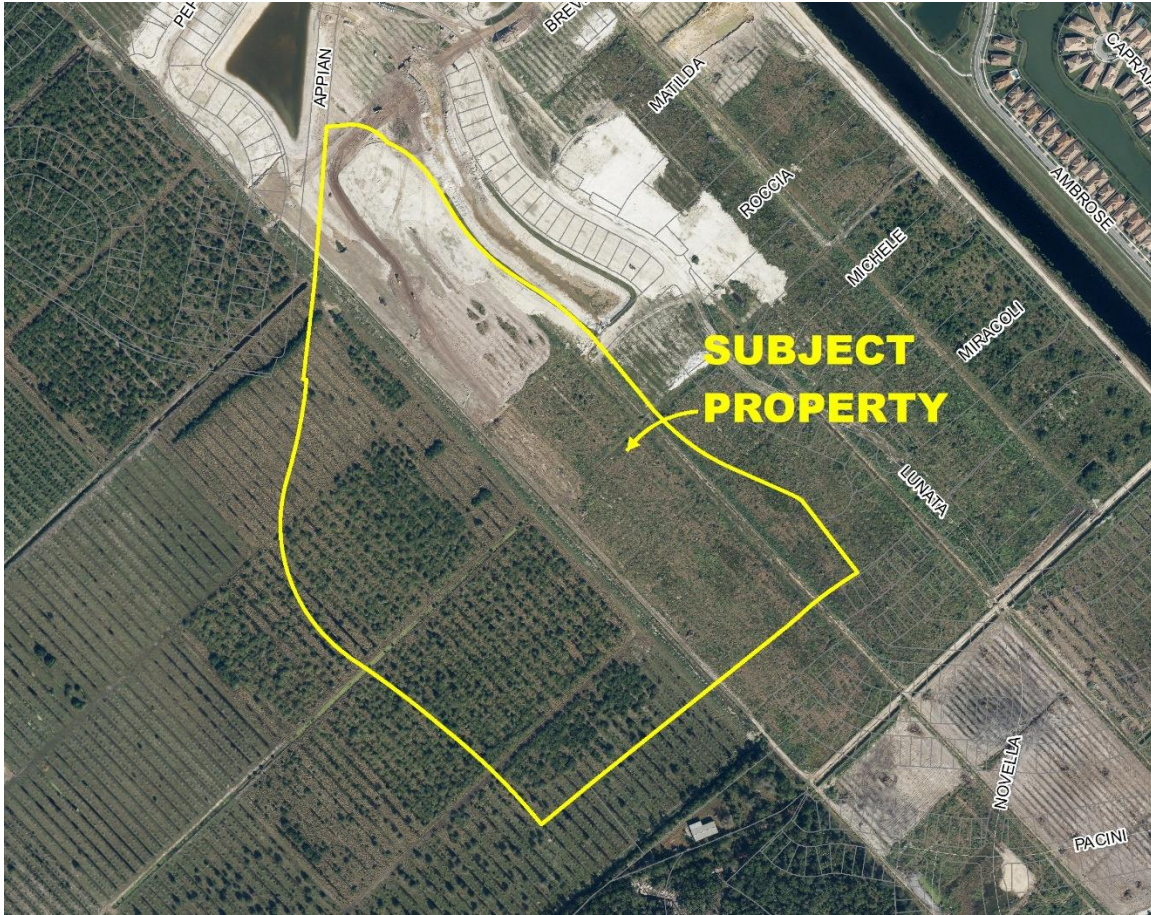




**Verano South PUD 1, Pod E, Plat 2  
 Preliminary Subdivision Plat with Construction Plans  
 P20-232**



**Aerial Map**

**SUMMARY**

Applicant's Request:	Request for approval of a Preliminary Plat with Construction Plans that is 75.98 acres in area and includes 215 lots for a project known as Verano South PUD 1 POD B Plat 2.
Applicant:	Cotleur-Hearing / Daniel Sorrow
Property Owner:	Verano Development, 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**

The application is for a Preliminary Plat with Construction Plans that is 75.98 acres in area. The project proposes 215 single-family lots and 1 lake along with roads and utility infrastructure.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee unanimously recommended approval of this preliminary subdivision plat with construction plans on December 9, 2020.

**Related Projects**

P20-025 – Verano South Pod E Plat 1 – Designated street right-of-way: Verano Parkway and Appian Way.

