

Verano South Pod G-2

Major Site Plan

(P21-053)

City Council

July 12, 2021

Holly Price, AICP, Planner III



The applicant is proposing to build a **318-unit multifamily development: 42 townhouse units and 276 apartment units.**

Accessory buildings and uses include a clubhouse with a pool, enclosed garages for 45 parking spaces, a maintenance building, a mail kiosk, and a dog park. The proposed development is gated.

Applicant: Daniel T. Sorrow, Agent

Owner: Verano Development, LLC

Location: West of I-95, north of Crosstown Parkway

Property Size: 28 acres

Land Use: (RGC) Residential Golf Course

Zoning: (PUD) Planned Unit Development



Note:
Location and configuration of all development parcels, lakes, open space and golf will be fully delineated during the permitting process.

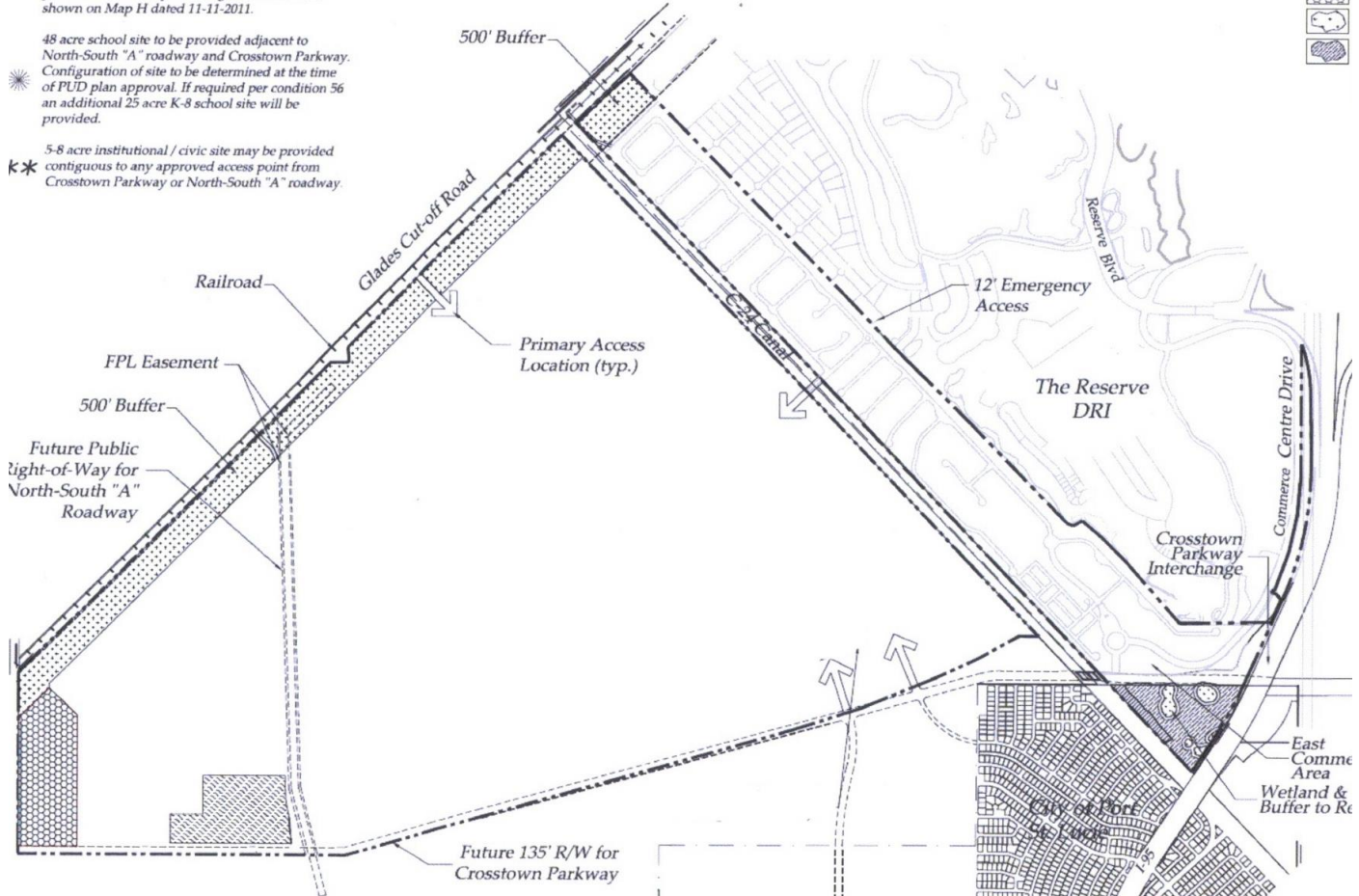


Verano Preliminary Master Plan Map H Exhibit B 09.13.2017

Open space requirements to remain in effect per the latest development order. Total open space provided shall be equal to or greater than areas shown on Map H dated 11-11-2011.

48 acre school site to be provided adjacent to North-South "A" roadway and Crosstown Parkway. Configuration of site to be determined at the time of PUD plan approval. If required per condition 56 an additional 25 acre K-8 school site will be provided.

5-8 acre institutional / civic site may be provided contiguous to any approved access point from Crosstown Parkway or North-South "A" roadway.



