



**Verano South PUD 1 - Pod B – Plat No. 3
 Preliminary and Final Subdivision Plat with Construction Plans
 P20-134**



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a Preliminary and Final Plat with Construction Plans that is 55.461 acres in area and includes 134 lots.
Applicant:	Cotleur-Hearing / Daniel Sorrow
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

This application is for a Preliminary and Final Plat with Construction Plans that is 55.461 acres in area. The applicant is proposing 134 single-family lots, 4 lakes, and 1 common area tract along with associated roads and utilities. This applicant is proposing revisions to the previously approved Verano South PUD 1, Pod B Plat 3, Preliminary (P19-164). The applicant is proposing to remove all of the Villa duplex lots located on Miracoli Way and replace them with single-family lots. The single-family lots are larger than the Villa duplex lots. The applicant is proposing to reduce the number of lots from 148 to 134 and to have 14 fewer lots.

The illustration below shows the cul-de-sac street where the new 52' wide single-family lots are proposed to replace the existing 37.5' (typ.) Villa duplex lots.



Location of Lot Change on Plat Exhibit

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this preliminary and final subdivision plat with construction plans on September 9, 2020.

Related Projects

P19-202 – Verano South Pod B PUD - Amendment 1

P19-164 – Verano South PUD 1 - Pod B - Plat No. 3 Preliminary Plat and Construction Plans. Approved for 148 lots by City Council on March 23, 2020.

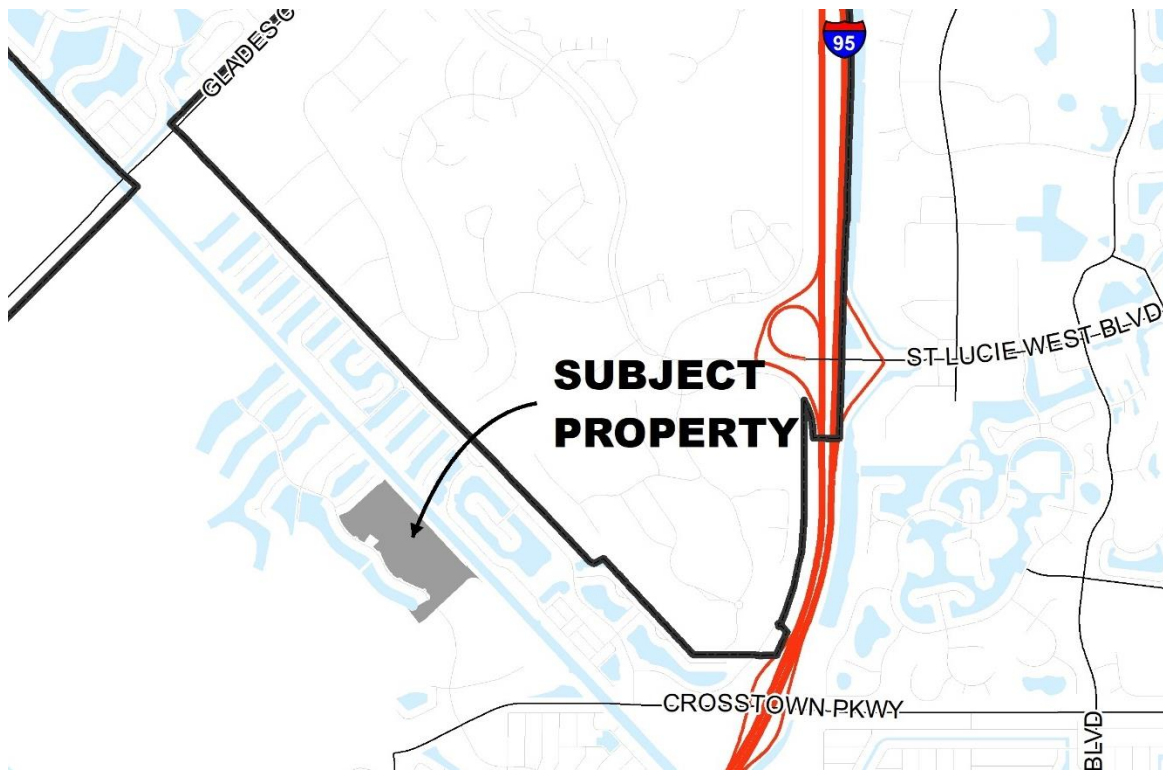
Location and Site Information

Property Size:	55.461 acres
Legal Description:	Being A Replat Of All of Tracts "A" Through "D", W.M.T. 5 Through 8, Tract "Ca-16", Tracts "Ca-19" Through "Ca-22" And Tracts "Ca-24 Through "Ca-26", Verano South P.U.D. 1- Pod B - Plat No. 1.
Future Land Use:	Residential Golf Club (RGC)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant land

