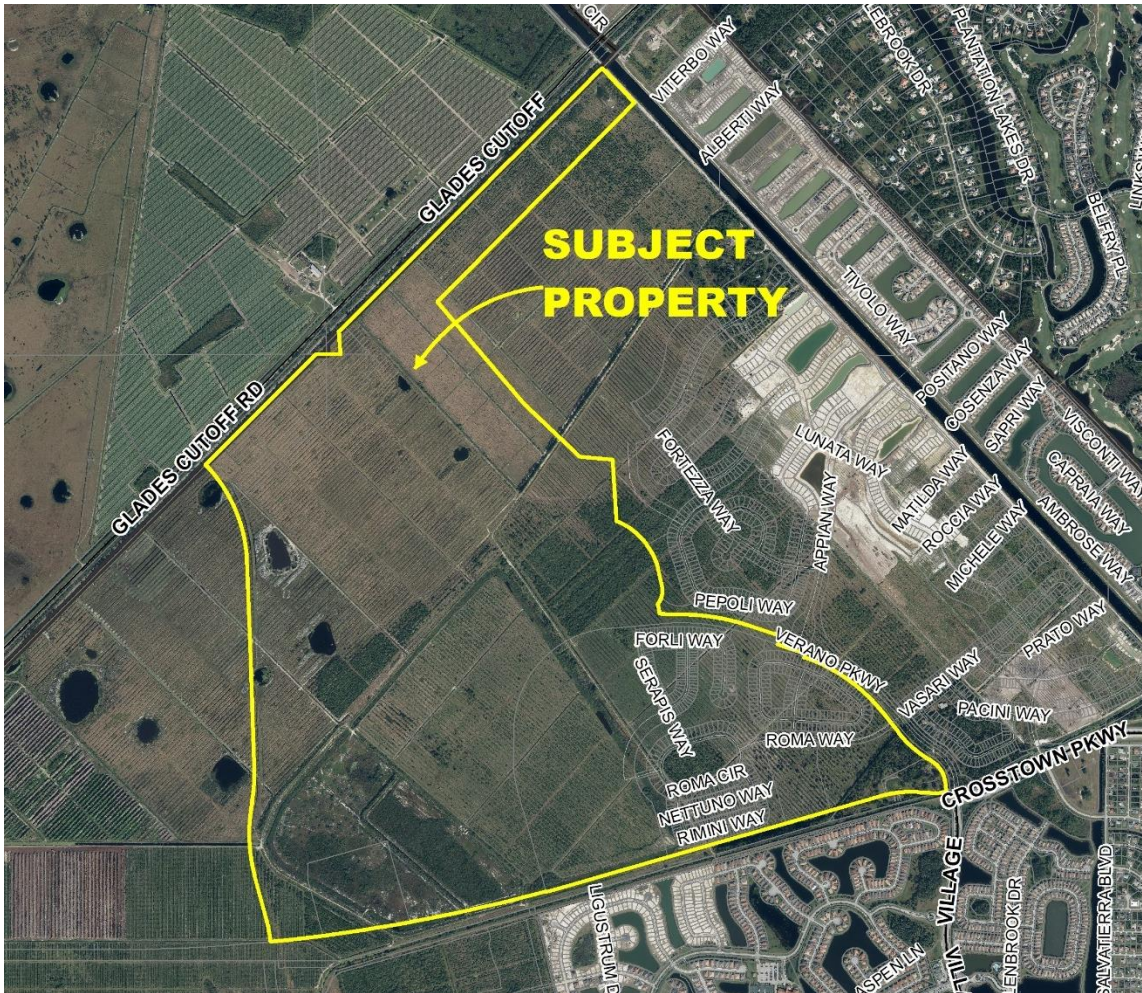




**Verano South Pod G
 Planned Unit Development - Amendment No. 2
 P21-071**



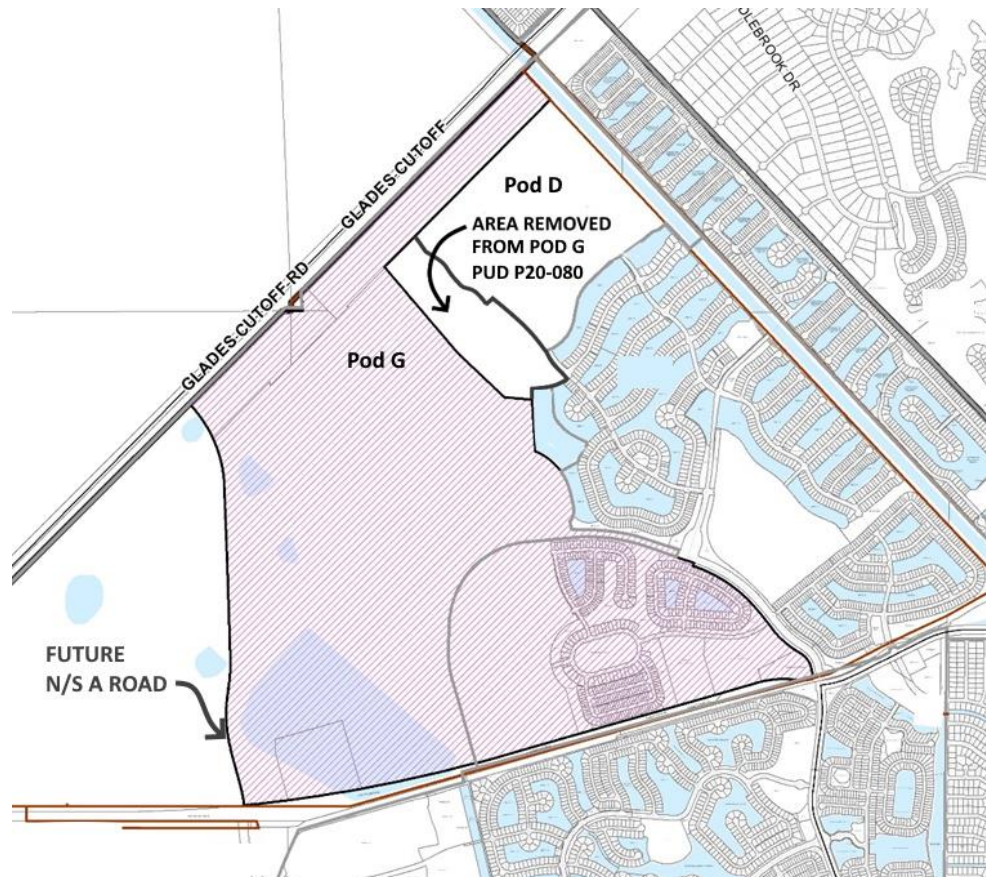
Aerial

SUMMARY

Applicant's Request:	Amend the Planned Unit Development (PUD) to reduce the acreage by 75.2 acres from 1,256.256 acres to 1,181.058 acres and make other changes.
Applicant:	Coteleur & Hearing / Daniel T. Sorrow, PLA, AICP
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, AICP, Senior Planner

Project Description

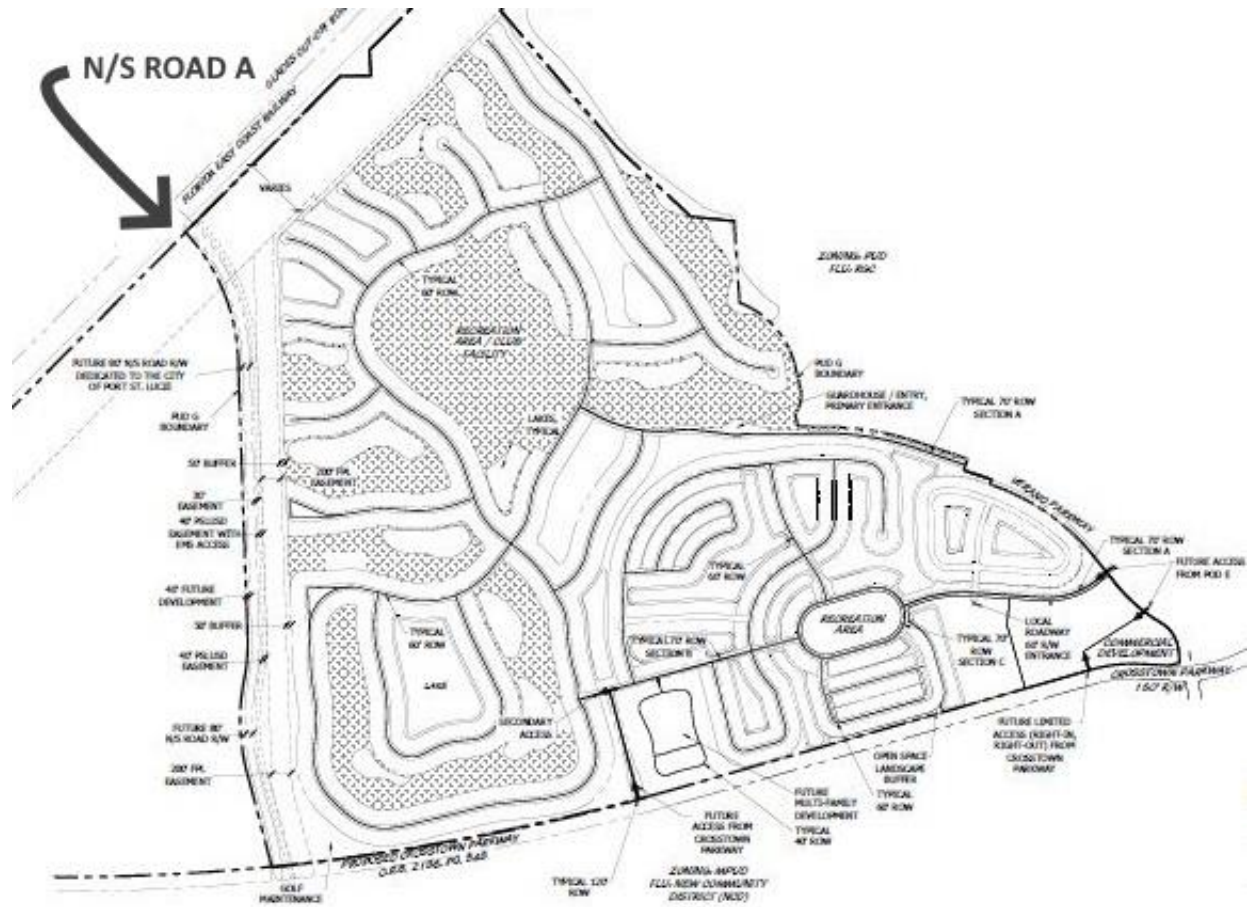
The applicant is proposing to amend the previously approved Planned Unit Development (PUD) Pod G PUD document (P21-080) to reduce the acreage by 75.2 acres from 1,256.256 acres to 1,181.058 acres and to make other changes to the PUD document. Currently, a part of Pod G and Pod D overlap. The area for Pod D PUD was earlier enlarged and approved, Verano Pod D PUD (P21-214), and no additional changes are required for the Pod D PUD. A portion of Pod G is to be removed so that it does not overlap into Pod D PUD. See map below.



Area Removed from Previously Approved Pod G PUD (P20-080).

PUD Master Plan: In this application, the Verano Pod G PUD 2 Conceptual Master Plan provides greater detail than the previous Verano Pod G PUD 1. It shows the location of a golf course and other residential uses located near the golf course. Since the future land use for this property is Residential Golf Course (RGC), the developers are required to provide a golf course. The hatched area shows the location of the golf course. See map below. Refer to attached PUD document for drawing with more clarity.