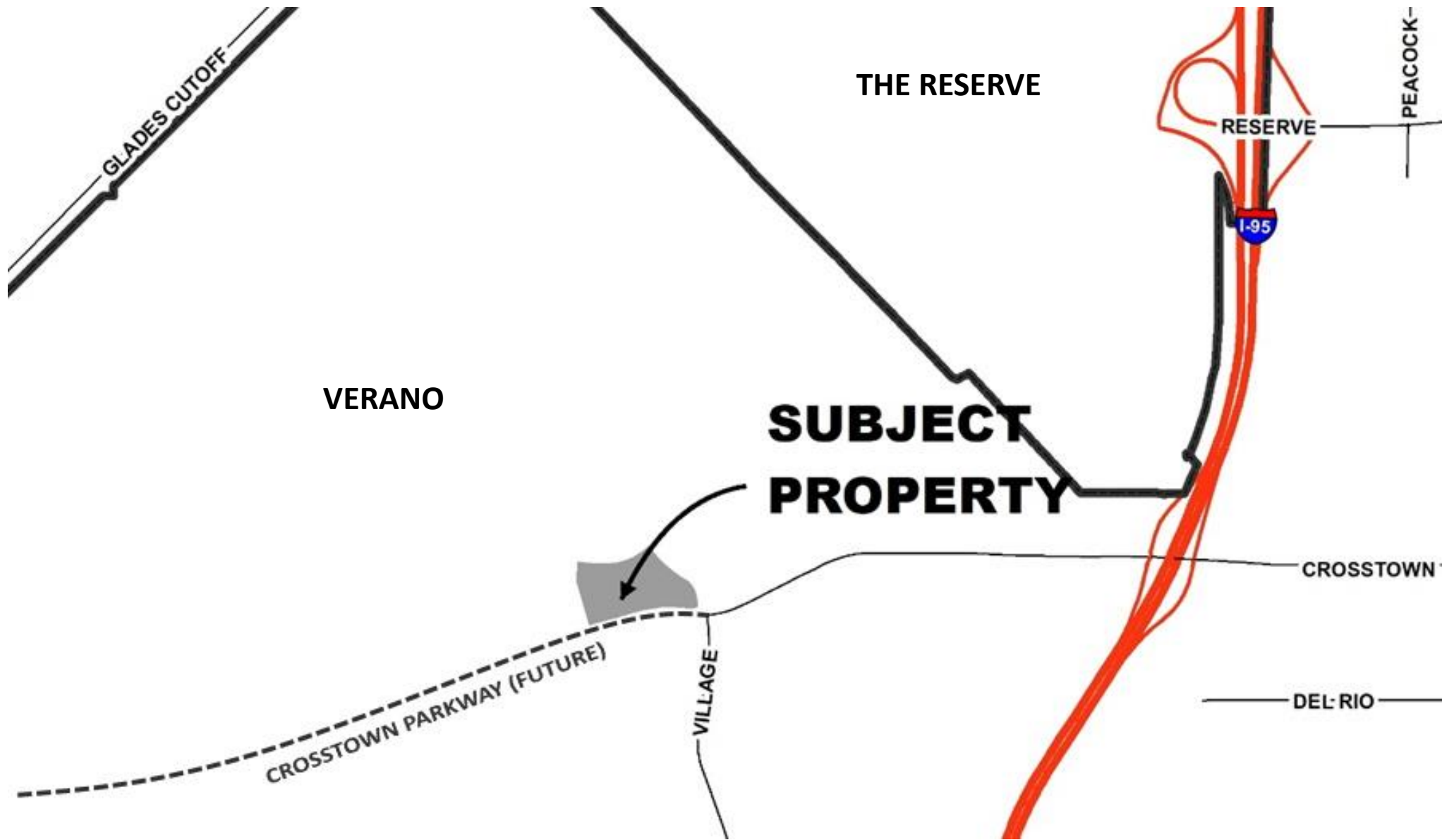
Development of Regional Impact

The proposed preliminary plat is part of the overall Verano Development of Regional Impact (DRI) that is 3,004 acres in size and includes a mix of uses:

- Commercial
- Multifamily
- Single-family
- Golf Course
- Public School
- Public Park

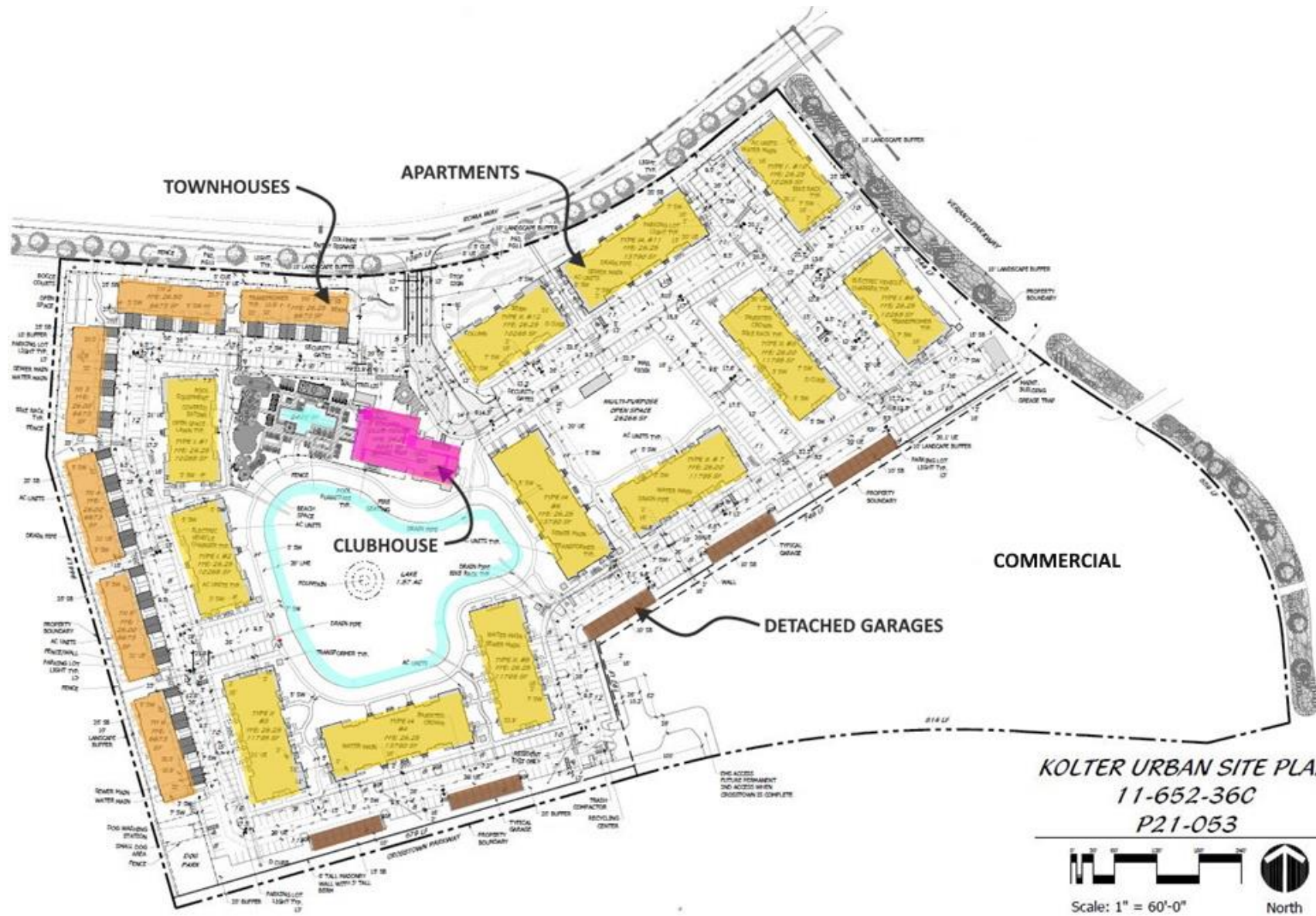
Most of the proposed development in the DRI consists of single-family development.





