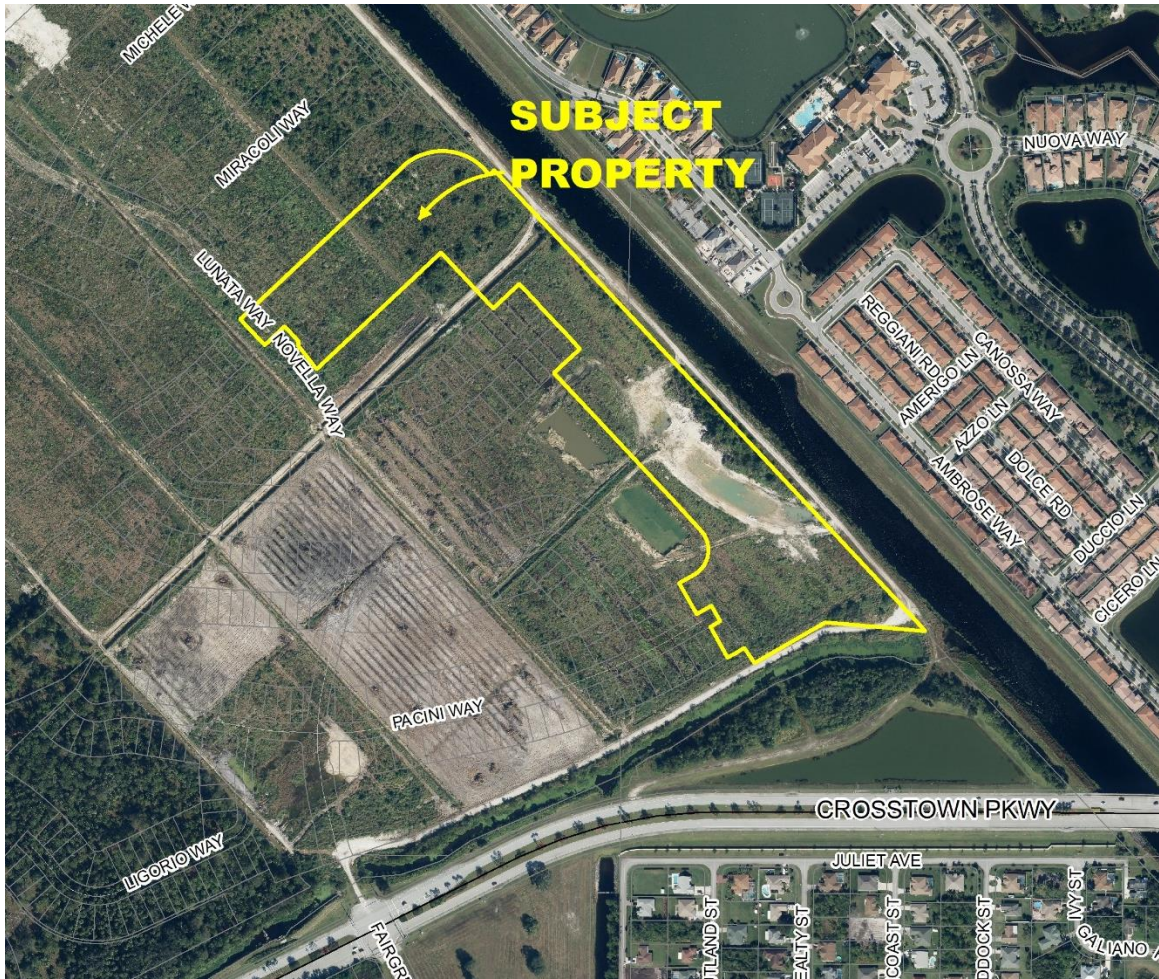




**Verano South PUD 1 - Pod C - Plat No. 4  
 Final Subdivision Plat with Construction Plans  
 P21-041**



**Project Location Map**

**SUMMARY**

Applicant's Request:	To subdivide property for residential development.
Applicant:	Cotleur & Hearing / Daniel T. Sorrow
Property Owner:	KLP Crosstown, LLP
Location:	South of the C-24 Canal, east of Glades Cut Off Road, north of Crosstown
Address:	TBD
Project Planner:	Holly F. Price, AICP, Planner III

### **Project Description**

This preliminary subdivision plat application with construction plans includes a total of 92 single-family residential lots. This plat also includes the road rights-of-way to provide access to the lots.

