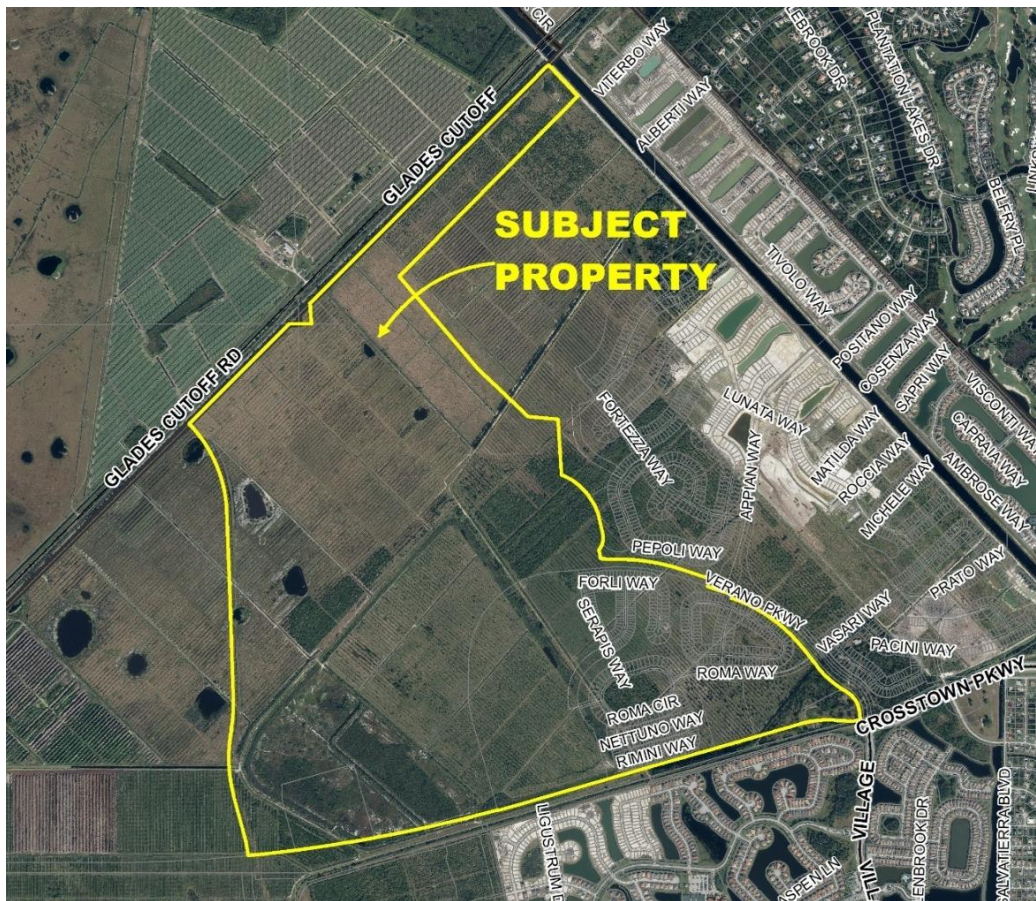


Verano South POD G PUD Amendment No. 4
Planned Unit Development Amendment
P26-007



Project Location Map

SUMMARY

Applicant's Request:	An application for the Fourth Amendment to the Verano South POD G Planned Unit Development (PUD) to revise the list of allowable uses within POD G so they are consistent with the uses permitted in the General Commercial (CG) Zoning District.
Agent:	Cotleur and Hearing, Inc.
Applicant/Property Owner:	Verano Development, LLC
Location:	This property is located within the Verano Development of Regional Impact (DRI) and is south of the C-24 Canal, east of Glades Cutoff Road, west of I-95, and north of Crosstown Parkway.
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City of Port St. Lucie has received a request from Cotleur & Hearing, Inc., acting as the agent for Verano Development, LLC, to amend the Planned Unit Development (PUD) zoning regulation document for Verano South POD G. The application requests approval of the Fourth Amendment to the Verano South Pod G PUD, modifying the previously approved PUD regulation document (P25-077).

