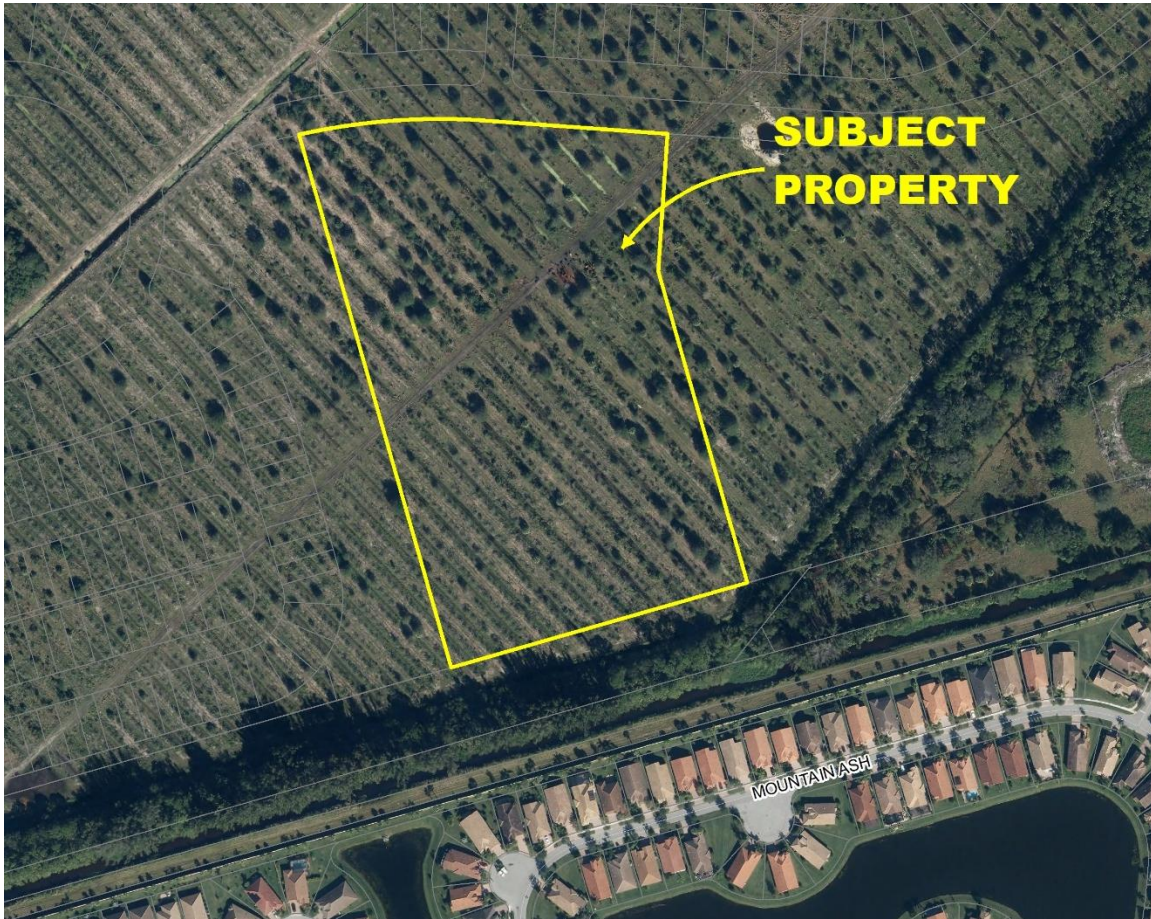




**Verano South Pod G Casitas Major Site Plan Application
P21-107**



Aerial Map

SUMMARY

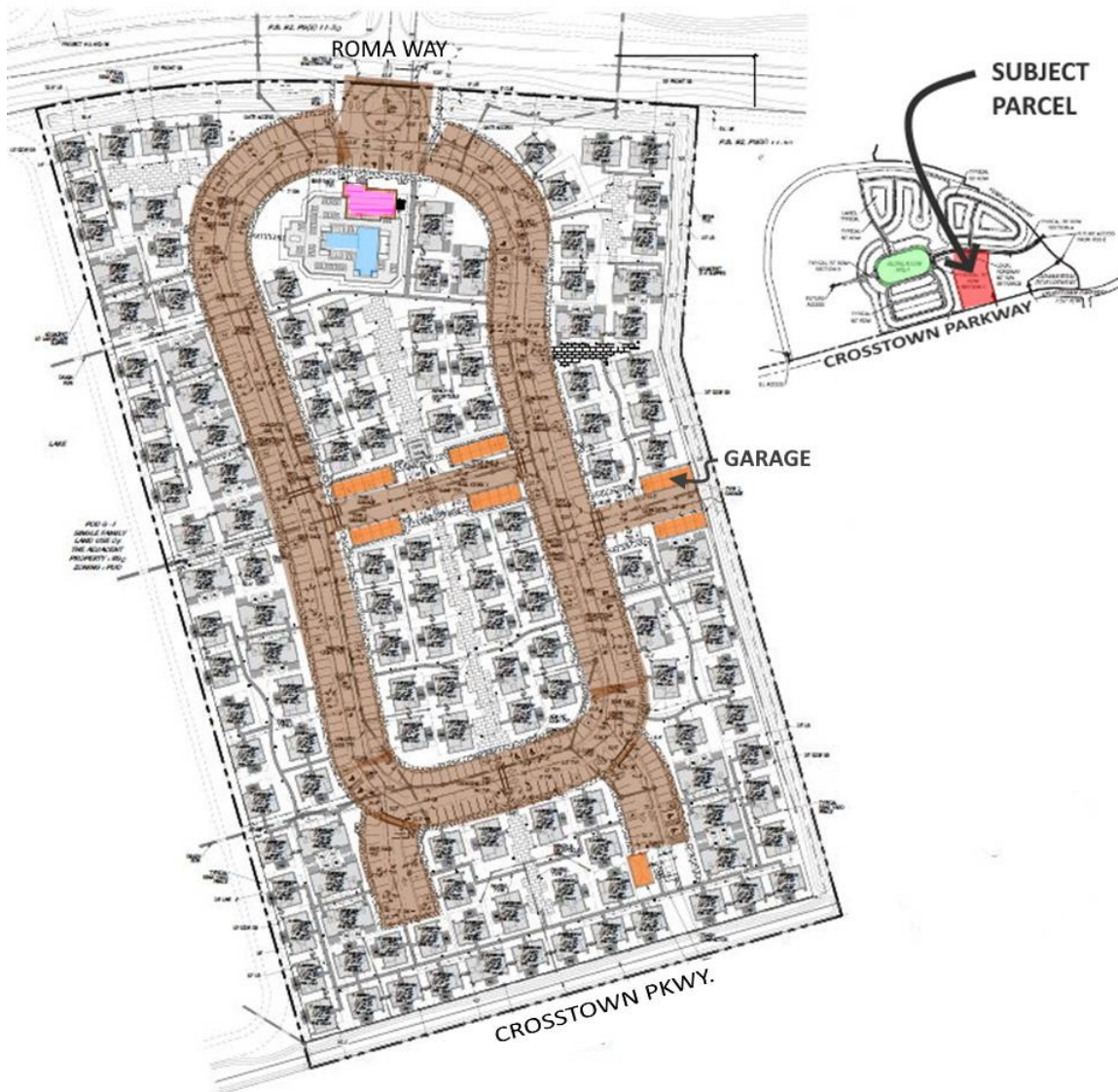
Applicant's Request:	This is an application for approval of a Major Site Plan for 158 single-family and duplex units. The residential community is to be gated and all the units will be rentals.
Applicant:	Daniel T. Sorrow, Cotleur Hearing
Property Owner:	DK Central Park, LLC.
Location:	The property is located west of I-95, north of Crosstown Parkway, west of NW Novella Way.
Address:	TBD
Project Planner:	Holly F. Price, AICP, Senior Planner