### **Previous Actions and Prior Reviews**

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

### **Location and Site Information**

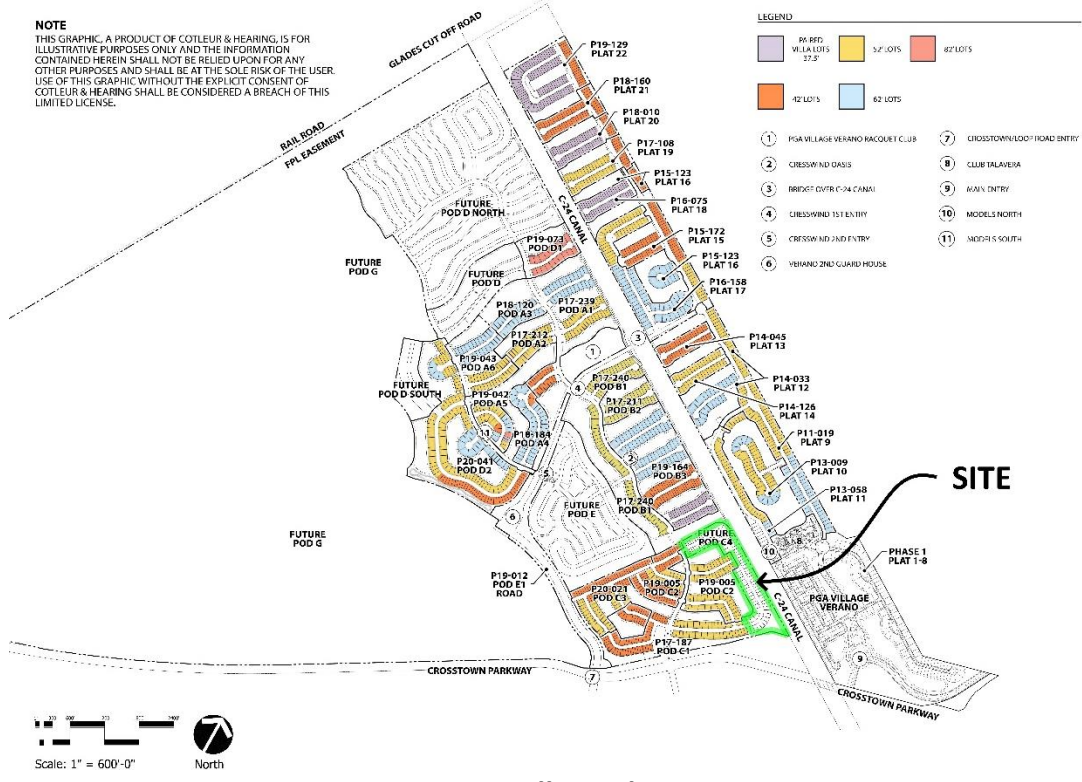
Parcel Number:	N/A
Property Size:	Approximately 21.07 acres
Legal Description:	Being A Replat Of Tracts "I" And "J", Verano South P.U.D. 1- Pod C - Plat No. 1, According To The Plat Thereof As Recorded In Plat Book 78, Pages 24 Through 31, And Tracts "A" And "B", Verano South - Pod C - Plat No. 2, According To The Plat Thereof As Recorded In Plat Book 84, Pages 26 Through 34, St. Lucie County, Florida.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

### **Surrounding Uses**

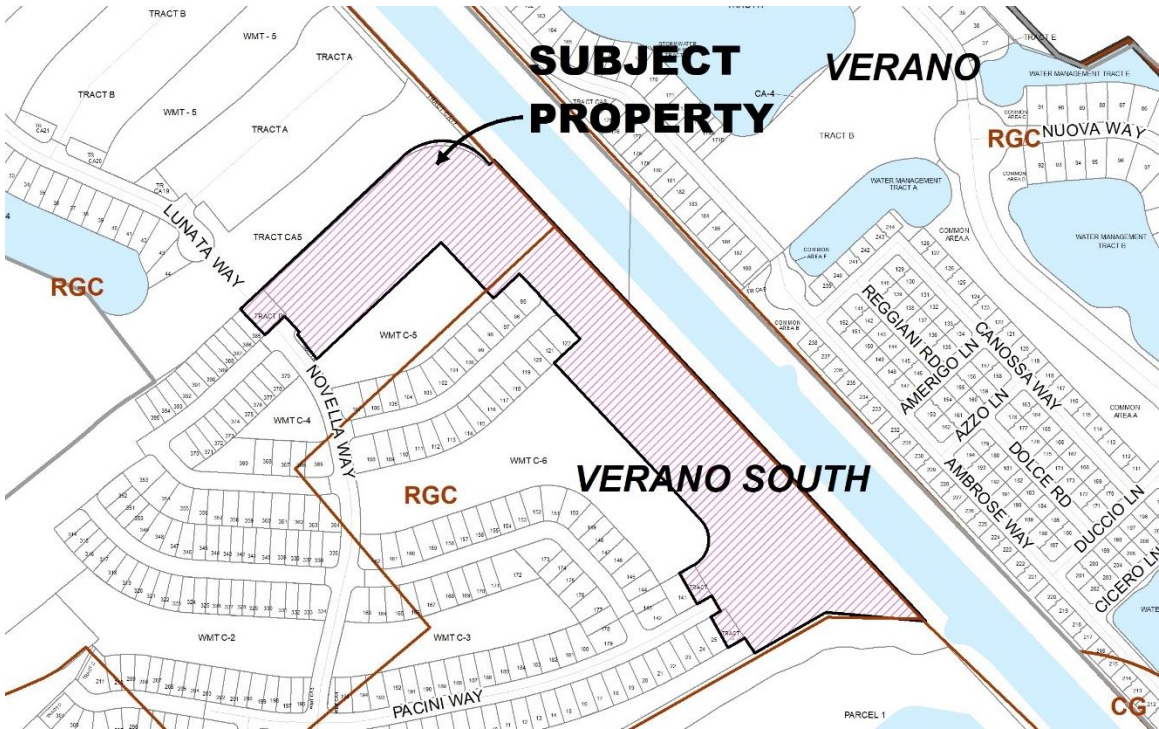
<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
North	RGC*	PUD**	Platted, developed residential lots, C-24 canal
South	RGC*	PUD**	Platted residential lots
East	RGC*	PUD**	Open Space, Landscape Buffer
West	RGC*	PUD**	Platted residential lots