LOCATION MAP





SITE PLAN

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FRONT ELEVATION
REAR (REVERSE-WIND)



SIDE ELEVATION
RIGHT/LEFT (REVERSE)

ARCHITECTURAL ELEMENTS PROVIDED

1. PORCH
2. ARCH
3. LOGGIA
4. SHUTTERS / BAHAMA SHUTTERS
5. MEDALLION / DECORATIVE ELEMENT

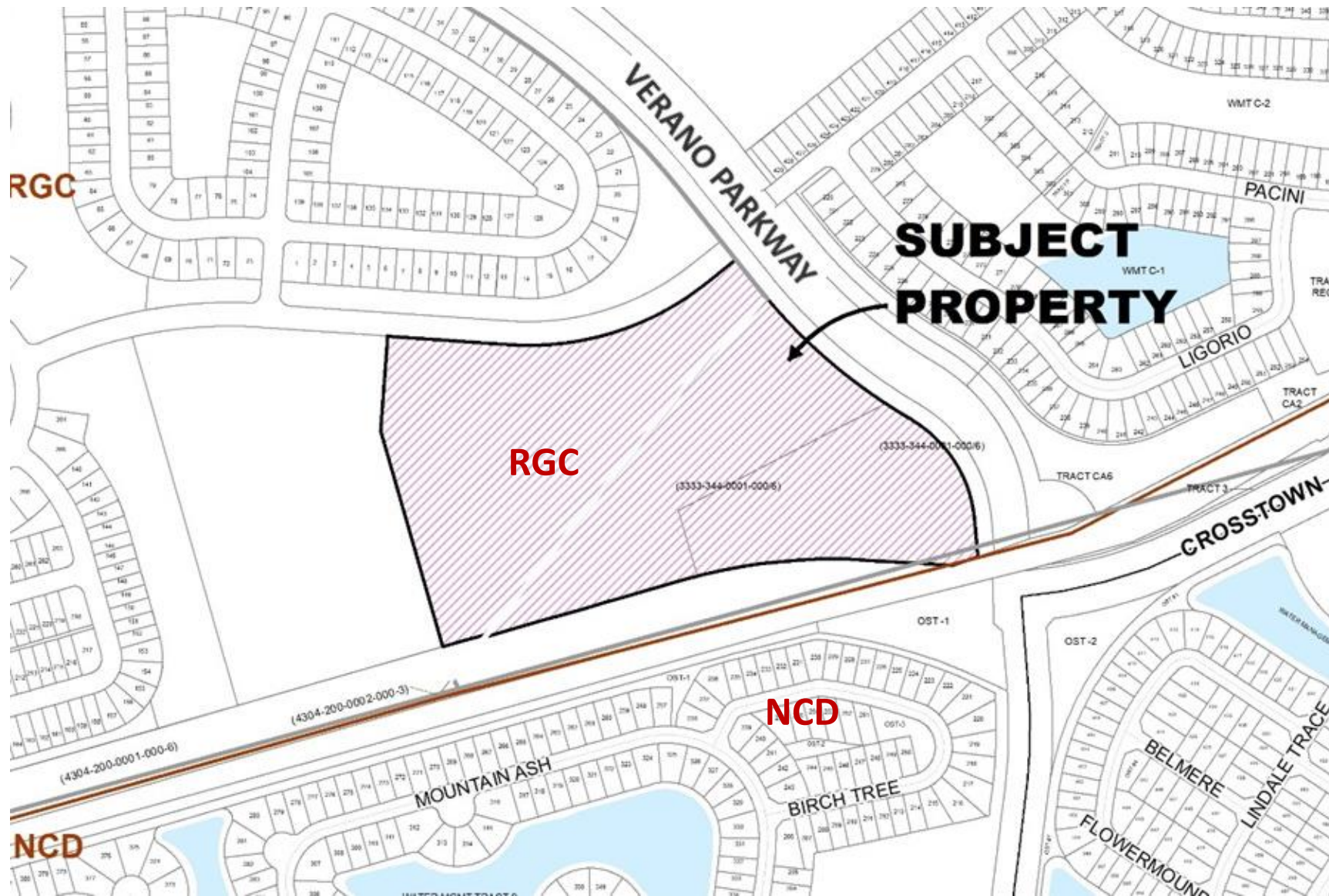
NOTE: THE ELEVATIONS DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE SITE PLAN REVIEW COMMITTEE OR PLANNING AND ZONING DEPARTMENT.