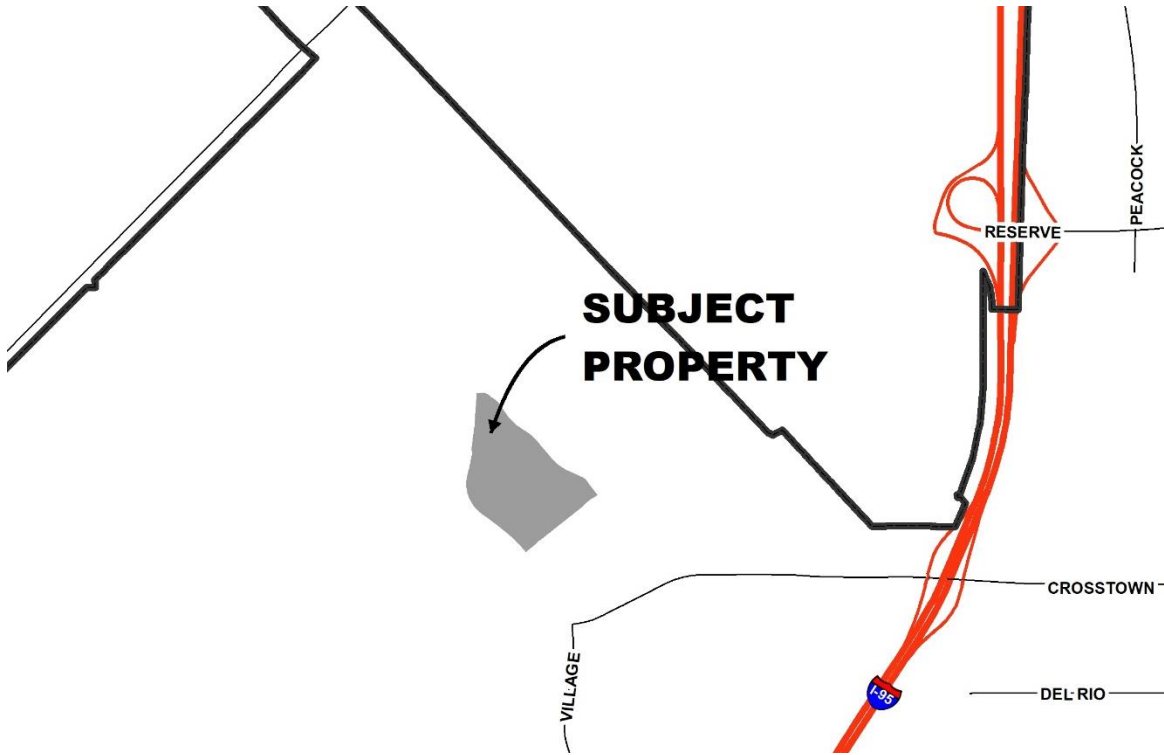
**Location and Site Information**

Property Size:	75.98 acres
Legal Description:	Being A Portion of Section 33, Township 36 South, Range 39 East, City of Port St. Lucie, St. Lucie County, Florida.
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

