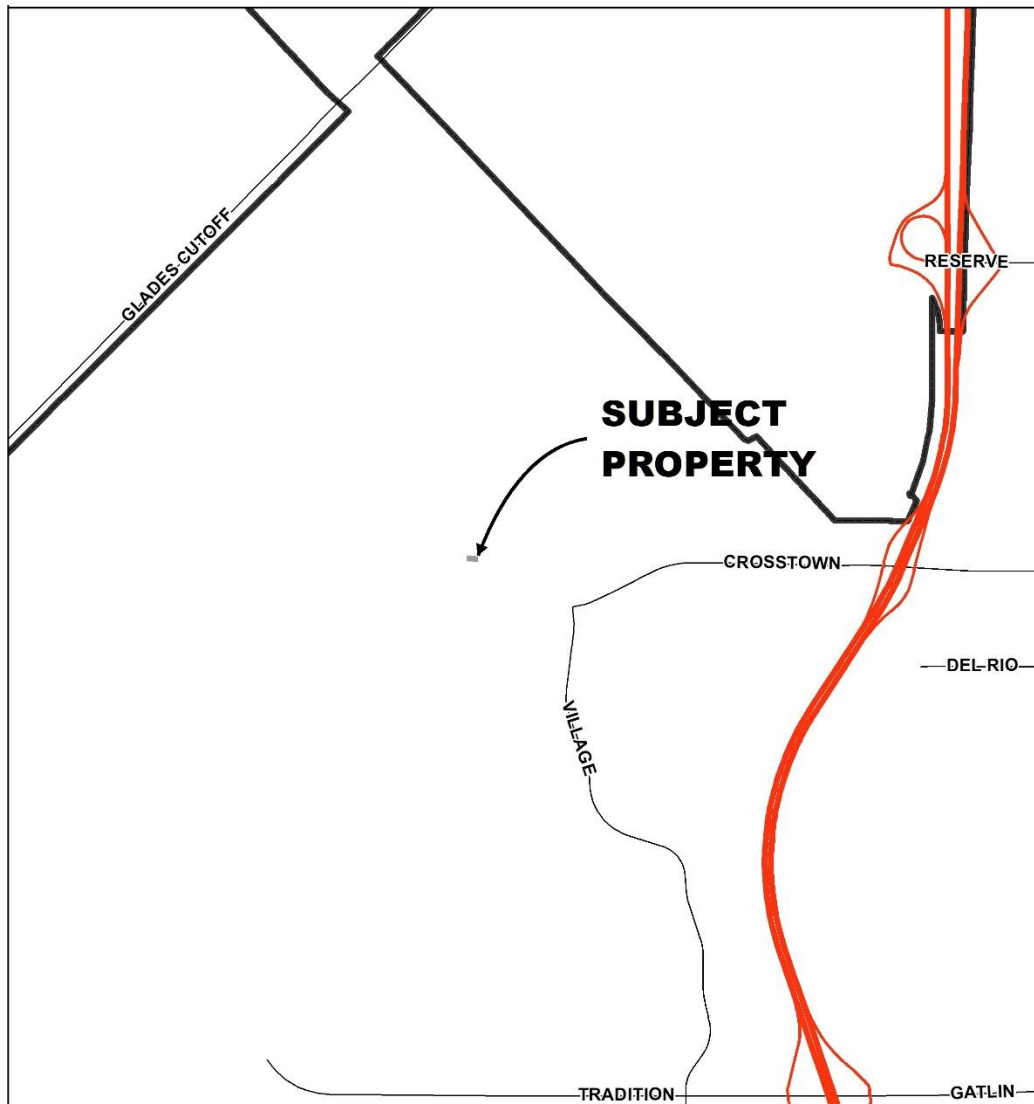




**Verano South POD G- Plat 1 Model Home Row  
Site Plan  
P21-219**



Project Location Map

**SUMMARY**

Applicant's Request:	A request for site plan approval of the Verano POD G Model Home Row
Applicant:	Daniel Sorrow of Cotleur & Hearing
Property Owner:	DK Central Park, LLC
Location:	Verano South PUD 1- POD G- Plat 1 (Lots 1-4) along SW Macelli Way
Project Planner:	Bianca Lee, Planner I

**Project Description**

The applicant is requesting approval of a minor site plan upon 0.64 acres within the Verano PUD. The site plan includes four lots and two model homes. The Bonaire model includes a sales center with office space and there is an adjacent parking lot for visitor and employee parking.

**Previous Actions and Prior Reviews**

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and approved the applicant’s request for site plan approval on October 13, 2021.

