



PLANNING & ZONING DEPARTMENT STAFF REPORT
MARCH 7, 2023, PLANNING & ZONING BOARD MEETING

Verano South Pod G - Plat No. 2 - POD No. 2 - Replat No. 1
Preliminary Subdivision Plat with Construction Plans
P22-232



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a Preliminary Plat with Construction Plans that is 18.5 acres in area and includes 220 multi-family lots for 220 units for a project known as Verano South Pod G - Plat No. 2 - POD No. 2 - Replat No. 1.
Applicant:	Daniel Sorrow of Coteleur-Hearing
Property Owner:	DK Central Park, LLC
Location:	West of Interstate 95, north of Crosstown Parkway, east of Glades Cut-off Road
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

Project Description

The application is for a Preliminary Plat with Construction Plans that is 18.5 acres in area. The project proposes a total of 220 multi-family lots.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this preliminary subdivision plat with construction plans on January 11, 2023.

Related Projects

P21-071 – Verano South Pod G PUD amendment #2 – The Planned Unit Development (PUD) Planned Unit Development zoning document was approved by the City Council on November 8, 2021.

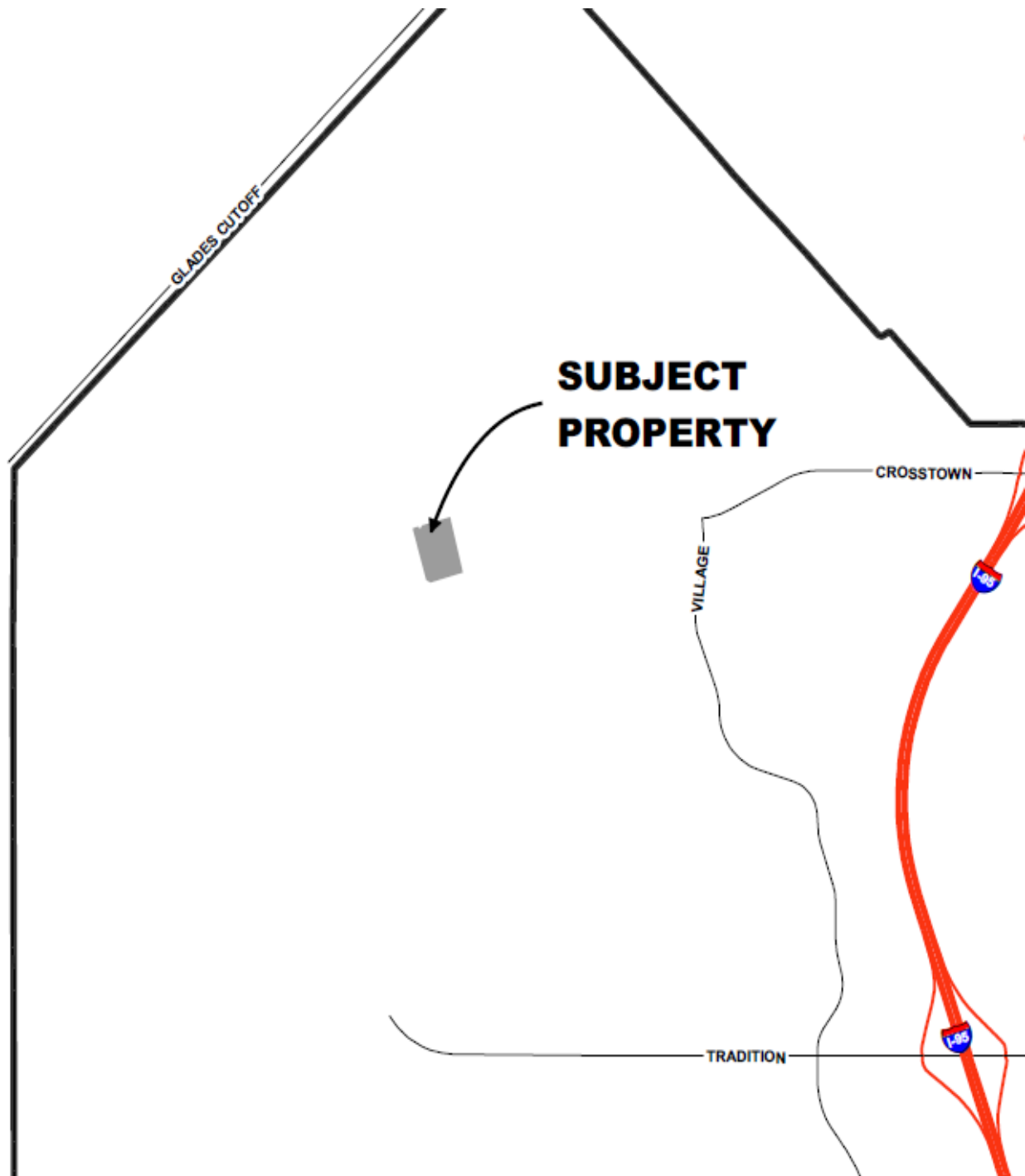
Location and Site Information

Property Size:	18.5 acres
Legal Description:	Being A Replat of all of POD 2, Verano South PUD 1 POD G Plat No. 2, according to the Plat Thereof as Recorded in Plat Book 109, Pages 1 – 19, Inclusive of the Public Records of St. Lucie County, Florida and being a Portion of Section 5, Township 37 South, Range 39 East, St. Lucie County, Florida, in The City of Port St. Lucie, Florida.
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