COLOR SCHEME

A	B	C	D	E
(WALL, COLUMNS)	(MEDIALLION, CANOPY)	(TRIM)	(SHUTTERS, BAHAMA SHUTTERS, ROOF)	(PARCH, BRACKETS, RAILINGS, DOOR AND WINDOW FRAMES)

ELEVATION - EXAMPLE

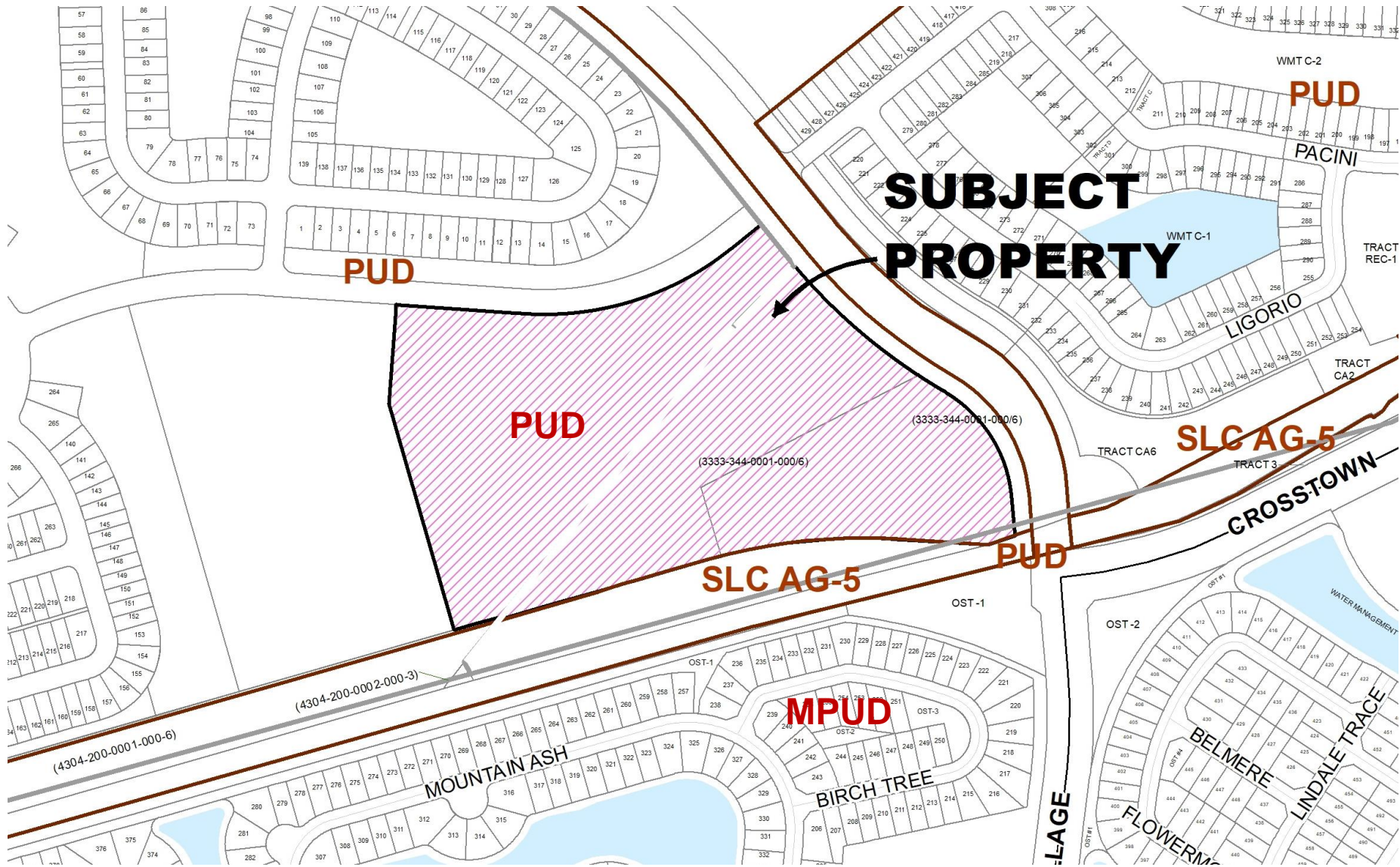




FUTURE LAND USE MAP

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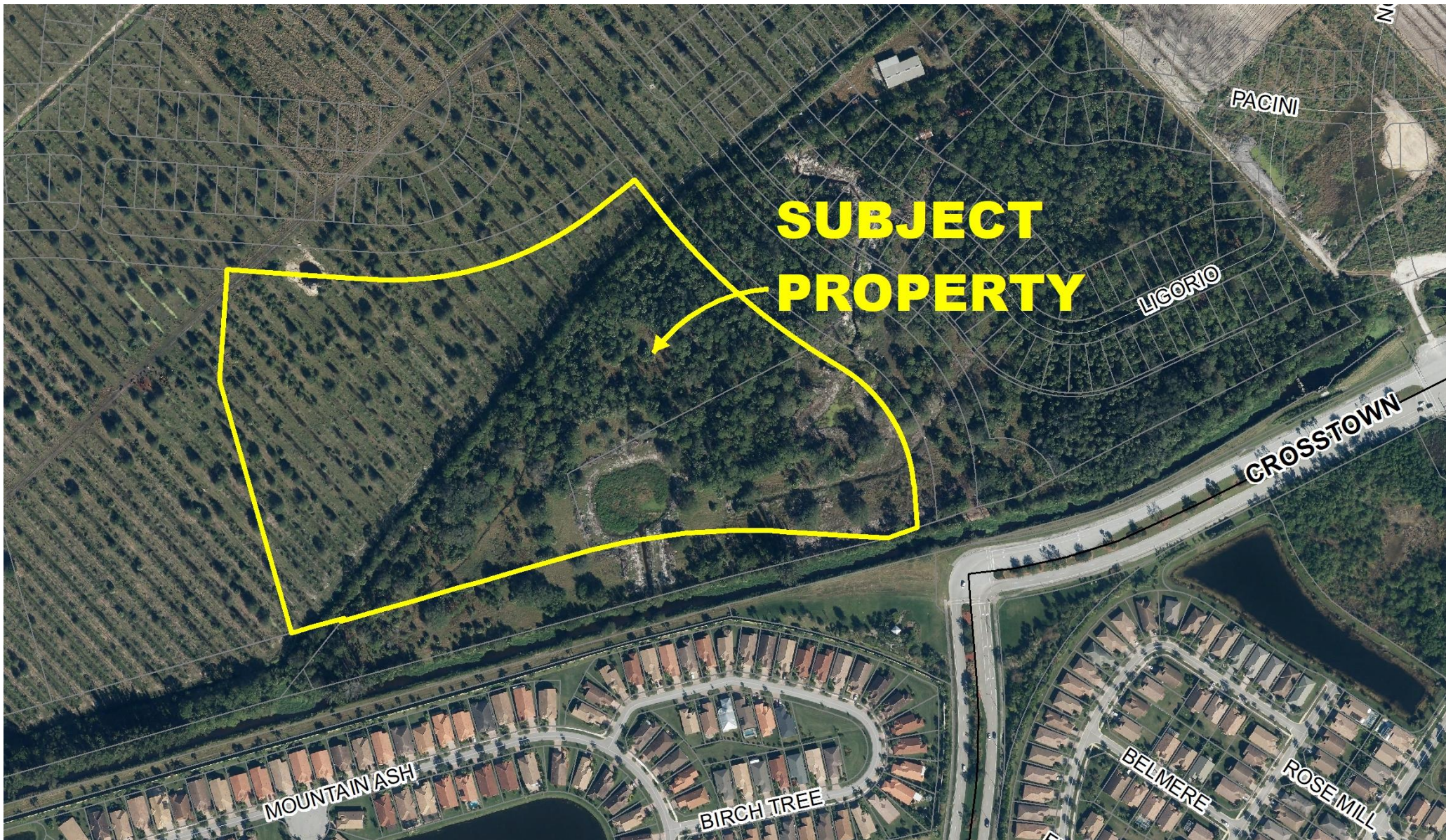




ZONING MAP

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AERIAL

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VARIANCE OBTAINED (P21-077)

On May 4, 2021, the applicant obtained a variance from the Planning and Zoning Board to reduce the required number of parking spaces by 130, from 674 to 544 spaces with the following condition:

- 1) The number of enclosed garage spaces shall be reduced and made into exterior parking spaces, or
- 2) Enclosed garage spaces are not allowed for use as storage.

