



**VERANO SOUTH - ASTOR CREEK CART BARN
MAJOR SITE PLAN
P22-045**

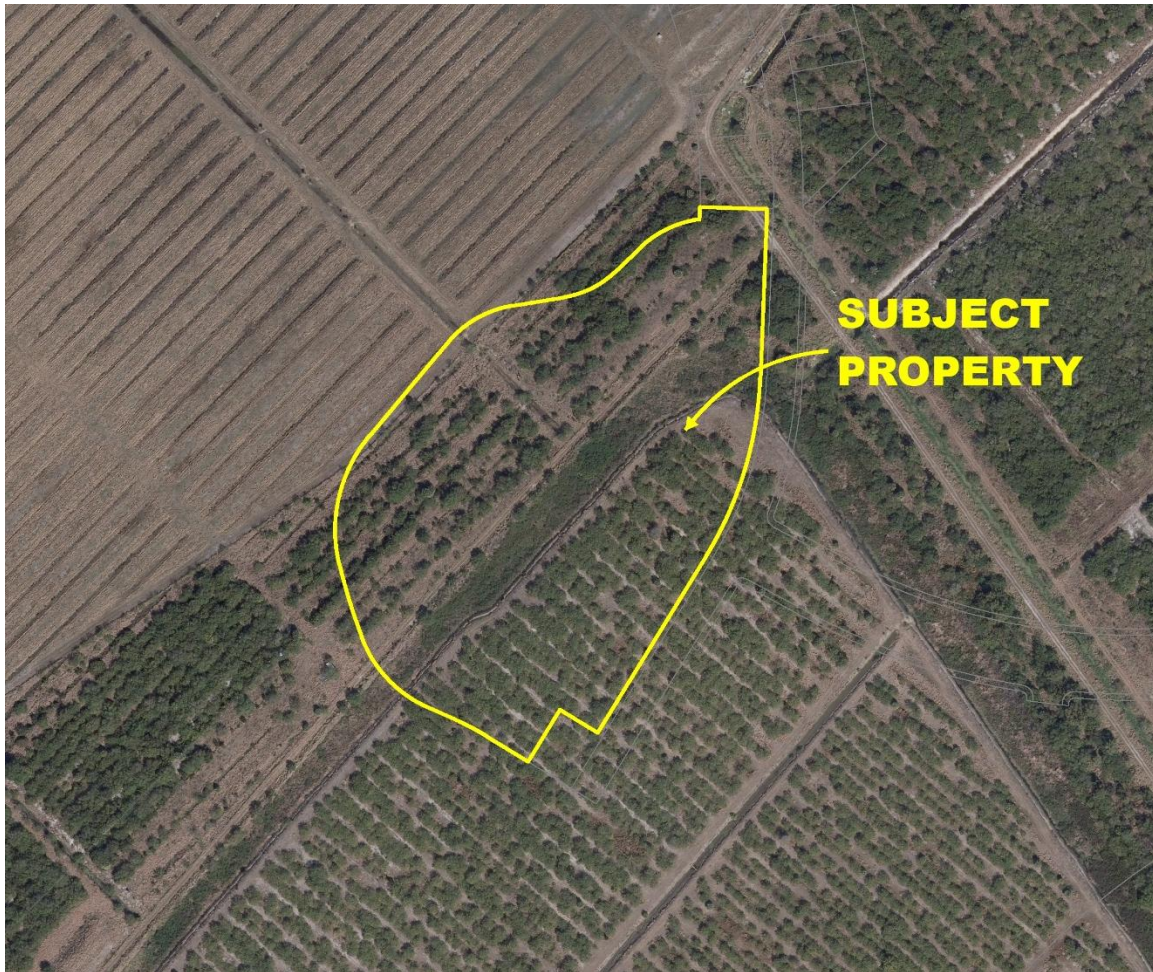


Figure 1. Aerial

SUMMARY

Applicant's Request:	Site Plan approval for a 10,892 sq. ft. golf cart barn for the staging and storage of golf carts and for 39,918 sq. ft. of sports courts on a 14.568-acre parcel.
Applicant:	Cotleur and Hearing – Daniel T. Sorrow, Agent
Property Owner:	Verano Development, LLC
Location:	North of Crosstown Parkway, west of I-95
Address:	TBD
Project Planner:	Holly F. Price, AICP, Senior Planner

Background

The applicant is requesting Site Plan approval for a 10,892 sq. ft. golf cart barn for the staging and storage of golf carts on a 14.568-acre parcel. The facility includes a small pro shop and snack bar area in front of the cart barn. Club members will pick up the golf carts located within the cart staging area that is in front of the pro shop. The carts will be washed on the south side of the cart barn building. The carts will be stored in the cart barn when the facility is closed.