The PUD Master Concept Plan illustrates an 80' road right-of-way (ROW) referred to as N/S A Road that is to be dedicated to the City by Verano. This ROW is located on the west (left) side of the Pod G PUD. This future road will extend from Crosstown Parkway to Glades Cut-off Road and will connect with the future N/S A Road located to the south in Esplanade and Tradition creating a major corridor for the western side of the city.



Proposed PUD Master Concept Plan

Proposed Amendments to PUD Zoning District:

Below is a list partial list of the proposed changes to the PUD. Please refer to pages 3 and 4 of the PUD document for a complete list:

- Reduces the total acreage of PUD to 1,181.058. See Exhibit D, page 7.
- Allows developer to propose parking amounts that are different than required by City code and to be approved by the Site Plan Review Committee. See Exhibit 6, (3).
- Revises language in paragraph 14, Facade and Architectural Review Elevations on page 31, Exhibit 6. Proposes that the golf maintenance facilities are not subject to the Citywide Design Standards. These are metal buildings and they are not permitted by the Citywide Design Standards.
- Added language referring to Golf Course Community and cul-de-sacs. Allows the length of roads with cul-de-sacs to be increased from 1,000 feet to 2,000 feet in length. See Exhibit 6, page 34.
- Revises PUD Conceptual Master Plan to show the location of a golf course and nearby residential uses. See Exhibit 9 (a) on page 60. The Conceptual Master Plan shows conceptual development for the entire Pod G area.

- Sidewalks along Verano Parkway: 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 residential dwelling units or more. The Verano Pod G 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 Verano Parkway as shown in the Pod G PUD document, page 66.

Proposed Uses: The PUD proposes a maximum of residential 1,051 units at .89 dwelling units per acre. Verano is a Development of Regional Impact (DRI): Approximately 3,004 acres. The DRI and PUD includes multifamily and single family residences with golf courses, commercial/office development, open space, and country club amenities.

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

Previous Actions and Prior Reviews

P21-071 Pod G PUD Amendment 2 – The Site Plan Review Committee (SPRC) recommended approval on April 14, 2021.

Related Projects

P20-080 Pod G Rezoning and PUD Amendment 1 – Approved by the City Council on January 25, 2021.

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

P20-157 Verano Pod G Preliminary Plat: Approved by City Council of February 8, 2021.

