

Verano South POD G Model Row

Site Plan Application
(P21-219)

City Council Meeting

January 24, 2021

Bianca Lee, Planner I

INCORPORATED

CityofPSL.com

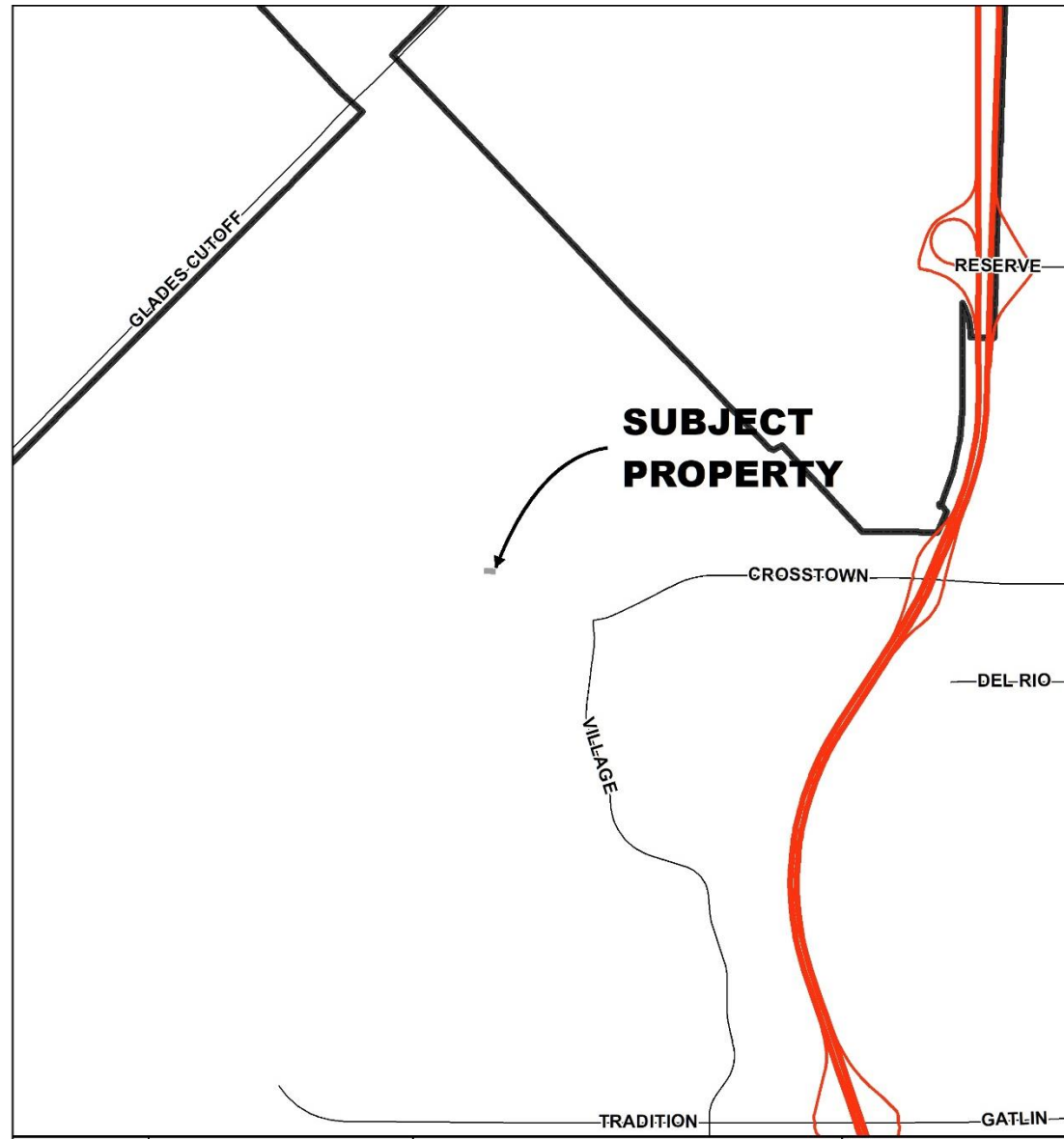


Applicant and Owner

- Applicant: Daniel Sorrow, Coteleur & Hearing
- Owner: DK Central Park, LLC
- Request: 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; there is an adjacent parking lot for visitor & employee parking.