**Surrounding Uses**

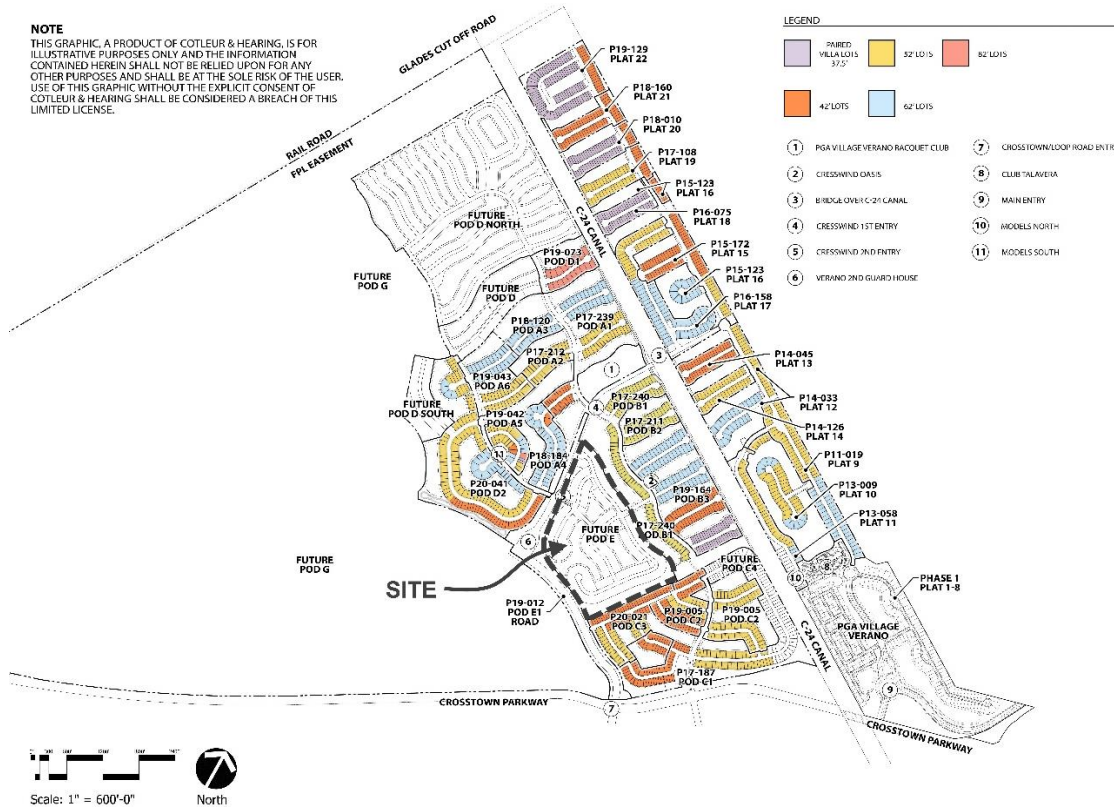
Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Platted single-family lots
South	RGC	PUD	Vacant land
East	RGC	PUD	Platted single-family lots
West	RGC	PUD	Platted single-family lots

RGC (Residential Golf Club) – PUD (Planned Unit Development)