In addition, the site plan application proposes 38,918 sq. ft. of sports courts: (8) pickleball courts, (2) tennis courts, and (1) basketball court. A 13,614 sq. ft. putting green is located to the north of the cart barn for golfers to practice the game.

The area labelled as future developments to the southeast and northern area of the site is to be submitted later. Tentatively, sport courts and a clubhouse will be proposed on the future development areas.

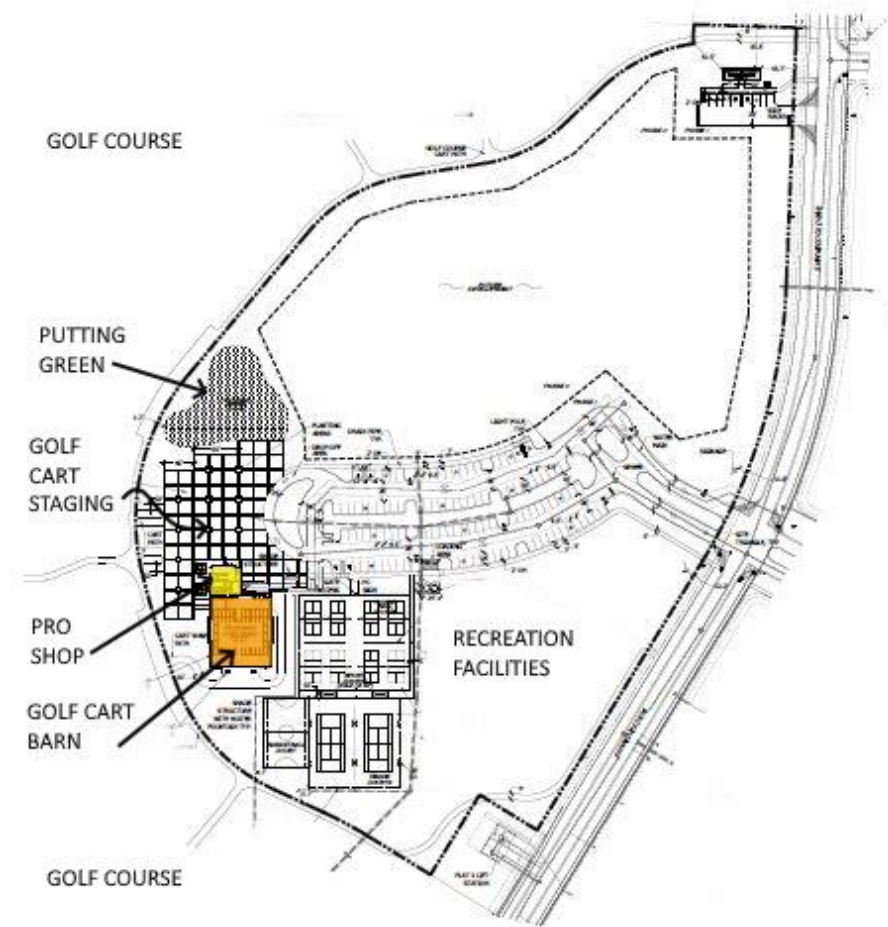


Figure 2. Site Plan

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval with comments of the Major Site Plan on February 23, 2022.

P22-022 Verano Pod G Plat 6 Final Plat: Approved by City Council on April 25, 2022.

P21-071 Verano South Pod G PUD Amendment 2: Approved by City Council on October 25, 2021.

