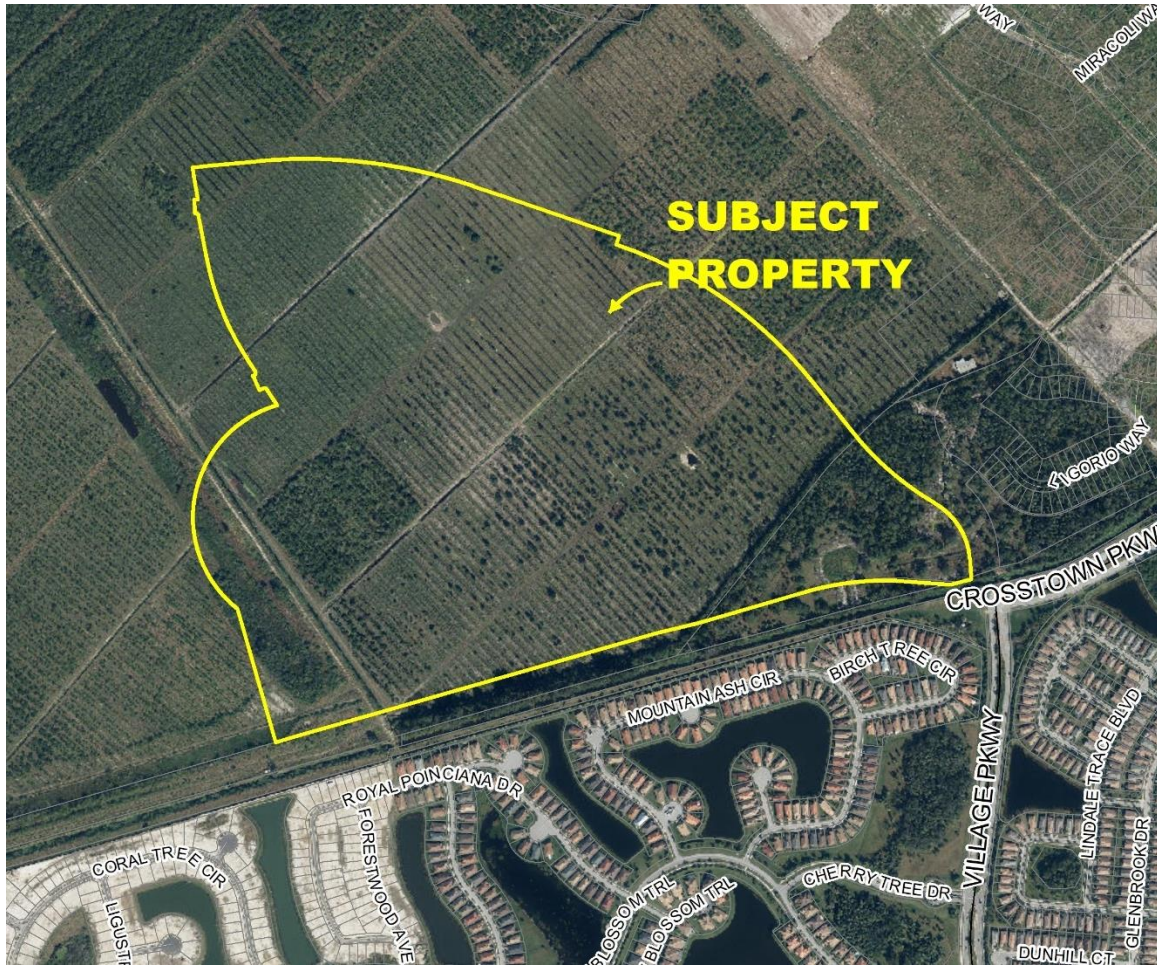




**Verano South PUD 1 - Pod G – Plat No. 1**  
**Preliminary Subdivision Plat with Construction Plans**  
**P20-157**



**Aerial Map**

**SUMMARY**

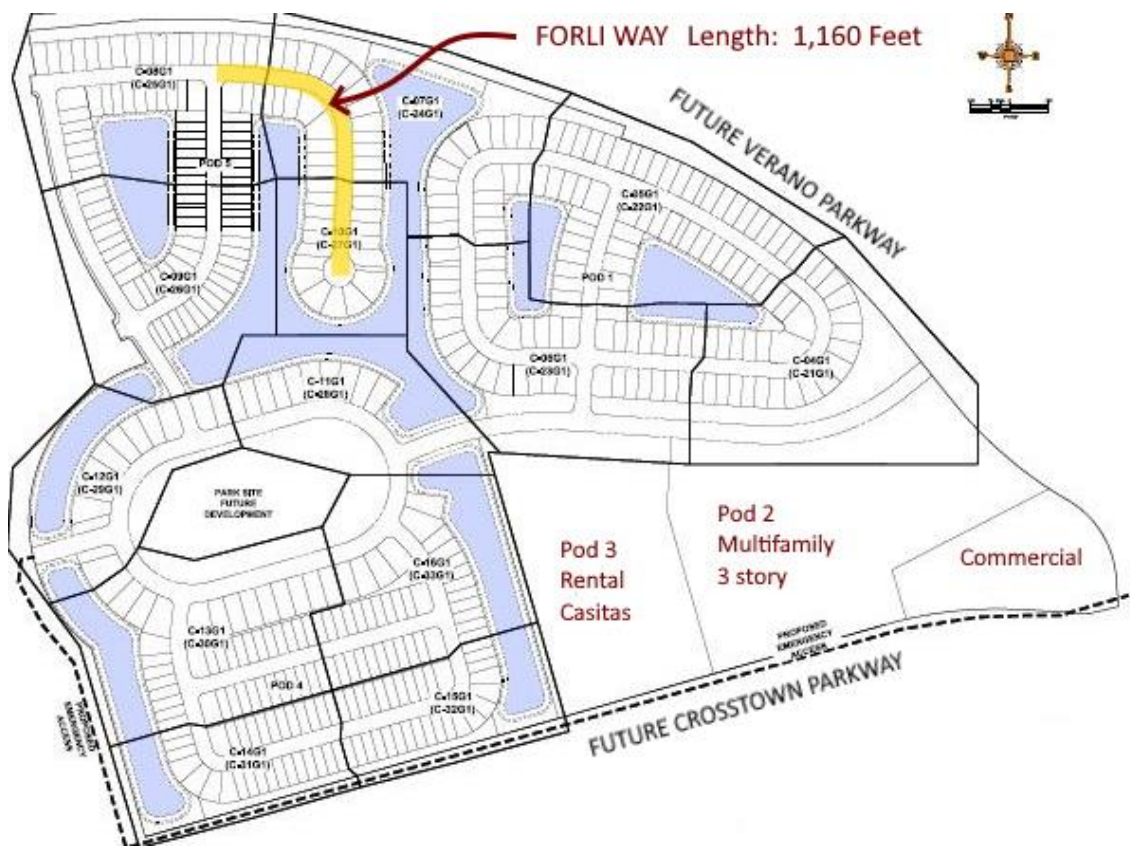
Applicant's Request:	Request for approval of a Preliminary Plat with Construction Plans that is 193.35 acres in area and includes 436 lots.
Applicant:	Cotleur-Hearing / Daniel Sorrow
Property Owner:	Verano Development, LLC
Location:	West of Interstate 95, north of Crosstown Parkway, east of Glades Cut-off Road
Project Planner:	Holly F. Price, AICP, Planner III

**Project Description**

This application is for a Preliminary Plat with Construction Plans that is 193.35 acres in area. The applicant is proposing 436 residential lots and 7 water management tracks, along with roads and utility infrastructure. In addition, sites for 10.71 acres of recreation, 8.3 acres of commercial, 16.43 acres of single-family rental casitas (Pod 3), and 20.58 acres of 3-story multifamily development (Pod 2) are proposed.

Special Permission for Cul-de-sac Length Exceeding 1,000 feet: Per Section 156.098, of the City’s Subdivision Regulations, cul-de-sacs shall not exceed 1,000 feet in length without special permission from the Planning and Zoning Board; except where, due to unusual circumstances, a greater length may be deemed necessary.

The Applicant is requesting special permission for Forli Way to exceed the maximum cul-de-sac length; the maximum length permitted is 1,000 feet and the proposed length is approximately 1,160 feet. The applicant seeks to extend the length by 160 feet. Please find the Applicant’s Request for Special Permission letter attached in this report.



**Pod G Plat 1 – Lots, Parcels, and Streets**

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of this preliminary subdivision plat with construction plans on October 28, 2020.

**Related Projects**

P20-080 – Verano South Pod G PUD: This PUD is on the agenda today for the P&Z Board Meeting. It will need to be reviewed by the P&Z Board prior to the review and recommendation on this proposed Preliminary Pod G Subdivision Plat.