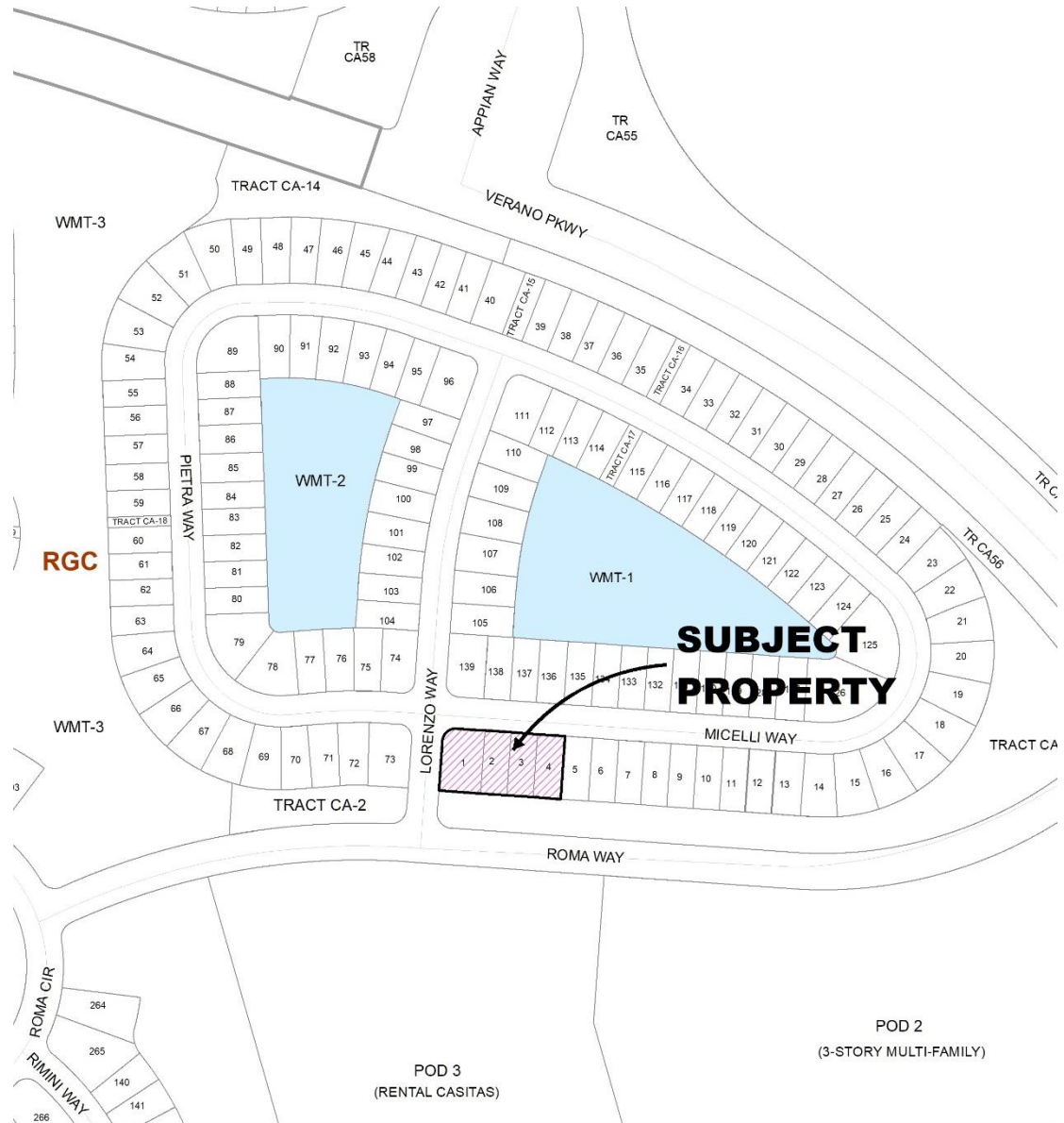
Location Map



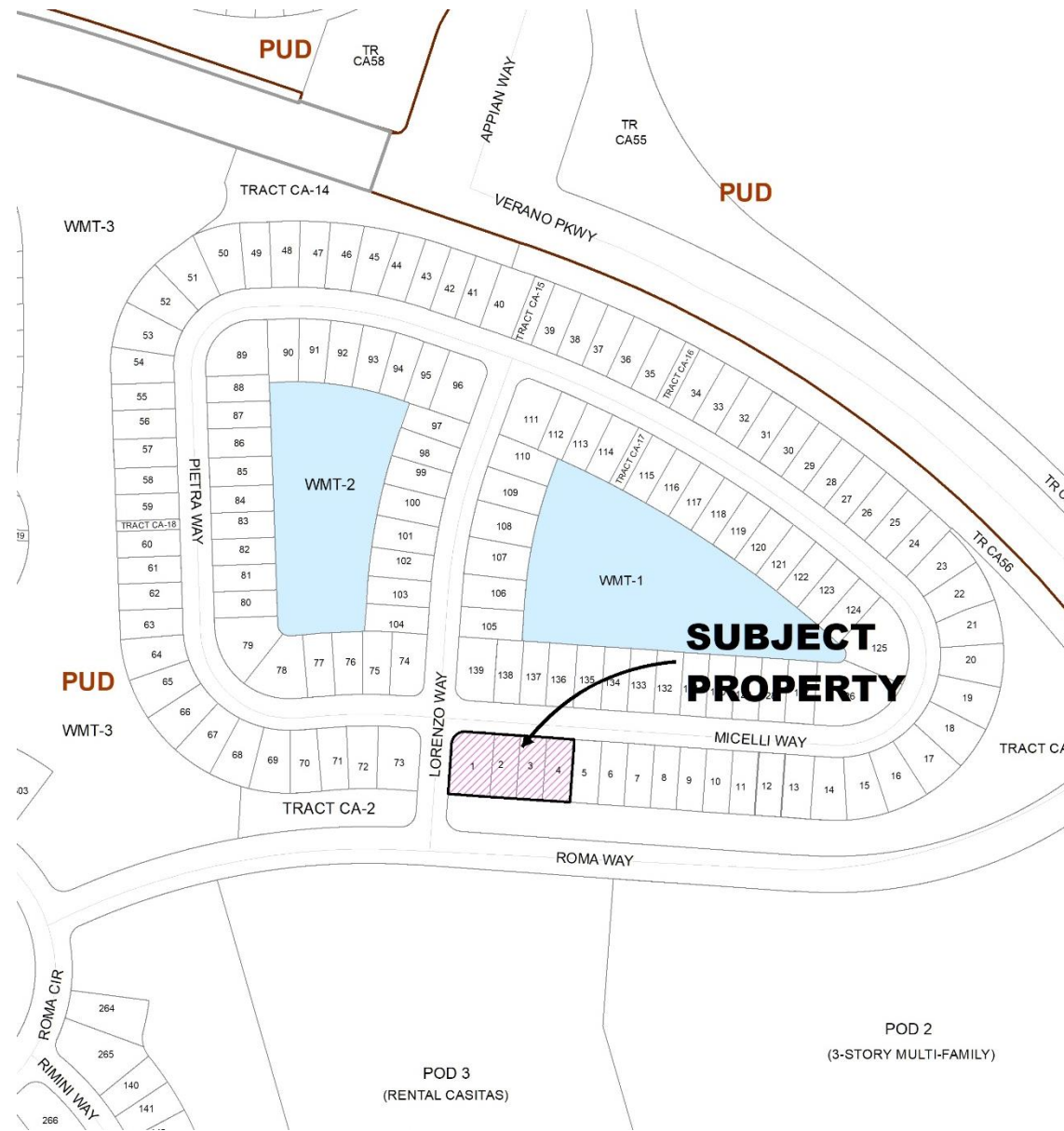
Aerial Map



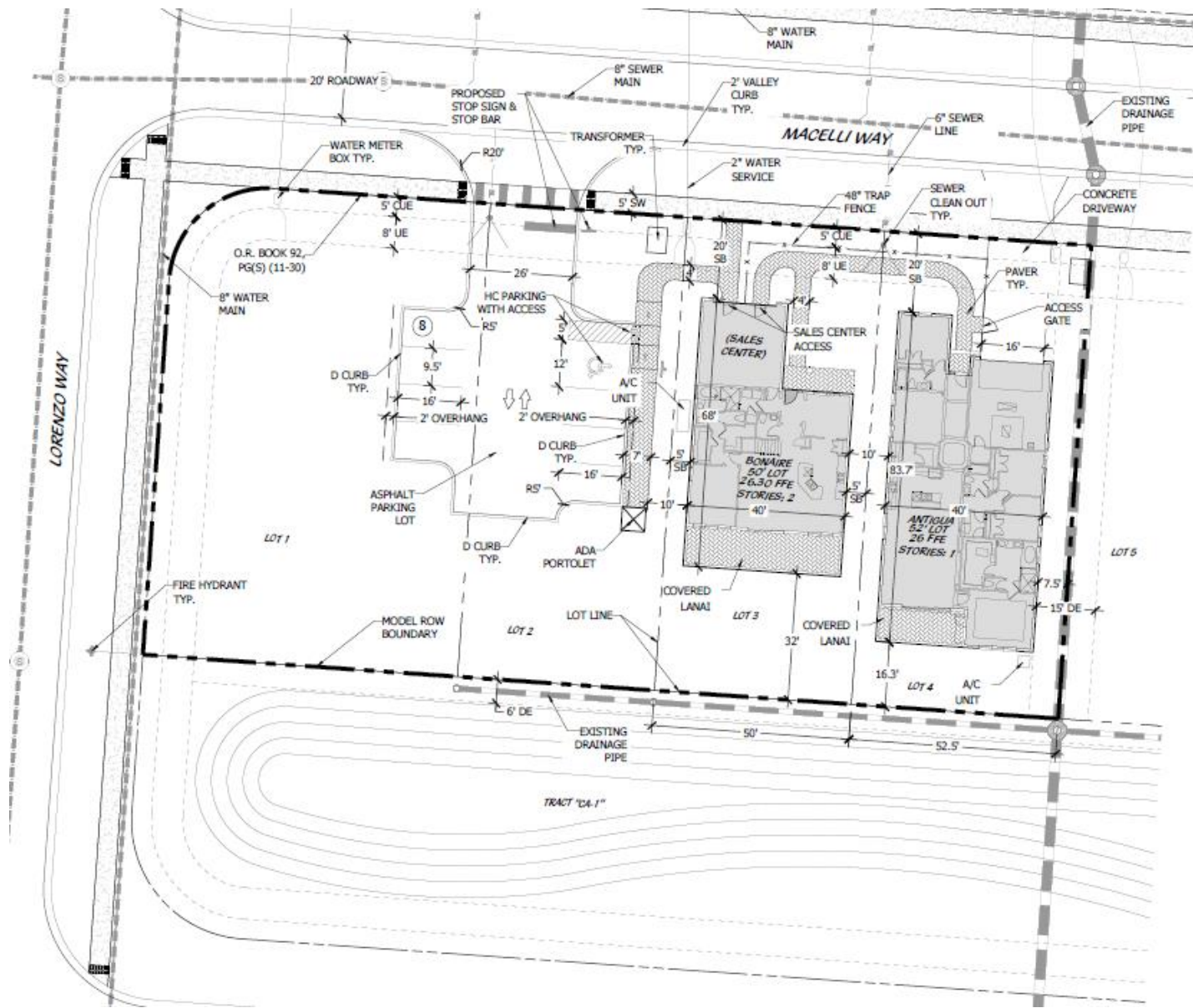
Future Land Use Map



Zoning Map



Site Plan



PARCEL ID NUMBERS
 LOT 1: 3332-700-0033-000-8
 LOT 2: 3332-700-0034-000-5
