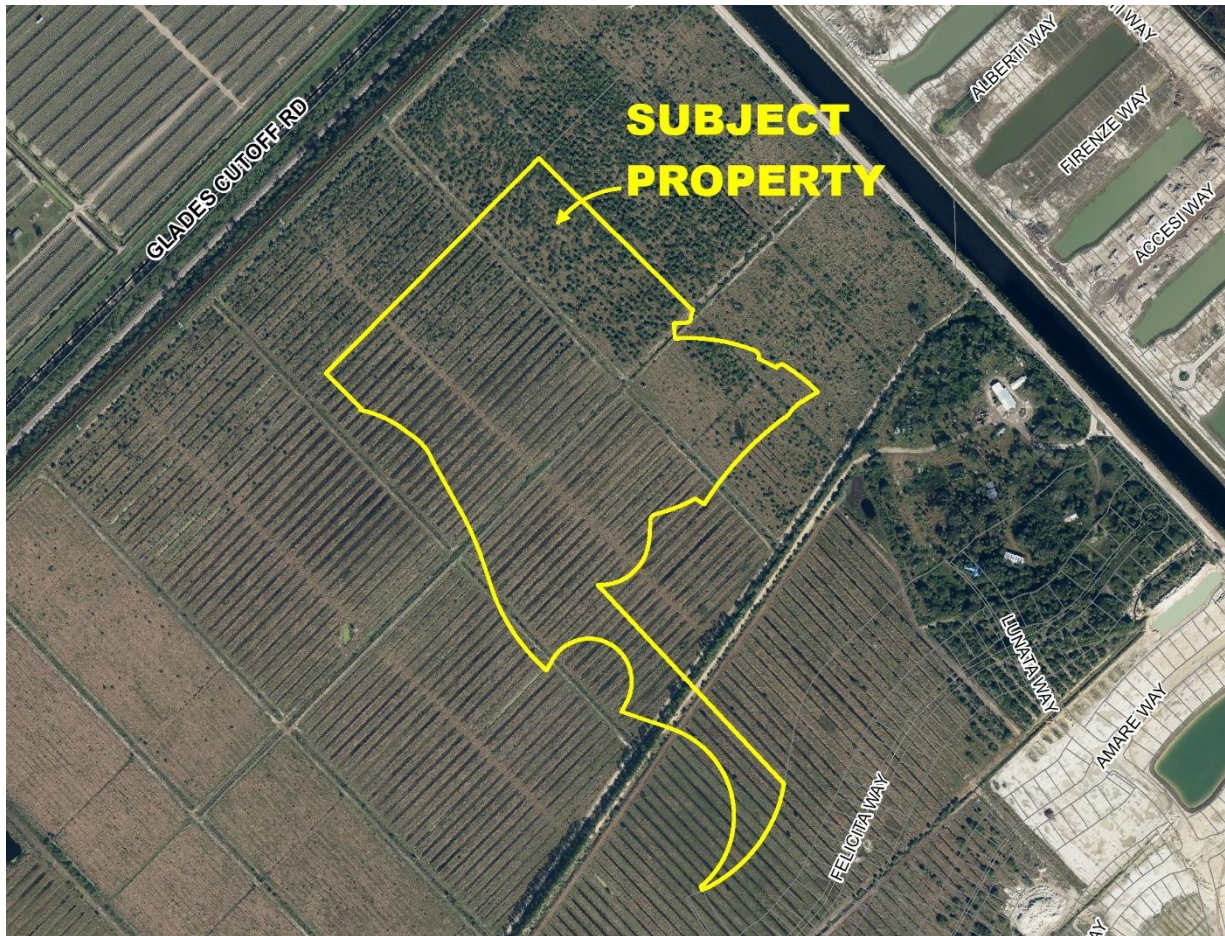




**Verano South PUD 1 - Pod D - Plat No. 5
 Preliminary Plat with Construction Plans
 P21-155**



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a Preliminary Plat with Construction Plans that is 59.526 acres in area and includes 142 residential lots for a project known as Verano South PUD 1 - POD D - Plat No. 5.
Applicant:	Coteleur-Hearing / Daniel Sorrow, PLA, Agent
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 Preliminary Plat with Construction Plans that is 59.526 acres in area. The project proposes 142 residential lots along with lakes, roads, and utility and drainage infrastructure.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this preliminary subdivision plat with construction plans on August 11, 2021.

Related Projects

P20-080 – Verano South Pod G PUD Amendment and Rezoning – The Planned Unit Development (PUD) zoning document and concept plan was approved by the City Council on January 25, 2021.