P20-189 – Verano DRI: This DRI is on the agenda today for the P&Z Board Meeting. It will need to be reviewed by the P&Z Board prior to the review and recommendation of this proposed Preliminary Pod G Subdivision Plat.

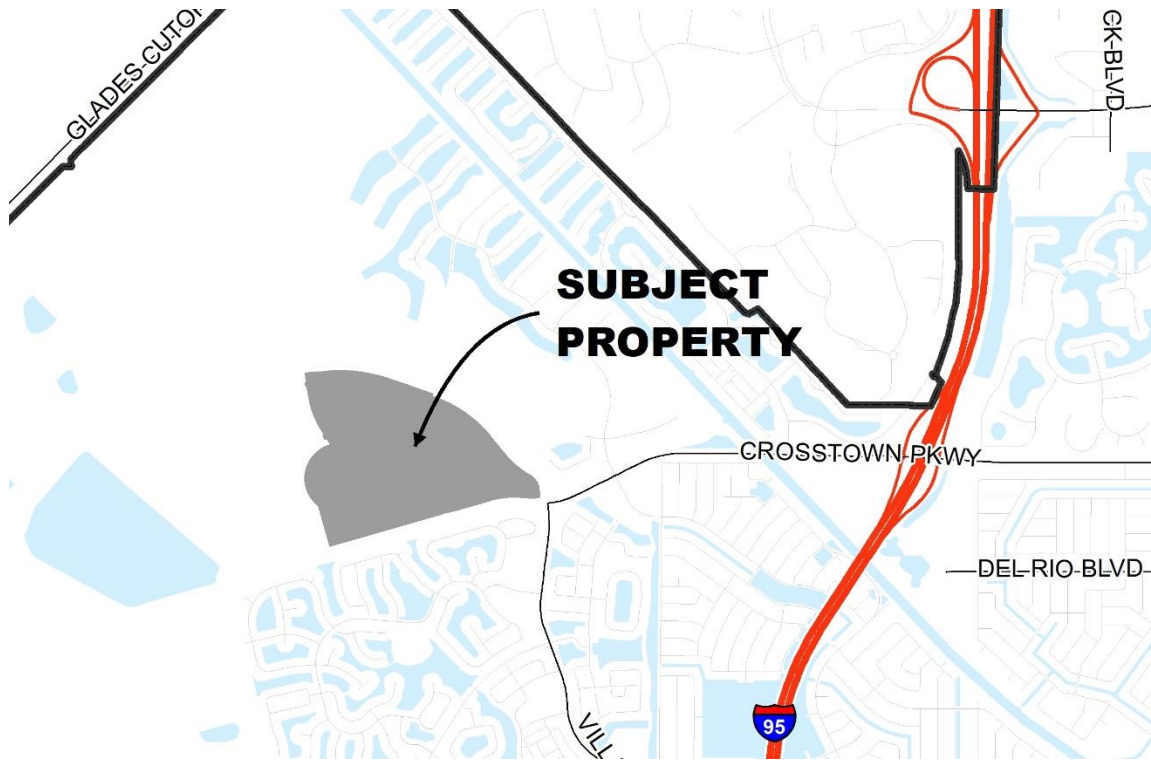
**Location and Site Information**

Property Size:	193.35 acres
Legal Description:	Being A Portion of Sections 32 And 33, Township 36 South, Range 39 East, And Sections 4 And 5, Township 37 South, Range 39 East, City of Port St. Lucie, St. Lucie County, Florida.
Future Land Use:	Residential Golf Club (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

