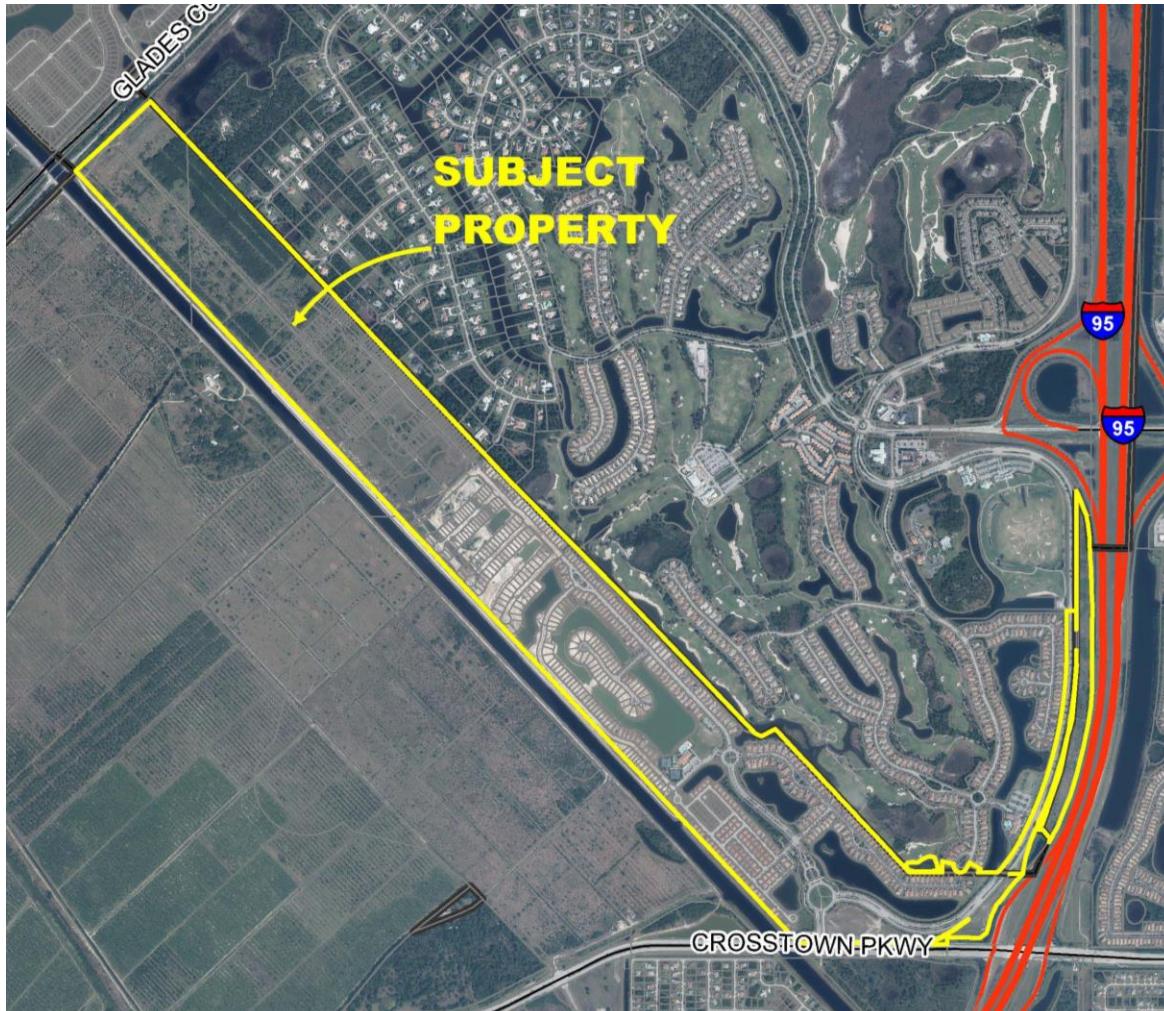




PLANNING AND ZONING BOARD STAFF REPORT
FEBRUARY 2, 2021 PLANNING AND ZONING BOARD MEETING

Verano North PUD 1 Amendment No. 10
Planned Unit Development Amendment
P20-212



Project Location Map

SUMMARY

Applicant's Request:	10 th Amendment the PUD (Planned Unit Development) document and concept plan for Verano PUD 1.
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 north 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

This is the tenth amendment to the Verano North PUD document and concept plan. This request will not alter the existing thresholds identified in the original PUD document. The projected density for Verano North PUD is 2.77 dwelling units per acre which allows a maximum of 1,200 units. Proposed changes with this amendment are the following:

- *Page 22. Changing the parking requirements for all single-family development to have at least two (2) parking spaces.*
- *Page 22. Changing the requirements for all duplexes with single-car garages to have at least one (1) parking space in the garage and one tandem exterior parking space in the driveway per unit.*
- *Page 18. Updating the data in Exhibit 5. Site Information.*

Previous PUD Requirement: Page 22. The previous PUD required all units to have, at minimum, a 2-car garage and, at minimum, two exterior parking spaces in the driveway. Page 18. Some of the acreage areas have been revised.

Analysis: The number of garage parking spaces and exterior parking spaces may be reduced, since single family units would not be required to have a driveway and the duplex villas may have a single-car garage and one exterior parking space.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 25, 2020.

P16-076 - Verano PUD 1 Amendment No. 9.

P14-032 - Verano PUD 1 Amendment No. 8.

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.

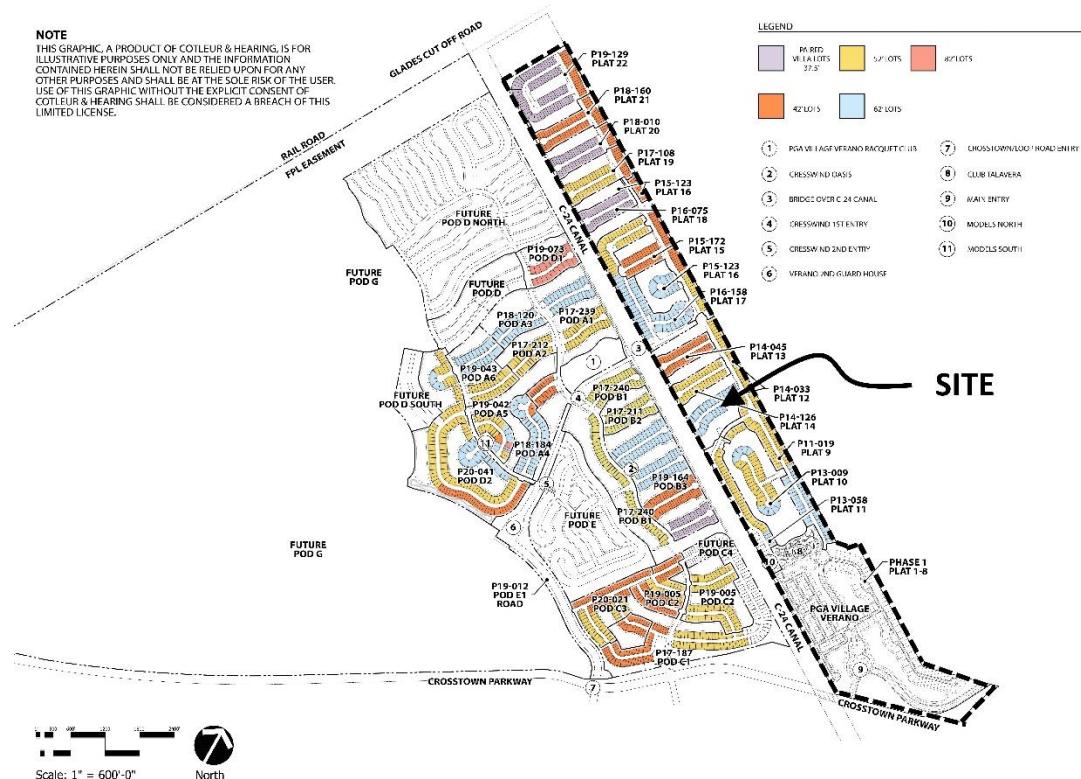
Location and Site Information

Parcel Number:	N/A
Property Size:	432.88 acres
Legal Description:	A parcel of land lying in Sections 31 and 32, Township 36 South, Range 39 East, and Sections 5 and 6, Township 37 South, Range 39 East, St. Lucie County, Florida and being a portion of Sections 28, 29, 32, Township 36 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Verano North Planned Unit Development)
Existing Use:	Vacant land, single-family residential, duplexes, platted lots
Proposed Use:	Residential development mostly