Project Description

This is an application for approval of a Major Site Plan per Section 158.237 (B) of the Zoning Code. The rear of the development faces Crosstown Parkway, and the entrance faces Roma Way. The residential community is to be gated and all the units will be rentals. The development includes a clubhouse and six detached garage buildings for parking. The Site Plan application proposes 158 single-family and duplex units:

- 46) 1-bedroom units (2 units per building) , 700 SF each unit
- 87) 2-bedroom units, 1,050 SF each
- 25) 3-bedroom units, 1,385 SF each
- The 1-bedroom units are attached, and the 2 and 3-bedroom units are detached. All units are one story in height.

The Site Plan Review Committee reviewed the application at their meeting of May 26, 2021 and recommended approval.



Site Plan

Related Projects:

P20-080 – Verano South Pod G PUD – Approved by City Council on January 25, 2021.

P21-157 – Verano south Pod G Plat 1, Preliminary & Final – Approved by City Council on February 8, 2021

P21-040 – Verano South Pod G Plat 2, Preliminary – Approved by City Council May 24, 2021

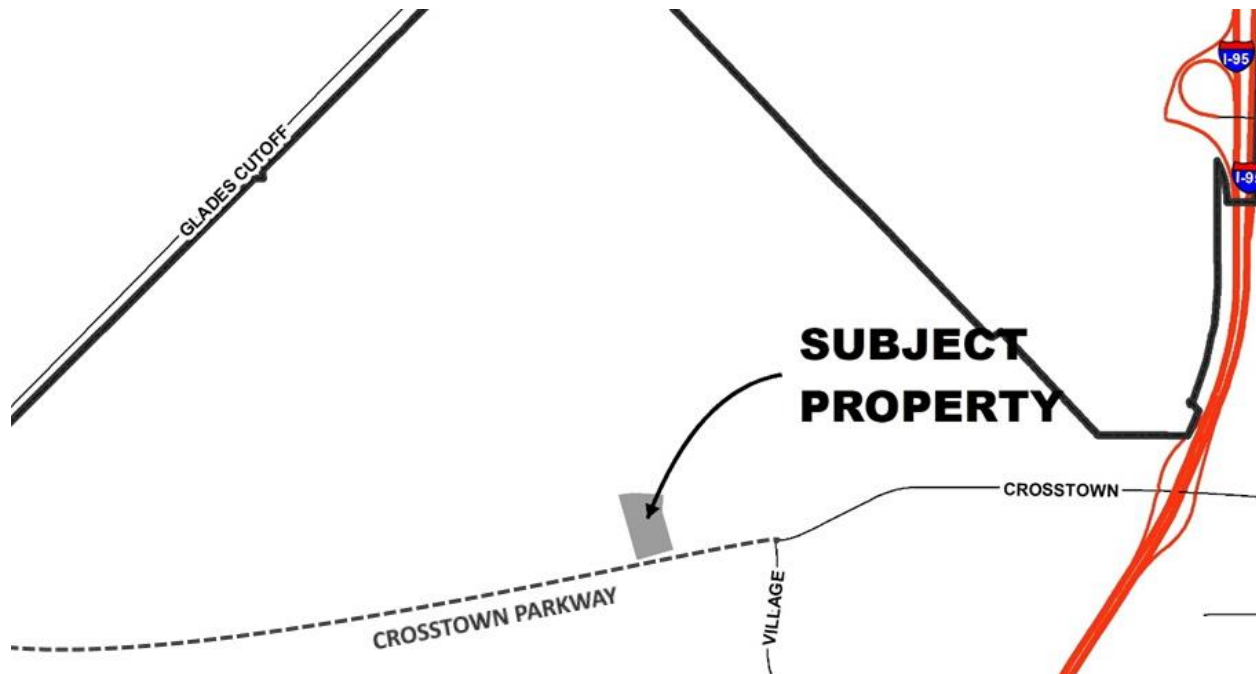
Location and Site Information

Parcel Number:	3332-700-0031-000-4
Property Size:	15.73 acres
Legal Description:	All of Pod 3, being a portion of Verano South PUD 1, Pod G, Plat No.1.
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant

