

ORDINANCE 24-

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT FOR VERANO PUD 1, LOCATED SOUTHWEST OF THE C-24 CANAL, AND NORTH OF CROSSTOWN PARKWAY AND WITHIN THE VERANO DRI; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (P23-210)**

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**WHEREAS**, Cotleur & Hearing Landscape Architecture, LLC., (the “Applicant”) seeks to amend the Verano South PUD 1 Planned Unit Development (PUD) and Conceptual Development Plan; and

**WHEREAS**, the Verano PUD 1 and Conceptual Development Plan were approved by Ordinance 04-121 and amended by Ordinance 06-118, Ordinance 07-70, Ordinance 07-127, Ordinance 08-24, Ordinance 09-83, Ordinance 10-78, Ordinance 13-23, Ordinance 14-36, Ordinance 16-53, and Ordinance 21-14; and

**WHEREAS**, the Applicant seeks to amend the Verano PUD 1 and Conceptual Development Plan to allow for future PUDs within the Verano DRI to utilize the full permitted amount of dwelling units permits as per the approved Development Order; and

**WHEREAS**, the Applicant seeks to amend the Verano South Pod A PUD 1 and Conceptual Development Plan to reduce the total number of dwelling units from 1200 to 1037 and the density from 2.77 dwelling units per acre to 2.32 dwelling units per acre; and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board held a public hearing on December 5, 2023, to consider the amendment to the Verano PUD 1 and Conceptual Development Plan, notice of said hearing to adjoining property owners for a radius of seven hundred and fifty (750) feet having been given and advertising of the public hearing having been made; and

**WHEREAS**, the City Council held a public hearing on January 8, 2024, to consider the

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amendment to the Verano PUD 1 and Conceptual Development Plan, advertising of the public hearing having been made; and

**WHEREAS**, after review of the recommendations of the City staff and the Planning and Zoning Board, comments made at the public hearing, and careful consideration of the issues and evidence, the City finds that the proposed amendments to the Planned Unit Development Document and Conceptual Development Plan are consistent with Article X of Chapter 158 of Title XV of the Port St. Lucie City Code.

**NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:**

Section 1. Ratifications of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made part of this ordinance.

Section 2. That the Verano PUD 1 and Conceptual Development Plan is hereby amended to reduce the total number of dwelling units from 1200 to 1037 and the density from 2.77 dwelling units per acre to 2.32 dwelling units per acre. All other provisions of Ordinance 21-14 are to remain in full force and effect.

Section 3. Conflict. If any ordinances, or parts of ordinances are in conflict herewith, this Ordinance shall control to the extent of conflicting provisions. The provisions of Ordinance 21-14 of the City of Port St. Lucie, not inconsistent with the provisions of Section 2 herein shall remain in full force and effect.

Section 4. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after its

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final adoption on second reading.

**PASSED AND ADOPTED** by the City Council of the City of Port St. Lucie, Florida,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CITY COUNCIL

CITY OF PORT ST. LUCIE

BY: \_\_\_\_\_

Shannon M Martin, Mayor

ATTEST:

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Sally Walsh, City Clerk

APPROVED AS TO FORM:

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Richard Berrios, Interim City Attorney