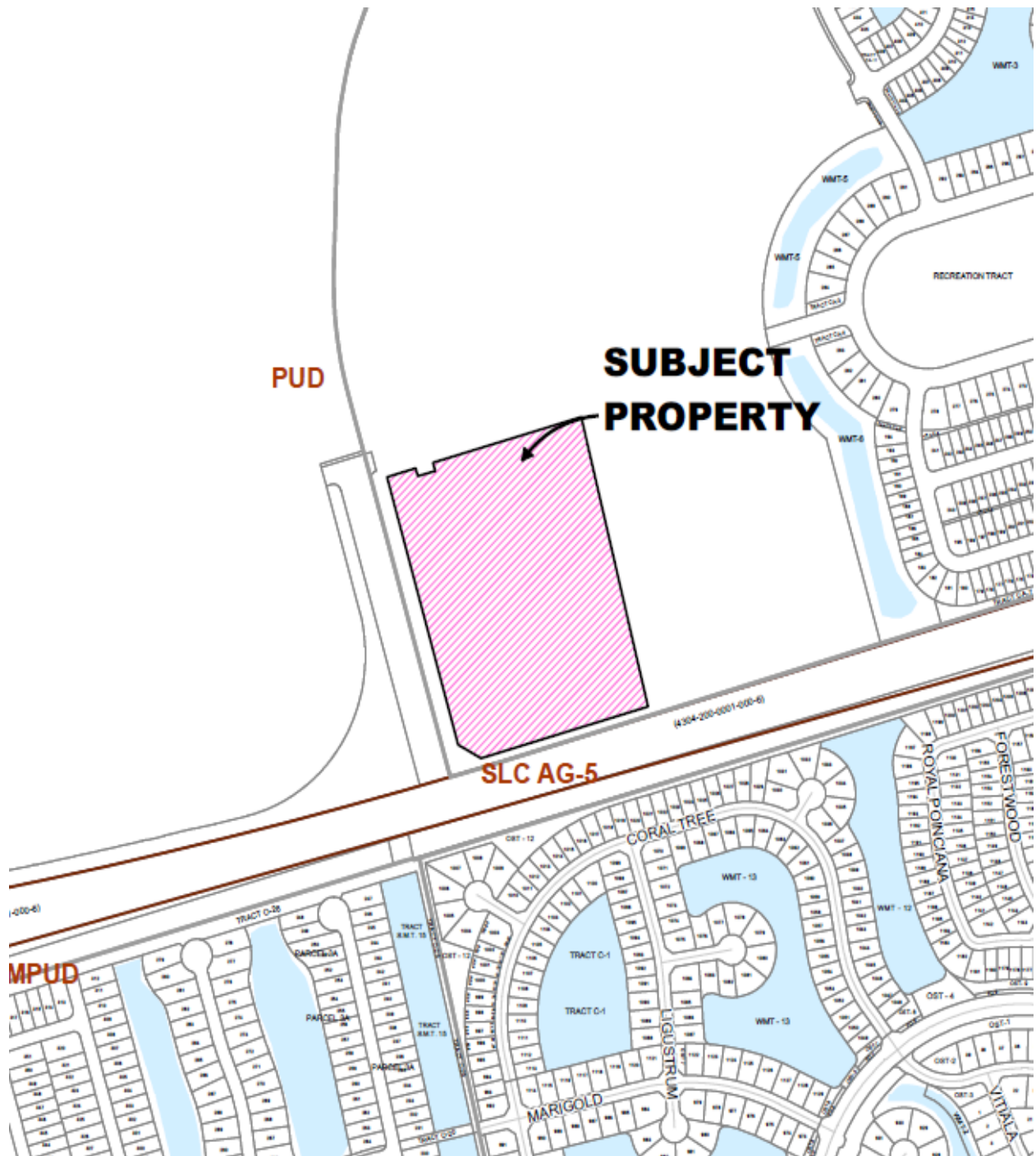
Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Vacant
South	NCD	MPUD	Westchester Residential Development
East	RGC	PUD	Vacant
West	RGC	PUD	Vacant

RGC (Residential Golf Club) – PUD (Planned Unit Development) – NCD (New Community Development)



Location Map





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:

<i>Sanitary Sewer and Potable Water Facilities</i>	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.
<i>Traffic Circulation</i>	This application has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. No additional roadway commitments within the DRI are currently triggered. The estimated PM Peak Trip count for the Verano development is over 3,000 as of July 2022. According to the DRI, this 2- lane roadway of North-South A from Crosstown north to the southern- most residential access is required prior to the first Certificate of Occupancy being issued on the west side of North-South A. Also, the 2- lane extension of Crosstown Parkway to North-South A is required at 5,023 PM Peak hour trips. Plans are already under design for the Crosstown Parkway extension though. The total proposed dwelling units for the entire Verano DRI is now 7,046 dwelling units resulting in a potential of 8,230 PM Peak hour trips at buildout.
<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. There are no preservation/mitigation requirements for this property.

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).

Traffic Impact Analysis (by Public Works):

No additional roadway requirements are triggered at this time. The two-lane extension of Crosstown to North-South A will be triggered when there are 5,023 total PM peak hour trips.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Verano South Pod G - Plat No. 2 - POD No. 2 - Replat No. 1 Preliminary Plat and Construction Plans on January 11, 2023.