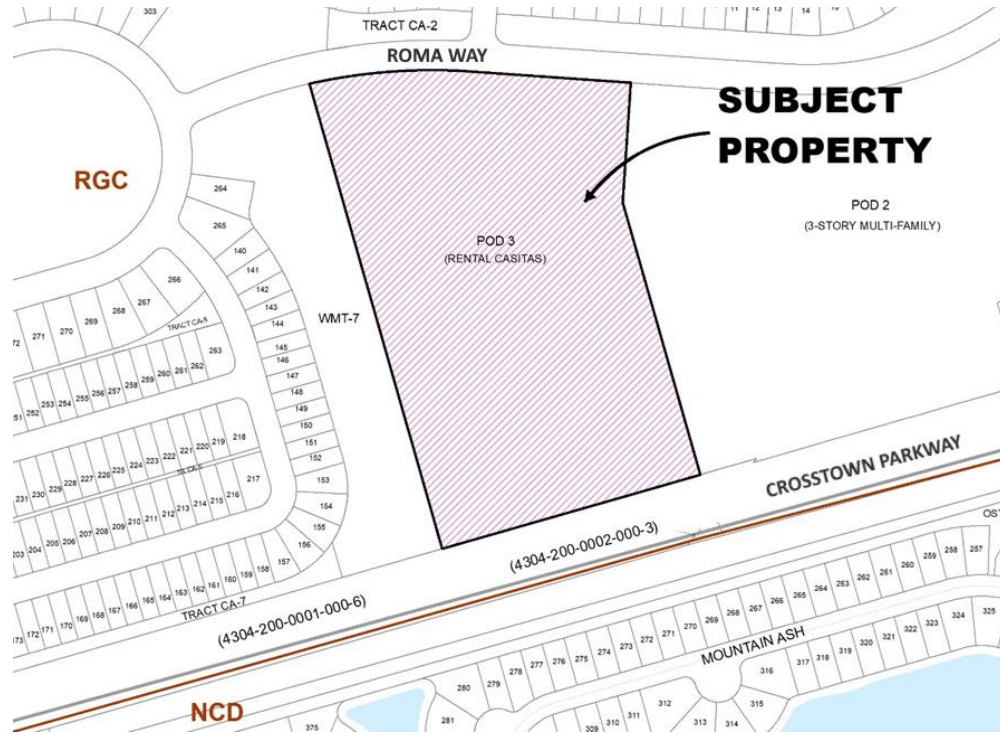
Surrounding Uses

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

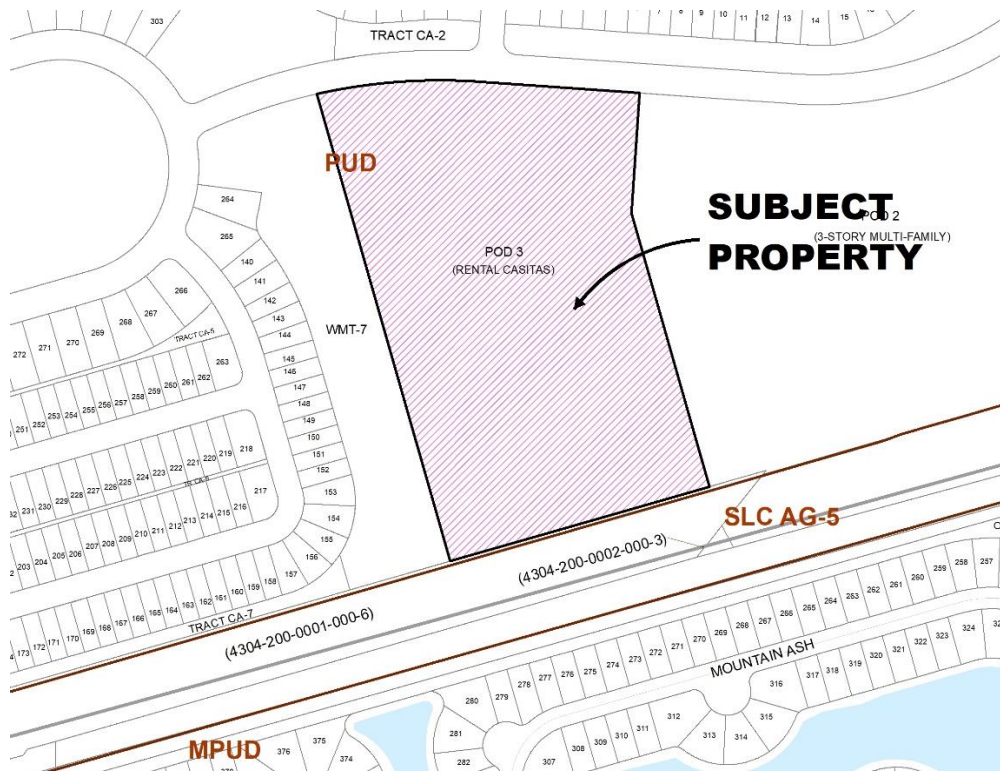
RGC – Residential Golf Course, NCD – New Community District, PUD – Planned Unit Development, MPUD – Master Planned Unit Development



Location Map



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the City of Port St. Lucie and the Verano South Pod G PUD zoning requirements and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>	
USE	The subject property is located in a PUD zoning district. As per the Verano South Pod G PUD, the proposed "Casita" type units are permitted.	
DUMPSTER ENCLOSURE	Site plan depicts 1) dumpster enclosure for a trash compactor and 1 dumpster enclosure for recyclable refuse.	
ARCHITECTURAL DESIGN STANDARDS	This project has been reviewed for compliance with the Citywide Design Standards.	
STACKING REQUIREMENTS	N/A.	
	Public Works is in support of the proposed plan.	
	Required per Code	Provided
BUILDING HEIGHT	75 feet, maximum	16'-6"
SETBACKS	Front = 15' Sides = 10' Rear = 10'	The setbacks are consistent with the Planned Unit Development (PUD) zoning district.
PARKING Amenity Center 1,2,3 Bedroom Units	335 spaces required	335 provided + 28 enclosed garage spaces = 363 provided
BUFFER	10' front 10' on sides 25' at rear	32.8' front 10' on sides 30' at rear

NATURAL RESOURCE 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.

CONCURRENCY REVIEW

The project has been reviewed for compliance with the City of Port St. Lucie regarding provision of adequate public facilities and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	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.
TRANSPORTATION	The Engineer's report indicates that the estimated average daily trips for the proposed uses are 1,584 daily trips, 117 AM peak hour trips, and 158 PM peak hour trips per day. The Public Works Department approved the Traffic Study provided by the applicant. 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 trip counts.
PARKS AND RECREATION	In future phases, as indicated by the DRI Development Order, the applicant will need to provide a 50-acre park site for recreational uses on the Verano site.
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
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 development orders prior to July 1, 2005, it is exempt from school concurrency.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): The applicant has provided a bond to ensure funds are available to address the Public Art requirement for Verano Pods A, B, C, D, E, and part of Pod G (P18-162). The applicant has agreed to provide a major piece, or pieces, of art to be installed in a prominent or public place. The City Council approved proposed artwork on January 27, 2020, Resolution 20-R10.

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the application at their meeting of May 26, 2021 and recommended approval. 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.