The Verano Development of Regional Impact (DRI), formerly known as the PGA Village/Montage DRI, encompasses approximately 3,000 acres and supports a range of residential, commercial, recreational, and open-space uses under the approved Development Order. Verano South Pod G consists of approximately 1,181.06 acres within the larger Verano DRI. Pod G is generally bounded by Verano Parkway to the east, Glades Cutoff Road to the north, and Crosstown Parkway to the south and west, with primary access provided by Sundance Vista Boulevard and Crosstown Parkway and secondary access available from Verano Parkway.

The amendment is applicable to the 8.03 acres of property within the PUD which is located at the northwest corner of Verano Parkway and Crosstown Parkway and is legally described at Parcels 1-4 of the Central Parkway Commercial Plat. On April 13, 2026, through Ordinance 26-27, the City Council approved a Future Land Use Map amendment for this area, changing the designation from Residential Golf Course (RGC) to General Commercial (CG). The current scope of the PUD amendment is intended to align the zoning regulations with the previously approved CG land use designation.



This amendment does not expand the approved entitlements for the overall DRI or POD G.

The proposed Fourth Amendment to the PUD includes the following changes:

- Updating the Site Information Chart to reflect the CG land-use designation and ensure consistency with the previously approved comprehensive plan amendment.
- Amending the list of permitted uses to reference the permitted principal uses in Section 154.124(B), General Commercial zoning district of the City Code.
- Adding a category for Special Exception Uses consistent with those allowed under Section 154.124(C), General Commercial zoning district.

- Revising the Development Uses and Standards to incorporate non-residential signage allowances, drive-through standards, and updated lot-coverage provisions consistent with Section 154.124(F), Sign Code.

A list of the proposed changes is included in the attached PUD document (Exhibit “A”) and the changes are shown as ~~strike through~~ and underlined.

Background

The Site Plan Review Committee (SPRC) recommended approval of the proposed PUD amendment on January 28, 2026.

Public Notice Requirements

Public notice was mailed to property owners within 750 feet of the subject site and included in the advertisement for the June 2, 2026, Planning & Zoning Board meeting.

