

# **Verano South Pod G**

## Rezoning and Planned Unit Development Amendment No. 1 (P20-080)

City Council  
January 11, 2021  
Holly Price, AICP, Planner III

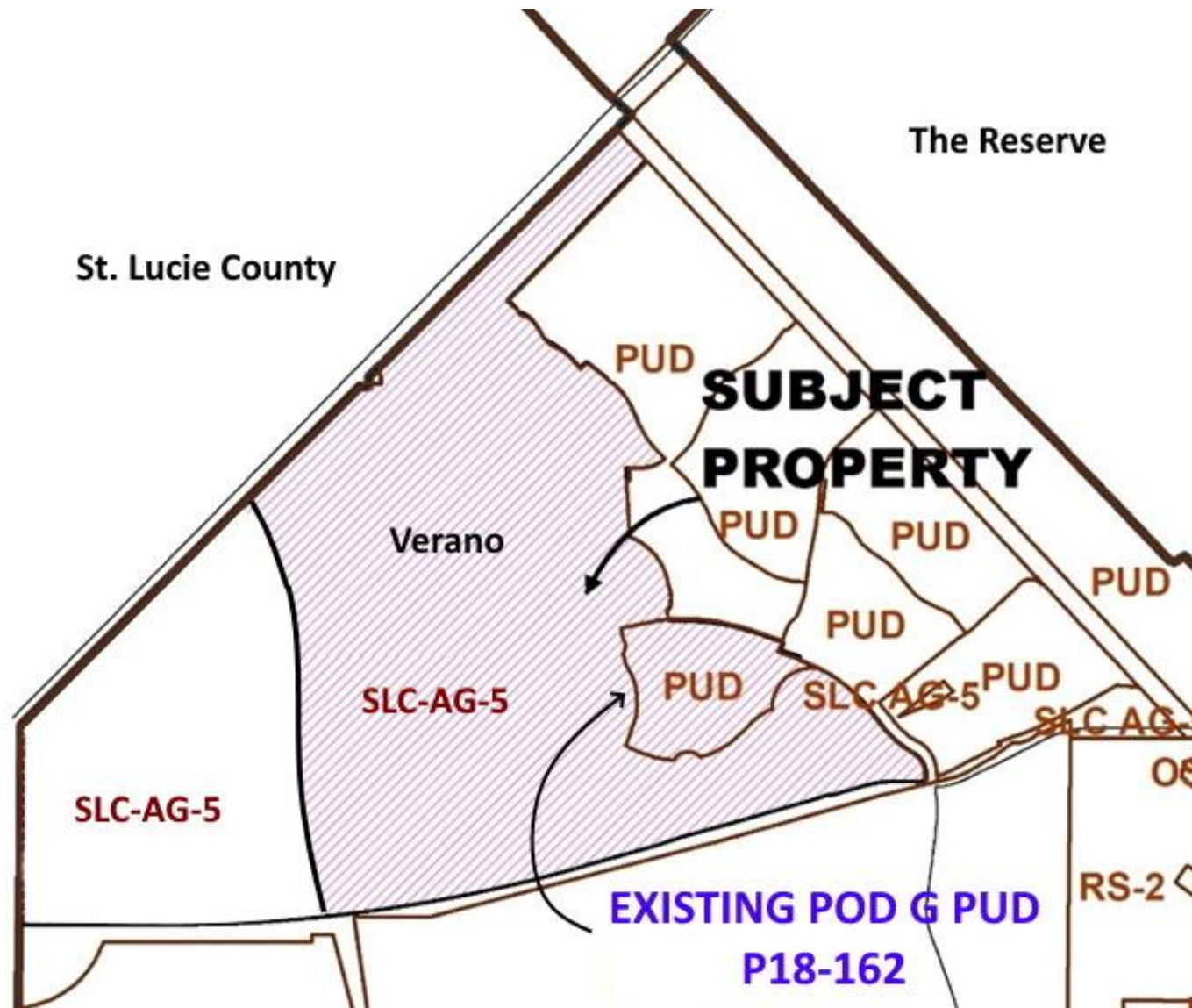


- **Rezone 1,159.856 acres** from St. Lucie County Agricultural-5 (SLC-AG-5) to Planned Unit Development (PUD), and
- **Amend 96.4 acres** of the existing Verano South Pod G PUD.
- **Total proposed PUD site area is 1,256.256 acres.** This is the first amendment to the Verano South Pod G PUD zoning document and concept plan.