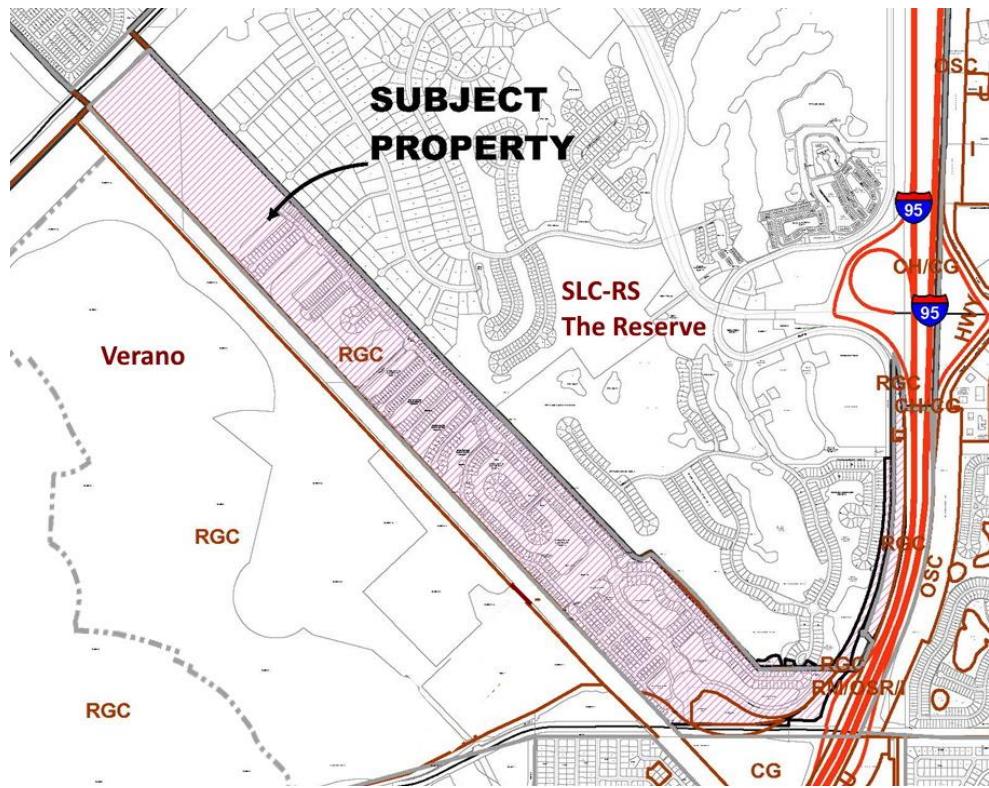
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC-RS	SLC-AR-1, SLC-PUD	Residential development
South	RGC	PUD	Residential development, Platted residential lots
East	CG	PUD	Preserve
West	RL	PUD	Platted residential lots

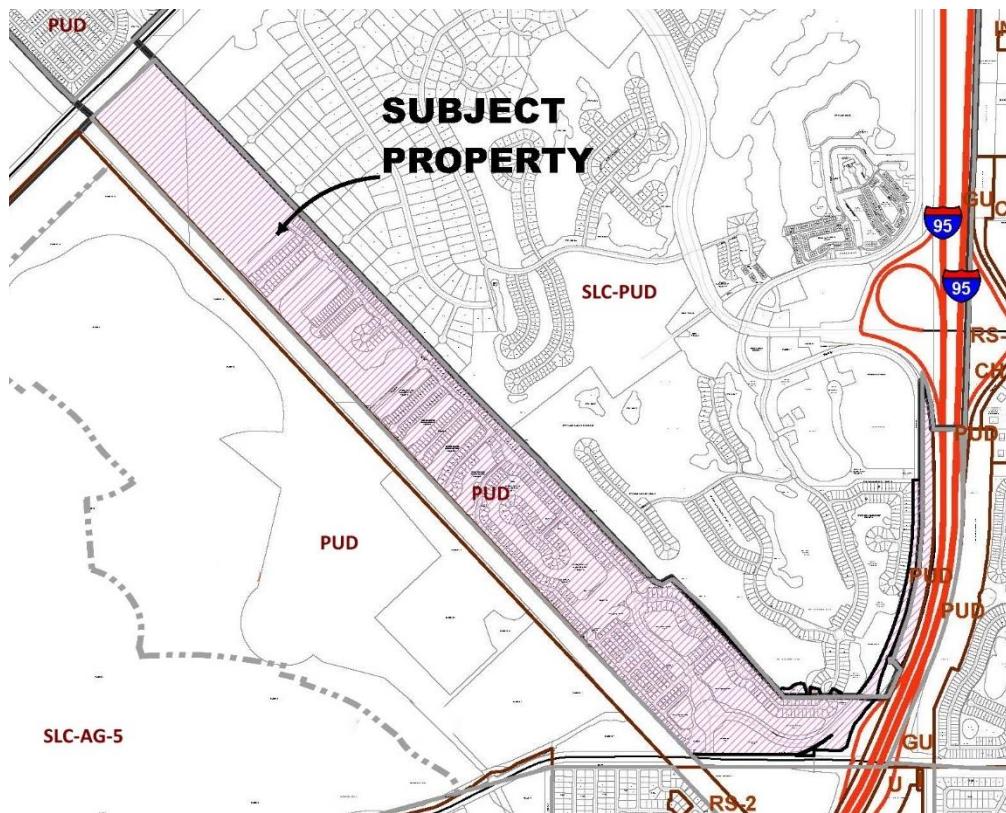
RGC, Residential Golf Club – PUD, Planned Unit Development – SLC -RS, St. Lucie County Residential Suburban - SLC-AR-1, St. Lucie County Agricultural Residential – CG, General Commercial – RL, Low Density Residential



Overall Development 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 North PUD is 2.77 dwelling units per acre which allows a maximum of 1,200 units.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 25, 2020.

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.