



**Verano South PUD 1 - Pod C- Plat No. 3
 Final Subdivision Plat with Construction Plans
 P20-112**

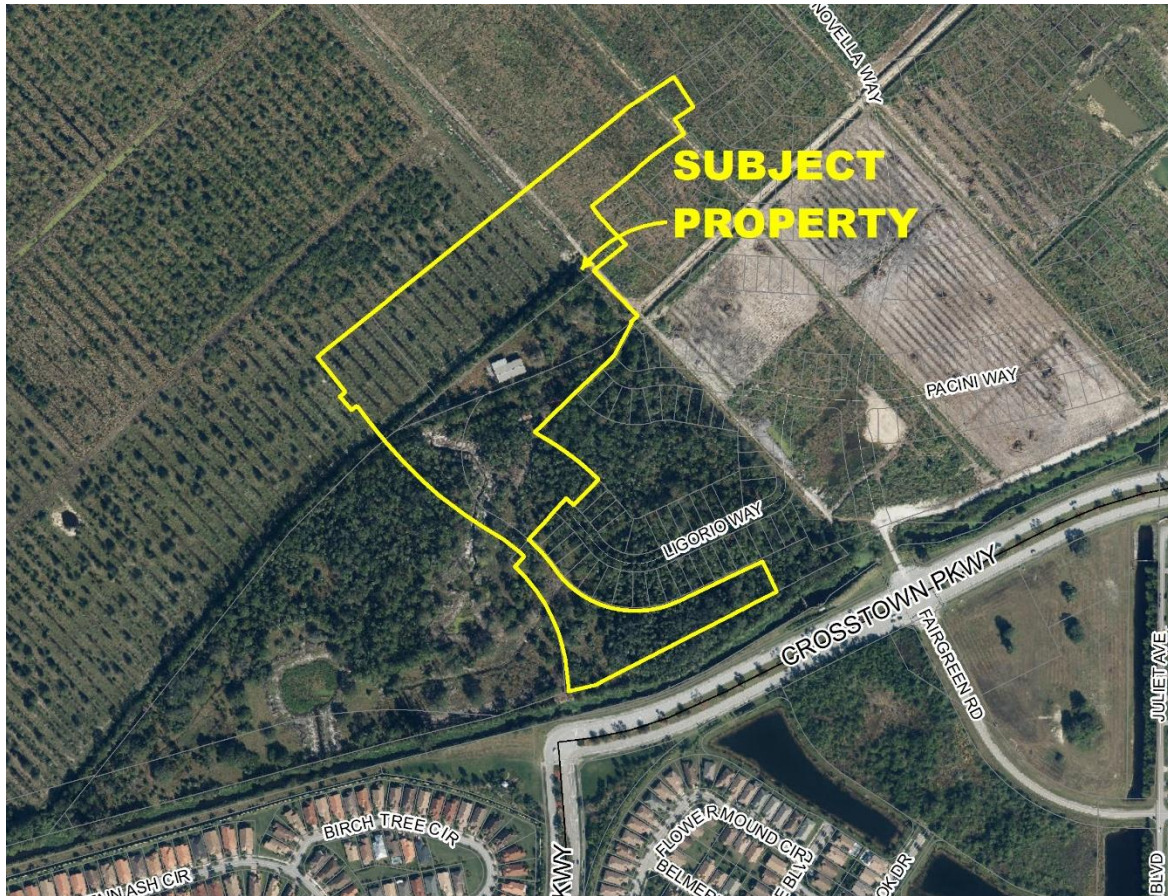


Figure 1. Aerial Map

SUMMARY

Applicant's Request:	To subdivide the property for residential development.
Applicant:	Cotleur-Hearing / Daniel Sorrow
Property Owner:	KLP Crosstown, 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 final subdivision plat application with construction plans includes a total of 85 residential lots and one (1) lake. This plat also includes the road rights-of-way to provide access for these residential lots.

Modification to Preliminary Plat: The final subdivision includes a buffer area to the southeast of the residential lots. See page 1. The preliminary plat did not include the buffer area. See below. Originally, the buffer area was part of a Pod C - Plat No. 1 (P18-052), a different plat. The preliminary and final plats include the same number of lots.

