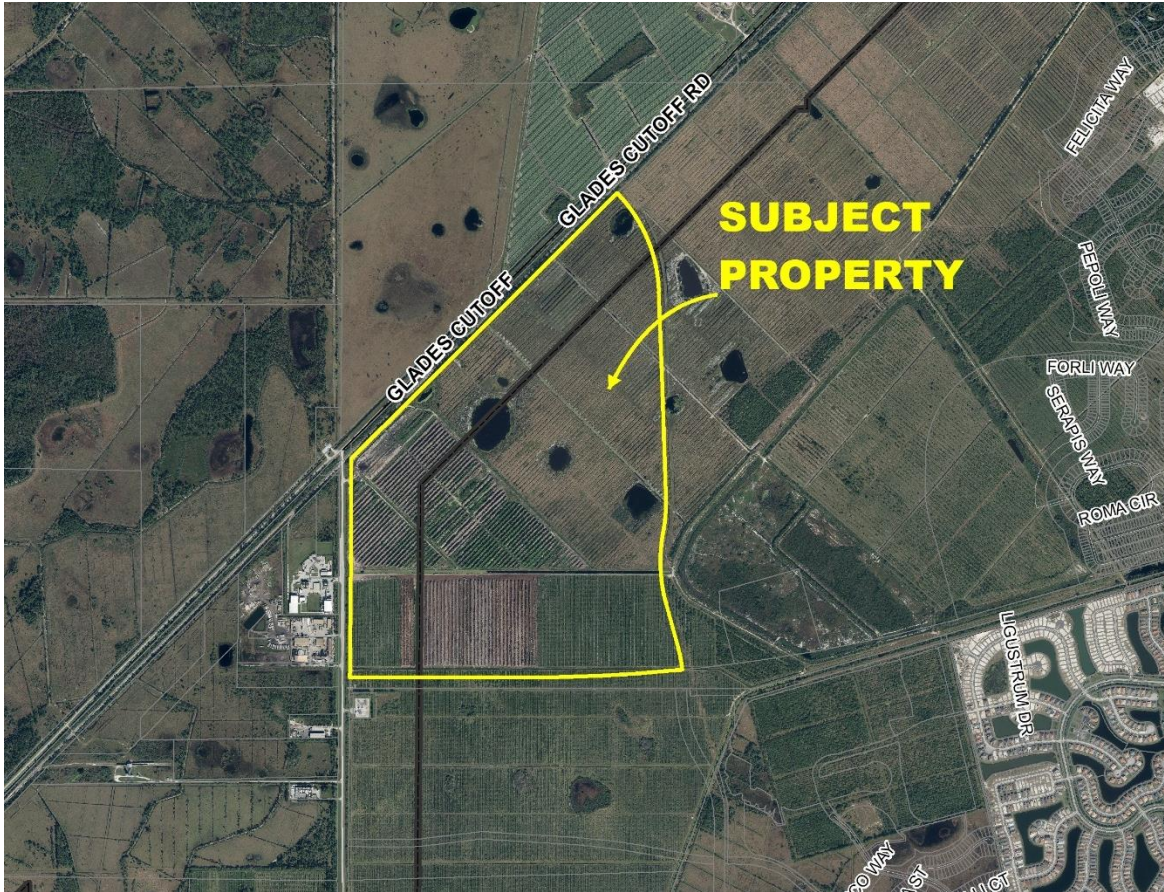




**Verano South Pod H
 Planned Unit Development (PUD)
 P21-070**



Aerial

SUMMARY

Applicant's Request:	Rezone 486.228 acres from SLC-AG-5 (St. Lucie County-Agricultural 5) to City Planned Unit Development (PUD). This rezoning will complete the rezoning of all properties located within the Verano Development of Regional Impact (DRI) to City PUD zoning.
Applicant:	Coteleur & Hearing / Daniel T. Sorrow, PLA
Property Owner:	PSL Land Investments, 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 and Range Line Road, west of I-95, and north of Crosstown Parkway.
Project Planner:	Holly F. Price, AICP, Senior Planner

Project Description

The applicant is proposing to rezone 486.228 acres from SLC-AG-5 (St. Lucie County-Agricultural 5) to City Planned Unit Development (PUD). This rezoning will complete the rezoning of all properties located within the Verano Development of Regional Impact (DRI) to City PUD zoning.

