

ORDINANCE 21-

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE SECOND AMENDMENT OF THE PLANNED UNIT DEVELOPMENT (PUD) DOCUMENT AND CONCEPTUAL MASTER PLAN FOR VERANO SOUTH POD G PUD (P21-071) LOCATED SOUTH OF THE C-24 CANAL, AND NORTH OF CROSTOWN PARKWAY AND WITHIN THE VERANO DRI; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, Verano Development, LLC and PSL Commercial Holdings, LLC, the owners of Verano South Pod G PUD Amendment 2, seek to amend a total of 1,256.2 acres of property (P21-071), located south of the C-24 Canal, east of Range Line Road, west of I-95, and north of Crosstown Parkway, and more particularly described in Exhibit 7a of the attached composite Exhibit “A”; and

**WHEREAS**, the Verano South Pod G PUD and Conceptual Master Plan was initially approved by Ordinance 19-14, and was amended by Ordinance 21-02; and

**WHEREAS**, Verano Development, LLC and PSL Commercial Holdings, LLC, have submitted a PUD document and PUD Conceptual Master Plan to the City; and

**WHEREAS**, the proposed amendments to the Verano South Pod G PUD document and Conceptual Master Plan include several changes to the PUD document as listed in Exhibit C of the PUD document and to the Conceptual Master Plan as illustrated in Exhibit 9a of the PUD document; and

**WHEREAS**, the proposed amendments to the Verano South Pod G PUD document and Conceptual Master Plan are attached as Exhibit “A” and incorporated herein; and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board held a public hearing on October 5, 2021 to consider the proposed PUD amendment application (P21-071), notice of said hearing to adjoining property owners for a radius of seven hundred and fifty (750) feet having been given and advertising of public hearing having been made; and

**WHEREAS**, the City Council held a public hearing on November 8, 2021 to consider the PUD amendment application (P21-071), advertising of the public hearing having been made; and

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**WHEREAS**, the City Council has considered the PUD amendment application (P21-071) based on substantial and competent evidence, including the recommendations of the Planning and Zoning Board, and the City Council has determined to amend the existing PUD for the property legally described in Exhibit 7a of the attached composite Exhibit “A” as provided herein and approve the Verano South Pod G PUD Amendment 2 document and conceptual plan, attached as composite Exhibit “A”.

### **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 a part of this Ordinance.

Section 2. That the property legally described in Exhibit 7a of the composite Exhibit “A”, is amended as described in the Verano South Pod G PUD Amendment 2 document and depicted on the Conceptual Master Plan which is hereby formally adopted and attached as Composite Exhibit “A”.

Section 3. The Verano South Pod G PUD Amendment 2 document shall be the internal design standard for the subject property.

Section 4. Conflict. If any ordinances, or parts of ordinances, are in conflict herewith, this Ordinance shall control to the extent of conflicting provisions.

Section 5. 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 6. Effective Date. This Ordinance shall become effective ten (10) days after its final adoption on second reading.

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**PASSED AND ADOPTED** by the City Council of the City of Port St. Lucie, Florida, this  
\_\_\_\_\_ day of \_\_\_\_\_ 2021.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

BY: \_\_\_\_\_  
Shannon M. Martin, Mayor

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney