

VERANO SOUTH POD G CASITAS MAJOR SITE PLAN

Project: P21-107

City Council Meeting

Holly F. Price, AICP, Senior Planner

August 9, 2021



APPLICANT'S REQUEST

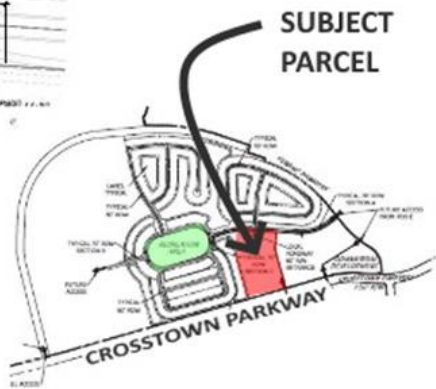
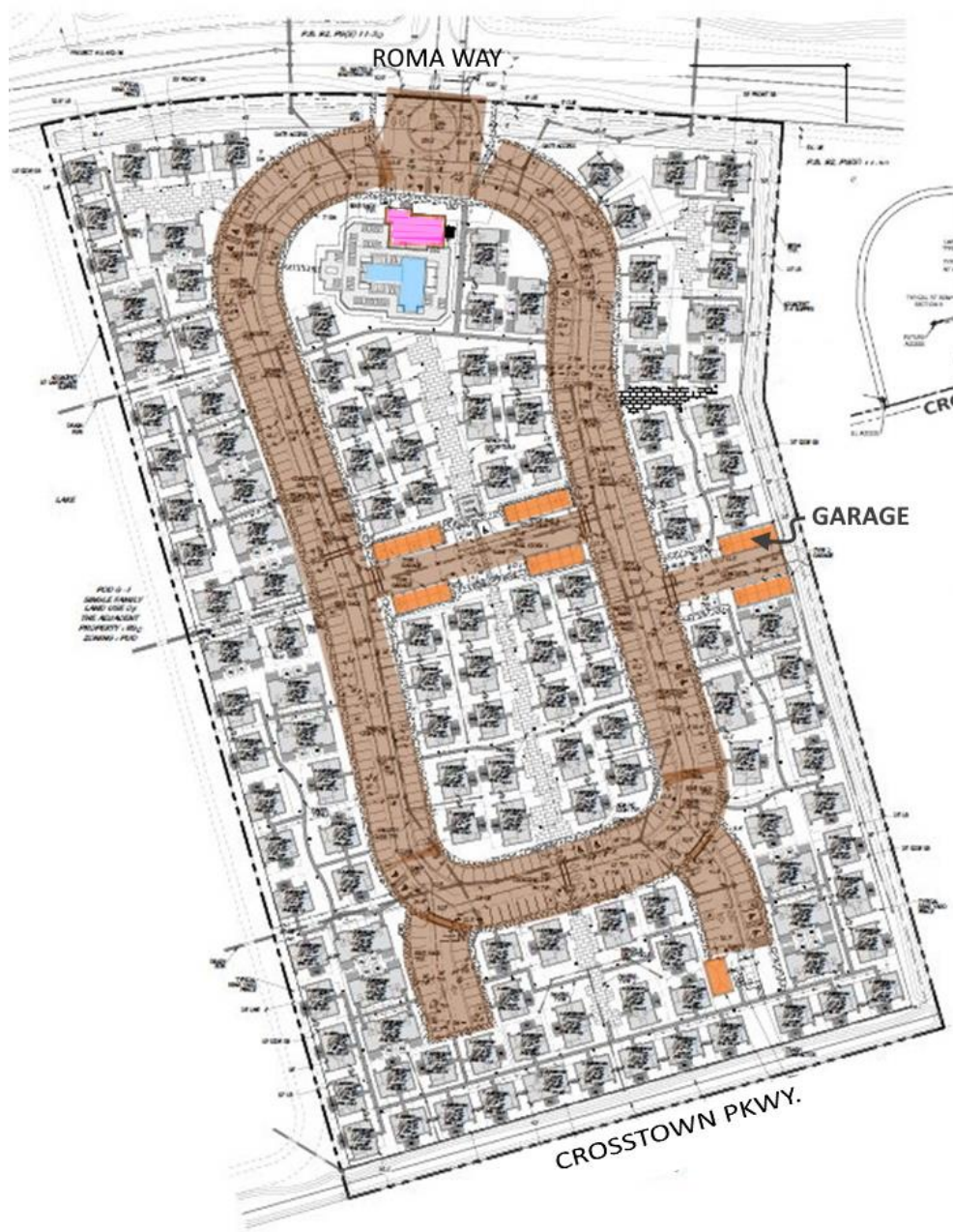
The applicant is proposing to build **158 single-family and duplex rental apartment units**. Accessory buildings include a clubhouse with a pool, enclosed garages for 28 parking spaces, a maintenance building, and a mail kiosk.