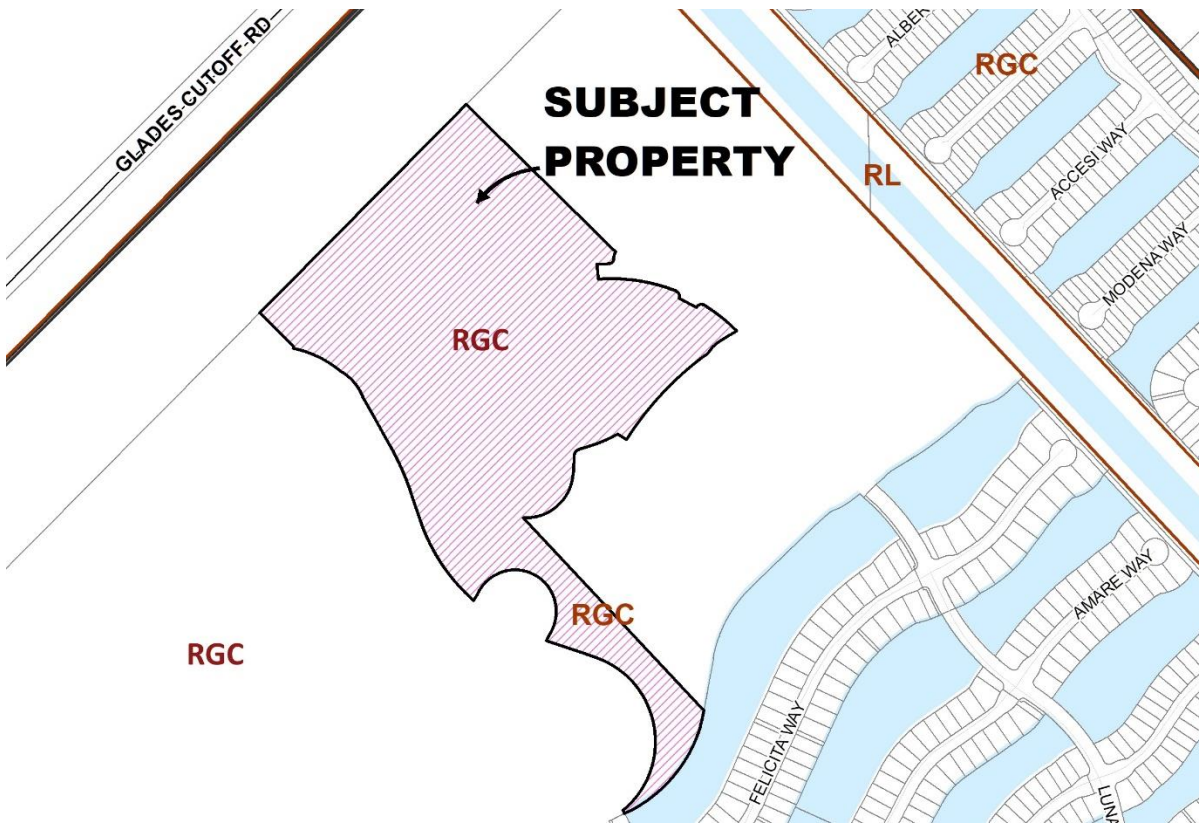
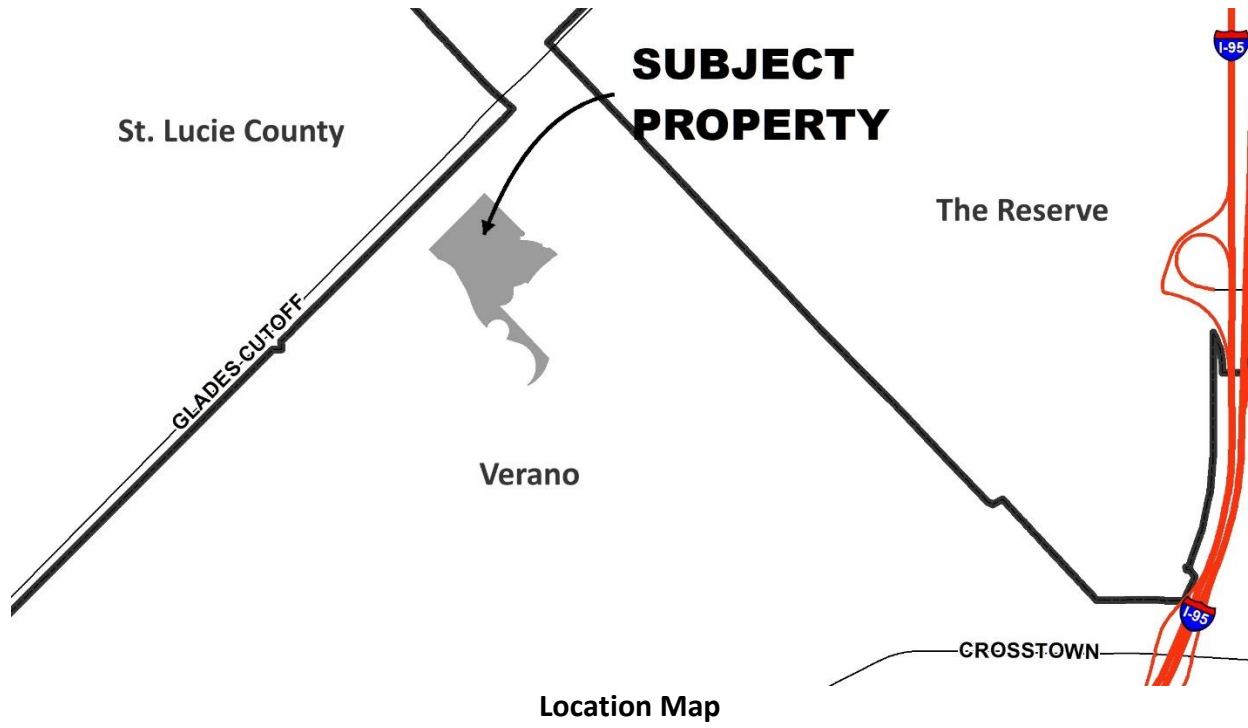
Location and Site Information

