



Verano South POD G
Planned Unit Development (PUD) Amendment #4
Planning & Zoning Board Meeting
August 4, 2026

Request Summary

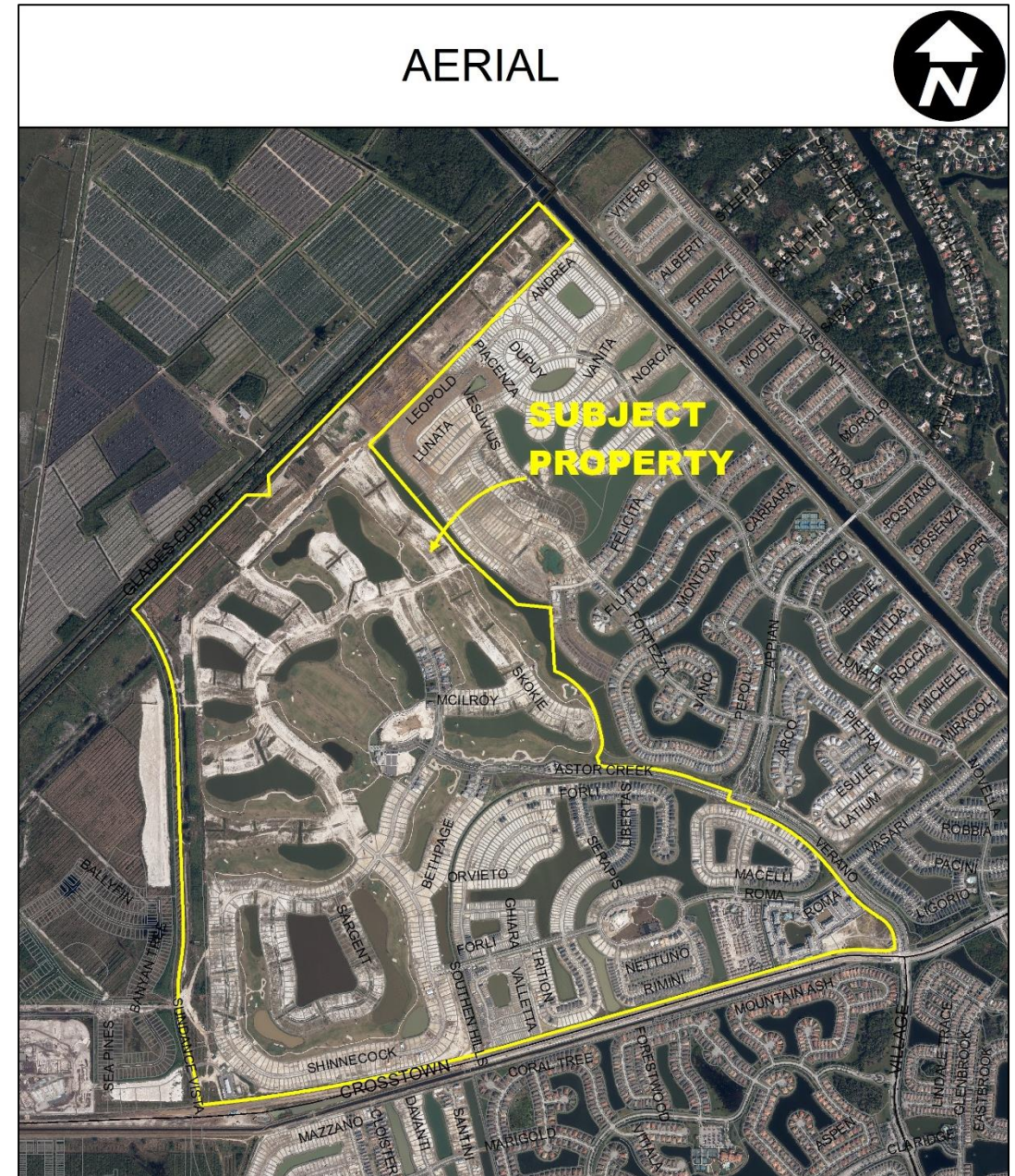
Applicant's Request:	An application for the Fourth Amendment to the Verano South POD G Planned Unit Development (PUD) updating the permitted and special exception uses within POD G to be consistent with the uses allowed in the General Commercial (CG) Zoning District.
Applicant:	Cotleur & Hearing, Inc.
Property Owner:	Verano Development, LLC
Location:	This property is located within the Verano Development of Regional Impact (DRI), south of the C-24 Canal, east of Glades Cutoff Road, west of I-95, and north of Crosstown Parkway.