**Surrounding Uses**

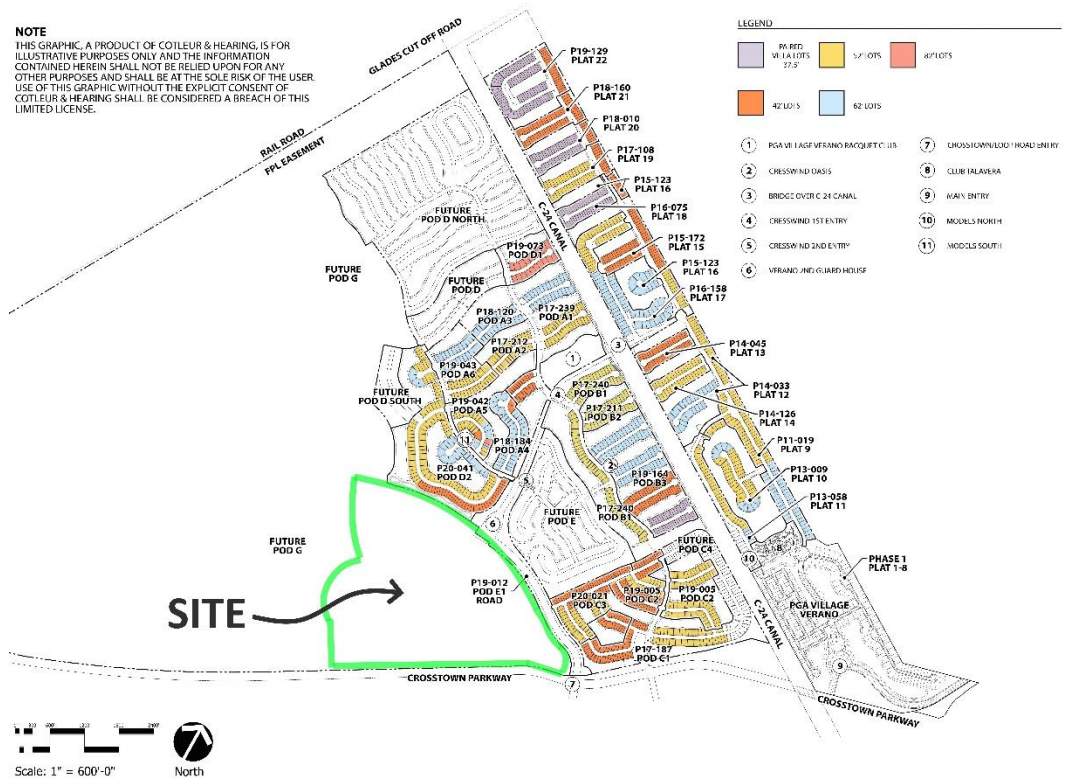
Direction	Future Land Use	Zoning	Existing Use
NE	RGC	PUD	Vacant, Platted residential lots
SE	NCD	MPUD	Vitalia Platted residential lots
SW	RGC	PUD	Vacant
NW	RGC	PUD	Vacant, Platted residential lots

RGC, (Residential Golf Course) – PUD, (Planned Unit Development) - MPUD, Master Planned Unit Development – NCD (New Community District)