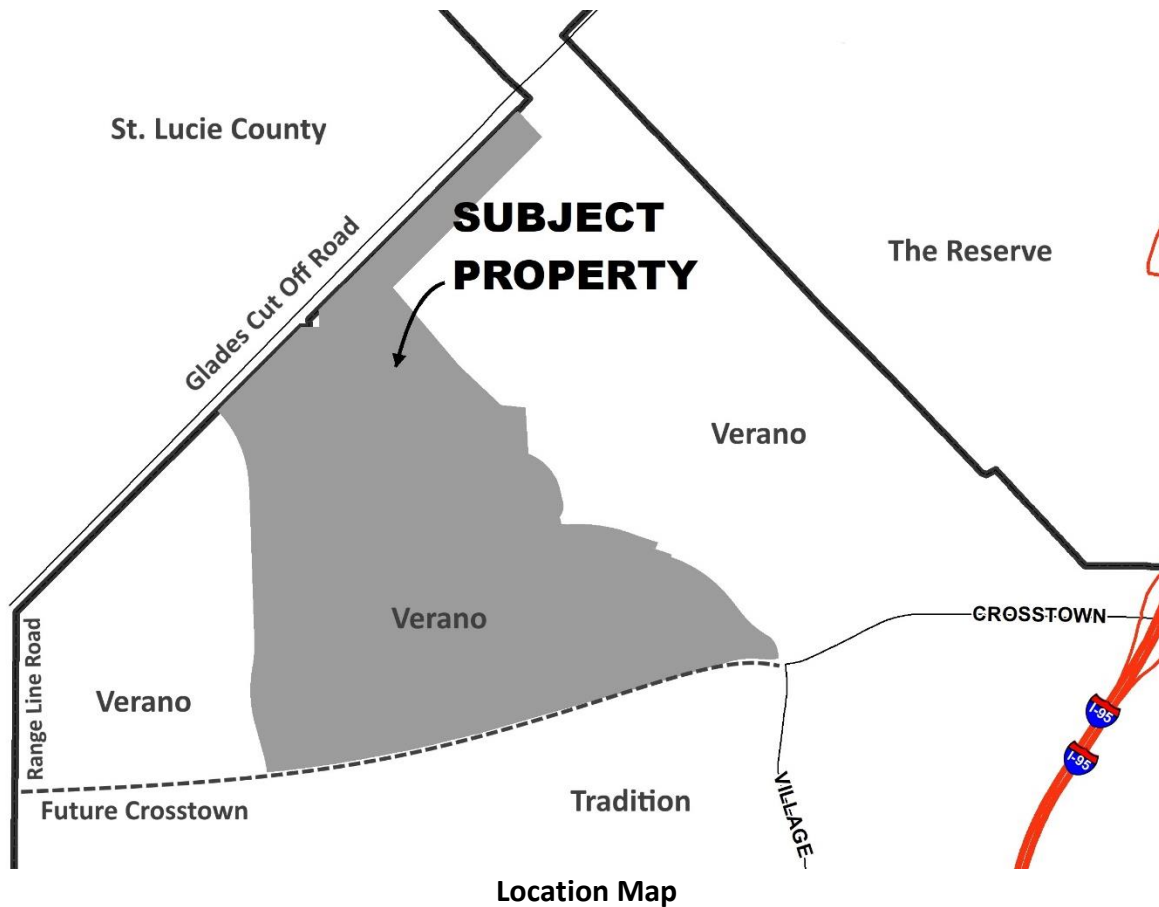
P18-162 Pod G PUD Rezoning – Rezoned 96.4 acres to PUD. Approved by City Council March 11, 2019.

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

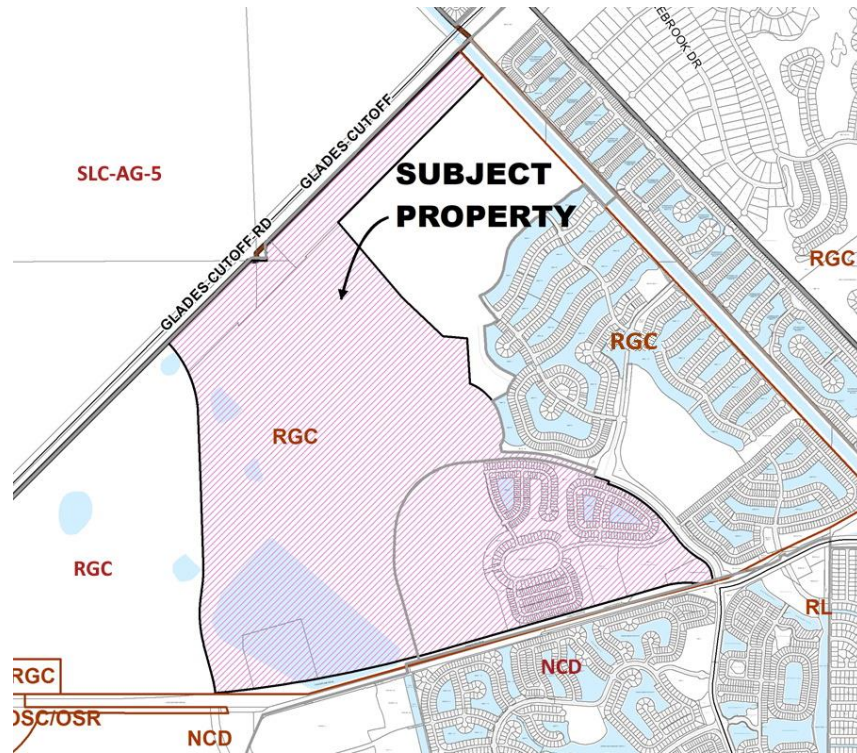
Parcel Number:	3328-322-0001-000-2
Property Size:	1,181.058 acres
Legal Description:	A Parcel of Land Lying In A Portion Of Sections 4, 5 And 6, Township 37 South, Range 39 East And Sections 29, 31, 32 And 33, Township 36 South, Range 39 East, In The City Of Port St. Lucie, St. Lucie County, Florida.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Partially platted, vacant land
Proposed Use:	Various: Single-family, duplex, multifamily, commercial, golf course. See page 3 of this report for complete list of proposed uses.



