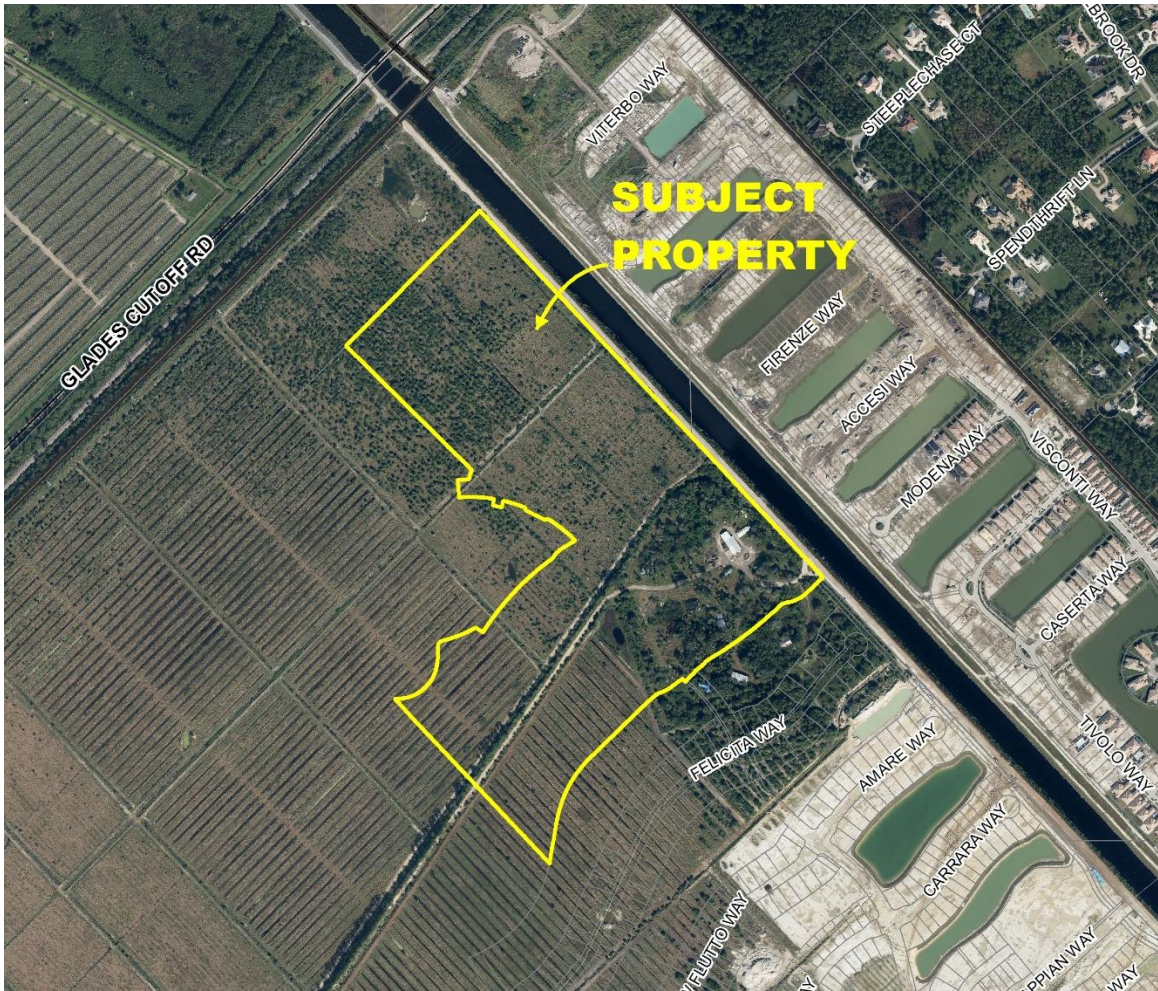




Verano South PUD 1 - Pod D - Plat No. 4
Final Subdivision Plat with Construction Plans
P21-170



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a Final Plat with Construction Plans that is 87.24 acres in area and includes 268 lots for a project known as Verano South PUD 1- POD D - Plat No. 4.
Applicant:	Cotleur-Hearing / Daniel Sorrow, PLA
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, Senior Planner

Project Description

The application is for a Final Plat with Construction Plans that is 87.24 acres in area. The project proposes a total of 268 lots: 140 single-family lots, 128 duplex lots, and 4 lakes along with roads and utility infrastructure.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this final subdivision plat with construction plans on August 25, 2021.

Related Projects

P20-214 – Verano South Pod D PUD, Amendment 3 – The Planned Unit Development (PUD) Planned Unit Development zoning document and concept plan was approved by the City Council on February 8, 2021.

P21-004 – Verano South Pod D, Plat 4 Preliminary Plat – Preliminary Plat was approved by City Council on April 26, 2021 (Resolution 21-R40).