- 46) 1-bedroom units (2 units per building) , 700 SF each unit
- 87) 2-bedroom units, 1,050 SF each
- 25) 3-bedroom units, 1,385 SF each
- All units are one story in height.
- The residential community is to be gated.

APPLICATION

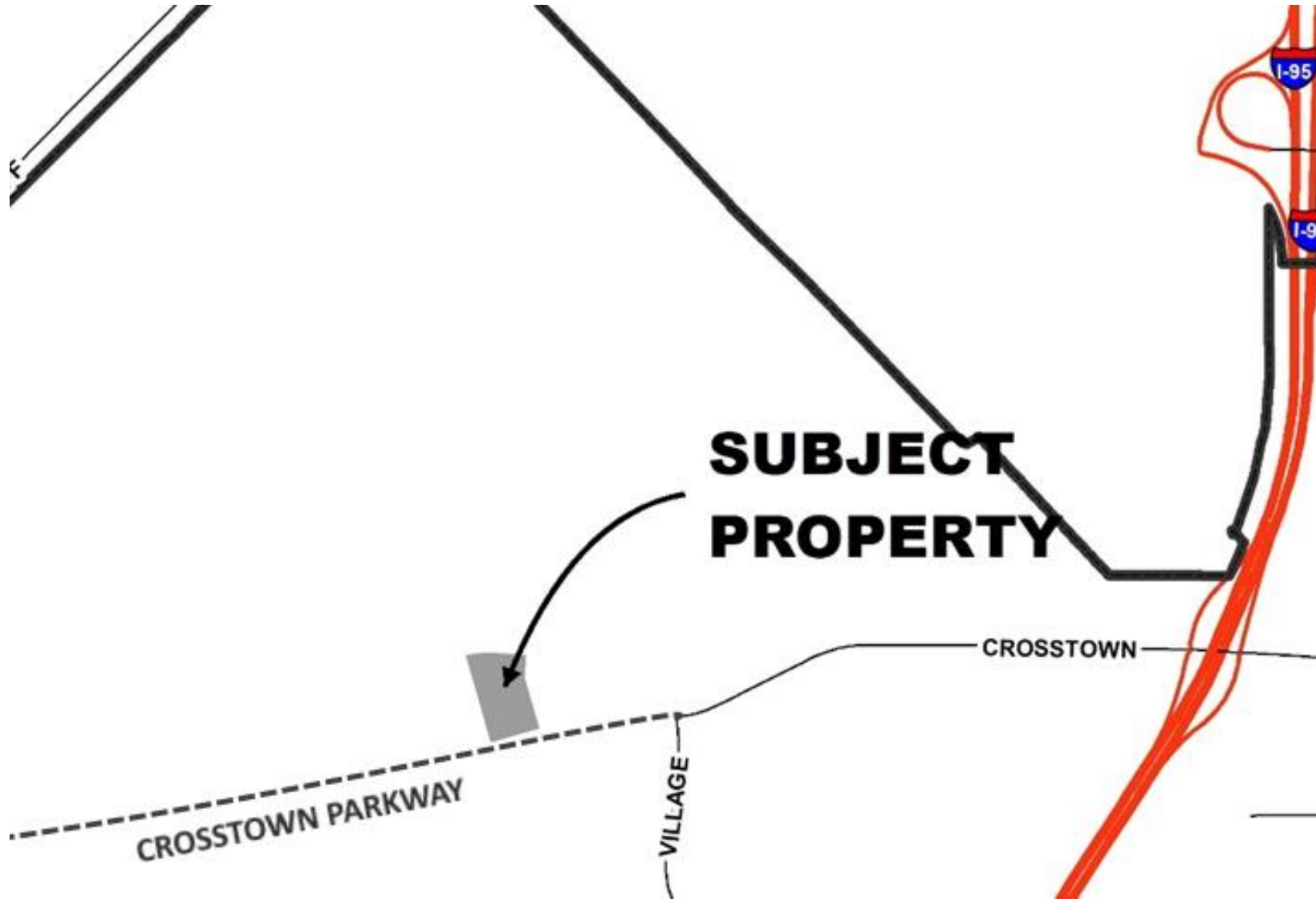
- **Applicant / Agent:** Cotleur & Hearing, Daniel T. Sorrow
- **Owner:** Verano Development, LLC.
- **Location:** West of I-95, north of Crosstown Parkway, west of NW Novella Way.
- **Property Size:** 15.73 acres
- **Land Use:** (RGC) Residential Golf Course
- **Zoning:** (PUD) Planned Unit Development



