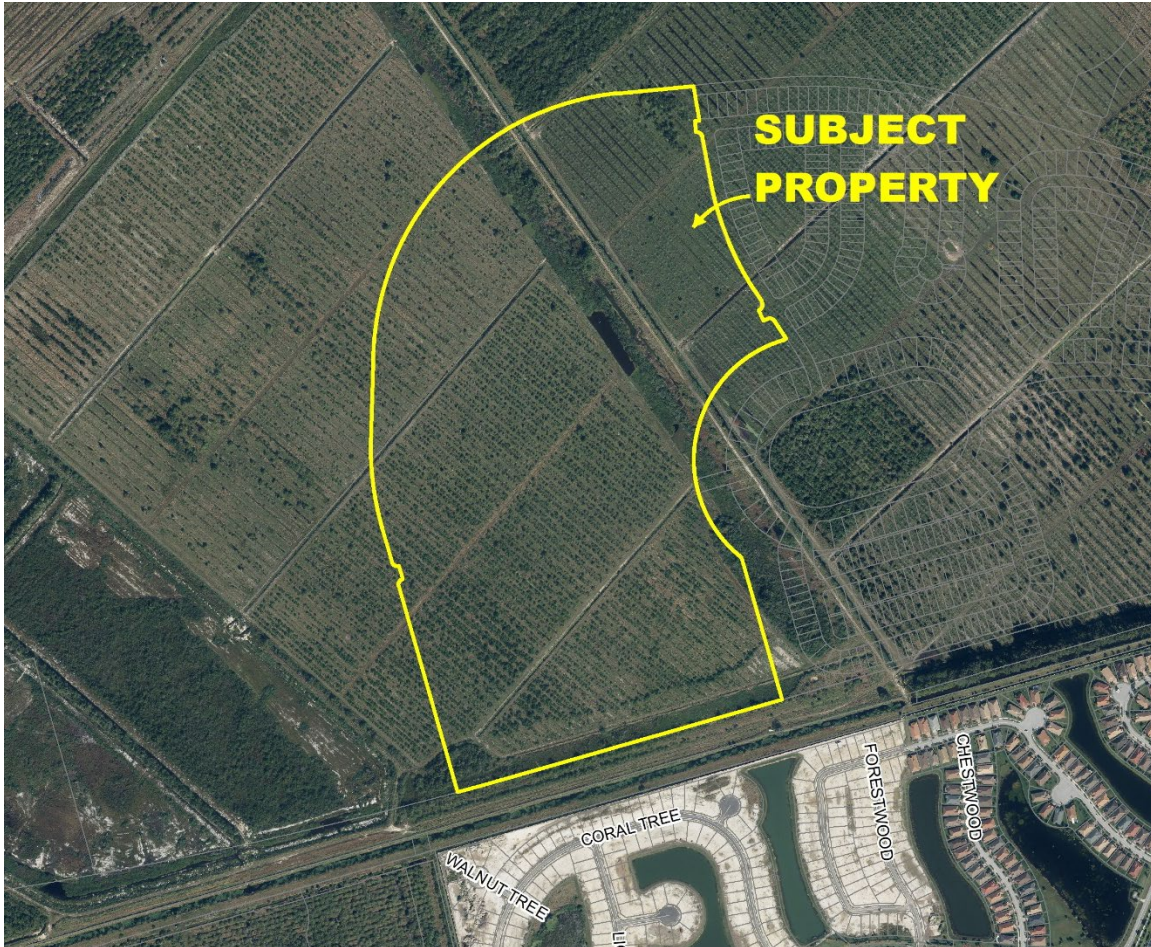




Verano South PUD 1 - Pod G - Plat No. 2
Preliminary Subdivision Plat with Construction Plans
P21-040



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a Preliminary Plat with Construction Plans that is 127.17 acres in area and includes 410 lots for a project known as Verano South PUD 1 - POD G - Plat No. 2.
Applicant:	Cotleur-Hearing / Daniel Sorrow, Agent
Property Owner:	Verano Development, LLC
Location:	West of Interstate 95, north of Crosstown Parkway, east of Glades Cut-off Road
Project Planner:	Holly F. Price, AICP, Planner III

Project Description

The application is for a Preliminary Plat with Construction Plans that is 127.17 acres in area. The project proposes a total of 410 lots: 302 single-family lots, 108 duplex lots, and 3 lakes along with roads and utility infrastructure.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this preliminary subdivision plat with construction plans on March 10, 2021.

Related Projects

P20-080 – Verano South Pod G PUD Amendment and Rezoning – The Planned Unit Development (PUD) zoning document and concept plan was approved by the City Council on January 25, 2021.