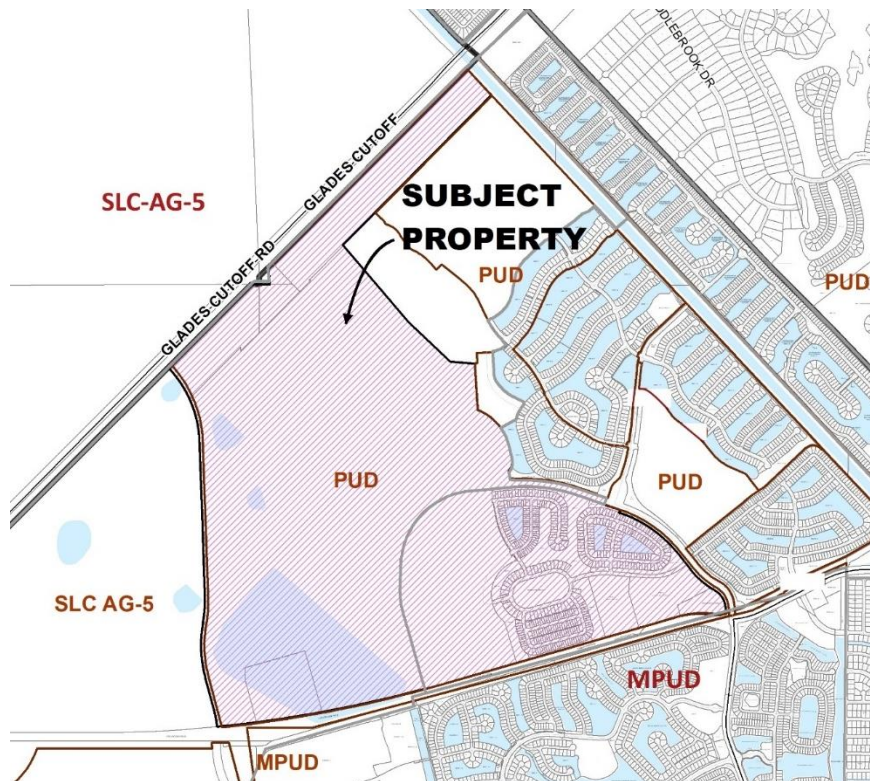
Surrounding Uses

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

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



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

TRAFFIC IMPACT ANALYSIS by PUBLIC WORKS

The Public Works Department indicates the following: This development is contained within the Verano DRI area. Received latest Amended Traffic Statement March 2021. Statement completed by MacKenzie Engineering & Planning, Inc. for Kolter Communities. Reviewed by City Staff.

DRI found to be consistent with the PUD. No proposed PUD changes warrant any changes to the previously approved Development Order conditions. The transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of the City Code and Public Works Policy 19-01pwd.

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 2.43 dwelling units per acre on 1,181 acres which allows a maximum of 2,867 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 Verano Parkway, the main access road, remain and not be changed in the PUD document.

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.