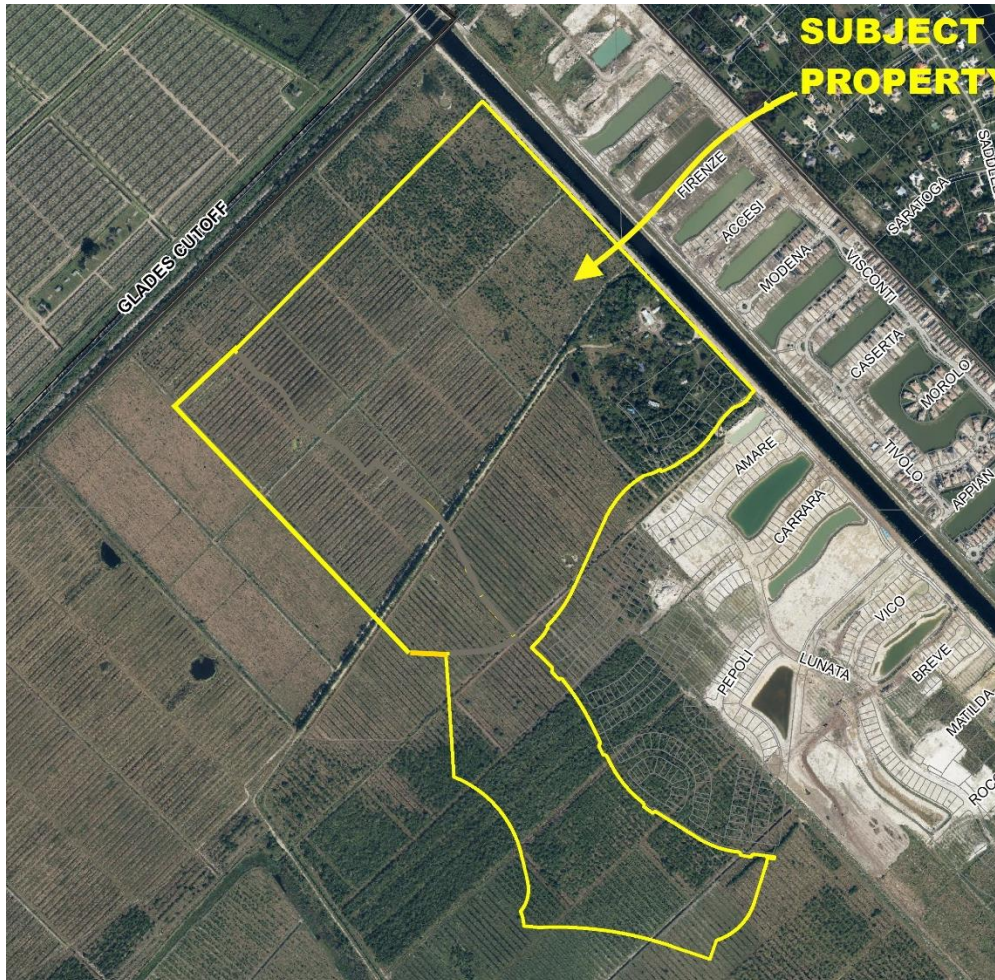




**Verano South Pod D PUD Amendment No. 3
 Planned Unit Development Amendment
 P20-214**



Project Location Map

SUMMARY

Applicant's Request:	Amend the PUD (Planned Unit Development) document and concept plan for Verano South Pod D.
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 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, Planner III

Project Description

This is the third amendment to the Verano South Pod D PUD document and concept plan. This request will not alter the existing thresholds identified in the original PUD document. The projected density for Verano South Pod D is 2.35 dwelling units per acre which allows a maximum of 702 units. Changes included with this amendment are:

- Page 49. Exhibit 9A. Revised the layout of the Pod D PUD Master Conceptual Plan.
- Page 16. Updated acreage data in Exhibit 5, Site Information.

Previous Actions and Prior Reviews

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

P20-060 - Verano South Pod D PUD #2 Rezoning Application. This application was approved by the City Council on August 10, 2020.

P19-218 - Verano South Pod D PUD #1 Rezoning Application. This application was approved by the City Council on March 9, 2020.