The PUD proposes a maximum of residential 900 dwelling units on 486.228 acres at a density of 1.85 dwelling units per acre. Verano is a Development of Regional Impact (DRI) that allows a maximum of 7,200 dwelling units on approximately 3,001 acres at a maximum density of 2.4 dwelling units per acre for the entire Verano DRI.

A 10-acre commercial site, a 7.6-acre commercial site, a 50-acre City park site, and a 49.1-acre County school site are proposed to be located along Crosstown Parkway. The applicant indicates that Pod H is to be an age-restricted community.



Proposed PUD Master Concept Plan

Proposed Change to PUD from City Code:

The applicant is proposing that the entrance road have a one 8-foot-wide sidewalk located along the north side of the main entrance street and no sidewalk located along the other side of the street. See yellow area on above drawing.

Section 158.222(F)(2) of the Zoning Code indicates the following: Public and Private Streets or Driveways. A sidewalk that is at least 5 feet in width shall be located on both sides of a public or private street right-of-way or driveway that serves as a main access route to a residential development having 400 units or more.

There are three areas in Verano that the City has approved having sidewalks located on one side of street. However, staff recommends that sidewalks in this area be located along two sides of the street: an 8-foot sidewalk on north side and a 5-foot sidewalk on the south side. The 8-foot-wide sidewalk allows for golf carts and bicycles in addition to pedestrians. With sidewalks on both sides, residents living on the south side of street that want to walk or jog do not need to cross the street to have access to a sidewalk on the north side. Also, if sidewalks are located on both sides, residents on the south side of street can walk to a neighbor's house that is located on the same side of street as their house. As proposed, a pedestrian would need to walk on the main entrance street to walk to other houses located on same side of street.

Proposed Uses: Proposed uses include the following:

1. Single Family Detached Residences, Villas (Duplex subdivided on individual lots)
2. Multifamily and Town Homes
3. Model Homes, Model Home Sales Center, Model Home Design Center
4. Temporary Construction Trailers
5. Lakes
6. Entry Gates and Guard House(s)
7. Office Commercial
8. Retail Commercial
9. Open Space
10. Park, Recreation, and Clubhouse
11. School

Previous Actions and Prior Reviews

P21-070 Pod H PUD – The Site Plan Review Committee (SPRC) recommended approval of the Verano Pod H PUD on April 14, 2021.

Related Projects

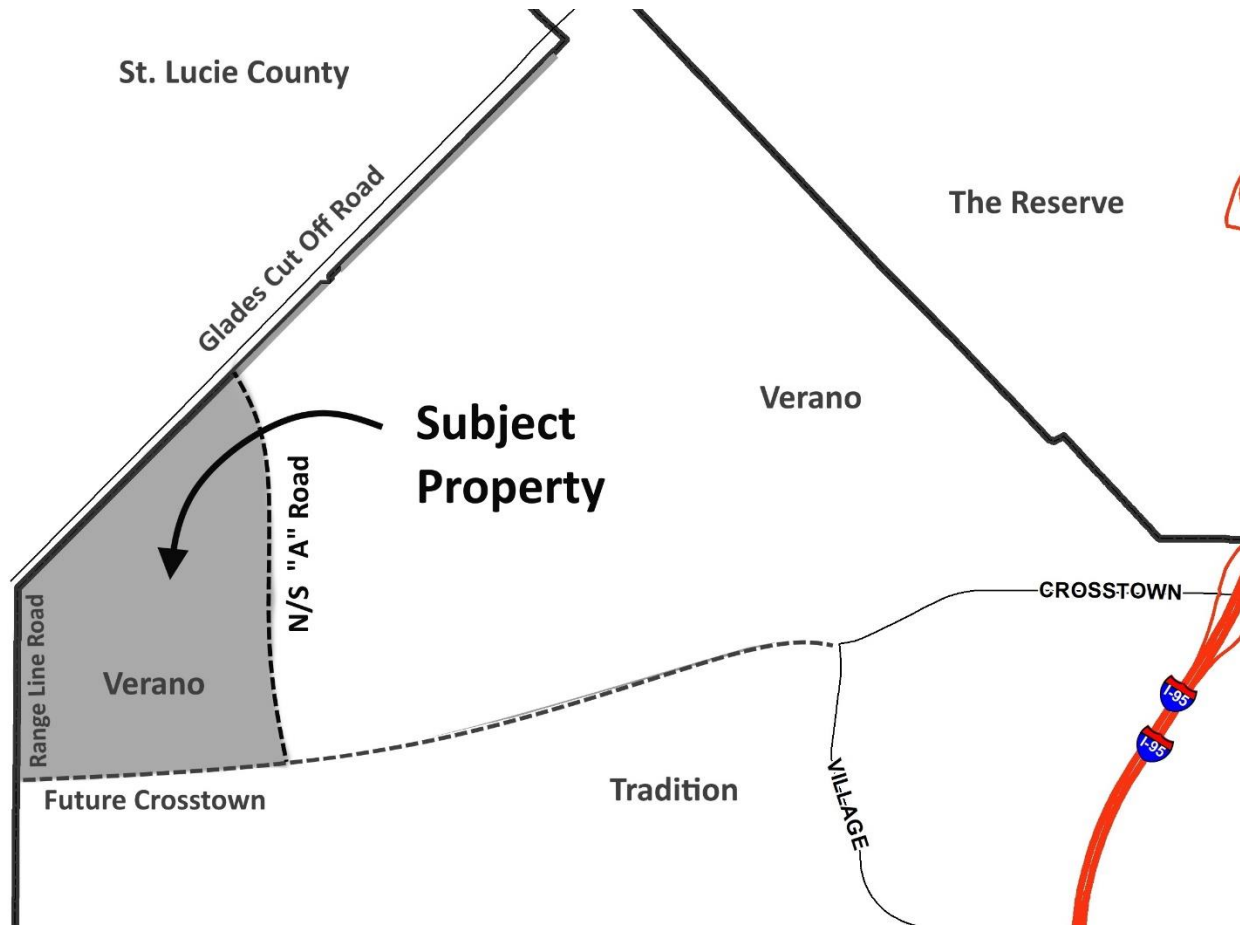
P20-189 – Verano DRI – Amendment No.7: Approved by City Council on January 11, 2021.