Surrounding Uses

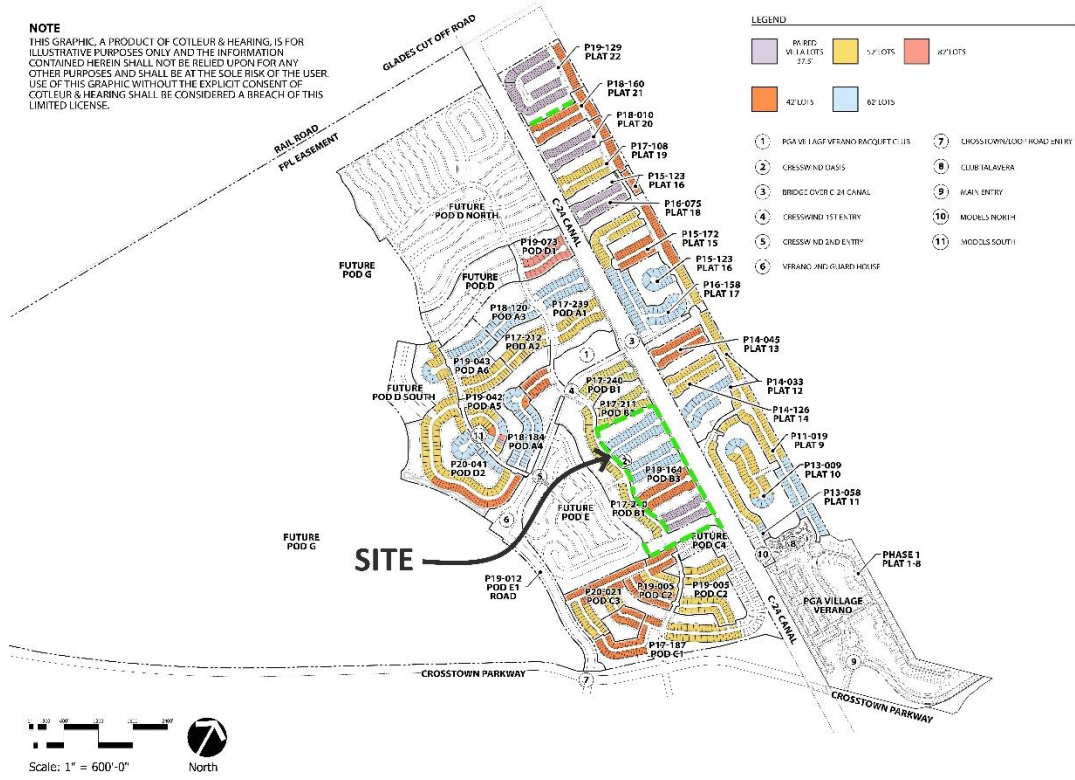
Direction	Future Land Use	Zoning	Existing Use
NE	RGC*	PUD**	Platted residential lots
SE	RGC*	PUD**	Platted residential lots
SW	RGC*	PUD**	Vacant
NW	RGC*	PUD**	Platted residential lots

