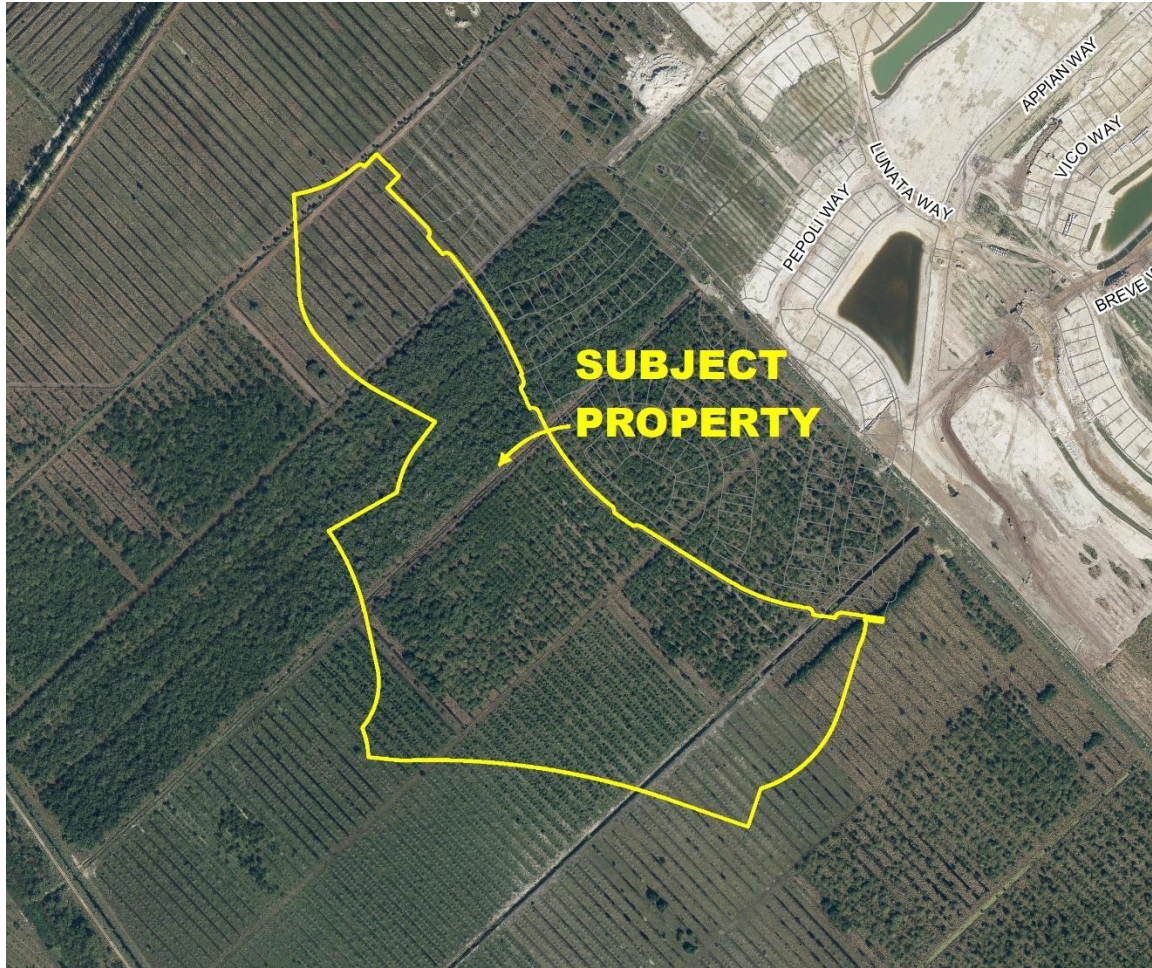




**Verano South PUD 1 - Pod D - Plat No. 2  
 Preliminary Subdivision Plat with Construction Plans  
 P20-119**



**Aerial Map**

**SUMMARY**

Applicant's Request:	Request for approval of a Preliminary Plat with Construction Plans that is 65.09 acres in area and includes 160 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 Plat with Construction Plans that is 65.09 acres in area. The project proposes 160 residential lots and 3 lakes along with roads and utility infrastructure. This application proposes revisions to the previously approved Verano South Pod D - Plat No. 2 (P20-041). On August 10, 2020, the Pod D Planned Unit Development (PUD) zoning, P20-060, was amended to allow 5’ side yard setbacks instead of 6’ side yard setbacks. With the reduction in the required side yard setbacks, the proposed number of lots for Pod D, Plat 2 has been increased from 152 lots to 160 lots. This application proposes to add 8 lots to the platted area.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of this preliminary subdivision plat with construction plans on July 22, 2020.

**Related Projects**

- P20-060 – Verano South Pod D PUD - Amendment 2
- P20-041 – Verano South Preliminary Plat and Construction Plans

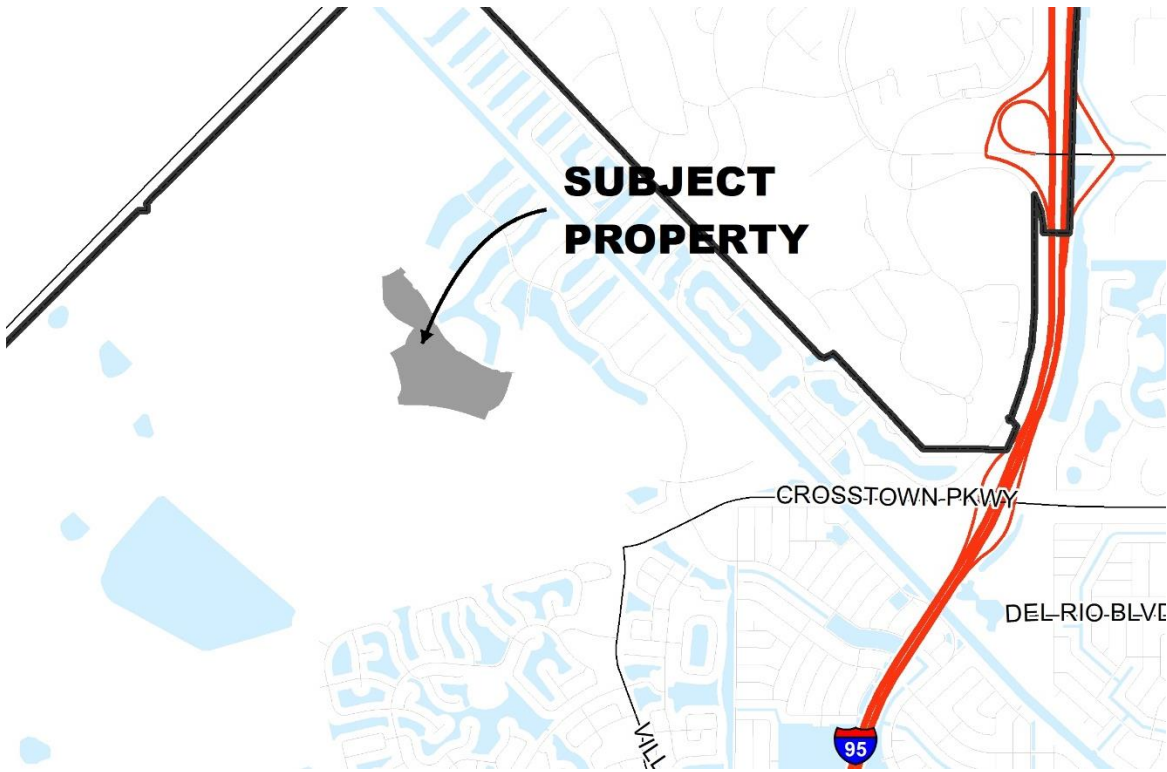
**Location and Site Information**

Property Size:	65.09 acres
Legal Description:	Being A Replat Of All Of Tracts “A” And “B”, Verano South - Pod A - Plat No. 6, According To The Plat Thereof As Recorded In Plat Book 87, Pages 11 Through 13, And All Of Tracts “A” Through “D”, Verano South - Pod A - Plat No. 5.
Future Land Use:	Residential Golf Club (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