Location and Site Information

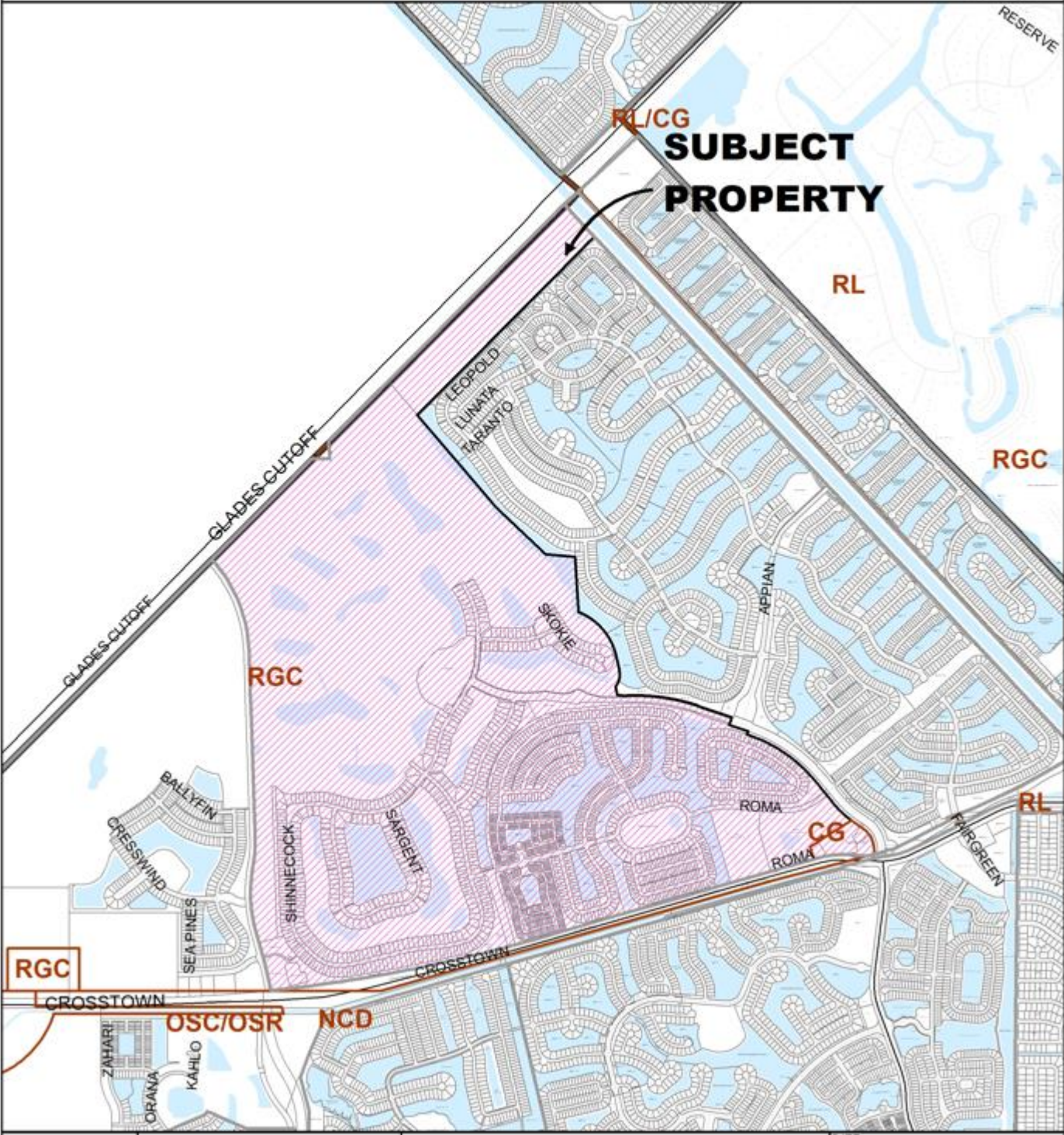
Property Size:	1,181.06 acres
Legal Description:	See attached legal description.
Future Land Use:	Residential Golf Course/General Commercial (RGC/CG)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Limited commercial uses
Proposed Use:	Commercial general uses

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC-AG-5	SLC-AG-5	Vacant land
South	NCD	MPUD	Single-family residences
East	RGC	PUD	Single-family residences
West	RGC	PUD	Vacant commercial land; Single-family residences