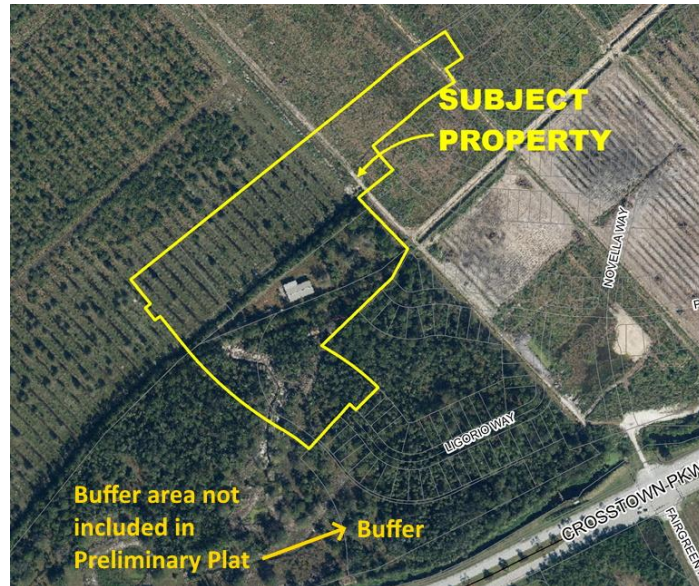


Figure 1.a. Boundary of Pod C Plat 3 Preliminary Plat (P20-021) with No Buffer Area Included.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this final subdivision plat with construction plans on July 8, 2020.

Location and Site Information

Property Size:	20.890 acres
Legal Description:	Being In Part A Replat Of Tract "Ca6", Verano South P.U.D. 1 - Pod C - Plat No. 1, According To The Plat Thereof As Recorded In The Plat Book 78, Pages 24 Through 31 Of The Public Records Of St. Lucie County, Florida And A Portion Of Section 33, Township 36 South, Range 39 East And Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida, Lying Within The City Of Port St. Lucie, Florida. The complete legal description is included in the file.
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
NE	RGC ¹	PUD ²	Platted Residential lots
SE	RGC ¹	SLC-AG-5	Vacant
SW	RGC ¹	SLC-Ag-5	Vacant
NW	RGC ¹	PUD ²	Vacant

1. - Residential Golf Course, 2. - Planned Unit Development, 3. - St. Lucie County Agricultural 5 DUPA