Parcel Number:	TBD
Property Size:	14.568 acres
Legal Description:	Being A Portion of Section 32 Township 36 South, Range 39 East, St. Lucie County, Florida
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	Vacant
South	RGC	PUD	Vacant
East	RGC	PUD	Vacant
West	RGC	PUD	Vacant

RGC, Residential Golf Course – PUD, Planned Unit Development

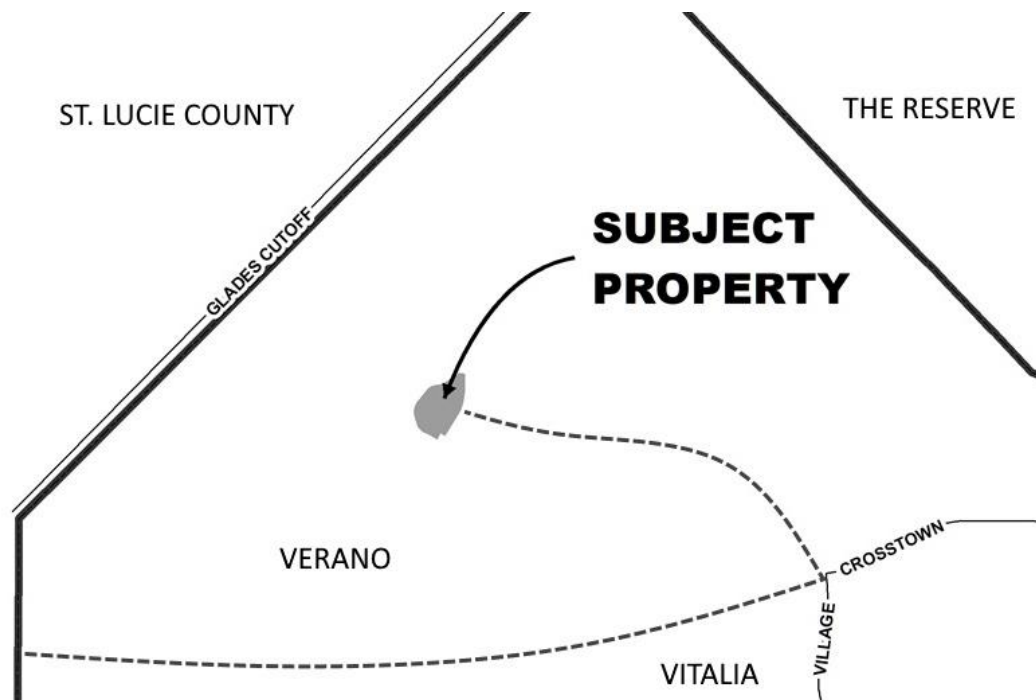


Figure 3. Location Map

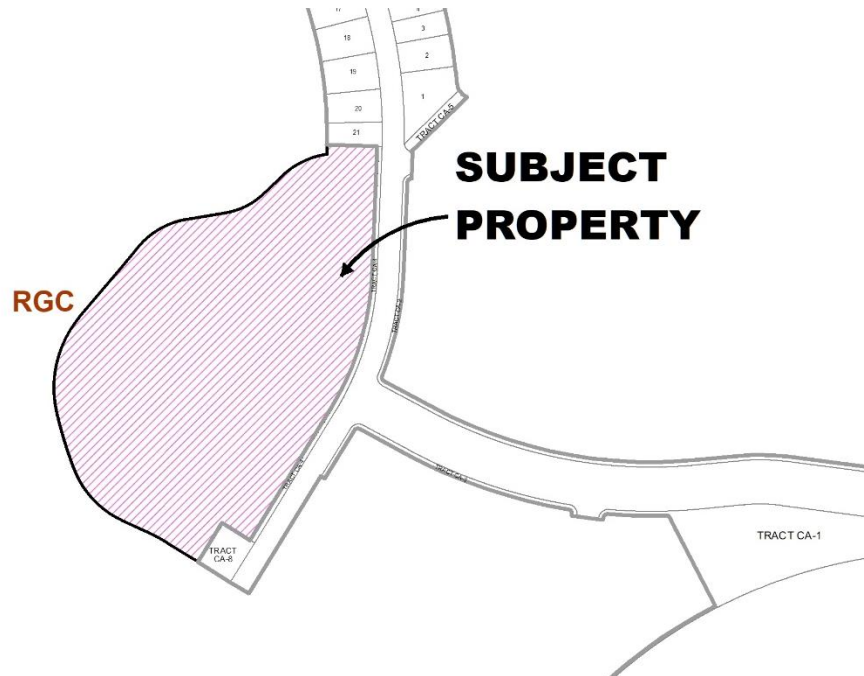


Figure 4. Future Land Use Map

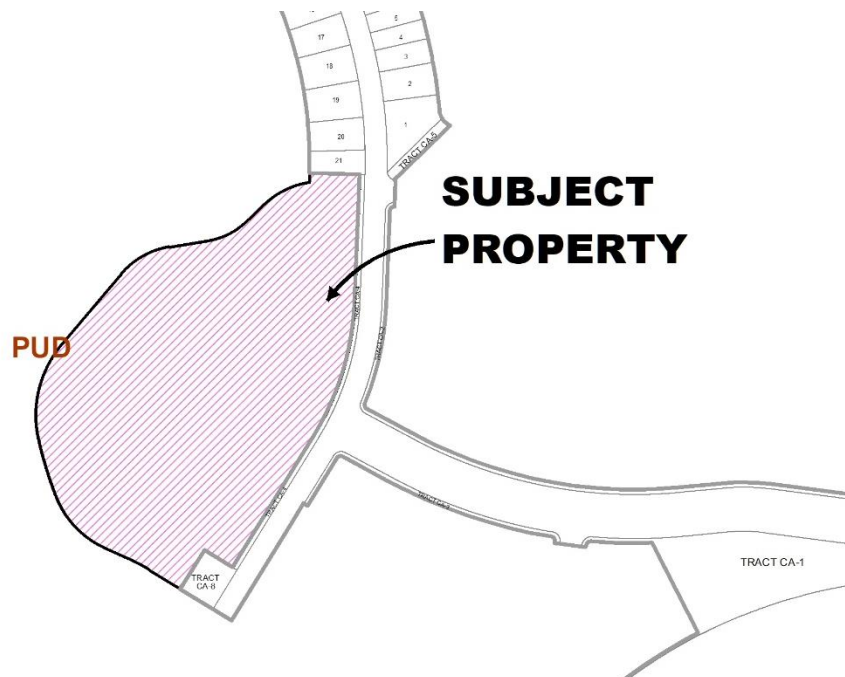


Figure 5. Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements the Chapter 158 of the Zoning Code and Chapter 154 of the Landscape and Land Clearing Code and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>	
USE	The PUD zoning allows by right for the property to be used for Golf Club Clubhouse and Recreation Facility.	
DUMPSTER ENCLOSURE	(1) Enclosed Trash and Recycling Dumpster.	
ARCHITECTURAL DESIGN STANDARDS	Development is not reviewed for compliance with the Citywide Design Standards as per PUD zoning requirements.	
STACKING (if applicable):	N/A	
	Required per the Code	Proposed
PARKING REQUIREMENTS	55 spaces	121 spaces
BUILDING HEIGHT	75' maximum	19'-8" maximum
SETBACKS	Front: 25' Rear: 10' Sides: 10' Accessory: 10'	Front: more than 25' Rear: more than 10' Sides: more than 10' Accessory: more than 10'
BUFFERS	Requires various perimeter site, building and parking lot landscape buffers.	Compliant with PUD.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	City of Port St. Lucie
TRANSPORTATION	Transportation within Verano is addressed through the Verano DRI Development Order. Capacity is available.
PARKS AND OPEN SPACE	Not applicable
STORMWATER	The project will include a paving and drainage plan that complies with the adopted level of service standards.
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	Not applicable