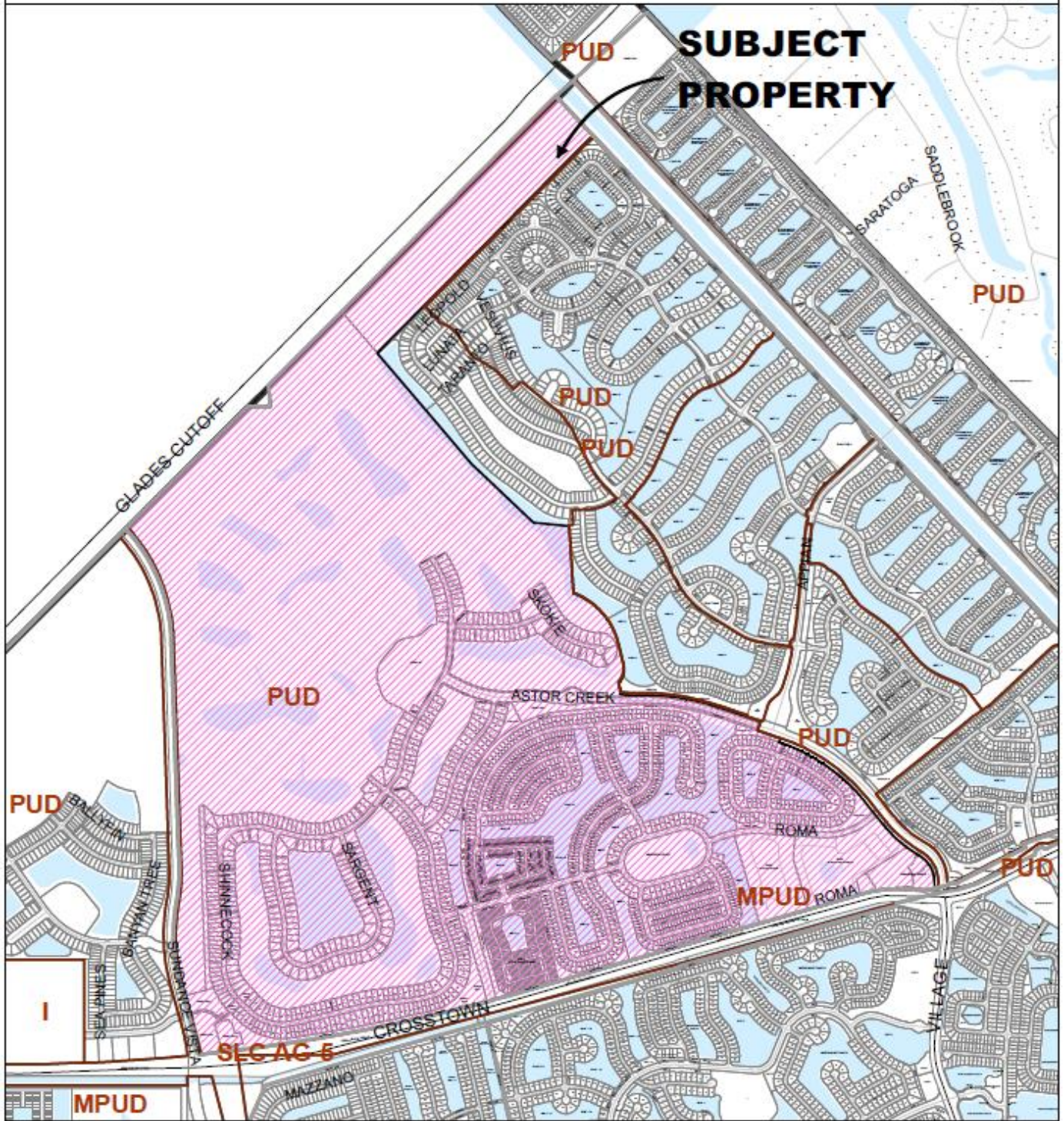
RGC-Residential Golf Course, PUD-Planned Unit Development, SLC AG-5, St. Lucie County Agriculture 5 DU/AC, NCD-New Community District, MPUD-Master Planned Unit Development

FUTURE LAND USE



Future Land Use Map

EXISTING ZONING



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

This PUD amendment is consistent with the direction and goal of the Comprehensive Plan. GOAL 1.1 is to provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services. Policy 1.1.4.2 states that the Commercial General (CG) land use is intended to accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses. The proposed amendment meets these criteria and provides appropriately scaled commercial uses in proximity to established residential areas, supporting the intended land use pattern.

Traffic Analysis

A Traffic Impact Statement was prepared by MacKenzie Engineering & Planning, Inc. and reviewed by the City. The overall PUD includes 2,867 dwelling units and 8.03 acres of general commercial. It is anticipated to generate 68,960 Average Daily, 5,302 AM Peak Hour and 6,410 PM Peak Hour trips. The proposed trips are consistent with the approved Verano DRI; therefore, no additional traffic mitigation will be required due to this amendment.

Related Projects

P26-008. Verano South POD G Small-Scale Comprehensive Plan Amendment

STAFF RECOMMENDATION

The Site Plan Review Committee (SPRC) reviewed the proposed PUD amendment at its meeting on January 28, 2026, 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: If the Board requires additional clarification or information from the applicant or staff, it may choose to *table* or *continue* the hearing or review to a future meeting.