multifamily development on a 28-acre parcel, inclusive of the commercial parcel: 42 townhouses and 276 apartments units. Accessory buildings and uses include a clubhouse with a pool, enclosed garages for 45 parking spaces, a maintenance building, a mail kiosk, and a small dog park. The proposed development is a gated community. A school bus stop is to be located on a nearby future park site to the west (left). The main access to the site will be from the front of the site that is adjacent to the future Roma Way right-of-way (top). A future secondary access will be located on Crosstown Parkway. The site to the east (right) is for future commercial development.

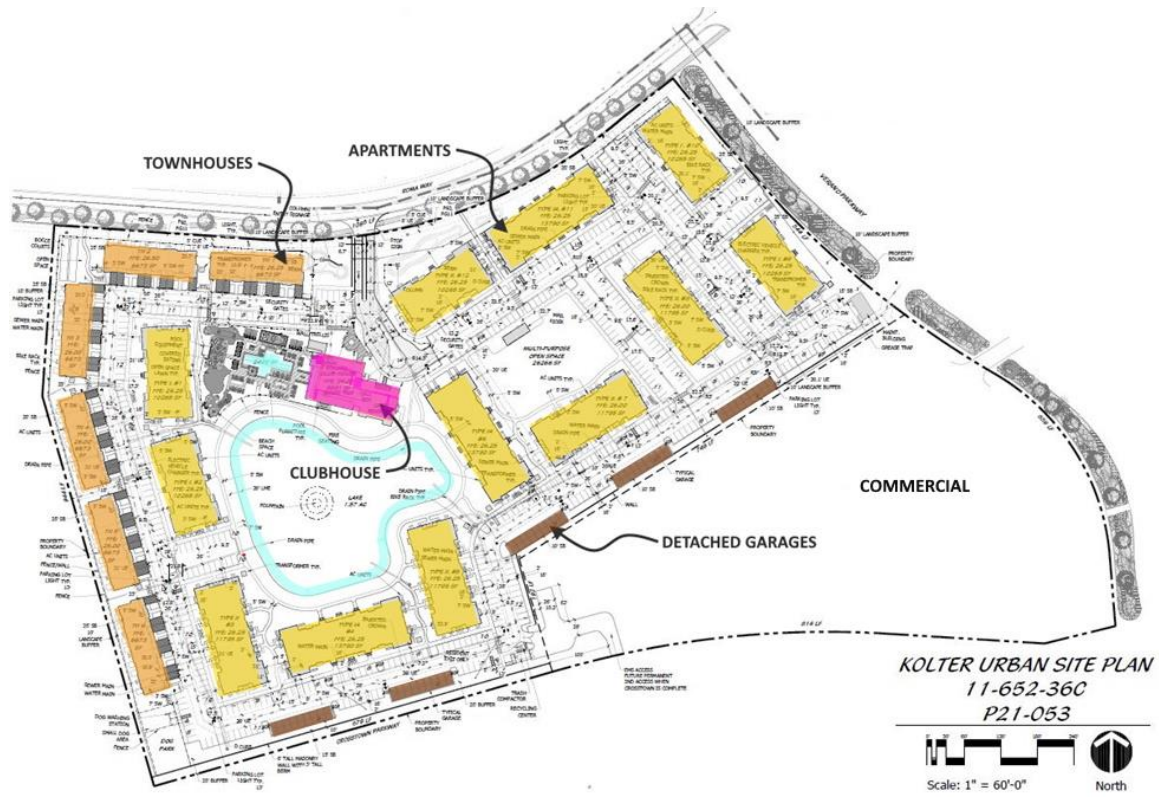


Figure 2. Site Plan

## Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval with comments of the Major Site Plan on April 28, 2021.

**P21-077 Verano Pod G-2 Variance:** On May 4, 2021, the applicant obtained a variance from the Planning and Zoning Board to reduce the required number of parking spaces by 130, from 674 to 544 spaces with the following condition:

- 1) The number of enclosed garage spaces shall be reduced and made into exterior parking spaces, or
- 2) Enclosed garage spaces are not allowed for use as storage.

**Note:** The Site Plan includes 87 additional enclosed parking spaces that are not counted as part of the required parking as per City Parking Code.