Applicant – Cotleur & Hearing / Daniel Sorrow

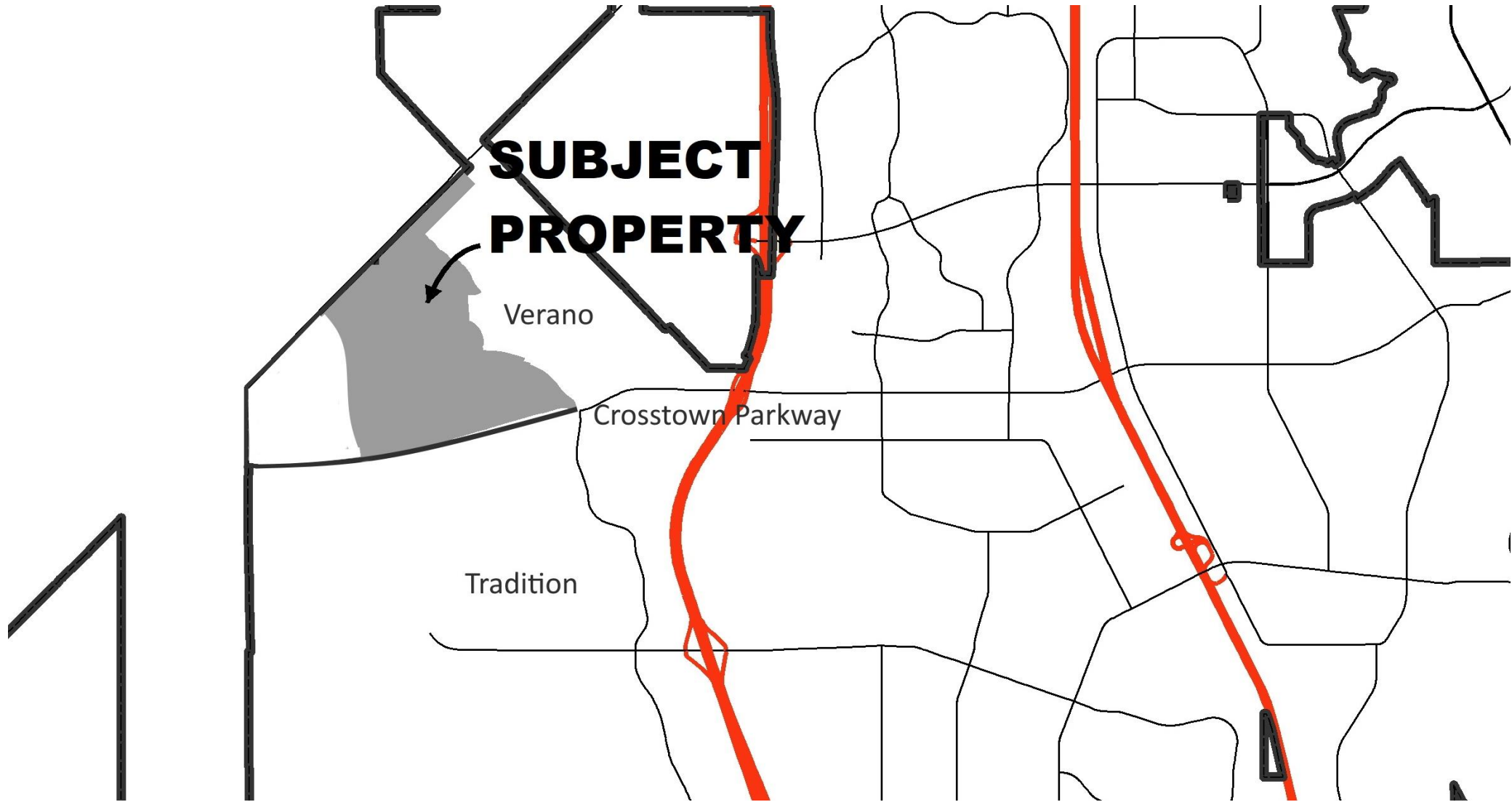
Owner – Verano Development, LLC and PSL Commercial Holdings, LLC