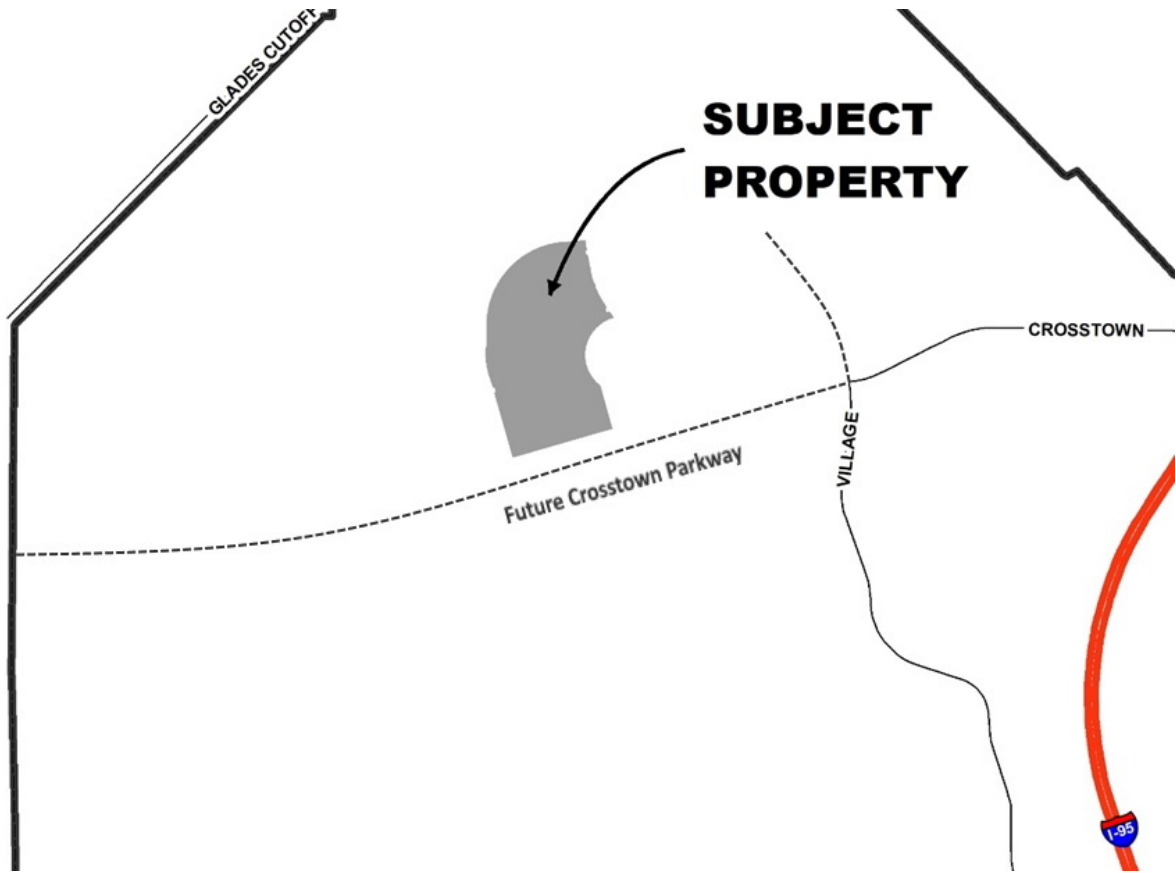
Location and Site Information

Property Size:	127.17 acres
Legal Description:	Being A Replat Of All Of Tracts "CA-9" And "CA-12", Verano South-P.U.D.1- Pod G - Plat No.1, According To The Plat Thereof As Recorded In Plat Book 92, Pages 11 Through 30, Of The Public Records Of St. Lucie County, Florida And Being Portions Of Section 32, Township 36 South, Range 39 East, And Section 5, Township 37 South, Range 39 East, St. Lucie County, Florida, In The City Of Port St. Lucie, Florida.
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