Note: The Site Plan includes 87 additional enclosed parking spaces that were not counted as part of the required parking as per Parking Space Code.

Traffic Impact Analysis

- This development is contained within the Verano DRI area.
- Received latest Biennial Report March 2020
- 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 = 376 Trips

Single-Family Residential

PM Peak = 587 Trips

Residential Townhouse

PM Peak = 183 Trips

Total Trips = 1,146

(based on COs issued last year)

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



This application This application has been reviewed for compliance with the City of Port St. Lucie Comprehensive Plan regarding the provisions of adequate public facilities:

Sanitary Sewer and Potable Water Facilities: City of Port St. Lucie

Traffic Circulation: Will not adversely impact existing LOS

Parks and Recreational Facilities: As per DRI, Verano is providing a park site.

Stormwater Management Facilities: Complies

Solid Waste Facility: Adequate capacity

Schools: As per the DRI, Verano is providing a school site.



The project has been reviewed for compliance with the requirements of the Planned Unit Development (PUD) zoning district (P20-080):

Use: Townhouses & Apartments with Clubhouse, Complies

Building Height: Complies with PUD

Setbacks: Complies with PUD

Parking: Complies, Variance was obtained to reduce parking.

Dumpster Enclosure: 1) refuse compactor & 1) recycle enclosure provided, Complies

Architectural Design Standards: Complies

The Site Plan Review Committee (SPRC)
recommended approval of the Major
Site Plan on April 28, 2021.

RECOMMENDATION

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