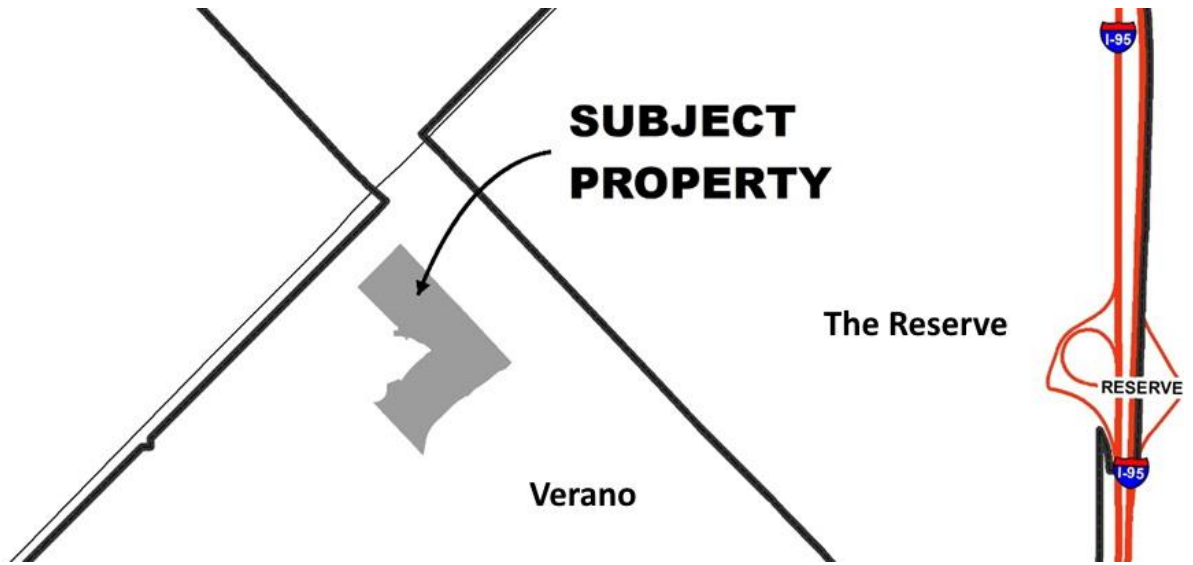
Location and Site Information

Property Size:	87.24 acres
Legal Description:	Being A Portion of Sections 28, 29, And 32, 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 / A few buildings associated with grove

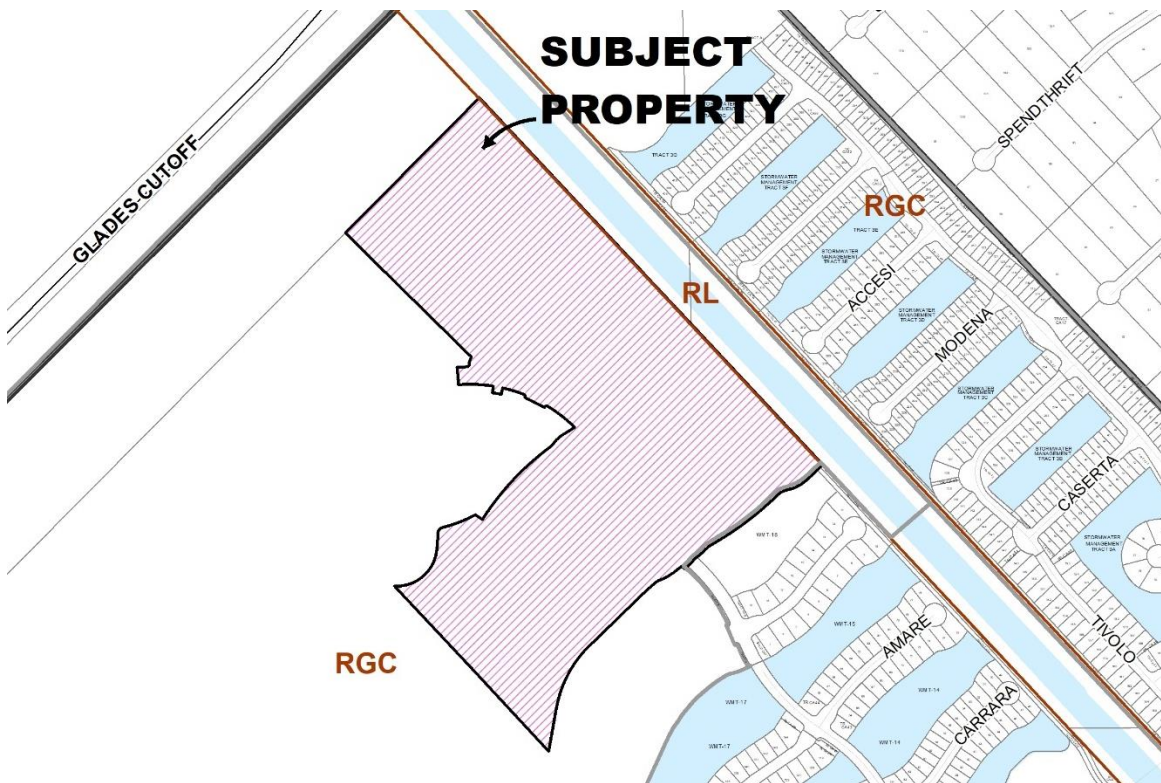
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Platted residential lots / C-24 canal
South	RGC	PUD	Vacant
East	RGC	PUD	Vacant / Platted residential lots
West	RGC	PUD	Vacant