 LOT 3: 3332-700-0035-000-2
 LOT 4: 3332-700-0036-000-9

BUILDING CALCULATIONS MODELS
 LOT 3 - BONAIRE (2 STORY: 20')
 LOT 4 - ANTIGUA (1-STORY: 9'-4")
SALES CENTER
 LOT 3 - BONAIRE

BUILDING SETBACKS
BONAIRE
 FRONT
 LEFT SIDE
 RIGHT SIDE
 REAR

ANTIGUA
 FRONT
 LEFT SIDE
 RIGHT SIDE
 REAR

PERVIOUS/IMPERVIOUS CALCULATIONS
PERVIOUS
 OPEN SPACE (ESTIMATED)
 SUB-TOTAL

IMPERVIOUS
 SIDEWALKS & DRIVEWAYS & PATIO & VIA
 BUILDING COVERAGE
 SUB-TOTAL

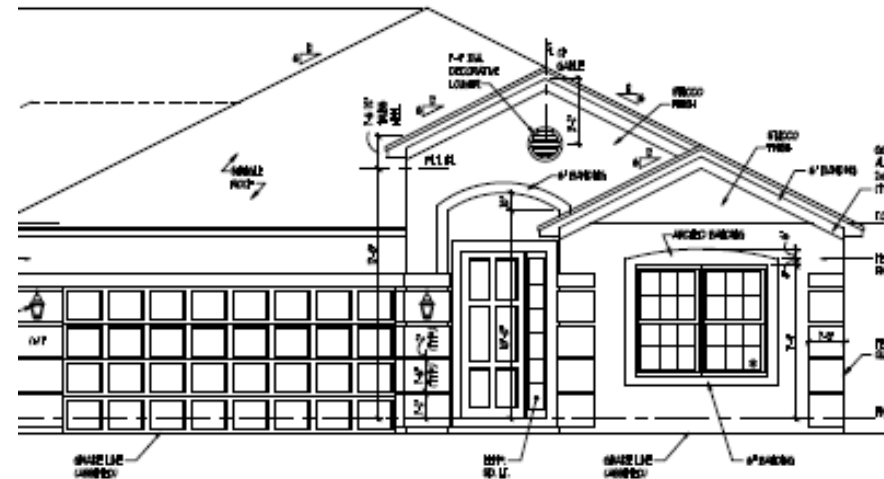
TOTAL
PARKING CALCULATIONS
SALES CENTER
 LOT 3 - BONAIRE

SALES OFFICE (1:200 REQUIRED)