**Surrounding Uses**

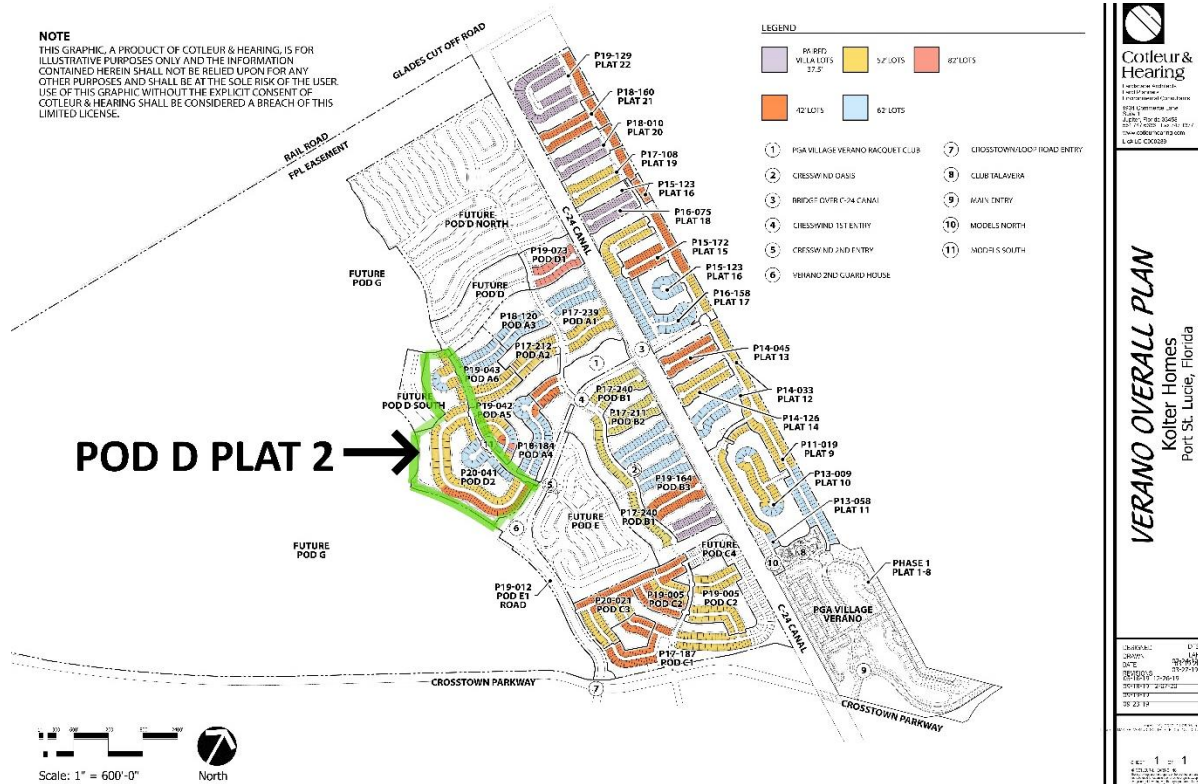
Direction	Future Land Use	Zoning	Existing Use
North	RGC*	PUD**	Platted residential lots
South	RGC*	SLC-AG5***	Vacant
East	RGC*	PUD**	Vacant
West	RGC*	SLC-AG5***	Vacant

\*Residential Golf Course \*\*Planned Unit Development \*\*\* St. Lucie County Agricultural 5 (1 dwelling unit per 5 acres)

