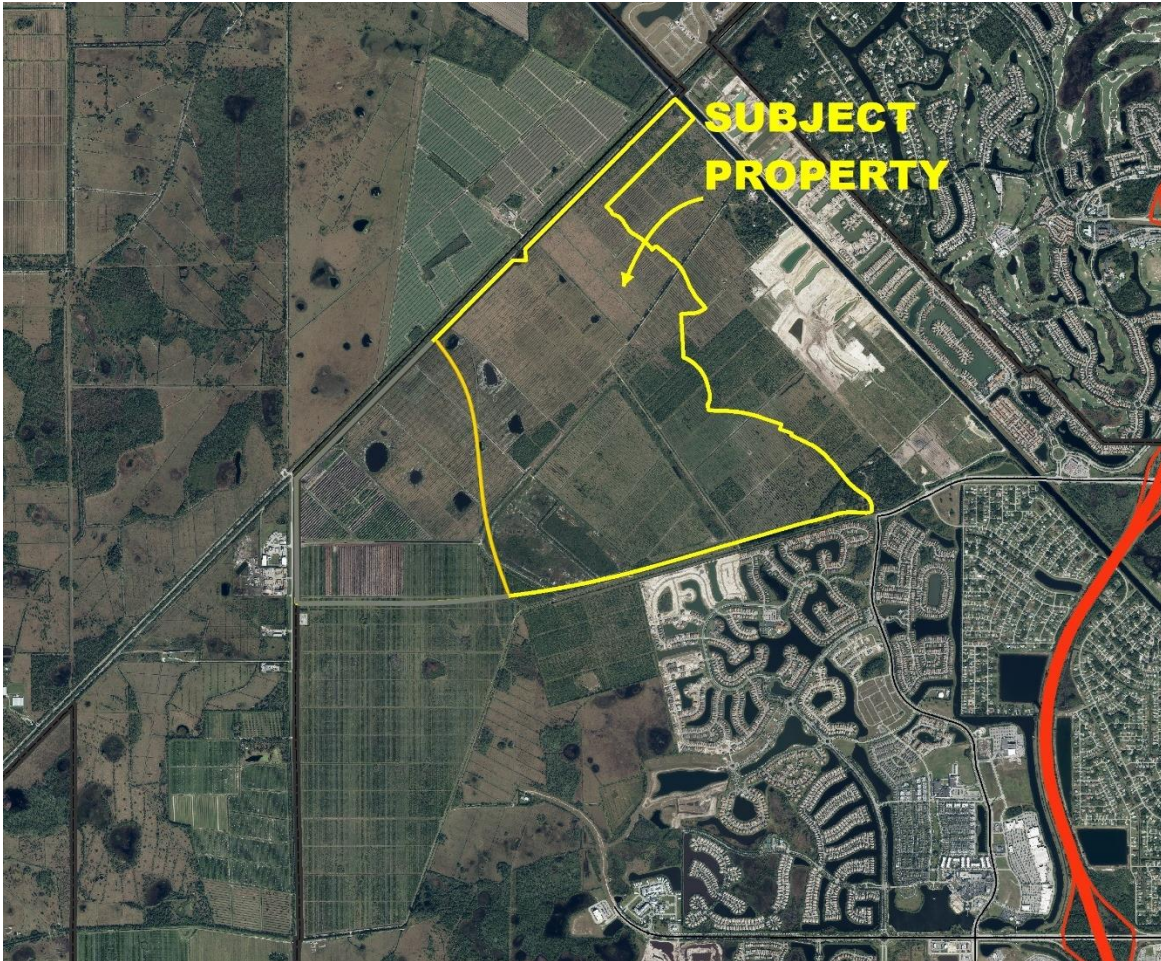




**Verano South Pod G
 Rezoning and Planned Unit Development - Amendment No. 1
 P20-080**



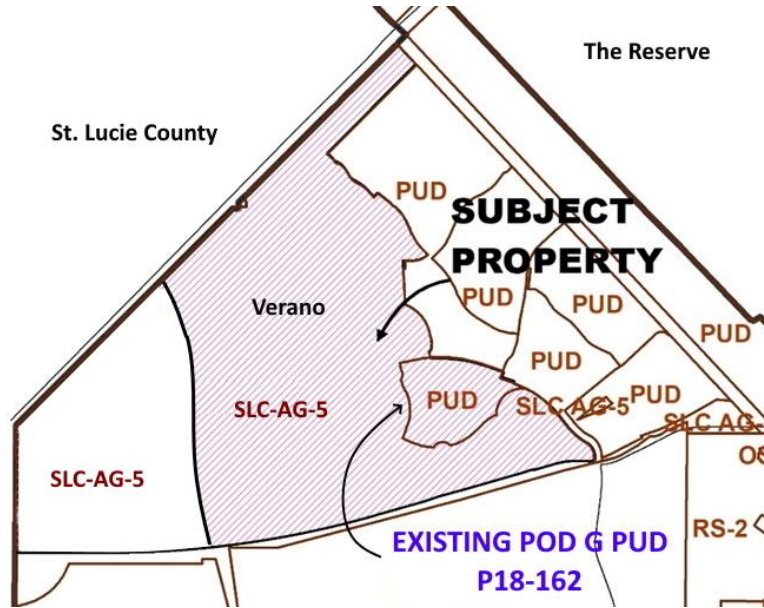
Aerial

SUMMARY

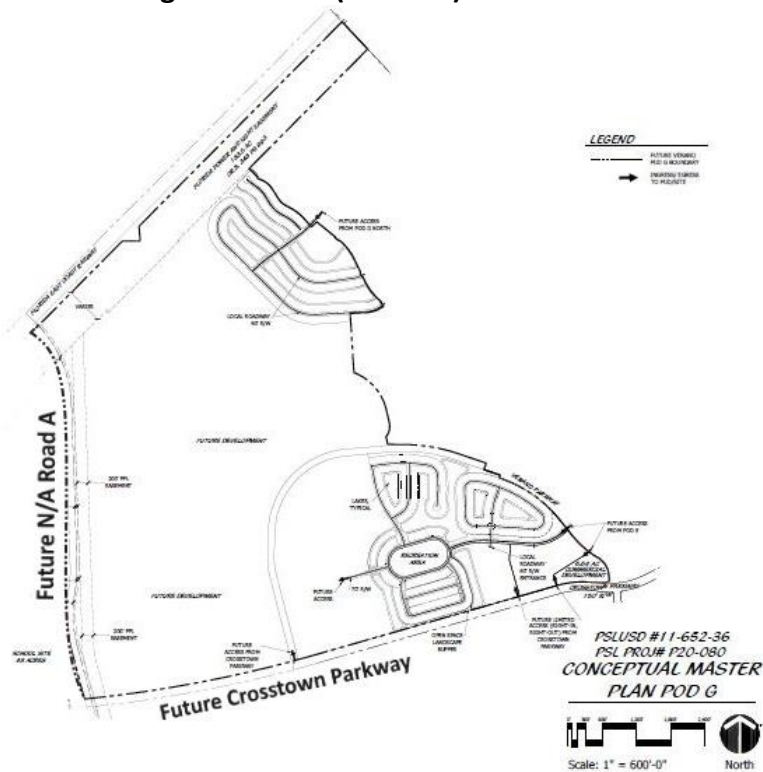
Applicant's Request:	Rezone 1,159.856 acres from St. Lucie County Agriculture-5 (SLC-AG-5) to Planned Unit Development (PUD) and amend 96.4 acres that is the existing Verano South Pod G PUD. Total proposed PUD site area is 1,256.256 acres.
Applicant:	Cotleur & Hearing / Daniel Sorrow
Property Owner:	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:	Holly F. Price, Planner III

Project Description

Rezone 1,159.856 acres from St. Lucie County Agricultural-5 (SLC-AG-5) to Planned Unit Development (PUD) and amend 96.4 acres of the existing Verano South Pod G PUD (P18-162). Total proposed PUD site area is 1,256.256 acres. This is the first amendment to the Verano South Pod G PUD zoning document and Master Concept Plan. See Zoning Map below.



Zoning Map – Shows St. Lucie County-AG-5 Area for Proposed Rezoning and Existing Pod G PUD (P18-162) to be Amended.



PUD Master Concept Plan

PUD Master Plan: The PUD Master Concept Plan illustrates a 120' road ROW (N/S A Road) that is to be dedicated to the City by Verano. This ROW extends from the (future) Crosstown Parkway to Glades Cut-off Road and will connect with the (future) N/S A Road located in Esplanade, Tradition, and properties to the south creating a major corridor for the western side of the city.

