



**Verano South Pod A PUD 1 Amendment #3  
 Planned Unit Development Amendment  
 P23-211**



**Location Aerial Map**

**SUMMARY**

Applicant's Request:	Amend the PUD (Planned Unit Development) document for Verano South Pod A.
Applicant:	Cotleur & Hearing / Daniel Sorrow
Property Owner:	Verano Development, LLC
Location:	This property is located within the Verano DRI (Development of Regional Impact), and is south of the C-24 Canal, east of Glades Cutoff Road, west of I-95, and north of Crosstown Parkway.
Project Planner:	Daniel Robinson, Planner III

**Project Description**

This is the third amendment to the Verano South Pod A PUD document. This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD A PUD 1 reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

<i>PUD</i>	<i>Current No. of permitted Units</i>	<i>Proposed Maximum Units</i>
<i>Verano PUD 1</i>	<i>1200</i>	<i>1037</i>
<i>Verano South POD A</i>	<i>350</i>	<i>276</i>
<i>Verano South POD B</i>	<i>260</i>	<i>245</i>
<i>Verano South POD C</i>	<i>450</i>	<i>429</i>
<i>Verano South POD E</i>	<i>317</i>	<i>215</i>
<i>Total number of units to reallocate to future pods = 375</i>		

Previous PUD Requirement: This PUD currently permits 350 units. The amount of lots platted equal 276. The applicant is reducing the maximum number of units to match what is platted in order to apply the extra units to future PUDs.

Analysis: The update is to allow for future PUDs within the Verano DRI to unitize the full permitted amount of dwelling units permits as per the approved Development Order. The availability of use of the 375 units elsewhere in the DRI allows the development to be built out to it full potential and maximum permitted units.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 21, 2023.

- P17-033 - Verano South Pod A PUD
- P19-044 - Verano South Pod A PUD Amendment No. 1
- P20-213 - Verano South Pod A PUD Amendment No. 2

**Public Notice Requirements**

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board’s agenda.