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

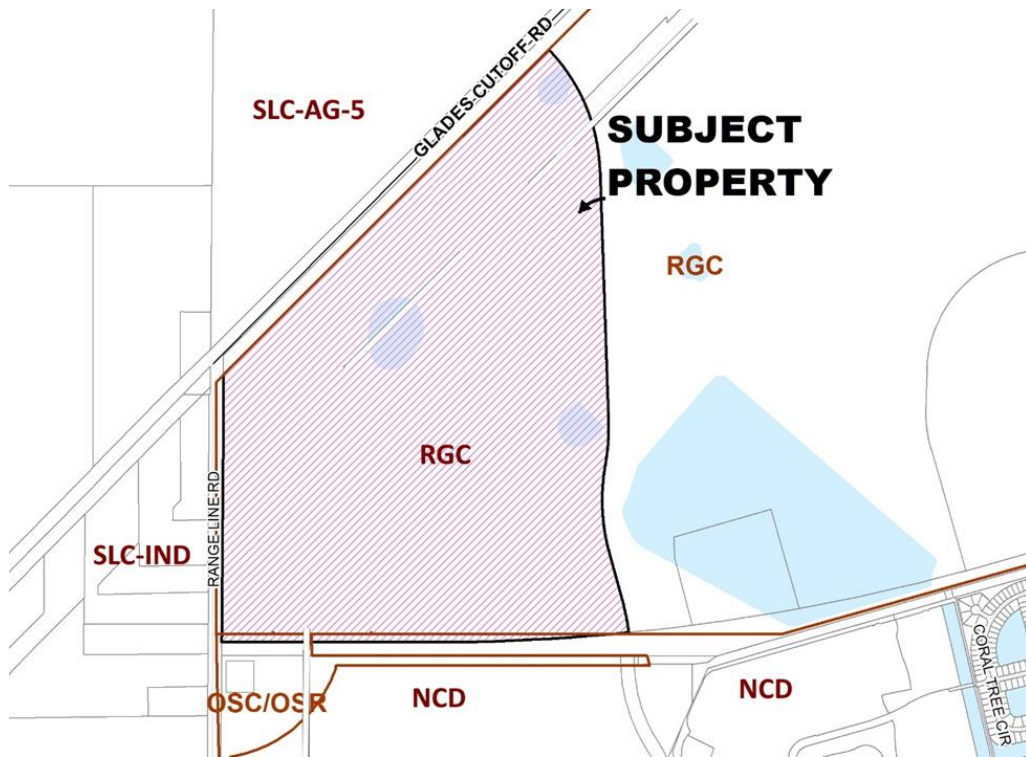
Parcel Number:	3331-131-0001-000-6
Property Size:	486.228 acres
Legal Description:	A Parcel of Land Lying in A Portion of Section 6, Township 37 South, Range 39 East and Section 31, Township 36 South, Range 39 East, in the City of Port St. Lucie, St. Lucie County, Florida.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land
Proposed Use:	Various: Single-family, duplex, multifamily, commercial, golf course. See PUD document for complete list of proposed uses.