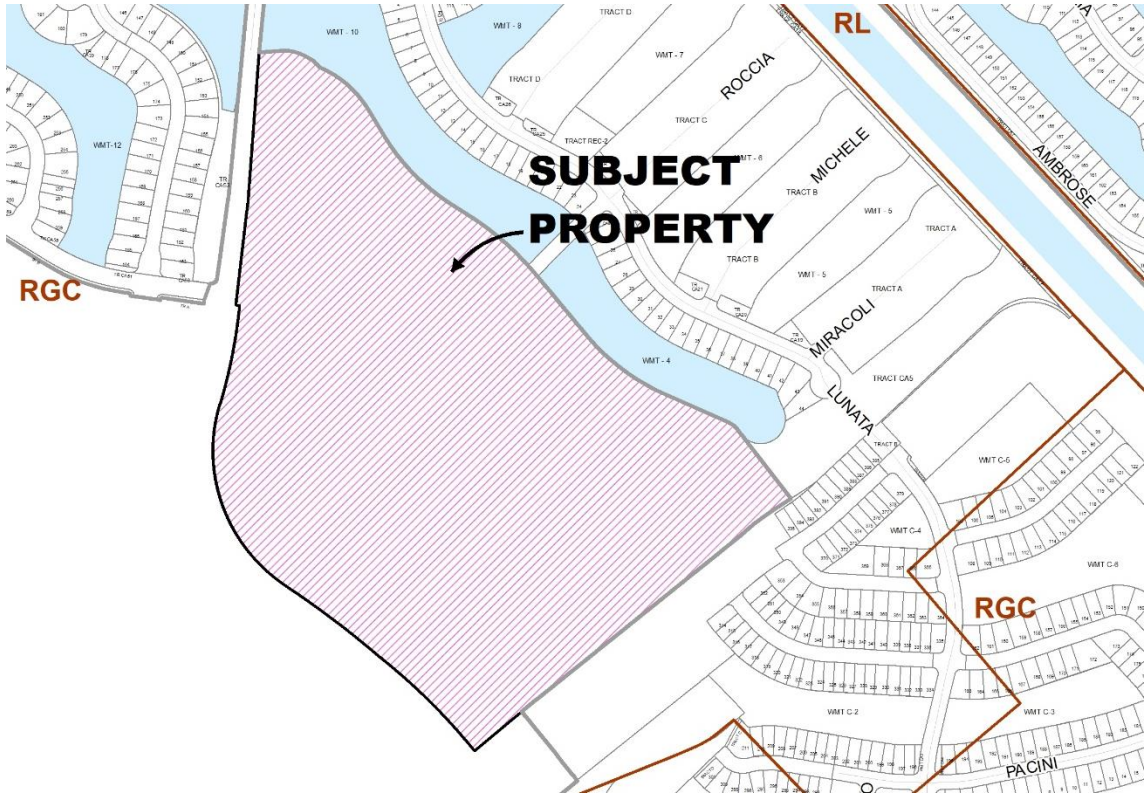
Location Map

**NOTE**  
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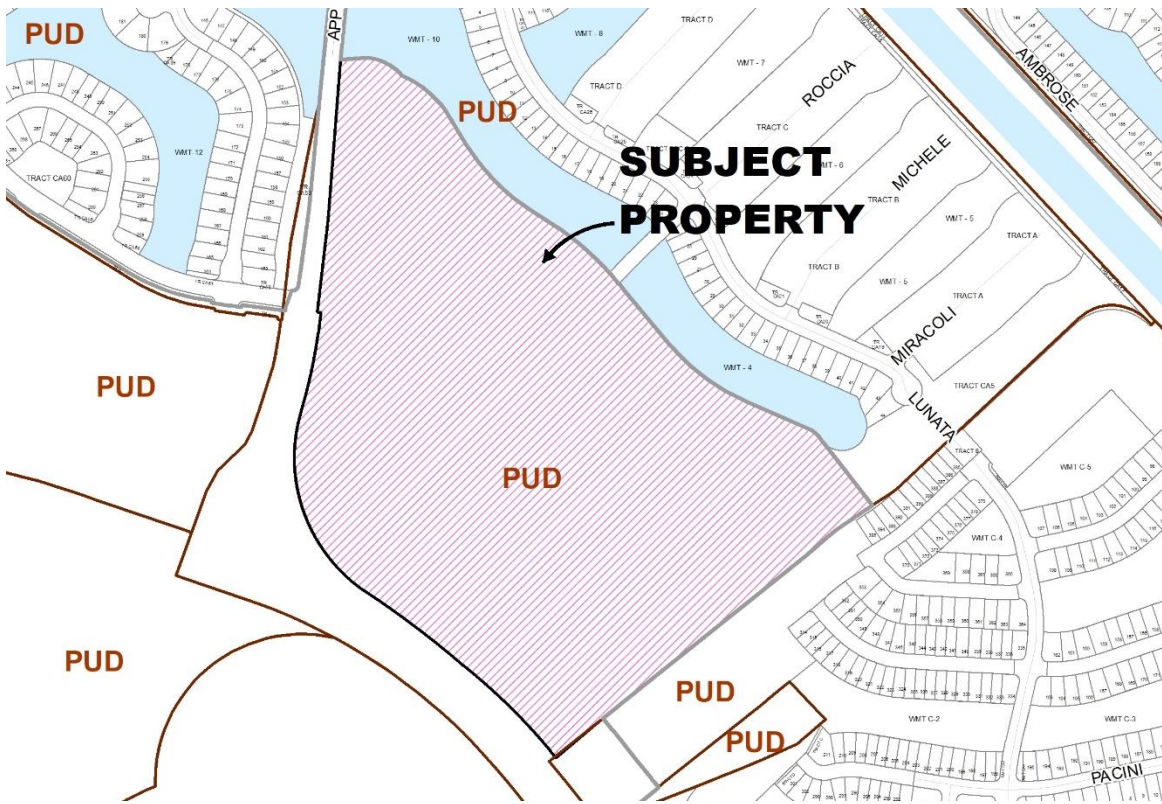


Overall Development Map





Future Land Use



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:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	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.
<b><i>Traffic Circulation</i></b>	The staff review indicates that the Verano South Pod E Plat 2 will generate approximately 2,058 daily vehicle trips, 166 a.m. peak hour trips, and 219 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, 8 <sup>th</sup> Edition". Transportation within Verano is addressed through the Verano (DRI Development Order (DO)). Capacity is available.
<b><i>Parks and Recreation Facilities</i></b>	In future phases, as indicated by the DRI Development Order, the applicant will need to provide a 50-acre park site for recreational uses.
<b><i>Stormwater Management Facilities</i></b>	Project will include paving and drainage plans that are in compliance with the adopted level of service
<b><i>Solid Waste</i></b>	Adequate capacity is available for future development.
<b><i>Public School Concurrency Analysis</i></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.

**Native Habitat/Tree Protection:** Upland preservation/mitigation requirements for the Verano DRI are addressed in the Development Order.

### **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).

## **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of Verano South Pod E Plat 2 Preliminary Plat on December 9, 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.