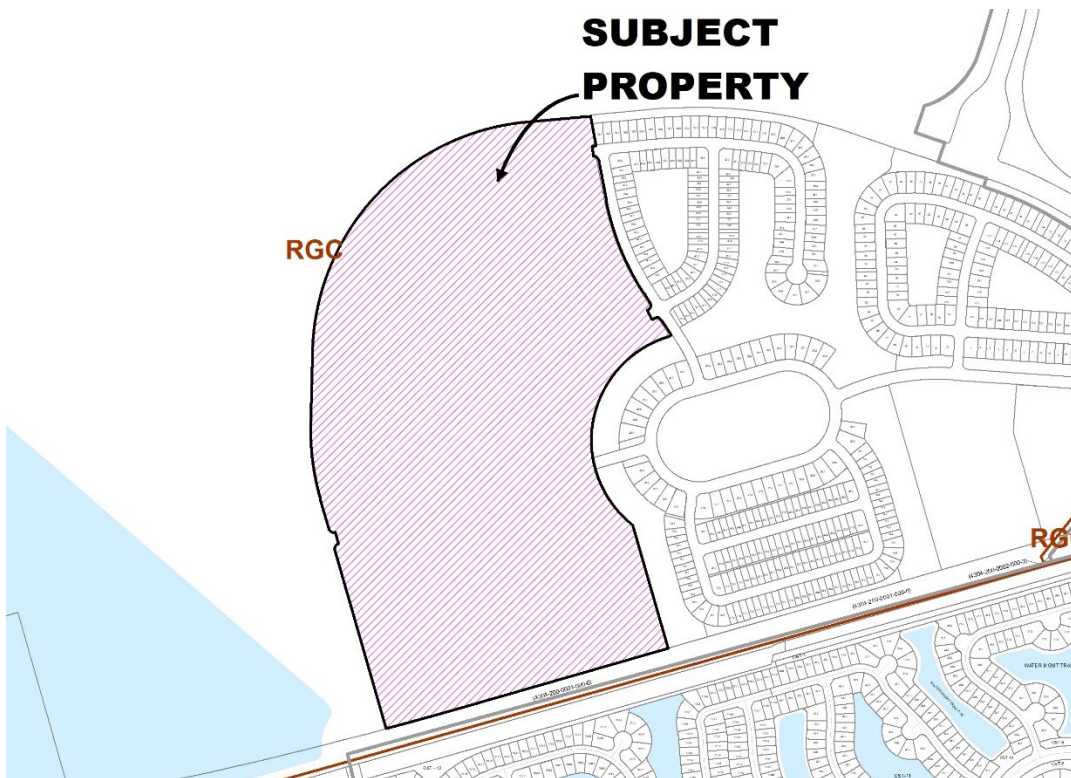
Surrounding Uses

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

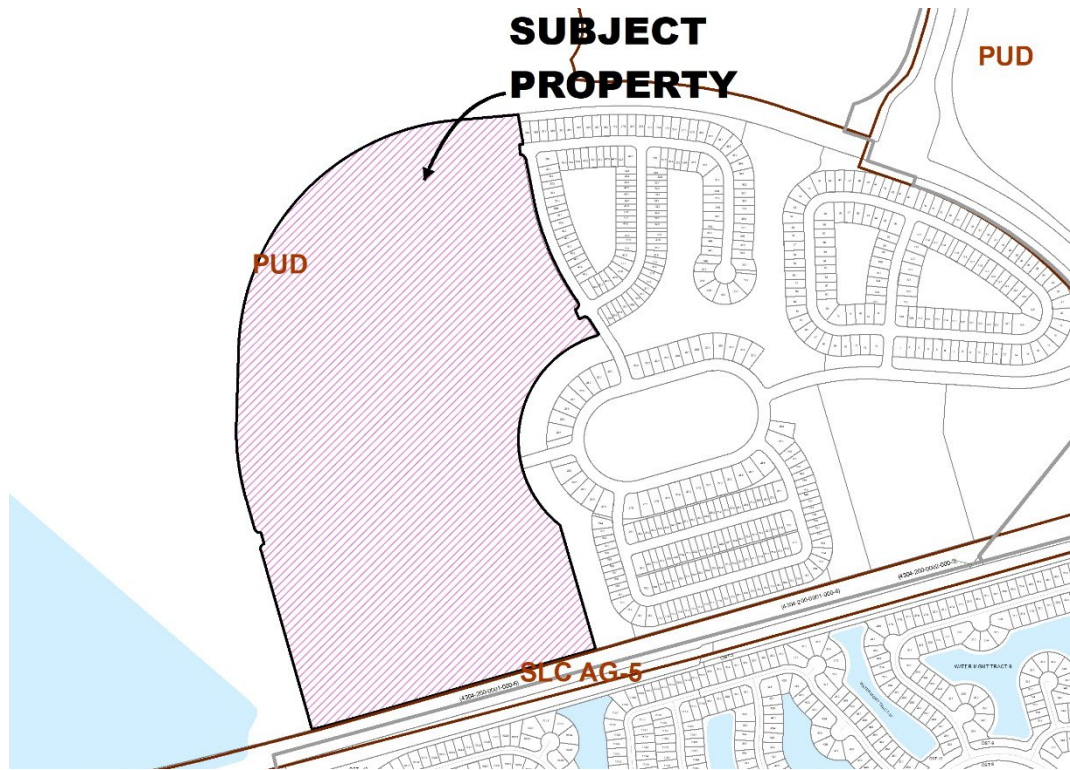
RGC (Residential Golf Club) - PUD (Planned Unit Development) - NCD (New Community District) - PUD (Master Planned Unit Development)



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:

<p><i>Sanitary Sewer and Potable Water Facilities</i></p>	<p>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.</p>
<p><i>Traffic Circulation</i></p>	<p>The staff review indicates that the lots will generate approximately 3,924 daily vehicle trips, 316 a.m. peak hour trips, and 418 p.m. peak hour trips (ITE, Land Use Code 210, Single Family Detached Housing) on the roads adjacent to the project. Trip projections were calculated using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 8th Edition". Transportation within Verano is addressed through the Verano (DRI Development Order (DO)). Capacity is available.</p>

<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>	Project will include paving and drainage plans that are in compliance with the adopted level of service
<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): 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 the art piece(s).

Traffic Impact Analysis (by Public Works):

- 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 Trips (based on CO’s 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 1,146 PM peak hour trips. The two-lane extension of Crosstown to North-South A will be triggered when there are 5,023 total PM peak hour trips. Source: Institute of Transportation Engineers (ITE), Trip Generation, 8th Edition.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Verano South PUD 1- Pod G - Plat No. 2 Preliminary Plat on March 10, 2021.

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 and recommends approval.