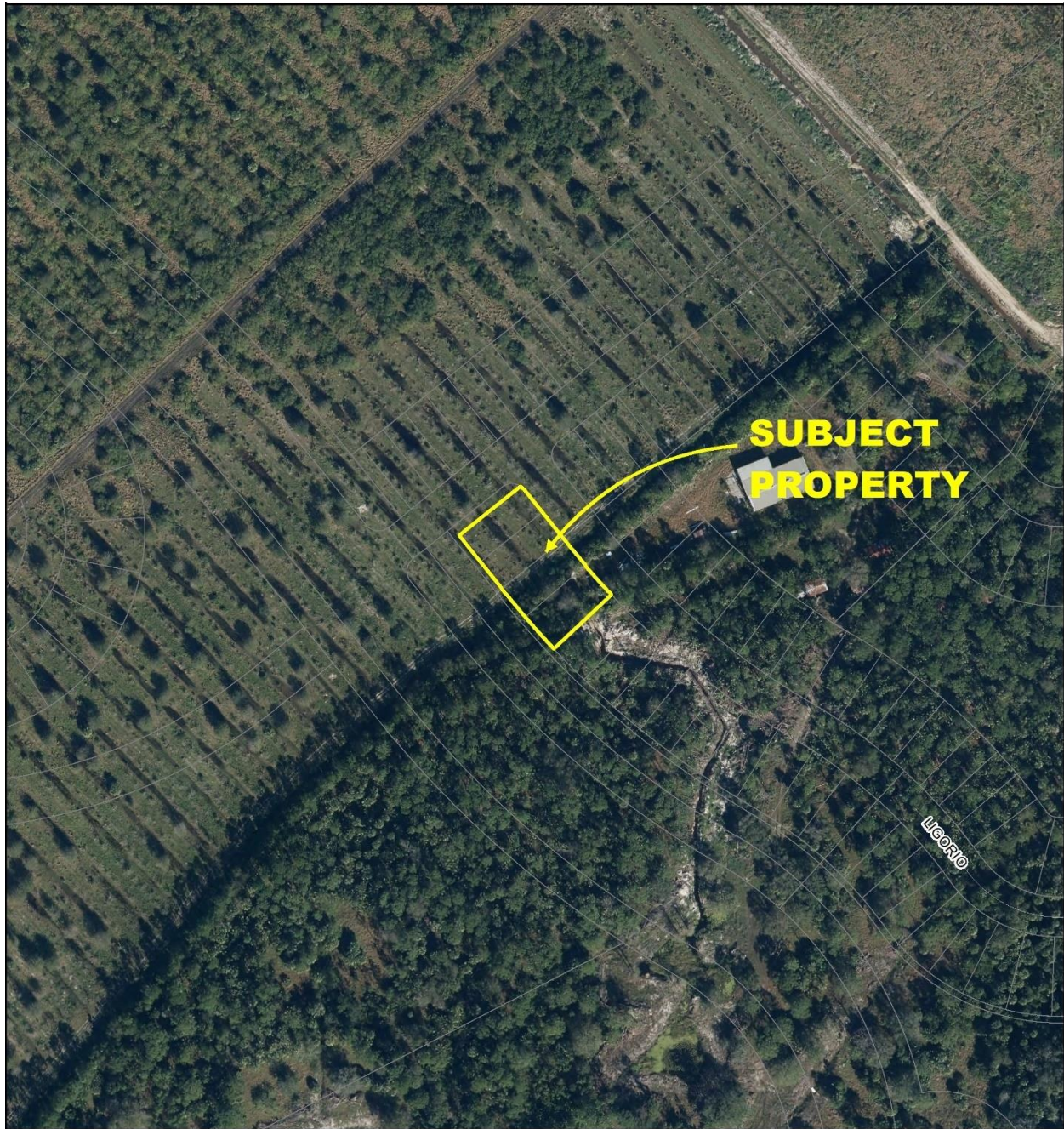




**Verano South-Crosstown Commons Model Homes
Site Plan
P21-054**



Project Aerial Map

SUMMARY

Applicant's Request:	A model home park consisting of a model home, a sales center, and a temporary parking lot in the Verano South Pod C PUD 1.
Applicant:	Daniel Sorrow, Cotleur & Hearing
Property Owner:	KLP Crosstown, LLC
Location:	Southeast of Glades Cutoff Road and northwest of SW Crosstown Parkway
Address:	9565, 9559, 9553, and 9547 SW Ligorio Way
Project Planner:	Isai Chavez, Planner I

Project Description

The proposed project consists of four lots for a model home park in the Verano South Pod C PUD 1. A proposed model home in one lot, one lot with a sales center, and two lots for a temporary parking lot.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan at their meeting of March 24, 2021.