LEGEND

HC	HANDICAP (PROPOSED)	HC SIGN (PROPOS)
SB	SETBACK (PROPOSED)	STOP SIGN (PROP)
SW	SIDEWALK (PROPOSED)	
TYP	TYPICAL (PROPOSED)	
UE	UTILITY EASEMENT (EXISTING)	
CUE	CITY UTILITY EASEMENT (EXISTING)	
DE	DRAINAGE EASEMENT (EXISTING)	





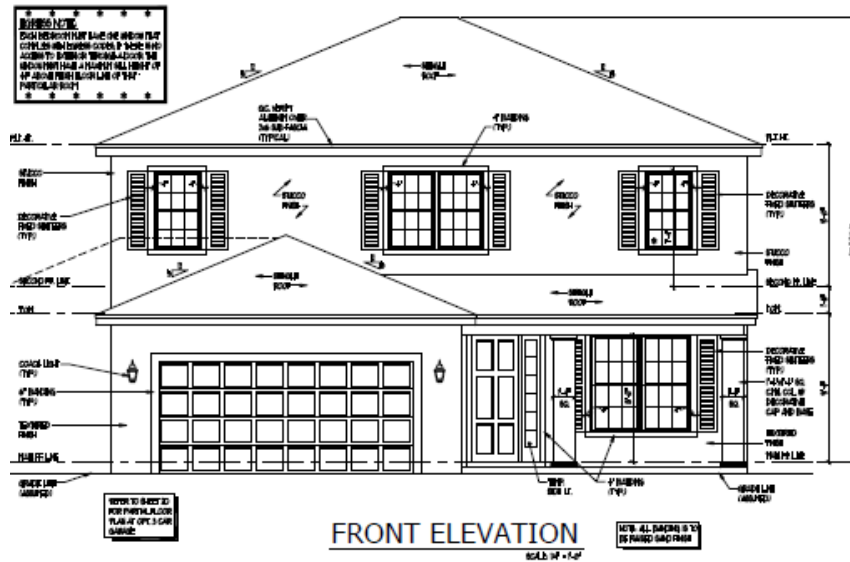
FRONT ELEVATION
SCALE 1/4" = 1'-0"

Antigua



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Bonaire



Models

Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Model homes and their respective sales centers are a permitted use within the Verano PUD.
DUMPSTER ENCLOSURE	N/A
ARCHITECTURAL DESIGN STANDARDS	N/A
PARKING REQUIREMENTS	The site plan requires 3 spaces and is providing 8 spaces, with 1 ADA space.
BUILDING HEIGHT	N/A
SETBACKS	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

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Sewer/water will be provided by the City of Port St. Lucie Utility Systems Department.
TRANSPORTATION	Transportation impacts to the proposed model row within the Verano DRI does not warrant any changes to the previously approved transportation related development order conditions. 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.
PARKS AND OPEN SPACE	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.
STORMWATER	The project will be required to submit a paving and drainage plan as part of their detailed plan approvals.
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	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.



Traffic Impact Analysis

- This development is contained within the Verano DRI area.
 - Previously Plat approval for POD G, Plat 1 was given and this Site plan here for approval today allows for model homes to occupy within the previously approved area.
- Received latest Amended Traffic Statement November 2021
- Report completed by MacKenzie Engineering & Planning, Inc. for Kolter Communities
- Reviewed by City Staff
- Found to be consistent with the DRI



Latest Trip Counts

Shopping Center

PM Peak = 403 Trips

Single-Family Residential

PM Peak = 1,429 Trips

Residential Townhouse

PM Peak = 187 Trips

Total Trips = 2,019

(based on estimated building permits,
November 2021)

- No additional roadway requirements are triggered at this time.
- Improvements required within the current DRI have already been completed beyond what is required per the current trip counts.
- 5,023 total PM peak hour trips triggers 2 lane extension of Crosstown to North-South A which is currently under design.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 8th Edition.

Recommendation

The Site Plan Review Committee recommended approval of the site plan at their meeting on October 13, 2021.