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

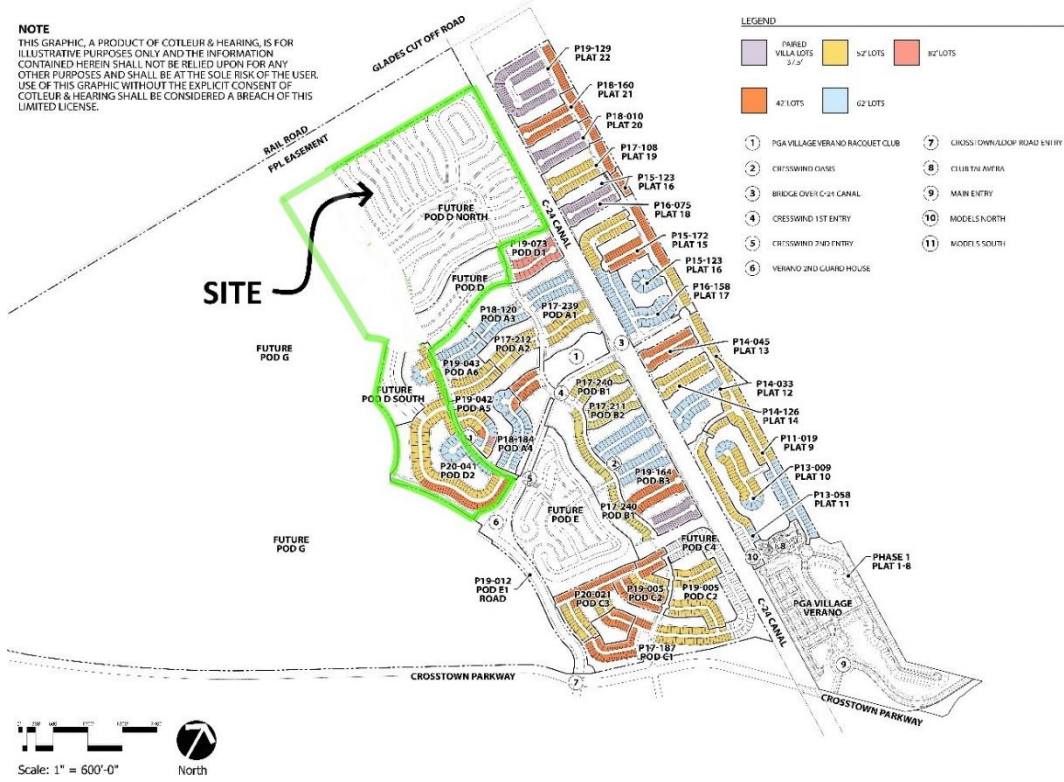
Parcel Number:	N/A
Property Size:	298.73 acres
Legal Description:	Being A Parcel of Land Lying In Sections 28, 29, 32, 33, Township 36 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Verano South Pod D Planned Unit Development)
Existing Use:	Vacant land, Orange Grove
Proposed Use:	Residential development

Surrounding Uses

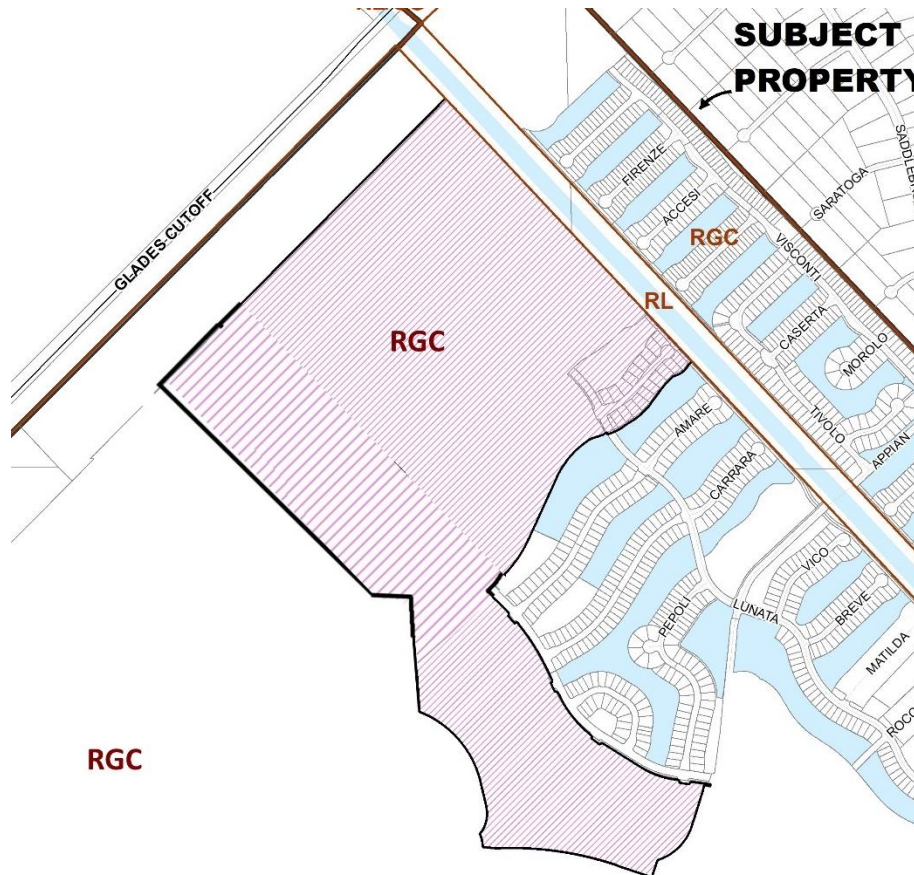
Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Vacant, platted residential lots
South	RGC	SLC-AG-5	Vacant
East	RGC	PUD	Platted residential lots
West	SLC-AG-5	SLC-AG-5	Agricultural, Vacant