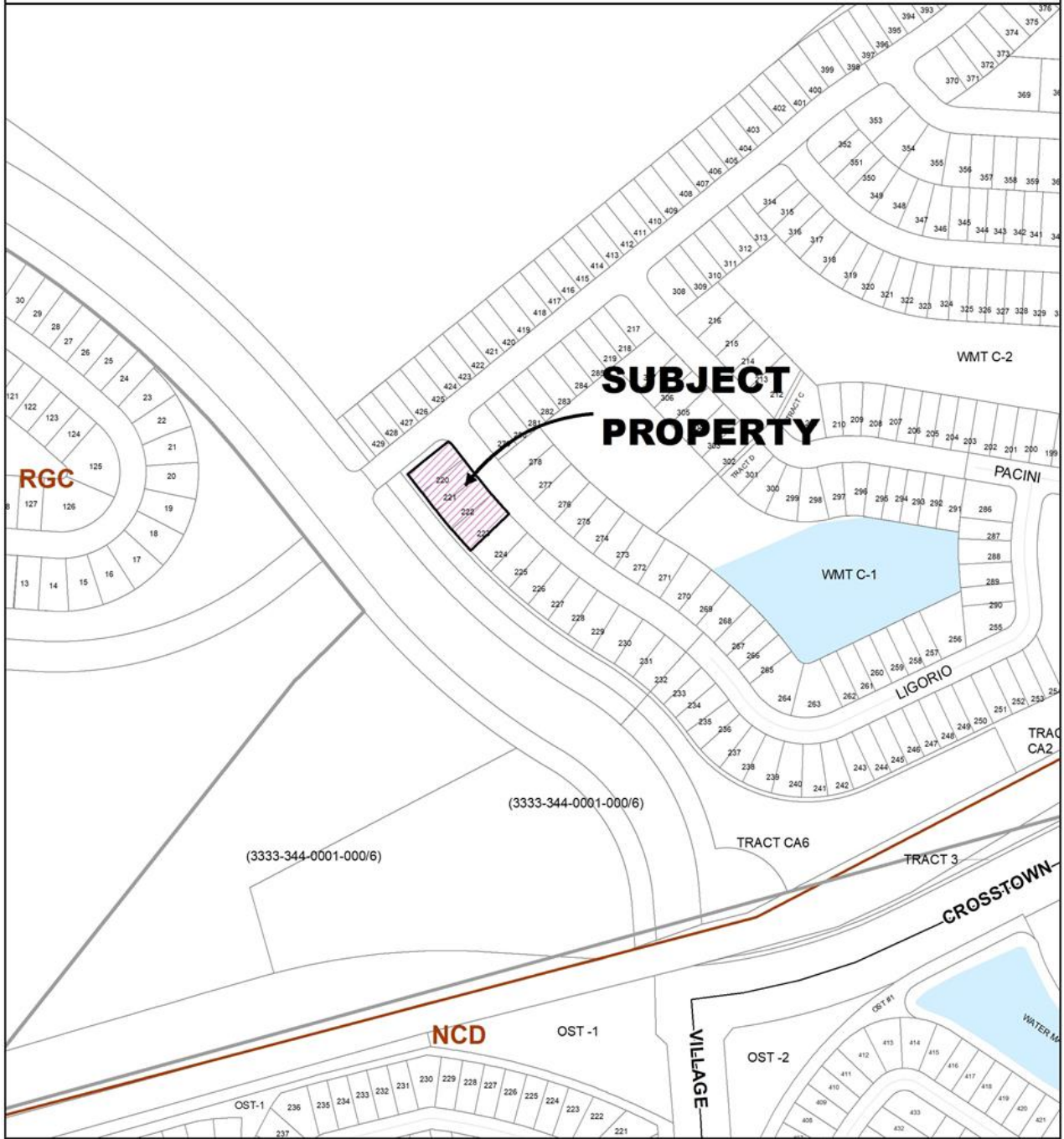
Location and Site Information

Parcel Number:	3333-700-0016-000-6; 3333-700-0017-000-3; 3333-700-0018-000-0; 3333-700-0019-000-7
Property Size:	0.61 acres/26,666 square feet
Legal Description:	Lots 220-223, Verano South PUD 1-Pod C-Plat No. 3
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