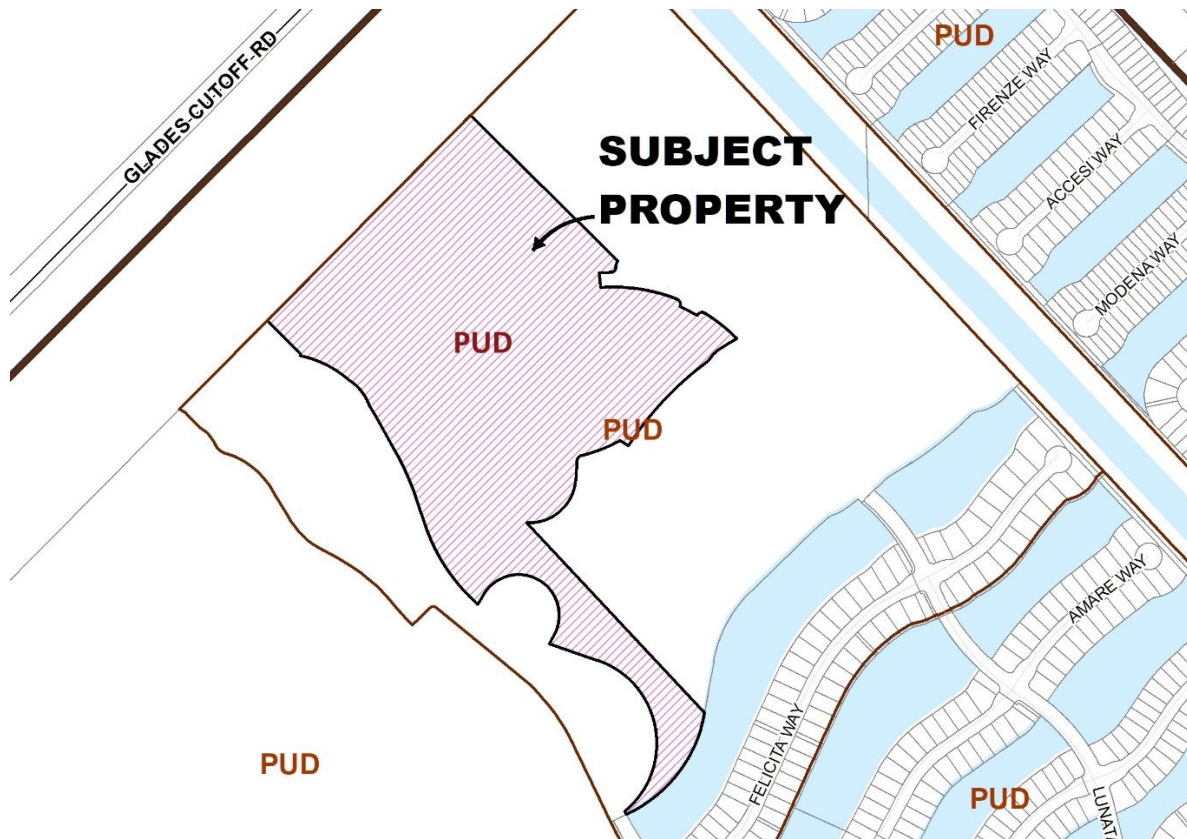
Property Size:	59.526 acres
Legal Description:	Being A Portion of Sections 29, 31 And 32, Township 36 South, Range 39 East and Sections 5 And 6, Township 37 South, Range 39 East City of Port St. Lucie, St. Lucie County, Florida.
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC-AG-5	SLC-AG-5	Vacant, Industrial
South	RGC	PUD	Vacant / Platted Residential Lots
East	RGC	PUD	Vacant / Platted Residential Lots
West	RGC	PUD	Vacant

RGC (Residential Golf Club) - PUD (Planned Unit Development) - SLC-AG-5 (St. Lucie County Agricultural 5 DUPA)





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 this project will generate approximately 1,359 daily vehicle trips, 109 a.m. peak hour trips, and 145 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".</p> <p>Transportation within Verano is addressed through the Verano (DRI Development Order (DO)). Capacity is available.</p>

	Public Works: This application 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, the adopted level of service, and requirements of Chapter 156 of the City Code, and Public Works Policy 10-01pwd.
<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 public park site for recreational uses.
<i>Stormwater Management Facilities</i>	Project will include 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>	Golf Course – N/A.

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 utilities have been reviewed by the Fire District for safety purposes.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Verano South PUD 1- Pod G - Plat No. 6 Preliminary Plat with Construction Plans on August 11, 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.