



**City of Port St. Lucie**  
**Planning and Zoning Department**  
**A City for All Ages**

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**TO:** PLANNING AND ZONING BOARD - MEETING OF MAY 7, 2019

**FROM:** JOHN FINIZIO, PLANNER

**RE:** P19-005 VERANO SOUTH PUD 1 POD C PLAT NO. 2  
PRELIMINARY AND FINAL SUBDIVISION PLAT APPLICATION

**DATE:** APRIL 25, 2019

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**PROPOSED PROJECT:** This is a preliminary and final subdivision plat that will create a total of 161 single family lots, three (3) water management tracts and several private road rights-of-way to provide access to these lots.

**APPLICANT:** Daniel Sorrow, Cotleur & Hearing, Inc. The authorization letter is attached to the staff report.

**OWNER:** KLP Crosstown, LLC.

**LOCATION:** This property is located within the Verano DRI (Development of Regional Impact) and is south of the C-24 Canal, east of Range Line Road, west of I-95, and north of Crosstown Parkway.

**LEGAL DESCRIPTION:** A replat of all of tracts "A", "B", "C", "D", "E", "F", "G", "H" and WMT "C-1", Verano South PUD 1 Pod C Plat No. 1, and a portion of Sections 33 and 34, Township 36 South, Range 39 East, and Section 4, Township 37 South, Range 39 East.

**SIZE:** Approximately 45.59 acres.

**EXISTING ZONING:** PUD (Planned Unit Development), Verano South PUD 1 Pod C.

**EXISTING USE:** Vacant land

**SURROUNDING USES:**

Direction	Future Land Use	Zoning	Existing Use
N	RGC	PUD	Open space tracts CA41 & CA42
S	RGC	PUD	Vacant unplatted land
E	RGC	PUD	Water management tract
W	RGC	PUD	Water management tract

RGC – Residential Golf Course

PUD – Planned Unit Development

**IMPACTS AND FINDINGS:**

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

**Sewer/Water Service:** Sewer/water will be provided by the City of 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.

**Transportation:** This project is projected to generate approximately 1,611 daily vehicle trips, 125 a.m. peak hour trips, and 163 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, 8<sup>th</sup> Edition".

Transportation within Verano is addressed through the Verano Development of Regional Impact (DRI) Development Order (DO).

**Parks/Open Space:** In future phases, as indicated by the DRI Development Order, the applicant will need to provide a site that is at least a 50 acre park for recreational uses.

**Storm Water:** The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

**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 Analysis:** 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.

**OTHER:**

**Fire District:** The access location (external and internal) has been approved by the Fire District for safety purposes.

**Environmental:** Upland preservation/mitigation requirements for the Verano DRI are addressed in the Development Order.

The area that encompasses Verano South PUD 1 Pod C is devoid of any upland habitat.

**Public Art:** 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).

**Access:** As indicated in the PUD document, this PUD will have two access points, both of which will be off of Crosstown Parkway. The first access point will be at the intersection of Crosstown and Fairgreen Road. The second access point will be at the intersection of Crosstown and Village Parkway.

To ensure that the required street trees do not cause any unnecessary damage to emergency vehicles, the height clearance for all street trees will have to be maintained at a height that is acceptable to the Fire District. Currently, this height is 14 feet.

**Related Projects:**

P18-052 Verano South PUD 1 Pod C Plat 1 Final Subdivision Plat application. This application created a total of 91 single family lots, four (4) storm water management tracts, four (4) common area tracts and several road rights-of-way to provide access. This application was approved by City Council on September 24, 2018.

P17-178 Verano South PUD 1 Pod C Plat 1 Preliminary Subdivision Plat application. This application identified a total of 91 single family lots, four (4) storm water management tracts, four (4) common area tracts and several road rights-of-way to provide access. This application was approved by City Council on January 8, 2018.

P17-035 Verano South Pod C PUD 1 PUD Rezoning Application. This application will establish the PUD requirements for the area identified as Pod C. This application was approved by City Council on April 25, 2018.

P11-123 Verano Development - N.O.P.C. (Notice of Proposed Change) – This application changed conditions of approval for the project regarding development intensities, phasing, buildout and expiration dates, transportation requirements, and the Master Development Plan. This application was approved by City Council on October 22, 2013.

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**STAFF RECOMMENDATION:**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, and City Subdivision Code. The Site Plan Review Committee reviewed the preliminary subdivision plat request on April 10, 2019 and recommended approval.

**Planning and Zoning Board Action Options:**

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.