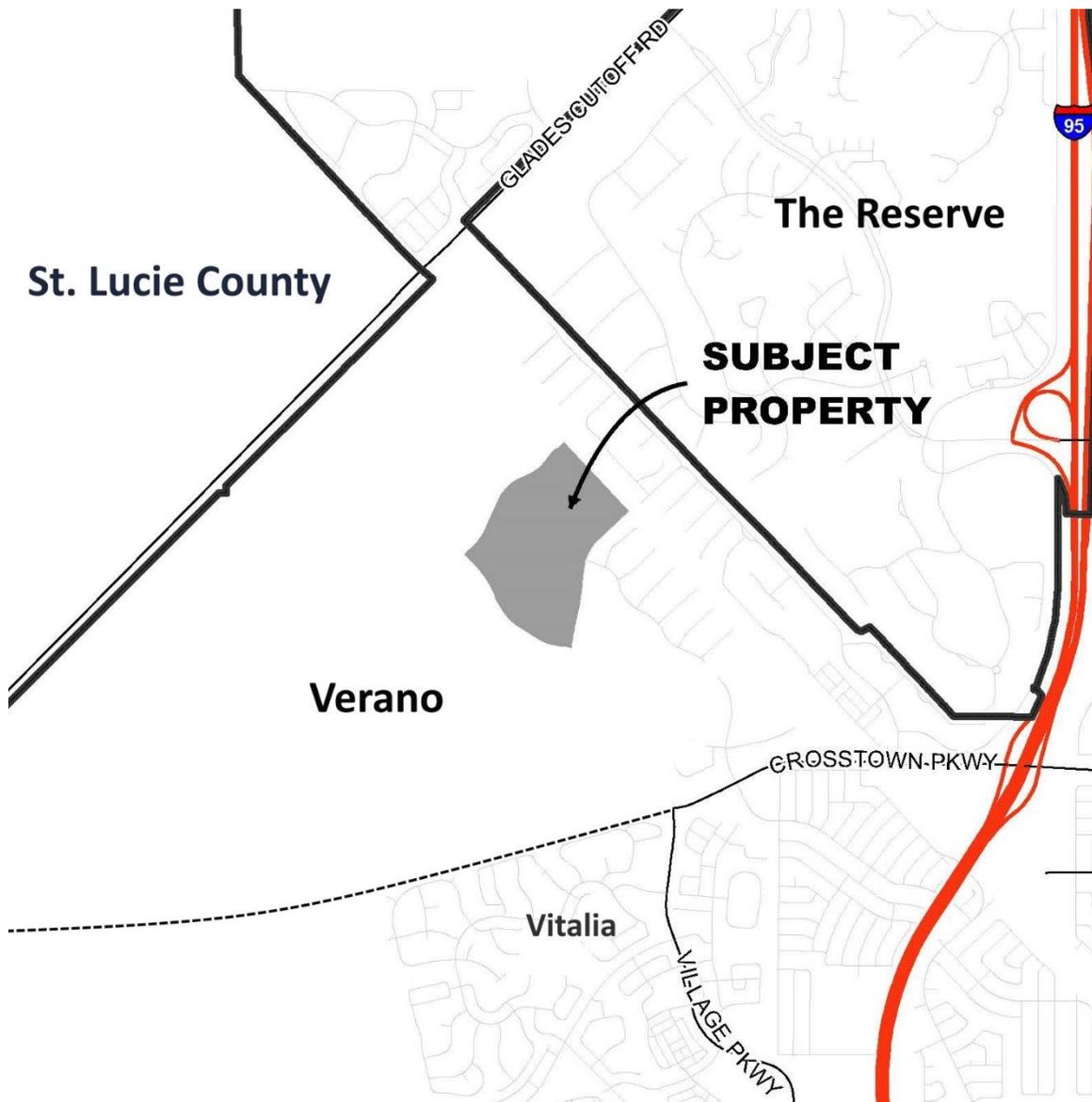
**Location and Site Information**

Parcel Number:	N/A
Property Size:	147.414 acres
Legal Description:	A portion of parcels 3 and 4, Verano Master Plat, according to the Plat thereof, as recorded in Plat Book 57, Page 25, of the public records of St. Lucie County, Florida.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Verano South Pod A Planned Unit Development)
Existing Use:	Verano Development
Proposed Use:	Residential development

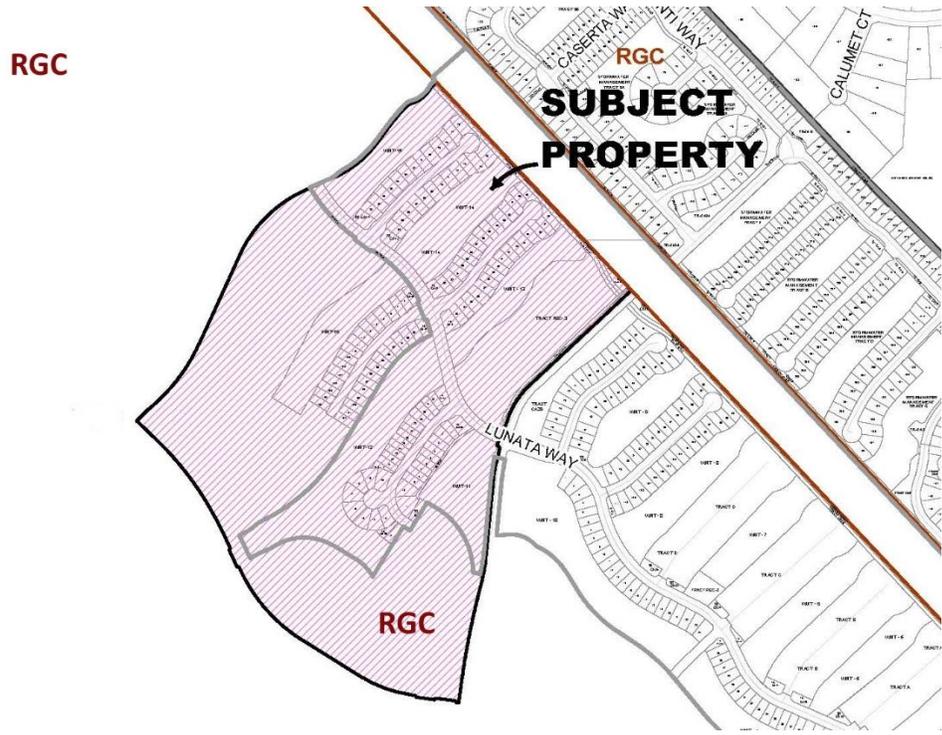
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano Development
South	RGC	PUD	Verano Development
East	RGC	PUD	Verano Development
West	RGC	PUD	Verano Development