- Add CG uses for 8.03 acres
- Land Use changed from RGC to CG

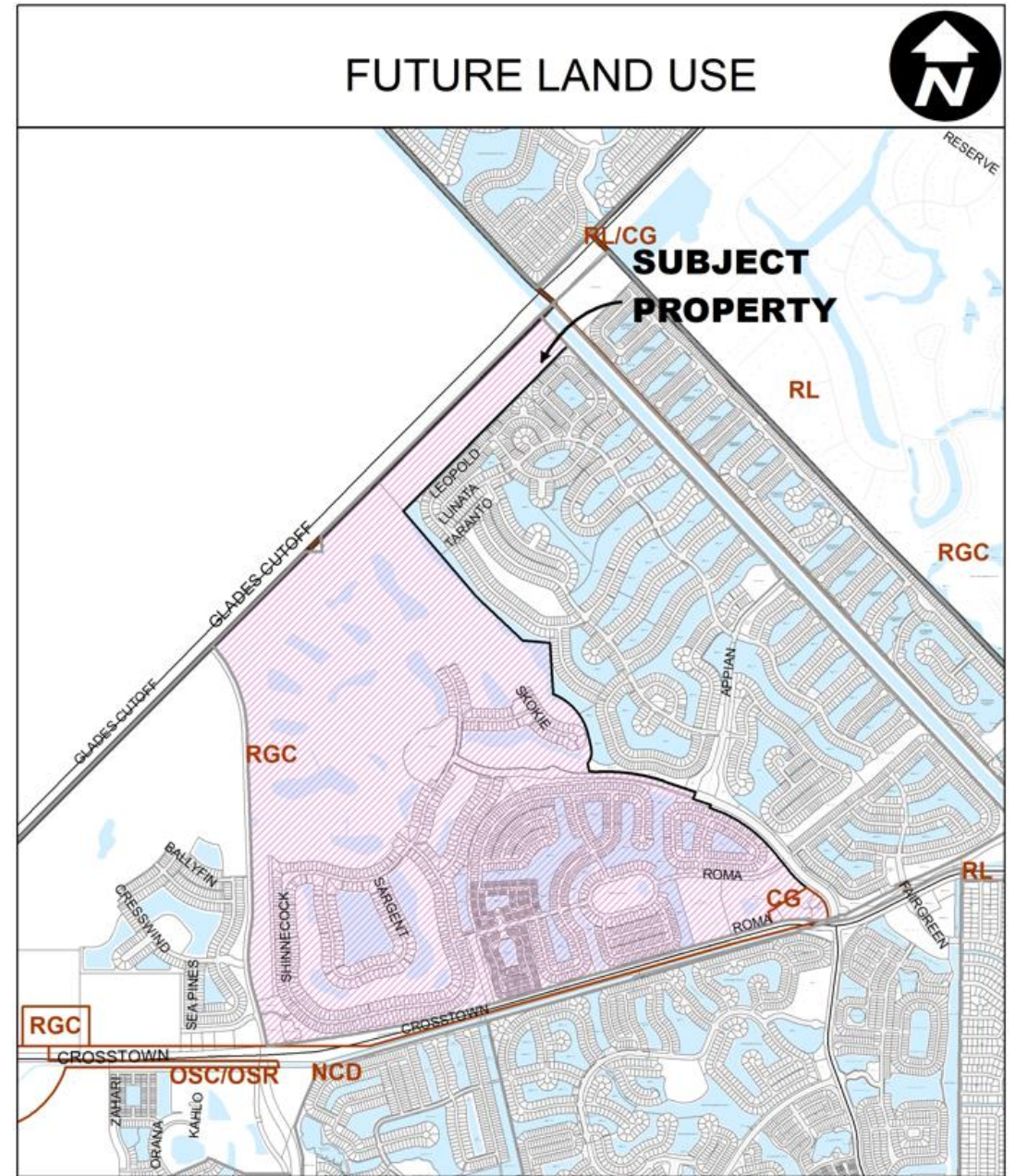


Surrounding FLU & Zoning

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	Undeveloped commercial land; Single-family residences