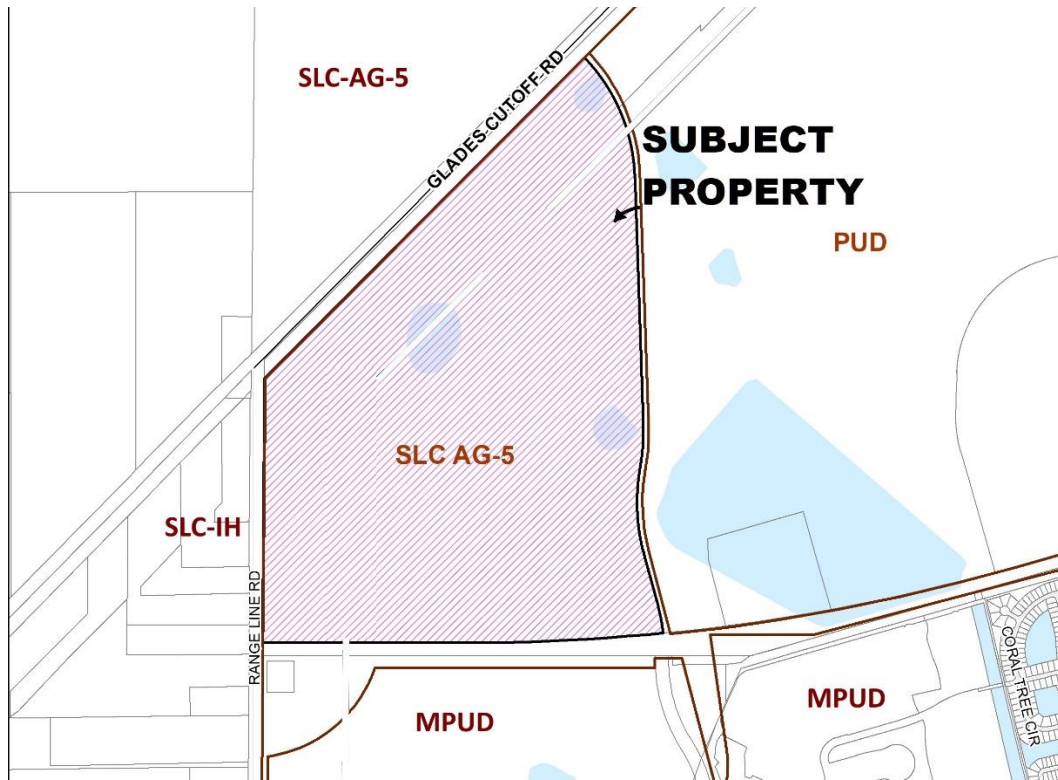
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
N	SLC-AG-5	SLC-AG-5	Agricultural, Vacant land
S	NCD	MPUD	Residential, Platted Lots, Vacant
E	RGC	PUD	Residential, Platted Lots
W	SLC-IND	SLC-IH	Industrial

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



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

TRAFFIC IMPACT ANALYSIS by PUBLIC WORKS

This application and the Traffic Statement prepared by MacKenzie Engineering & Planning Inc. dated November 16, 2021 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

All current roadway commitments within the DRI are satisfied. The proposed PUD is found to be consistent with the DRI.

The estimated PM Peak Trip count for the Verano development is 2,019 as of November 2021. According to the DRI, the 2-lane extension of Crosstown Parkway to North-South A is required at 5,023 PM Peak hour trips. Plans are already under design for this extension. Also, the 2-lane roadway of North-South A from Crosstown north to the southernmost residential access is required prior to the first Certificate of Occupancy being issued on the west side of North-South A.

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 G is 1.85 dwelling units per acre on 486.228 acres with a maximum of 900 dwelling units.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this rezoning and PUD amendment on April 14, 2021.

Planning and Zoning staff recommends that the requirement for sidewalks located on two sides of the main access road to remain and not be changed in the PUD document: One 8-foot sidewalk and one 5' sidewalk.

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.