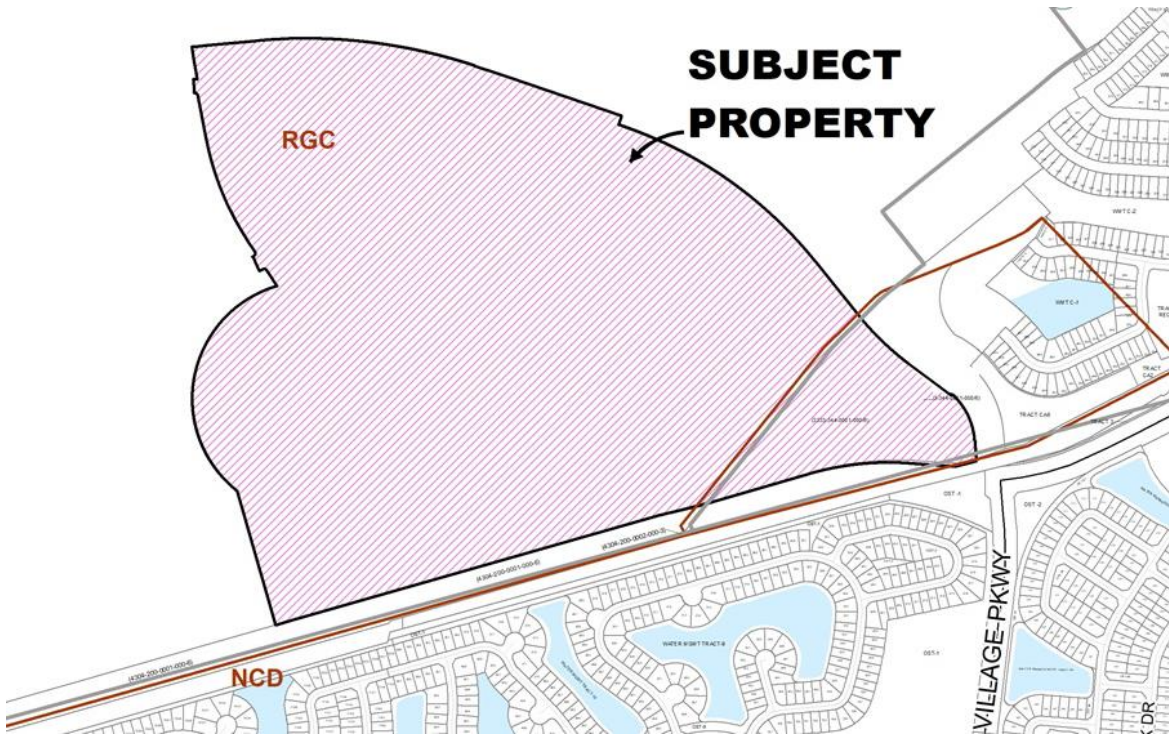


Location Map

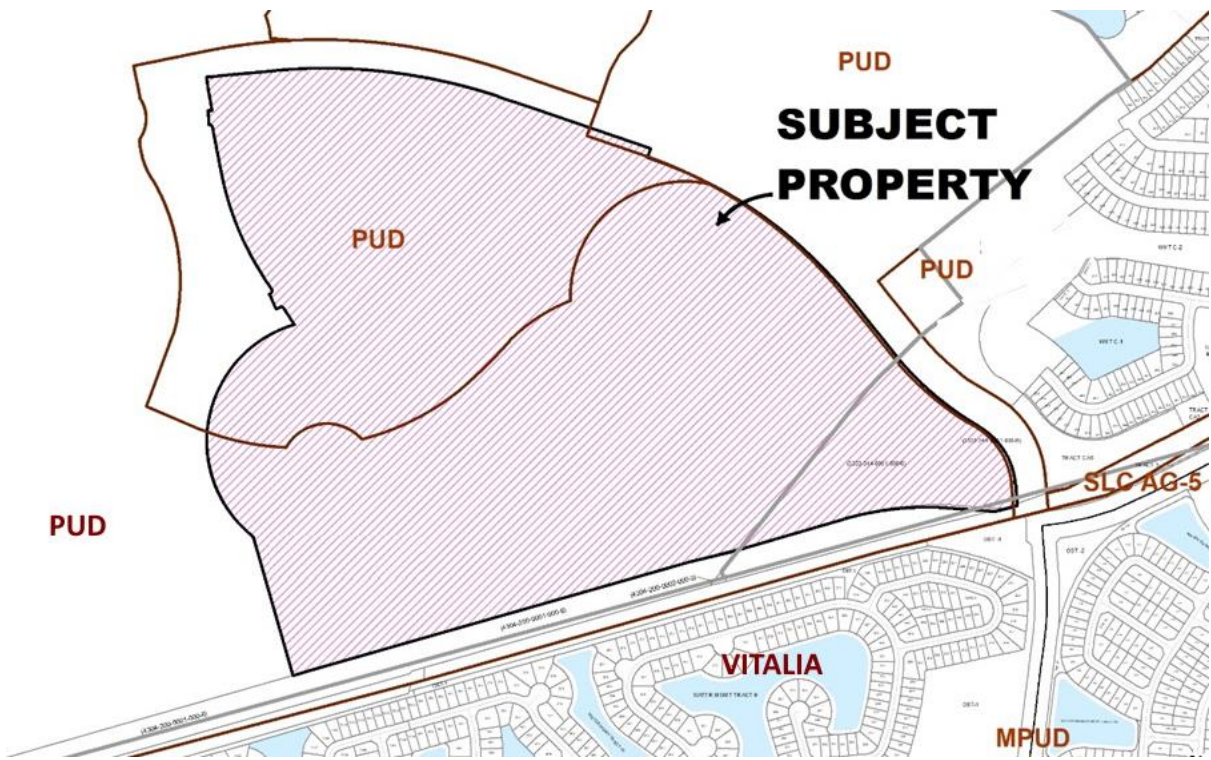
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Overall Development Map



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>	According to MacKenzie Engineering and Planning, Inc., after internal capture with other uses within the DRI and pass-by capture, the buildout is projected to generate the following net new external trips: 68,960 daily, 5,302 AM peak-hour (1,806 in, 3,496 out) and 6,410 PM peak-hour (3,750 in, 2,660 out) trips. 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. Any upland vegetation has been mitigated and is not subject to requirements.

### **OTHER**

**Fire District:** The access location (external and internal) has been reviewed 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 subdivision plat 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.

## **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of Verano South PUD 1 - Pod G - Plat No. 1 Preliminary Plat on October 28, 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.