\*Residential Golf Course - \*\*Planned Unit Development

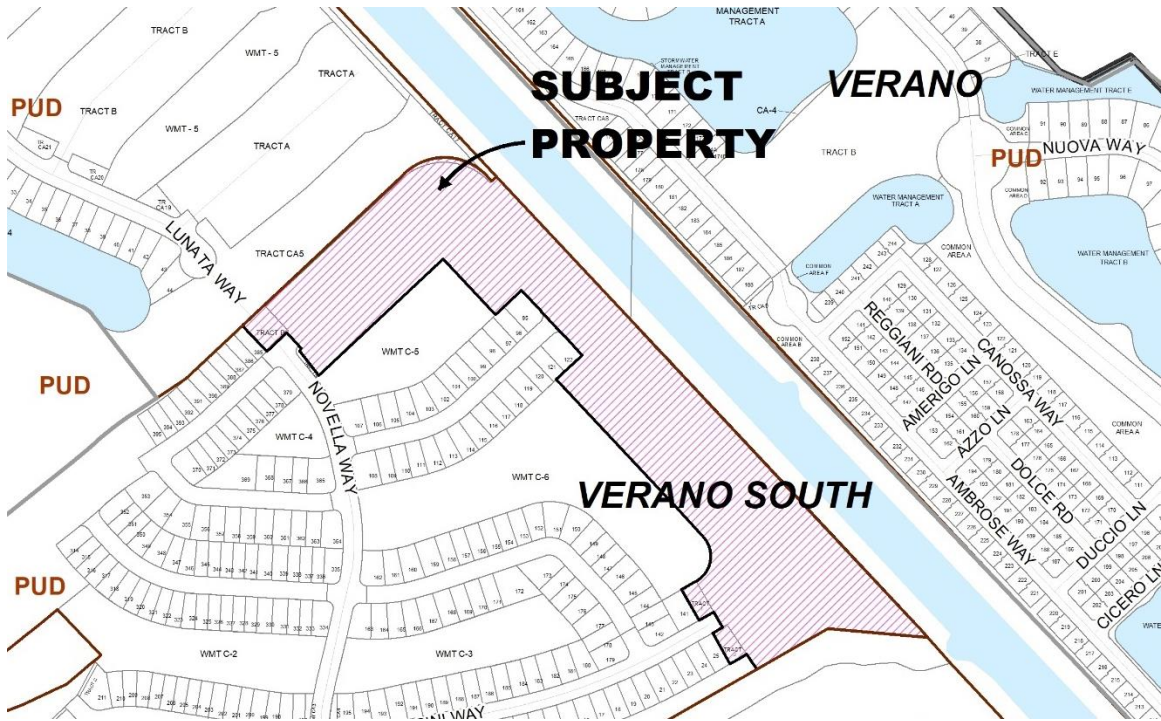
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**Overall Development Map**



**Future Land Use**



**Zoning**

**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><b><i>Sanitary Sewer and Potable Water Facilities</i></b></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><b><i>Traffic Circulation</i></b></p>	<p>The staff review indicates that this project will generate approximately 880 daily vehicle trips, 71 a.m. peak hour trips, and 94 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, 8<sup>th</sup> Edition".</p> <p>Transportation within Verano is addressed through the Verano Development of Regional Impact (DRI) Development Order (DO). There is adequate capacity available.</p>

<b><i>Parks and Recreation Facilities</i></b>	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
<b><i>Stormwater Management Facilities</i></b>	Project will include paving and drainage plans that are in compliance with the adopted level of service
<b><i>Solid Waste</i></b>	Adequate capacity is available for future development.
<b><i>Public School Concurrency Analysis</i></b>	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.

**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.

**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 grouping of five agave sculptures at the northeast corner of the future Verano Parkway and Crosstown Parkway. This artwork was approved by City Council on January 27, 2020.

**RELATED PROJECTS:**

**P20-081 Pod C, Plat 4 Preliminary Plat and Construction Drawings:** This application was approved by the City Council on July 27, 2020.

**P17-035: Pod C PUD:** This project has been reviewed for consistency with the PUD zoning requirements.

**P11-123: Verano DRI (Development of Regional Impact):** This project has been reviewed for consistency with the Verano Development of Regional Impact (D.R.I.) for all Development Order requirements. There are no outstanding conditions that would prevent this project from moving forward.

**STAFF RECOMMENDATION**

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