# ZONING MAP



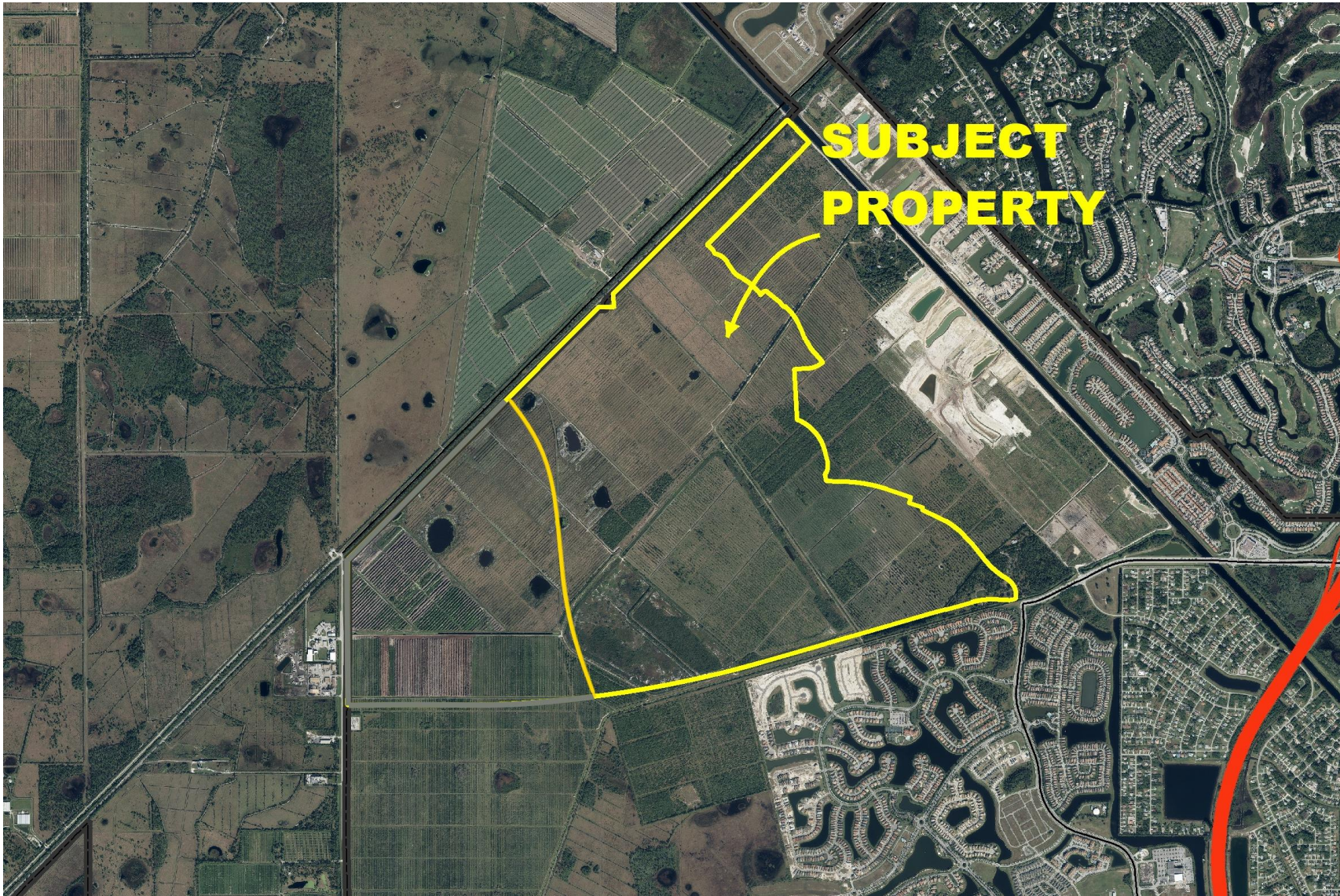


# LOCATION MAP

CityofPSL.com



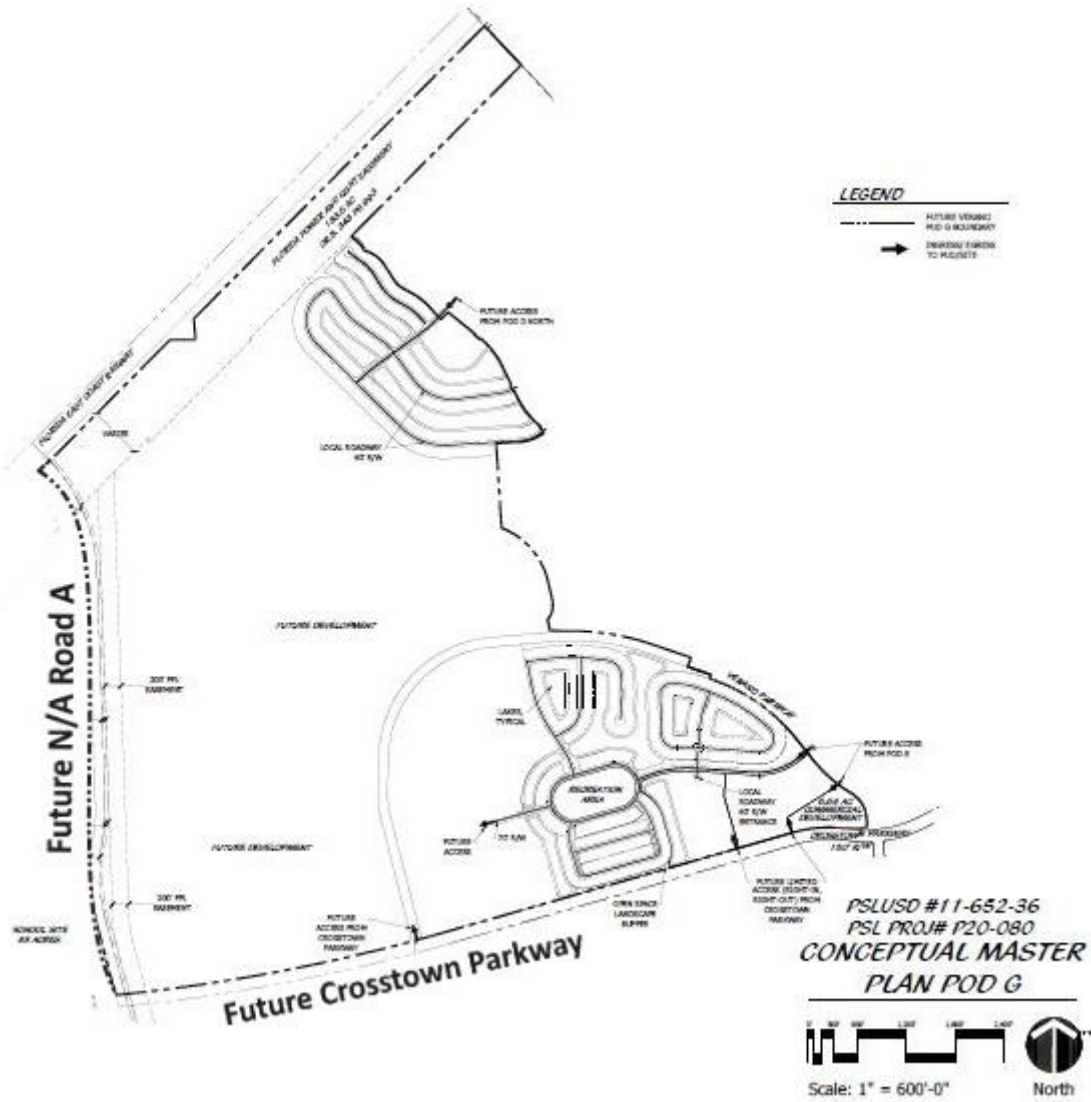




AERIAL

[CityofPSL.com](http://CityofPSL.com)





Existing or Proposed Development Located NE of Pod G PUD - NTS

# CONCEPTUAL MASTER PLAN

CityofPSL.com



## PUD Master Plan:

The PUD Master Concept Plan currently illustrates a 120' road ROW (N/S A Road) to be dedicated to the City. However, the DRI requires a minimum 80' wide ROW. The applicant has indicated that the owners propose to change the ROW width to 80' as part of this PUD application. This ROW extends from Crosstown Parkway to Glades Cut-off Road and will provide the ability for direct access to the west.

The Master Concept Plan shows a 6.64-acre commercial site at the lower right-hand corner (the corner of Crosstown Parkway and the future Verano Parkway).



- Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres.
- DRI and PUD includes multifamily and single family residences with golf courses, commercial/office development, open space, and country club amenities.
- The Verano South Pod G PUD proposes a maximum of 1,122 dwelling units (.89 dwelling units per acre).

- DRI and PUD Uses include:

**Single-Family**

**Villas (Duplexes subdivided on individual lots)**

**Multifamily and Townhomes**

**Model Homes**

**Temporary Construction Trailers**

**Entry Gates and Guard House(s)**

**Office, Commercial, Retail Commercial**

**Upland Preserve, Open Space, Lakes**

**Golf Course, Recreation Areas**

**Assisted Living Facilities**

**RV Parks**

This is the first amendment to the Verano South Pod G PUD. Some of the major changes included with this amendment are:

**Parking Requirements for Single-family and Duplex Dwellings:** Proposed by PUD: All single-family and duplex units are to have at minimum 2 parking spaces. Analysis: 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. This has been approved for other Verano PUDs recently.

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.

**Lot Type and Sizes:** Single-Family and Duplex Lots: Most of the 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.

**Lot Width:** Proposes **attached villa lots** with a 25' minimum unit width and a **minimum overall lot width of 50'**. Propose single-family lots with a **minimum width of 40'**. This has been approved for other PUDs.

**PROPOSED AMENDMENT**

CityofPSL.com



- **Tome Home Lots:** Two new townhouse lots types have been proposed with 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.
- **Casitas (Pod 3):** Added new tiny house dwelling unit type with individual lots that may be for rental or owner-occupied, 480 sq. ft. minimum living area.
- **Design Standards:** Revised language to indicate that commercial, townhouse, and apartments will be reviewed according to the Citywide Design Standards.
- **Multifamily (Pod 2):** Added language to allow multifamily development with amenity centers and detached garages – up to 15 dwelling units per acre.
- **Conceptual Plan with New Subdivision Plats:** Added language that proposed subdivision plats are to provide a Conceptual Plan with SPRC (Site Plan Review Committee) submittal.



## **This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.**

- As per Comprehensive Plan Policy 1.1.4.10 RGC (Residential Golf Course), a maximum density of 5 dwelling units per acre is allowed. The maximum density proposed for Verano South Pod G is .89 dwelling units per acre, or 1,122 units.

This PUD amendment was reviewed and **recommended for approval** by the Planning and Zoning Board on December 1, 2020.

RECOMMENDATION

CityofPSL.com