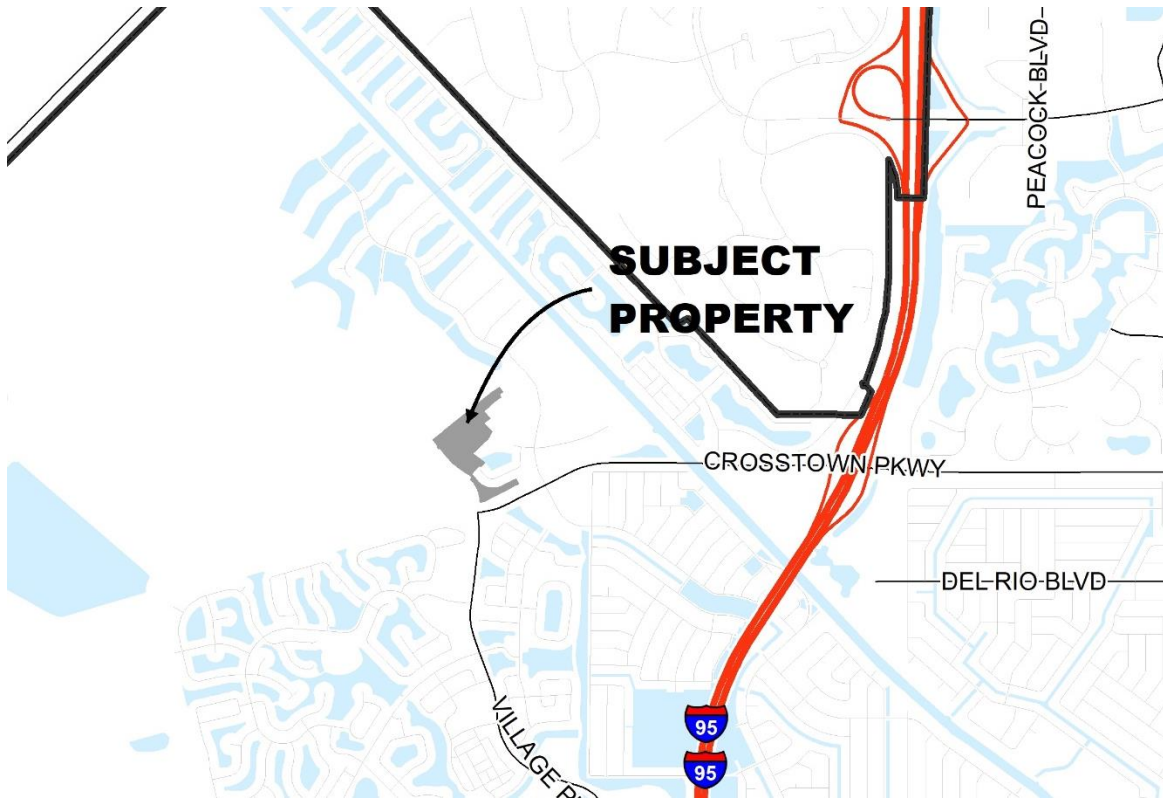


Figure 2. Location Map



Figure 3. Overall Development Map

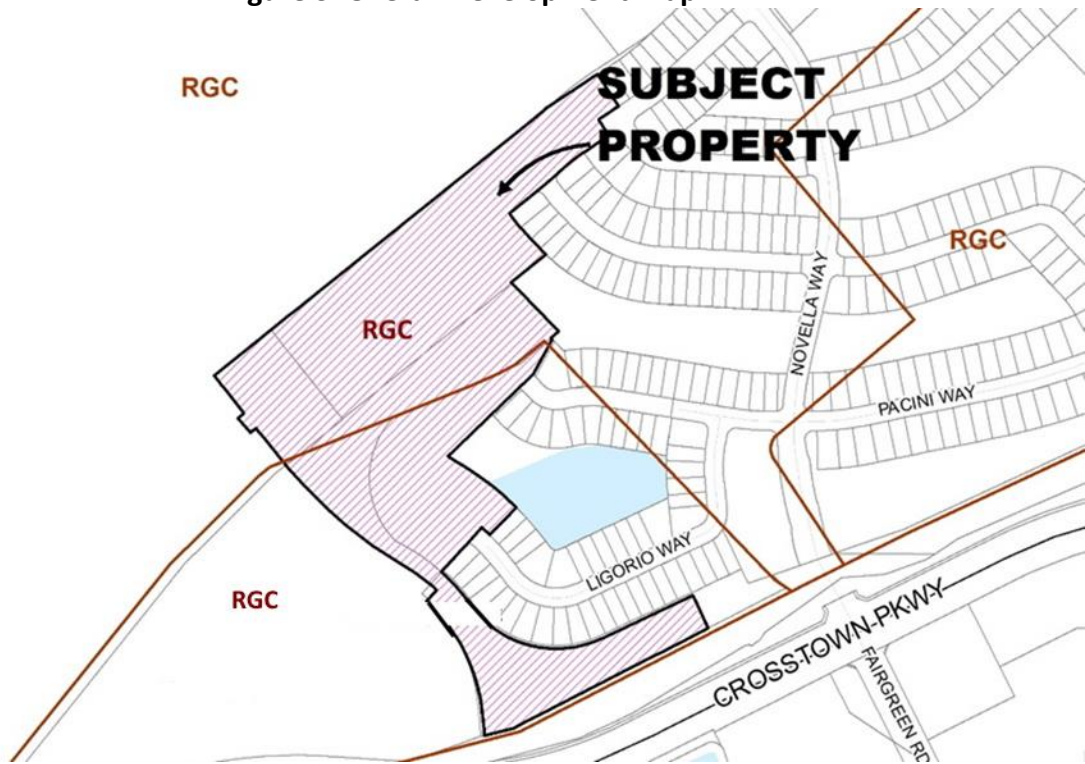


Figure 4. Future Land Use

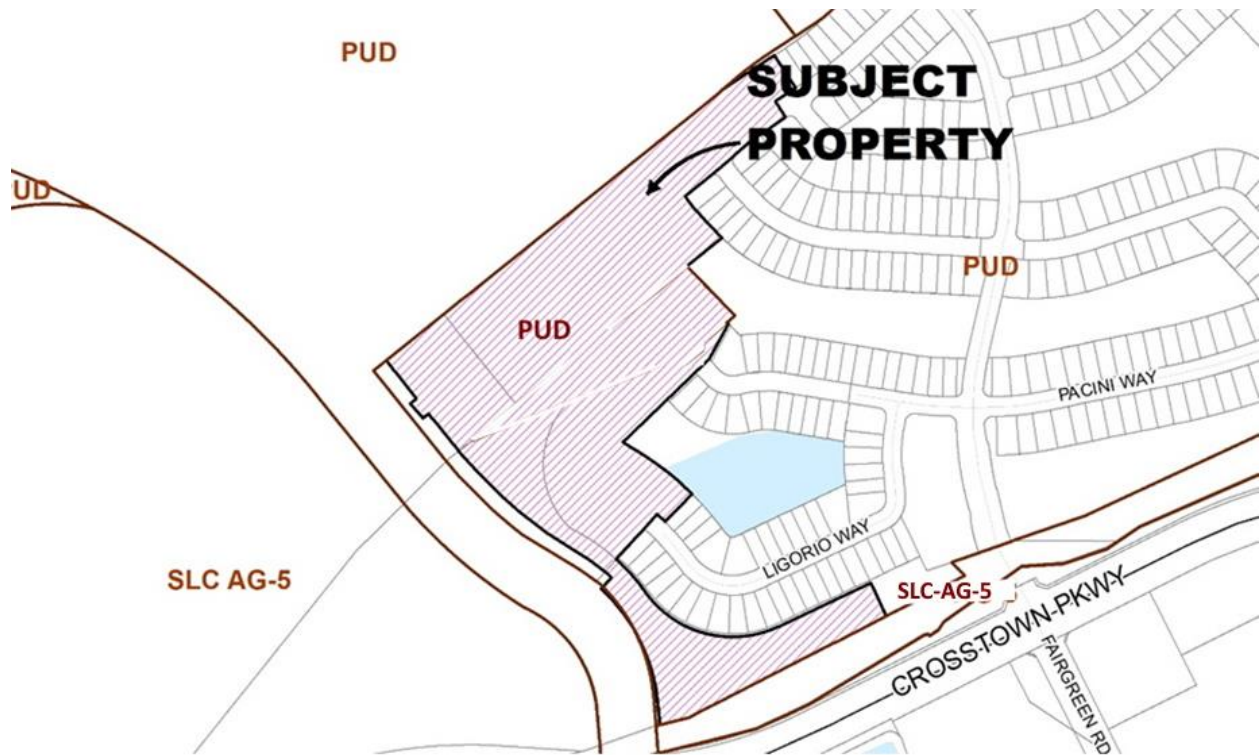


Figure 5. Zoning Map

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:

<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 this project will generate approximately 813 daily vehicle trips, 65 a.m. peak hour trips, and 87 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".</p> <p>Transportation within Verano is addressed through the Verano Development of Regional Impact (DRI) Development Order (DO). There is adequate capacity available.</p>

Parks and Recreation Facilities	In future phases, as indicated by the DRI Development Order, the applicant will need to provide a 50-acre park site for recreational uses.
Stormwater Management Facilities	Project will include paving and drainage plans that are in compliance with the adopted level of service
Solid Waste	Adequate capacity is available for future development.
Public School Concurrency Analysis	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. All upland mitigation requirements have been met. However, part of this plat is located on the property previously known as the Peacock property. According to the PGA/Verano DRI (Development of Regional Impact), the preservation or relocation of large oak trees greater than 12 in caliper and Sabal Palms located in a specified area is required. See Figure 6. Peacock Parcel Preservation Plan below.