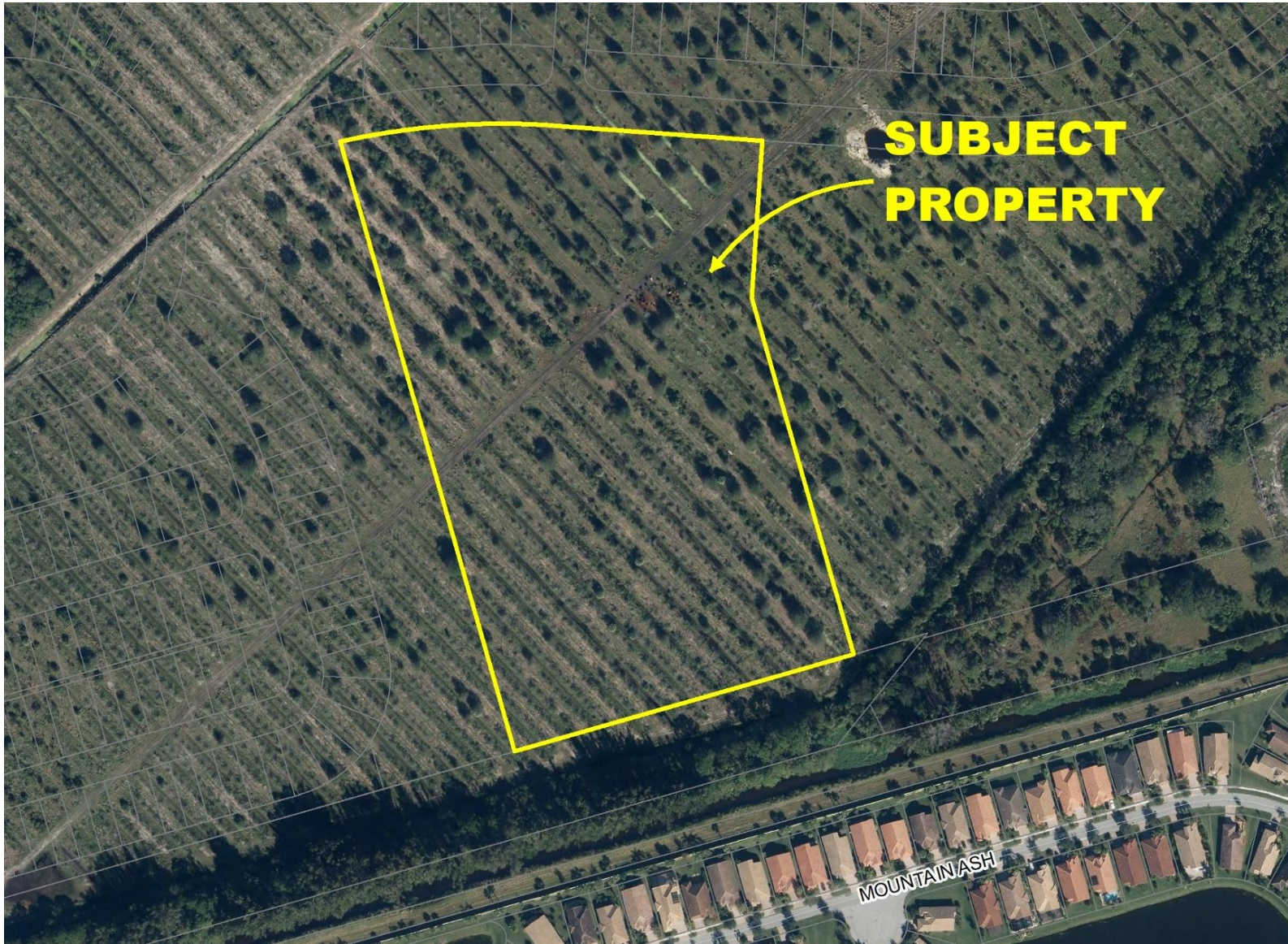


SITE PLAN

LOCATION MAP



AERIAL MAP



ELEVATIONS



UNIT A
FRONT COLOR ELEVATION
COLOR SCHEME 1

	BODY	STUCCO ACCENTS	TRIMS & OVERHANGS	FACIA & DOOR	WINDOW FRAMES	ARCHITECTURAL GRADE ASPHALT SHINGLES	PAVERS	COACH LIGHT
SCHEME 1								
	SW 7077 ORIGINAL WHITE	SW 6260 UNIQUE GRAY	SW 6252 ICE CUBE	SW 7024 FUNCTIONAL GRAY	BRONZE	DRIFTWOOD BROWN OR EQUIVALENT	4x8 SANDSTONE OR EQUIVALENT	BRONZE

ELEVATIONS



UNIT B
FRONT COLOR ELEVATION
COLOR SCHEME 2

	BODY	STUCCO ACCENTS	TRIMS & OVERHANGS	FACIA & DOOR	WINDOW FRAMES	ARCHITECTURAL GRADE ASPHALT SHINGLES	PAVERS	COACH LIGHT
SCHEME 2								
	SW 6071 POPULAR GRAY	SW 6073 PERFECT GREIGE	SW 6252 ICE CUBE	SW 7024 FUNCTIONAL GRAY	BRONZE	DRIFTWOOD BROWN OR EQUIVALENT	4x8 SANDSTONE OR EQUIVALENT	BRONZE

ELEVATIONS



UNIT C
FRONT COLOR ELEVATION
COLOR SCHEME 3

	BODY	STUCCO ACCENTS	TRIMS & OVERHANGS	FACIA & DOOR	WINDOW FRAMES	ARCHITECTURAL GRADE ASPHALT SHINGLES	PAVERS	COACH LIGHT
SCHEME 3	 SW 7008 ALABASTER	 SW 7050 USEFUL GRAY	 SW 6252 ICE CUBE	 SW 7024 FUNCTIONAL GRAY	 BRONZE	 DRIFTWOOD BROWN OR EQUIVALENT	 4x8 SANDSTONE OR EQUIVALENT	 BRONZE



CONCURRENCY REVIEW

This application This application has been reviewed for compliance with the City of Port St. Lucie Comprehensive Plan regarding the provisions of adequate public facilities:

- **Sanitary Sewer and Potable Water Facilities**: City of Port St. Lucie
- **Traffic Circulation**: Will not adversely impact existing LOS
- **Parks and Recreational Facilities**: Adequate capacity