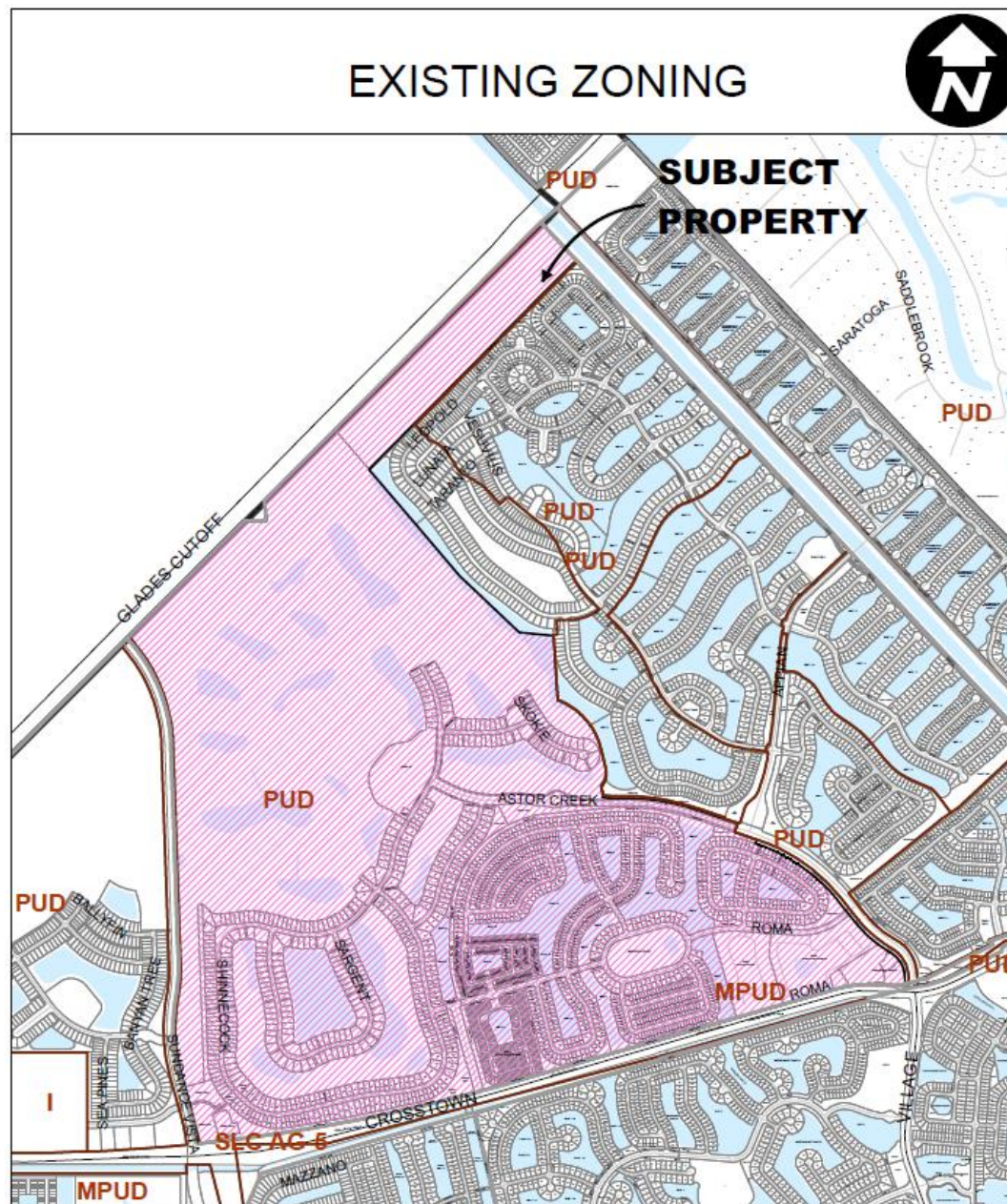


Existing Land Use Designation Residential Golf Course (RGC/CG)



Existing Zoning

Planned Unit Development (PUD)



Background

- Verano South Pod G is part of the larger Verano DRI, formerly the PGA Village/Montage DRI, and consists of 3,000 acres.
- Verano South POD G PUD consists of 1,181.05 acres, within the larger DRI.
- The applicant requests the Fourth Amendment to the Verano South POD G PUD to include General Commercial (CG) uses for an 8.03-acre parcel in POD G.

Request Summary

- Align commercial uses with an intensity compatible with the General Commercial (CG) zoning district.
- Updated Site Information Chart to reflect CG land use.
- Updated permitted uses to match CG zoning (Sec. 154.124(B)).
- Added Special Exception Uses per Sec. 154.124(C) with required approval process.
- Revised development standards: signage, drive-throughs, and lot coverage.

Comprehensive Plan Analysis

Land Use Consistency (Goal 1.1): *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.*

Staff Recommendation

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends 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.