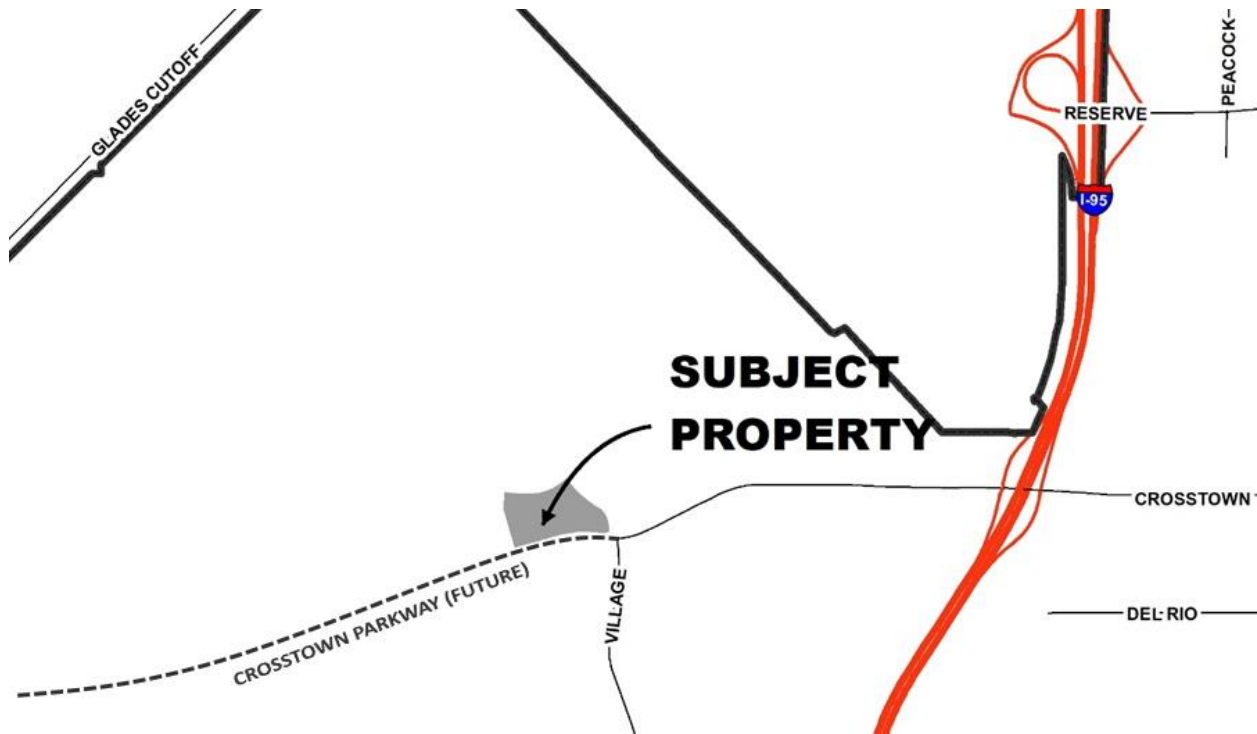
**P20-080 Verano South Pod G PUD Rezoning and Amendment:** Approved by City Council on January 25, 2021.

Parcel Number:	3332-700-0030-000-7 (multifamily), 3332-700-0032-000-1 (commercial)
Property Size:	28 acres - 21.18 acres (multifamily), 6.64 acres (commercial)
Legal Description:	Pod 2 And Commercial Parcel 1, Verano South P.U.D. 1 - Pod G - Plat No. 1 As Recorded in Plat Book 92, Pages 11 Through 30, Inclusive, Of Public Records Of St. Lucie County, Florida
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	Planned Unit Development PUD
Existing Use:	Vacant

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Vacant
South	NCD	MPUD	Single-family residential
East	RGC	PUD	Platted Lots
West	RGC	PUD	Vacant

RGC, Residential Golf Course – NCD, New Community District – PUD, Planned Unit Development – MPUD, Master Planned Unit Development