- **Stormwater Management Facilities**: Complies
- **Solid Waste Facility**: Adequate capacity
- **Schools**: Adequate capacity



TRAFFIC IMPACT ANALYSIS

- This development is contained within the Verano DRI area.
- Received latest Biennial Report March 2020
- Report completed by MacKenzie Engineering & Planning, Inc. for Kolter Communities
- Reviewed by City Staff
- **Found to be consistent with the DRI**



LATEST TRIP COUNTS

Shopping Center

PM Peak = 376 Trips

Single-Family Residential

PM Peak = 587 Trips

Residential Townhouse

PM Peak = 183 Trips

Total Trips = 1,146

(based on COs issued last year)

- **No additional roadway requirements are triggered at this time.**
- Improvements required within the current DRI have already been completed beyond what is required per the current trip counts.
- 5,023 total PM peak hour trips triggers 2 lane extension of Crosstown to North-South A.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 8th Edition.

ZONING REVIEW

The project has been reviewed for compliance with the requirements of the Verano Pod G Planned Unit Development (PUD) zoning district (P20-080):

- **Use:** Apartments with Clubhouse and Pool, Complies
- **Building Height:** Complies with PUD
- **Setbacks:** Complies with PUD
- **Parking:** Complies with PUD
- **Dumpster Enclosure:** 1) refuse & 1) recycle enclosure provided, Complies
- **Architectural Design Standards:** Complies

QUESTIONS OR COMMENTS?

The Site Plan Review Committee (SPRC) **recommended approval** of this Major Site Plan on May 26, 2021.