*Residential Golf Course **Planned Unit Development

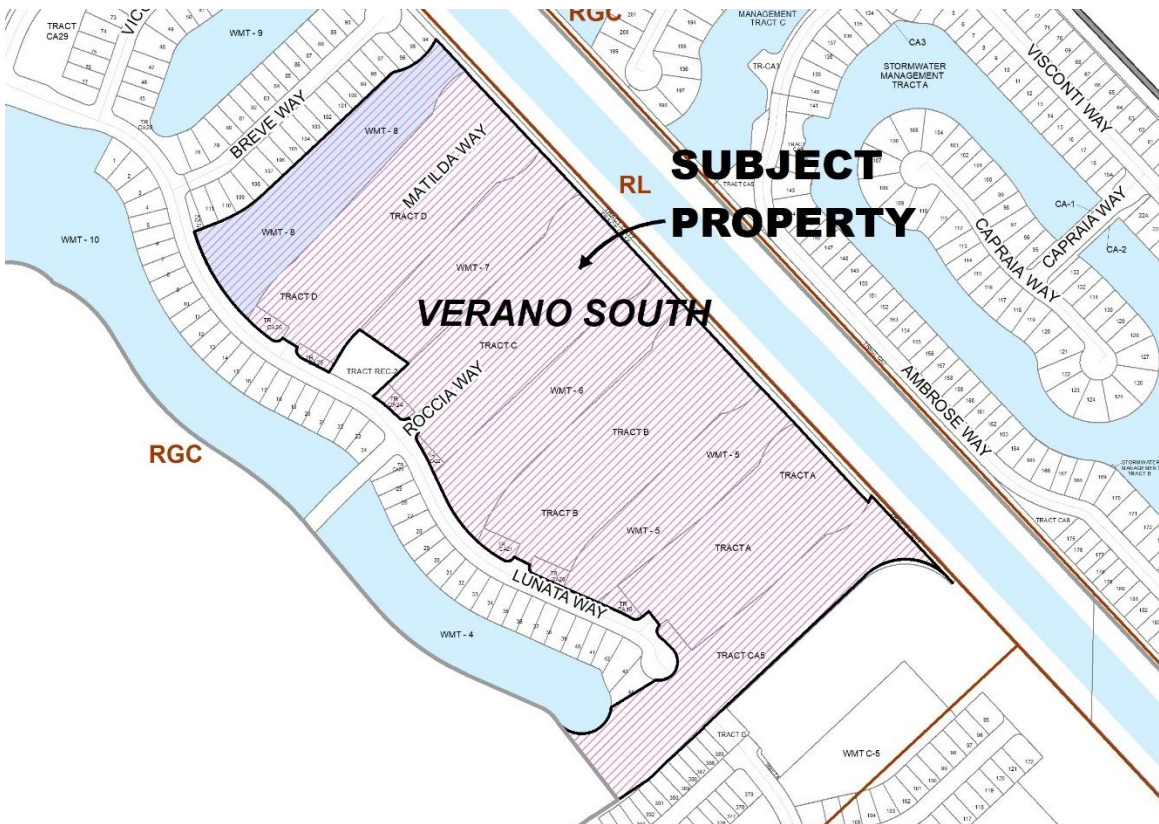


Location Map

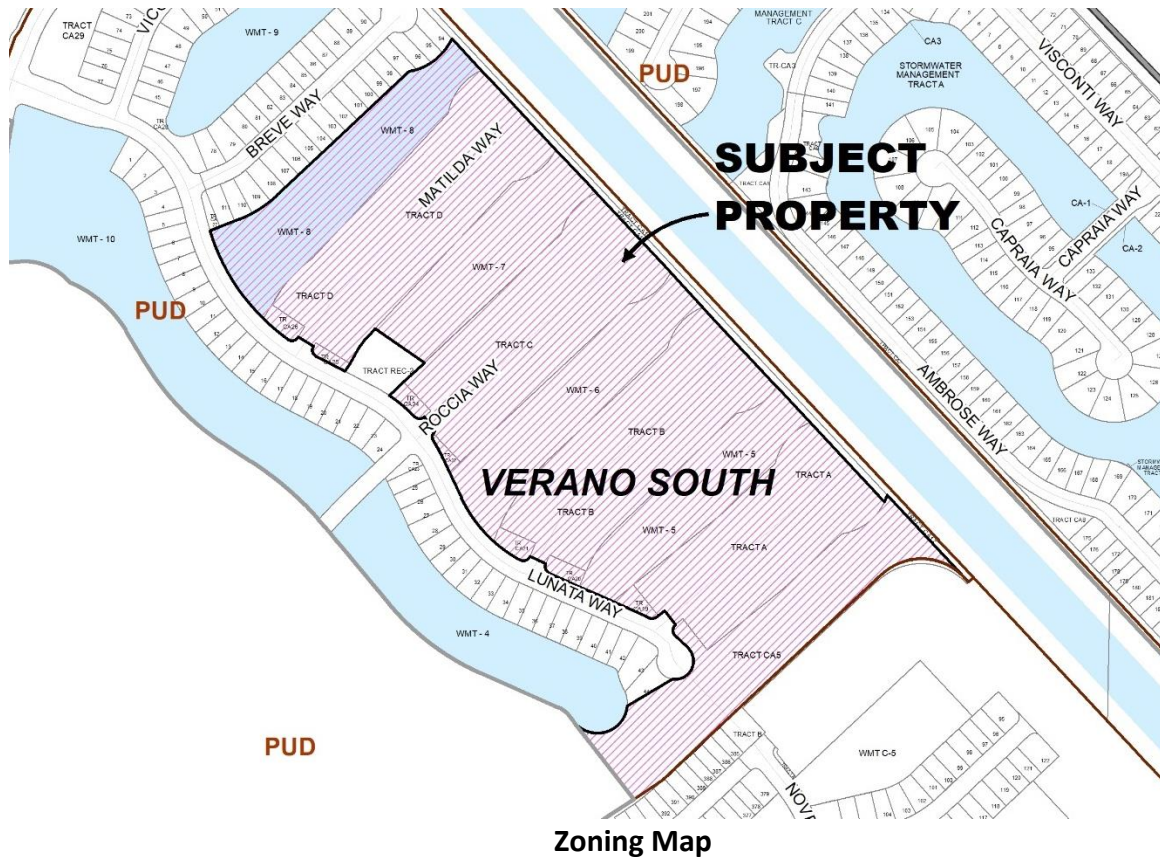
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Overall Development Map



Future Land Use



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 Verano South Pod D Plat 2 will generate approximately 1,282 daily vehicle trips, 95 a.m. peak hour trips, and 137 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. Any upland vegetation has been mitigated and is not subject to requirements.

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).

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Verano South PUD 1 - Pod B - Plat No. 3 Preliminary and Final Plat with Construction drawings on September 9, 2020.

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.