**Figure 3. Location Map**

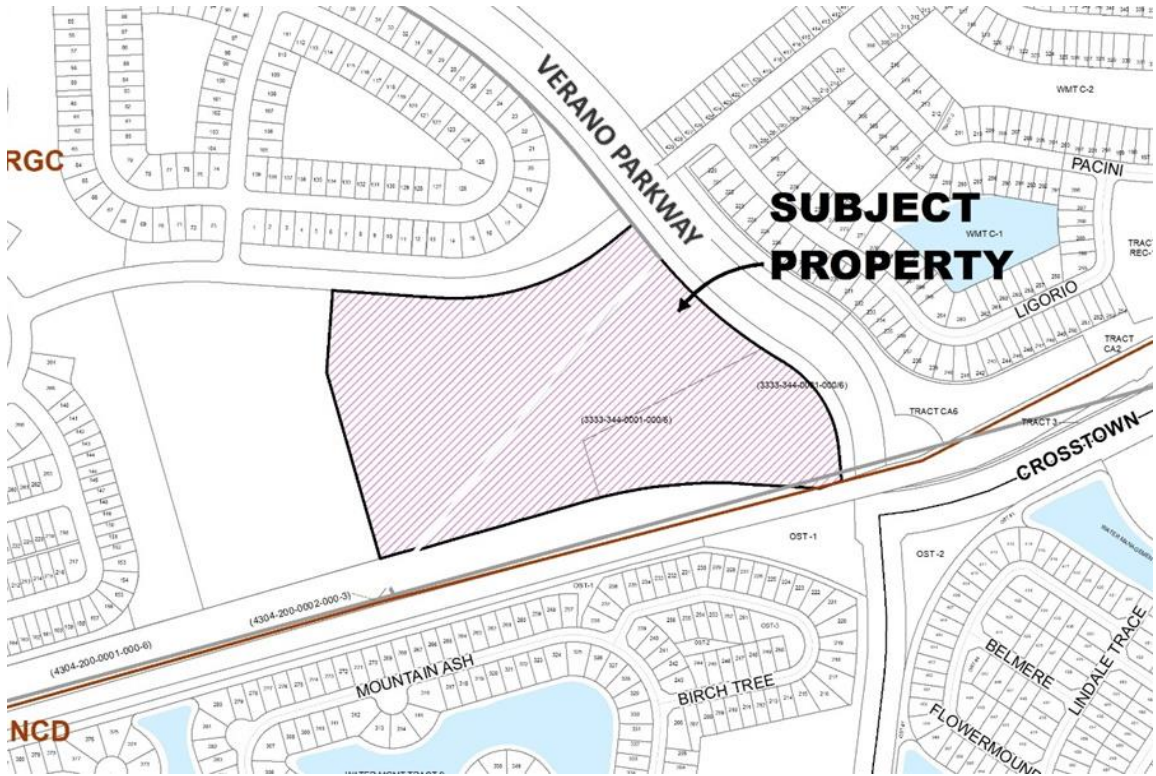


Figure 4. Land Use Map

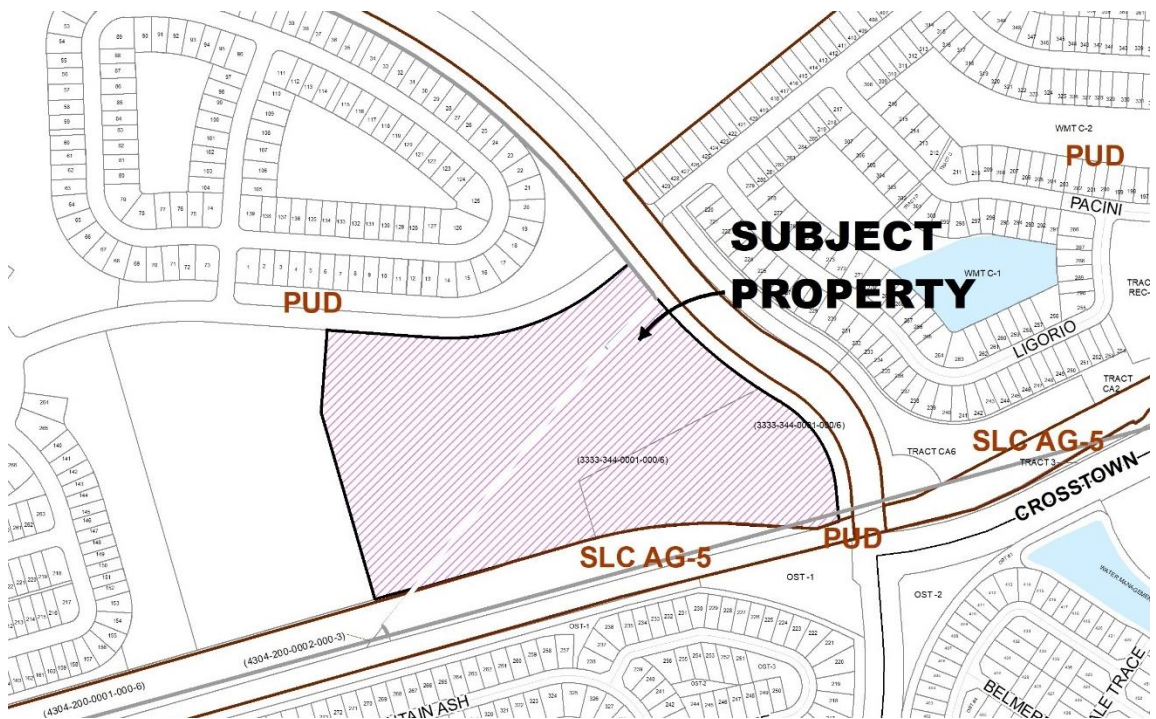


Figure 5. Zoning Map

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements the Chapter 158 of the Zoning Code and Chapter 154 of the Landscape and Land Clearing Code and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>	
<b>USE</b>	The PUD zoning allows by right for the property to be used for multifamily development.	
<b>DUMPSTER ENCLOSURE</b>	(1) Enclosed Trash Compactor and Recycling Dumpster.	
<b>ARCHITECTURAL DESIGN STANDARDS</b>	Development is in compliance with the Citywide Design Standards.	
<b>STACKING (if applicable):</b>	N/A	
	<b>Required per the Code</b>	<b>Proposed</b>
<b>PARKING REQUIREMENTS</b>	674 paces	544 spaces. Applicant was granted a Variance to reduce the number of parking spaces by 130. (P21-077) May 4, 2021
<b>BUILDING HEIGHT</b>	75' maximum	43.33' maximum
<b>SETBACKS</b>	Front: 25' Rear: 25' Sides: 15' Accessory: 10'	Front: 25' Rear: 95' Sides: 25' Accessory: 10' or more
<b>BUFFERS</b>	A 10' wide landscaped buffer around lot perimeter.	The site perimeter landscape buffers are 10'-50' wide at front, 10' at sides, and 25' at rear adjacent to Crosstown Parkway.

**CONCURRENCY REVIEW:** The project has been reviewed for compliance with Chapter 160, City Code, 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>	City of Port St. Lucie
<b>TRANSPORTATION</b> -Low Rise Apartment (221)	The project generates approximately generates 2,363 daily vehicle trips, 143 am peak hour, and 165 pm peak hour trips on the roads adjacent to the project. Trip projections were calculated using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 10 <sup>th</sup> Edition". Transportation within Verano is addressed through the Verano DRI Development Order. Capacity is available.