The PUD proposes a maximum of 1,122 dwelling units (.89 dwelling units per acre). Proposed uses include the following:

1. Single-Family
2. Villas (Duplexes subdivided on individual lots)
3. Multifamily and Townhomes
4. Model Homes
5. Temporary Construction Trailers
6. Entry Gates and Guard House(s)
7. Office, Commercial, Retail Commercial
8. Upland Preserve, Open Space, Lakes
9. Golf Course
10. Recreation Areas
11. Assisted Living Facilities
12. RV Parks

Proposed Amendments to PUD Zoning District:

The complete list of proposed amendments may be found on pages 3-4 of the attached PUD document; some of the changes include the following:

- Casitas, Added new tiny house dwelling unit type and lot type that may be used for rental or owner-occupied, 480 sq. ft. minimum living area.
- Reduced parking for single-family and duplex units with a garage from 3 to 2 parking spaces. For single-family and duplex units with no garage, City Code require 2 parking spaces.
- Changed side setbacks from 6' to 5' for the single-family lots and 7.5' to 5' for Villa duplex lots.
- Changed villa (duplex) lot from 75' to a 50' overall minimum width (25' minimum for each lot).
- Proposed single-family lots with a minimum width of 40'.
- Added language that proposed subdivision plats are to provide a Conceptual Plan with SPRC (Site Plan Review Committee) submittal.
- Revised language to indicate that commercial, townhouse, and apartments will be reviewed according to the Citywide Design Standards.
- POD 2 Multifamily – Added language to allow multifamily development with amenity centers and detached garages – up to 15 dwelling units per acre.
- Added front and side-loaded Town Home lots (townhouse).

Proposed Amendment Descriptions:

Parking Requirements for Single-family and Duplex Dwellings:

Proposed by PUD: All single-family and duplex units are proposed to have at minimum 2 parking spaces.

Required by Zoning Code - Analysis: The Section 158.221.C of the City Zoning Code requires at least 3 parking spaces for single-family and duplex units that have one or two-car garages. Dwellings with no garage are required to have 2 parking spaces. The PUD is proposing to reduce the number of parking spaces from 3 spaces to 2 spaces for units that have one or two-car garages.

As per Section 158.174(G) of the Zoning Code that references parking requirements for PUDs, the applicant may request a modification to the City code provided a professional parking analysis is submitted with the PUD application that justifies the proposed change.

The applicant has provided a parking analysis from MacKenzie Engineering and Planning, Inc. indicating that two parking spaces for units with two or more bedrooms are sufficient. See attached parking analysis.

Lot Type and Sizes

Single-Family and Duplex Lots: Many of the proposed lot types and setbacks are similar to those proposed in recently approved Verano South PUDs. This Pod G PUD proposes to reduce the side yard setback from 6 feet to 5 feet for single-family and from 7.5 feet to 5 feet for Villa duplexes.

Town Home Lots: Two new townhouse lots types have been proposed in this PUD: 1) Town Home Front-Loaded and 2) Town Home Rear-Loaded lots. The proposed front setback on the front-loaded Town Home is 5 feet from the front property line. The proposed front setback on the rear-loaded Town home is 10 feet from the front property line. See pages 76 and 77 of PUD document.

Sidewalks along Street ROWs: Section 158.222.F of the City Zoning Code requires a minimum 5' wide sidewalk on two sides of a street that serves as a main access route for properties having 400 dwelling units or more. This property will have over 400 units.

70' ROW A – Entrance Road: The applicant is proposing to have one 8' wide sidewalk located along one side of the 70' street right-of-way (ROW) as shown on the Master Concept Plan below and in the Pod G PUD document. See drawings of the 70' ROW (A) street section in the PUD document.

70' ROW C – Oval Park Area: In addition, around the oval shaped park, the applicant is proposing that one of the required 5' wide sidewalks for the 70' street ROW be located outside of the street ROW – on the park property. See drawing of the 70' ROW (C) street section in the PUD document.



Location of Proposed 70' ROW (A) & (C) on Master Concept Plan

Previous Actions and Prior Reviews

P20-080 Pod G Rezoning and PUD Amendment 1 - The Site Plan Review Committee recommended approval of this application on August 26, 2020.

Related Projects

P18-162 Pod G PUD Rezoning – Rezoned 96.4 acres to PUD. Approved by City Council March 11, 2019.