**Location and Site Information**

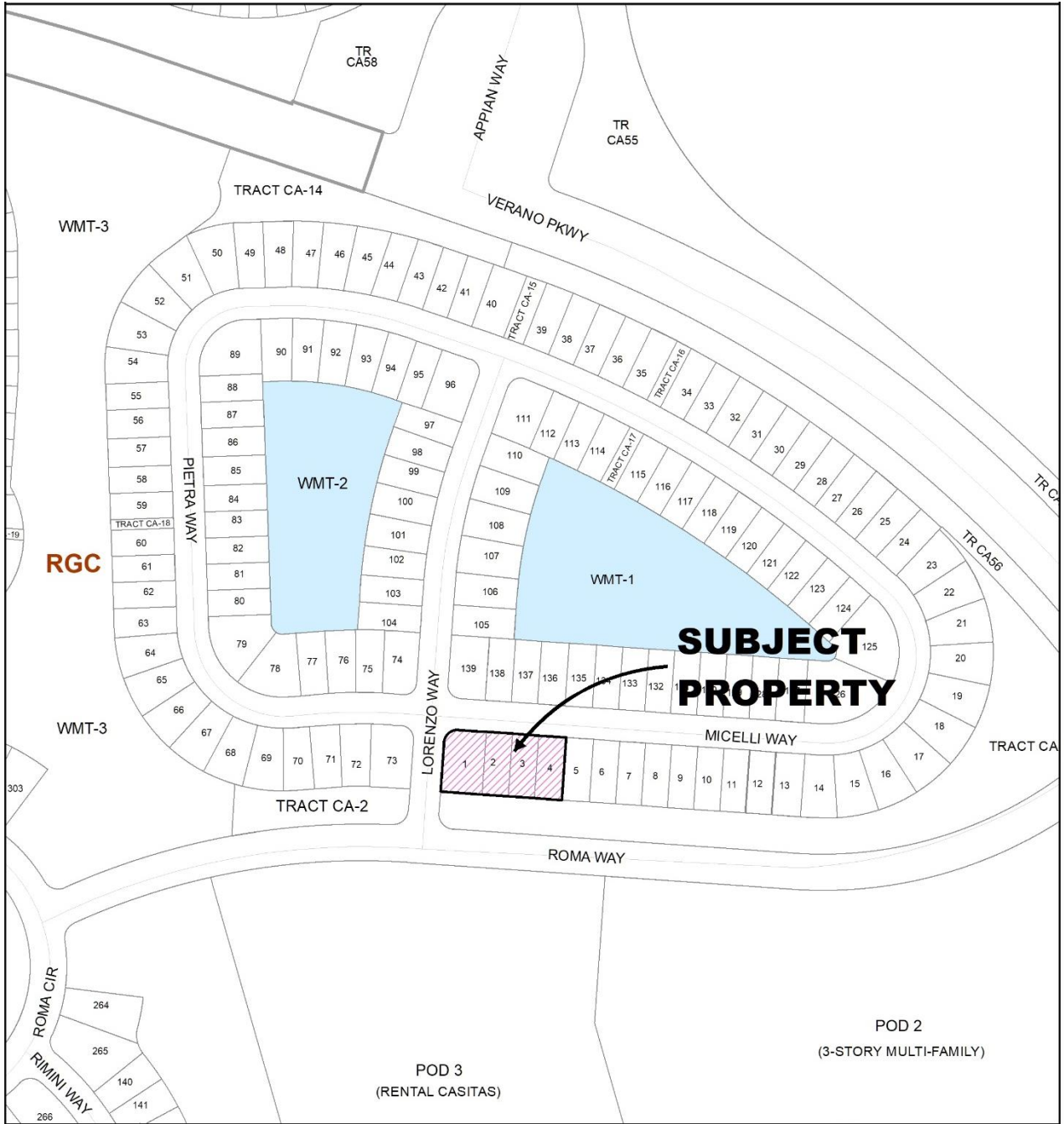
Parcel Numbers:	3332-700-0033-000-8, 3332-700-0034-000-5, 3332-700-0035-000-2, 3332-700-0036-000-9
Property Size:	0.64 acres
Legal Description:	Verano South PUD 1- POD G- Plat No. 1 (PB 92-11) Lots 1-4
Future Land Use:	RGC
Existing Zoning:	PUD
Existing Use:	Vacant