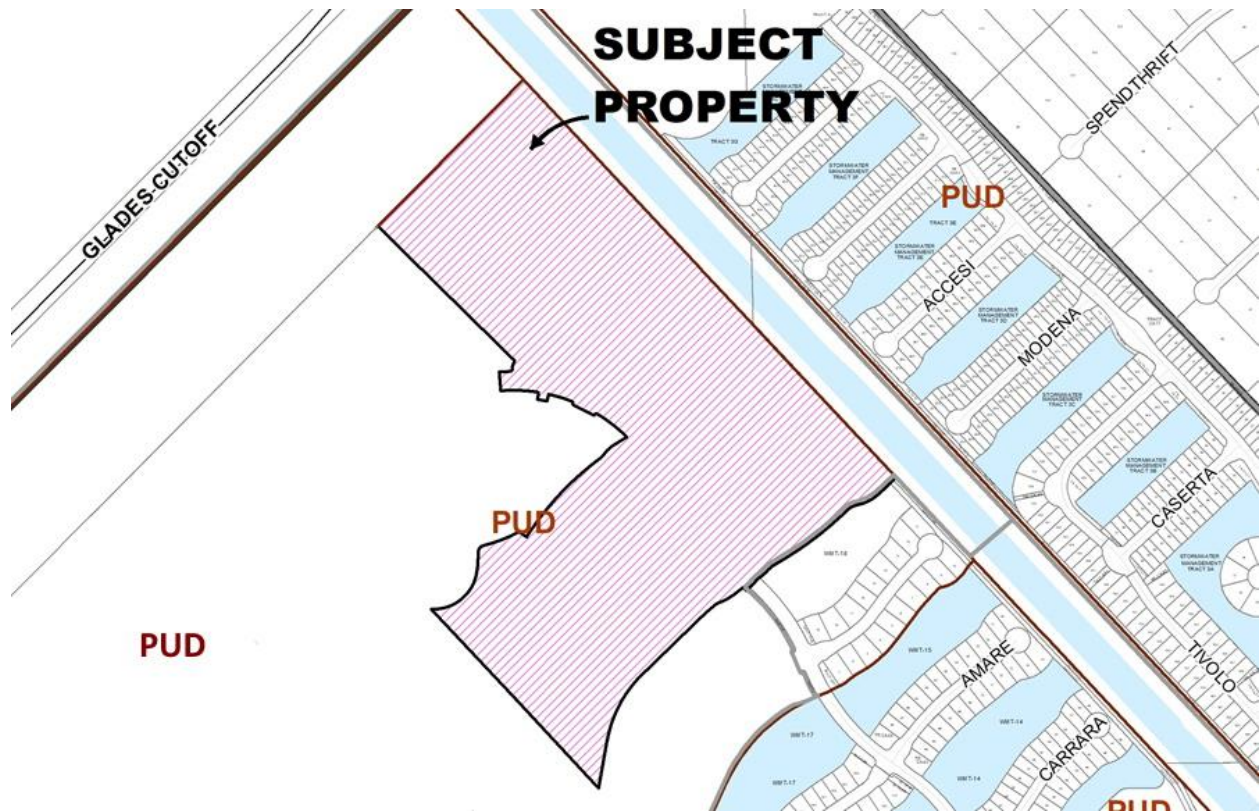
RGC (Residential Golf Club) – PUD (Planned Unit Development)



Location 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:

<p><i>Sanitary Sewer and Potable Water Facilities</i></p>	<p>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.</p>
<p><i>Traffic Circulation</i></p>	<p>The staff review indicates that the lots will generate approximately 2,565 daily vehicle trips, 206 a.m. peak hour trips, and 273 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, 8th Edition". Transportation within Verano is addressed through the Verano (DRI Development Order (DO)). Capacity is available.</p>

<i>Parks and Recreation Facilities</i>	In future phases, as indicated by the DRI Development Order, the applicant will need to provide a 50-acre park site for recreational uses.
<i>Stormwater Management Facilities</i>	Project will include paving and drainage plans that are in compliance with the adopted level of service
<i>Solid Waste</i>	Adequate capacity is available for future development.
<i>Public School Concurrency Analysis</i>	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. There are no preservation/mitigation requirements for this property.

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).

Public Works Traffic Analysis:

This application for a subdivision plat has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the Verano DRI Development Order, the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

Regarding the future roadway commitments, no additional roadway requirements are triggered at this time. As of November 2021, Verano had a total of 2,019 total PM peak trips. The next roadway trigger is at 5,023 total PM peak hour trips per Verano DRI. This next roadway requirements will be for a 2-lane extension of Crosstown Parkway to North-South A Road. Construction plans for this portion of roadway are already under review, prior to the DRI trip triggering the requirement.

The proposed plat was found to be consistent with the Verano DRI.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Verano South PUD 1- Pod D - Plat No. 4 Final Plat on August 25, 2021.

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.