RGC, Residential Golf Club – PUD, Planned Unit Development – SLC AG-5, St. Lucie County Agricultural 5 DUPA

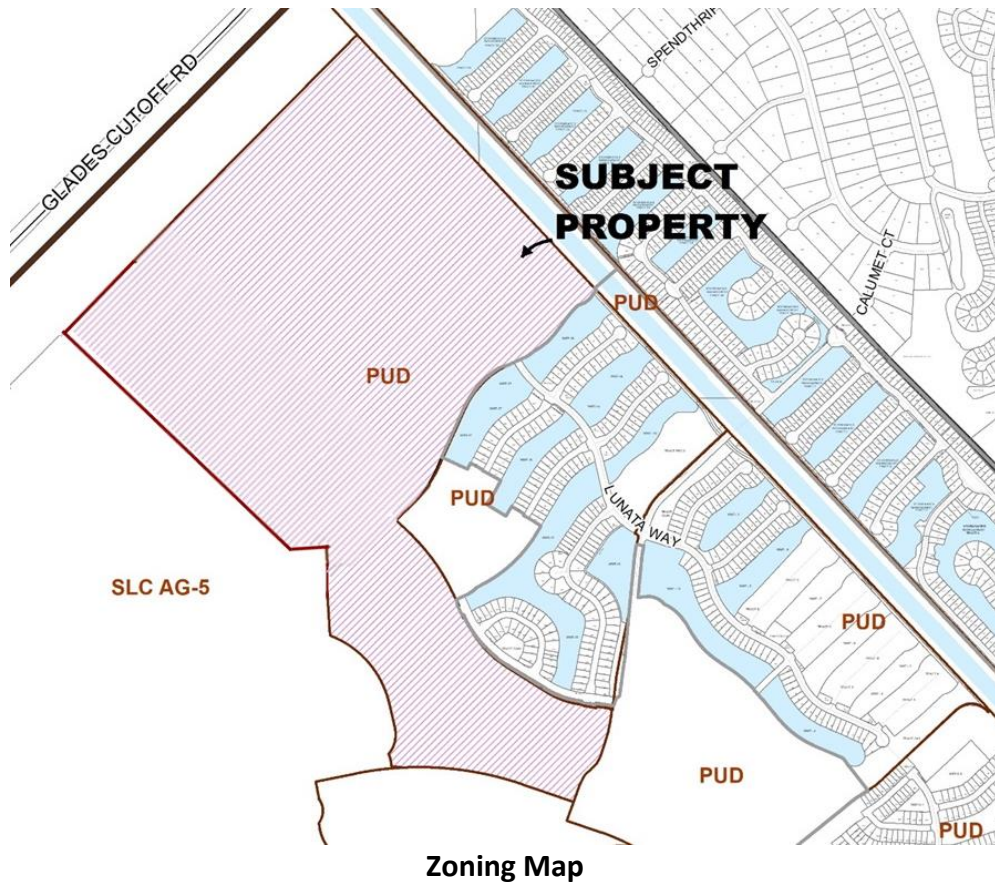
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Overall Development Map



Future Land Use 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 South Pod D is 2.35 dwelling units per acre which allows a maximum of 702 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.