**Surrounding Uses**

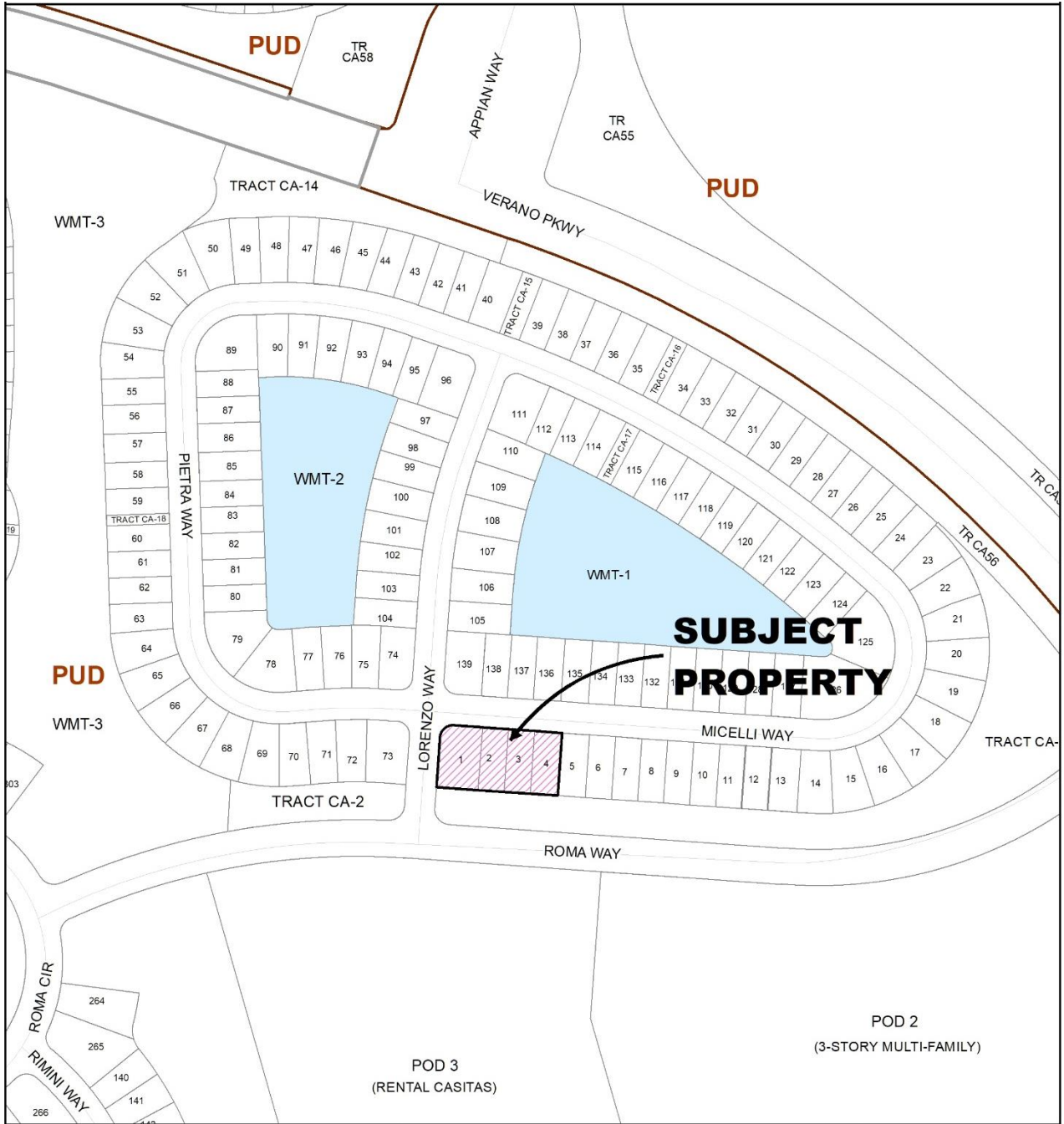
Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Vacant
East	RGC	PUD	Vacant
South	RGC	PUD	Vacant
West	RGC	PUD	Vacant

PUD –Planned Unit Development

RGC—Residential Golf Course



**Future Land Use**



**Existing Zoning**

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of the code of ordinances and has provided for the following statements of fact:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	Model homes and their respective sales centers are a permitted use within the Verano PUD.
<b>DUMPSTER ENCLOSURE</b>	N/A
<b>ARCHITECTURAL DESIGN STANDARDS</b>	N/A
<b>PARKING REQUIREMENTS</b>	The site plan requires 3 spaces and is providing 8 spaces, with 1 ADA space.
<b>BUILDING HEIGHT</b>	N/A
<b>SETBACKS</b>	Minimum building setback requirements of front 20'; side 5'; and rear 10'. The model homes are meeting all setback requirements within the PUD.

**CONCURRENCY REVIEW:** The project has been reviewed for compliance with the City of Port St. Lucie Comprehensive Plan Policies, as it pertains to the Residential Golf Course future land use classification, regarding provision of adequate public facilities and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	Sewer/water will be provided by the City of Port St. Lucie Utility Systems Department. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits
<b>TRANSPORTATION</b>	The staff review indicates that this project is contained within the previously approved Verano South POD "G"- Plat 1, Resolution 21-R16 and no additional traffic impact is anticipated by this site plan.
<b>PARKS AND OPEN SPACE</b>	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. Currently, there are adequate parklands available to meet the required level of service.
<b>STORMWATER</b>	The project will be required to submit a paving and drainage plan as part of their detailed plan approvals.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</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.
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**RECOMMENDATION**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval. The Site Plan Review Committee recommended approval of the site plan at their October 13, 2021 meeting.