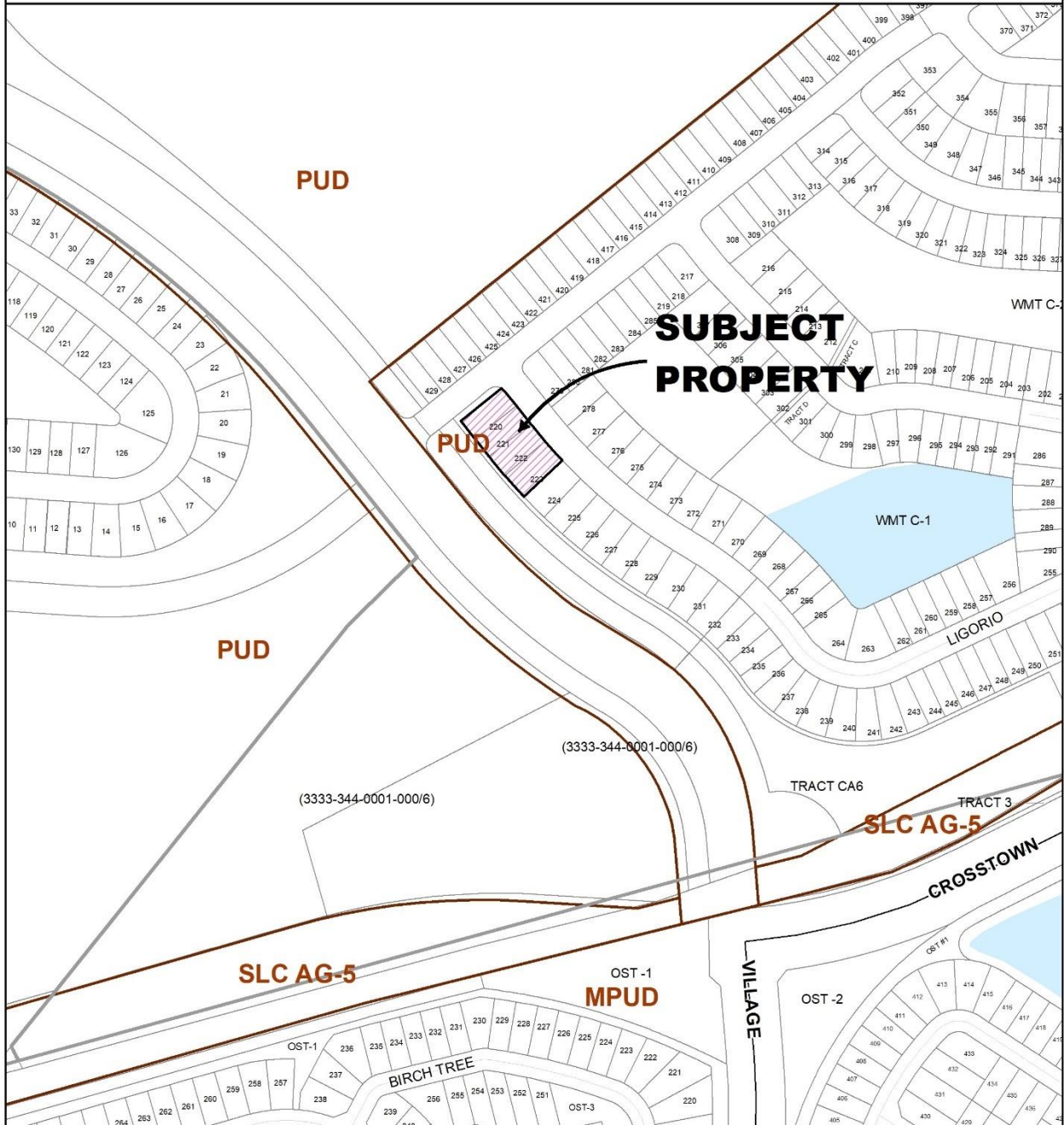
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Vacant land
South	RGC	PUD	Vacant land
East	RGC	PUD	Vacant land
West	RGC	PUD	Vacant land

RGC=Residential Golf Course, PUD=Planned Unit Development



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code, and Verano South Pod C PUD 1, and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The proposed use of a model home park is consistent with the Verano South Pod C PUD 1.
DUMPSTER ENCLOSURE	N/A
ARCHITECTURAL DESIGN STANDARDS	N/A
PARKING REQUIREMENTS	There are 13 parking spaces provided, including 1 handicap space.
BUILDING HEIGHT	The maximum building height of the proposed model homes will not exceed 35 feet.
SETBACKS	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the Verano South Pod C PUD 1.

CONCURRENCY REVIEW: 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:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	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.
TRANSPORTATION	Transportation within Verano is addressed through the Verano Development of Regional Impact (DRI) Development Order (DO). There is adequate capacity available. Furthermore, traffic was reviewed and approved by the Public Works Department during final plat review. See attached Public Works Traffic Memo.
PARKS AND OPEN SPACE	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.
STORMWATER	The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

PUBLIC SCHOOL CONCURRENCY	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.
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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. All upland mitigation requirements have been met.

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

P20-112 Verano South PUD 1, Pod C, Plat 3 Final Subdivision Plat with Construction Plans

P20-021 Verano South PUD 1-Pod C-Plat No. 3 Preliminary Subdivision Plat with Construction Plans

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 Site Plan Review Committee recommended approval of the site plan at their meeting of March 24, 2021.

City Council Action Options:

- Motion to recommend approval
- Motion to recommend approval with conditions
- Motion to recommend denial