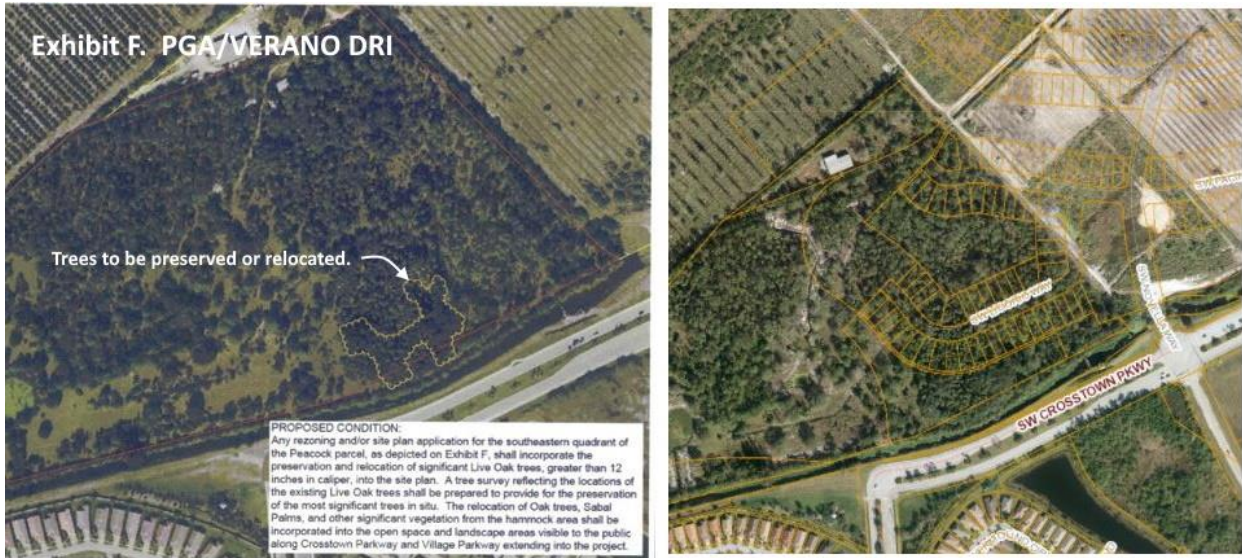


Figure 6. Peacock Parcel Preservation Plan (left) and Aerial showing platted lots (right).

Condition 6.B of the PGA / Verano DRI: Any rezoning and/or site plan application for the southeastern quadrant of the Peacock parcel, as depicted on Exhibit F, shall incorporate the preservation and relocation of significant Live oak trees, greater than 12 inches in caliper, into the site plan. A tree survey reflecting the locations of the existing Live Oak trees shall be prepared to provide for the preservation of the most significant trees in situ. The relocation of oak trees, Sabal Palms and other significant vegetation from the hammock area shall be incorporated into the open space and landscape areas visible to the public along Crosstown parkway and Village Parkway extending into the project.

Clearing Permit: Prior to obtaining a Clearing Permit, the applicant shall provide a tree survey showing all oak trees greater than 12” in caliper, palm trees, and other significant vegetation within the area designated on Exhibit F of the PGA/Verano DRI. The relocation of oak trees, sabal palms and other significant vegetation from the hammock area shall be incorporated into the open space and landscape areas visible to the public along Crosstown Parkway and Village Parkway extending into the project.

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

P20-021: Verano South PUD 1 - Pod C- Plat No. 3 – Preliminary Plat and Construction Plans: This preliminary subdivision plat application with construction plans includes a total of 85 residential lots and five (5) open space tracts.

P19-024: KLP Crosstown / Verano Comprehensive Plan Amendment: Changed the future land use of approximately 2.87 acres from the St. Lucie County land use designation of Agriculture-5 (AG-5) to the City’s land use designation of Residential Golf Course (RGC) for property know as Murphy tract.

P19-020: Verano South PUD 1 Pod C: One of the major changes included adding a 2.87 acre tract of land known as the Murphy Tract to the existing Verano South PUD.

P17-187: Verano South Pod C Plat 1 – Preliminary Plat and Construction Plans: This preliminary plat has a total of 91 single family lots, four (4) storm water management tracts, and four (4) common area tracts.

P11-123: Verano DRI (Development of Regional Impact): This project has also been reviewed for consistency with the Verano Development of Regional Impact (D.R.I.) for all Development Order requirements.

P11-124: Kolter Group / Peacock Property / Verano Comprehensive Plan Amendment: Changed the future land use on 46.86 acres for a property know as the Peacock property from CG/RM/OSC (General Commercial, Medium Density Residential, Open Space Conservation) to RGC (Residential Golf Course).

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the Final Plat with Construction Plans on July 8, 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.