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. Any upland vegetation has been mitigated and is not subject to requirements.

Wildlife Protection: A site survey for gopher tortoises shall be conducted prior to clearing.

Public Works Traffic Review: The application and Traffic Statement prepared by Cotleur & Hearing dated March 10, 2022 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.

This site plan has been reviewed in accordance with the latest Verano DRI and found to be consistent with the approved conditions. As of November 2021, the estimated PM Peak hour trips generated by the Verano Development was at 2,019.

The DRI commitment for the extension of Crosstown Parkway to North-South A is triggered at 5,023 PM Peak Trips, however the construction plans are already under review. North-South A construction is triggered by the first residential certificate of occupancy west of the North-South A roadway. The construction plans for the first portion of North-South A are also already under review.

OTHER

Fire District: The access location (external and internal) has been reviewed and approved 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.

If additional public art is due for this site plan that is not covered under Resolution 20-R10, the developer must elect one of the following assessment methods within ninety (90) days of the issuance of a site work permit for this subdivision plat:

- a. Option 1. On-site Artwork.
- b. Option 2. Contribute to Fund.
- c. Option 3. On-site Artwork and Contribute to Fund.

Additional public art is required for this Site Plan since the public art described in Resolution 20-R10 only applies to single-family and duplex development.

STAFF RECOMMENDATION

The Site Plan Review Committee recommend approval of the Major Site Plan on February 23, 2022. Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and Comprehensive Plan policies and recommends approval.