

**Cover Letter**

**Verano South Pod D – Plat No. 6 – Replat 1**

City of Port St. Lucie  
Planning and Zoning Department  
121 S.W. Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

**Re:**      **Project Name:**                      Verano South Pod D – Plat No. 6 – Replat 1  
             **Application Description:**      Preliminary Subdivision Plat  
             **CH Project No.:**                      18-0905.07

Dear Planning and Zoning Department,

On behalf of Verano Development LLC, a Kolter Signature community, please find our attached application which consists of a request for a favorable review of the Verano South Pod D Plat No. 6 – Replat 1. The Plat is 52.598 acres more or less and includes 126 lots. It is consistent with the proposed Conceptual Plan for Verano South Pod D. This application also includes construction and landscape plans for this area.

**Location**

This area is located within the Verano DRI, south of the C-24 canal, west of I-95 and north of Crosstown Parkway

**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 levels of service, is required prior to issuance of building permits.

**Parks/Open Space**

In future phases, as indicated by the DRI Development Order, the applicant will need to provide a 50-acre park for recreational uses. This 50-acre park, which is identified on the DRI Master Plan, will be located on the corner of Range Line Road and the future extension of Crosstown Parkway. Once access to this site is available, and the site has been platted, it will be dedicated to the City for a future park site.

**Storm Water**

The project includes a paving and drainage plan in compliance with the adopted level of service standard.

**Environmental**

Upland preservation/mitigation requirements for the Verano DRI are addressed in the Development Order. The area that encompasses Verano Pod D is devoid of any upland habitat.

Section 6B of Resolution 12-R102, approved on 10/22/12, the city acknowledged that Verano has previously exceeded the 25 % upland preservation requirement of the City of Port St Lucie Code for the Verano DRI. The existing Verano Conservation Area Management Plan and conservation easement includes a surplus 11.4 acres of protected upland habitat beyond what is required for the original Verano development order. In addition to the original conservation area, Verano deeded 22.86 acres of land, for open space conservation purposes.

All upland habitat portions of the 22.86-acre parcel of land counts toward the required upland habitat within the DRI. The Treasure Coast Regional Planning Council acknowledges that Verano has met the requirements of the DRI.

Please see attached Exhibit of Section 6B of Resolution 12-R102 below. I look forward to working with the City on this project. Please contact me with any questions.

Sincerely yours,



**Daniel T. Sorrow, AICP, PLA, LEED AP BD+C Cotleur & Hearing**

Cotleur & Hearing

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