P20-189 – Verano DRI – Amendment No.7: This DRI amendment application is on the P&Z Board agenda today together with this PUD amendment and rezoning. The DRI will need to be reviewed before the Verano Pod G PUD.

P20-157 Verano Pod G Preliminary Plat: This application is on the P&Z Board agenda today together with this PUD amendment and rezoning application. This preliminary plat will need to be reviewed after the Verano PUD and DRI have been reviewed.

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.

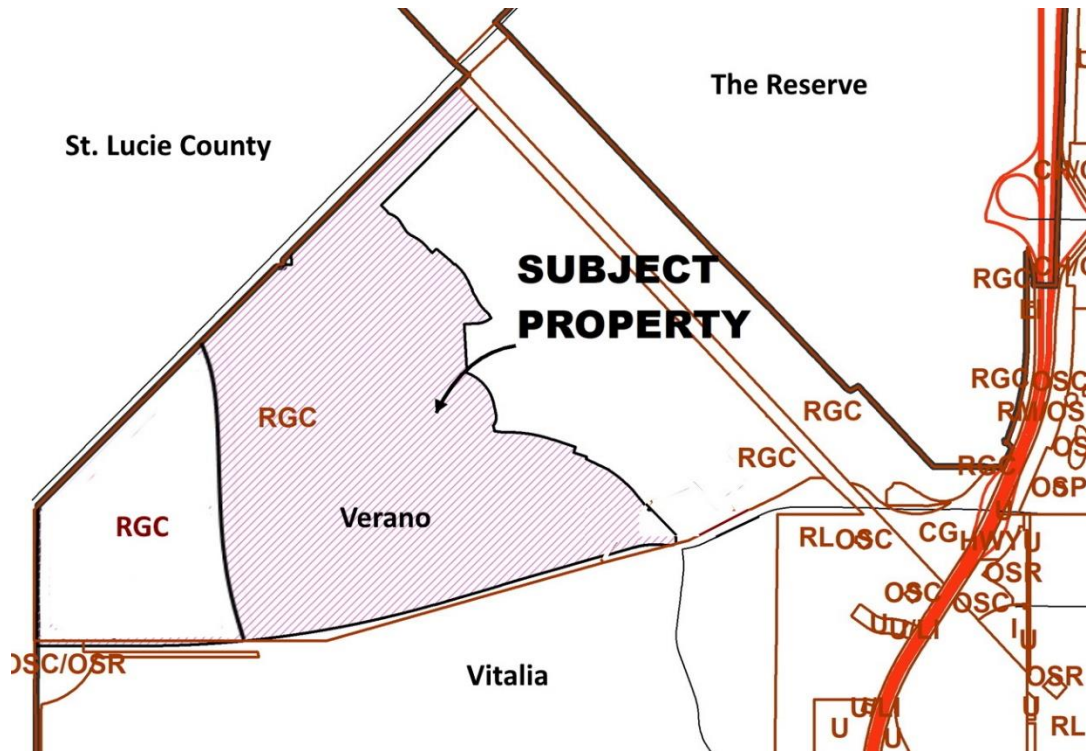
Location and Site Information

Parcel Number:	N/A
Property Size:	1,256.256 acres
Legal Description:	Being A Portion of Sections 28, 29, 30, 31, 32 And 33, Township 36 South, Range 39 East and A Portion of Sections 4, 5 And 6, Township 37 South, Range 39, Lying Within the City Of Port St. Lucie, St. Lucie County, Florida.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	SLC-AG-5 (St. Lucie County Agriculture-5) and PUD (Verano South Pod G Planned Unit Development)
Existing Use:	Vacant land
Proposed Use:	Various: Single-family, duplex, commercial, institutional. See page 2 of this report for complete list of proposed uses.

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
NE	RGC	PUD	Platted residential lots, Vacant land
SE	NCD	MPUD	Platted residential lots, Vacant land
NW	SLC-AG-5	SLC-AG-5	Agricultural, Vacant land
SW	RGC	SLC-AG-5	Vacant land

RGC, Residential Golf Club – PUD, Planned Unit Development – SLC AG-5, St. Lucie County Agriculture 5 DUPA SLC-IL, St. Lucie County Industrial Light – NCD, New Community District – MPUD, Master Planned Unit Development



Future Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (and Policy 1.1.4.10)

This rezoning and 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 G is .89 dwelling units per acre which allows a maximum of 816 units.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this rezoning and PUD amendment on August 26, 2020.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- 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.