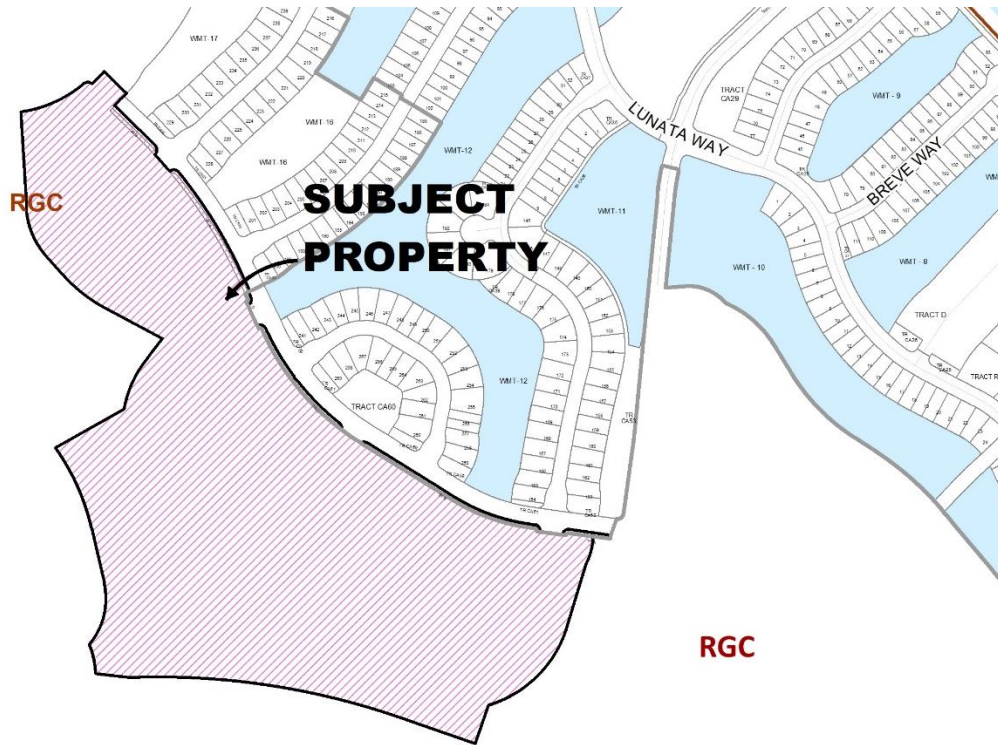


**Location Map**

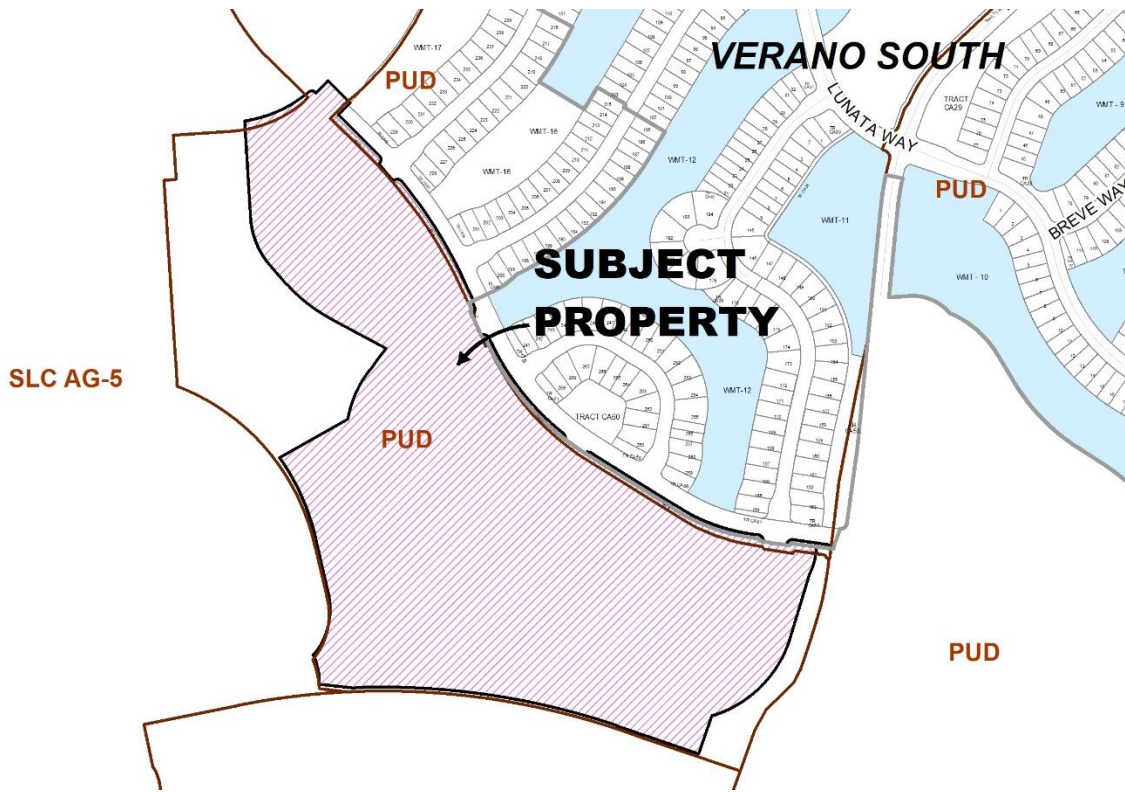
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**Overall Development Map**



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:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	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.
<b><i>Traffic Circulation</i></b>	The staff review indicates that the Verano South Pod D- Plat No. 2 will generate approximately 1,531 daily vehicle trips, 123 a.m. peak hour trips, and 163 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". Transportation within Verano is addressed through the Verano (DRI Development Order (DO). Capacity is available.
<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 50-acre park site 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 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 Pod D Plat 3 Preliminary Plat on July 22, 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.