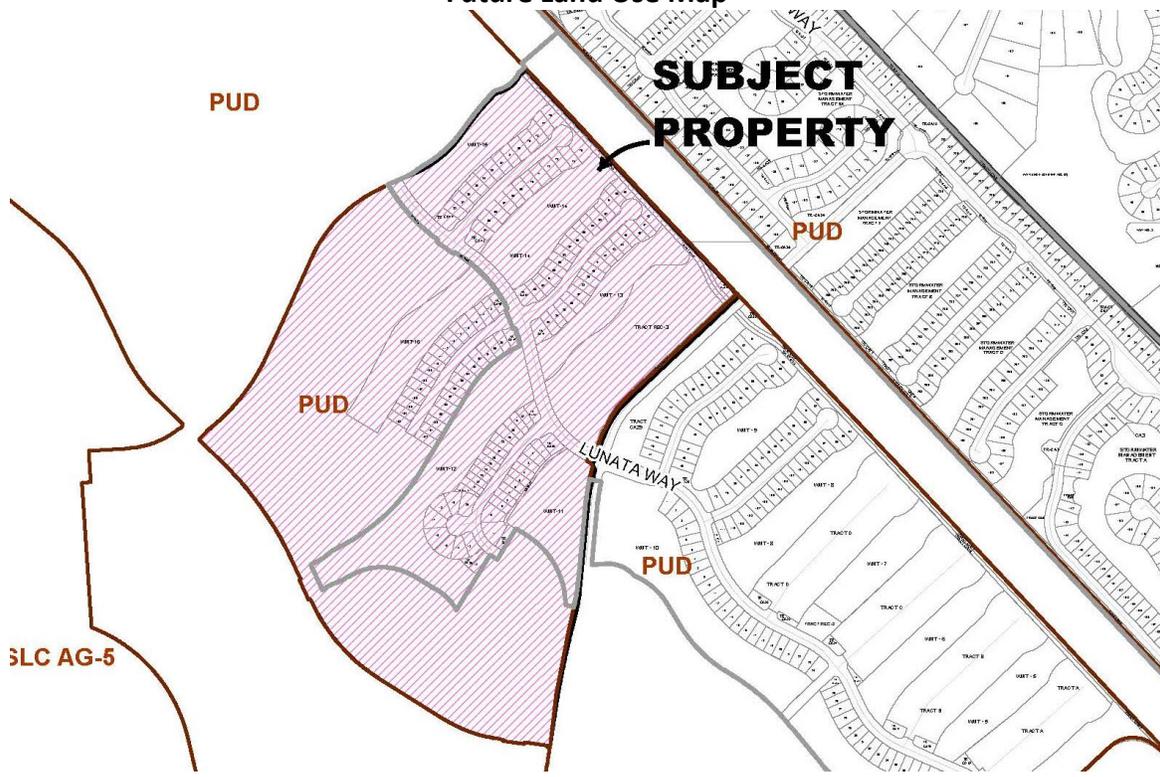
RGC, Residential Golf Club – PUD, Planned Unit Development



Location Map



Future Land Use Map



Zoning Map

## **IMPACTS AND FINDINGS**

### **COMPREHENSIVE PLAN REVIEW**

#### **Land Use Consistency (and Policy 1.1.4.10)**

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RGC (Residential Golf Course) allows a maximum density of 5 dwelling units per acre. The projected density for Verano South Pod A PUD is 1.87 dwelling units per acre which allows a maximum of 276 units.

## **STAFF RECOMMENDATION**

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 21, 2023.

#### **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.