<b>PARKS AND OPEN SPACE</b>	As described in the Verano DRI, the project will donate a 51.8-acre site to the City for a park site.
<b>STORMWATER</b>	The project will include 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>	As described in the Verano DRI, the project will donate a 48-acre site to the St. Lucie County School Board.

**NATURAL RESOURCE PROTECTION (Chapter 157)**

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

**Native Habitat/Tree Protection:** Upland preservation/mitigation requirements for the Verano DRI are addressed in the Development Order. Any upland vegetation has been mitigated and is not subject to requirements.

**Wildlife Protection:** A site survey for gopher tortoises shall be conducted prior to clearing.

**OTHER**

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

**Public Art (Chapter 162):** The applicant has provided a bond to ensure funds are available to address the Public Art requirement for Verano Pods A, B, C, D, E, and part of Pod G (P18-162). The applicant has agreed to provide a major piece, or pieces, of art to be installed in a prominent or public place. The City Council approved proposed artwork on January 27, 2020, Resolution 20-R10.

If additional public art is due for this site plan that is not covered under Resolution 20-R10, the developer must elect one of the following assessment methods within ninety (90) days of the issuance of a site work permit for this subdivision plat:

- a. Option 1. On-site Artwork.
- b. Option 2. Contribute to Fund.
- c. Option 3. On-site Artwork and Contribute to Fund.

**STAFF RECOMMENDATION**

The Site Plan Review Committee recommend approval of the Major Site Plan on April 28, 2021. Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and Comprehensive Plan policies and recommends approval.