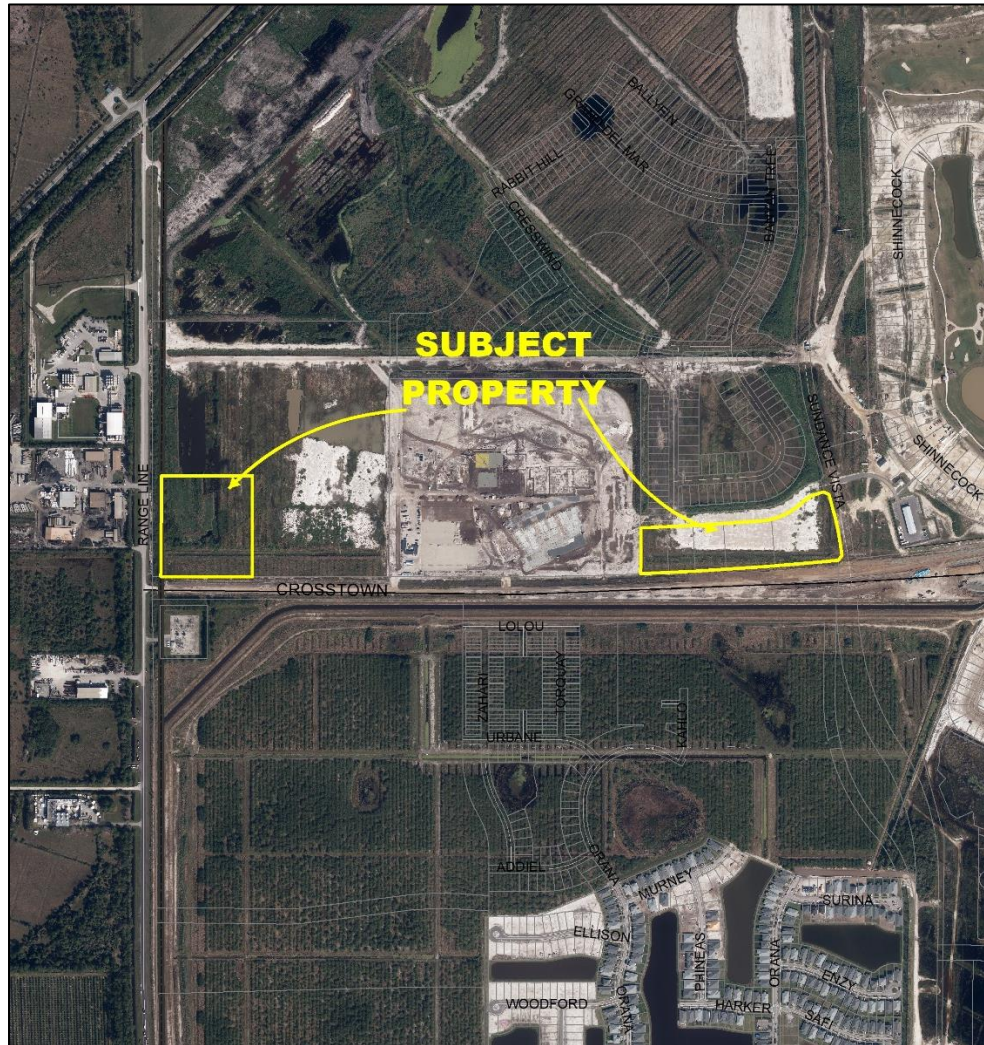


**Verano South POD H
Small- Scale Comprehensive Plan Amendment
P26-028**



Project Location

SUMMARY

Applicant's Request:	A small-scale future land use map amendment to change the future land use designation from Residential Golf Course (RGC) to Commercial General (CG) for 19.7 acres in the Verano POD H development.
Applicant:	Coteleur & Hearing, Inc.
Property Owner:	PSL Land Investments, LLC
Location:	The properties are located southeast of Glades Cut-Off Road, east of Rangeline Road, and north of Crosstown Parkway.
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The subject properties were recently replatted from a single parcel, divided into two separate commercial areas, into six individual parcels. The applicant is requesting a future land use map amendment from Residential Golf Course (RGC) to Commercial General (CG) for approximately 19.7 acres within the Verano POD H development, located along the Crosstown Parkway corridor.

These 19.7 acres consist of six parcels as follows:

- Site 1: Approximately 9.7 acres, comprising five parcels, located at the corner of Crosstown Parkway and Sundance Vista Boulevard.
- Site 2: Approximately 10.0 acres located at the corner of Crosstown Parkway and Range Line Road.

The purpose of this request is to allow more intensive commercial uses consistent with the CG designation. Because CG zoning permits uses of greater intensity than those planned under the RGC designation, CG zoning is not compatible with the existing RGC Future Land Use classification.

DRI entitlements authorize up to 848,500 square feet of retail/service uses and 100,000 square feet of office uses. The proposal does not include any change to development entitlements or increase in density or intensity.

The RGC Future Land Use designation is a mixed-use category requiring inclusion of at least one 18-hole golf course, allowing a maximum residential density of 5 dwelling units per gross acre, and permitting up to ten percent of the land area to be developed with non-residential uses. Permitted non-residential uses may include hotel, conference center, recreational, specific institutional, retail, and office uses. Retail and office uses within the RGC designation are intended to serve the internal development and function as low-intensity commercial uses

The Planned Unit Development application (P21-070), approved by City Council on January 22, 2024, established the Verano POD H PUD. A concurrent PUD amendment has been submitted to update the list of permitted and special exception uses to reflect uses of greater intensity consistent with Section 158.124 - General Commercial (CG) of the Zoning Code.

Background

The PGA Village (Verano) Development of Regional Impact (DRI), originally approved by City Council on October 27, 2003 under Resolution 03-R68, established the Verano DRI and designated areas for RGC land use along with a section of CG land use. The DRI has since been amended multiple times, with Resolution 21-R01 serving as the current regulating document.

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the April 7, 2026, Planning & Zoning Board meeting.

Location and Site Information

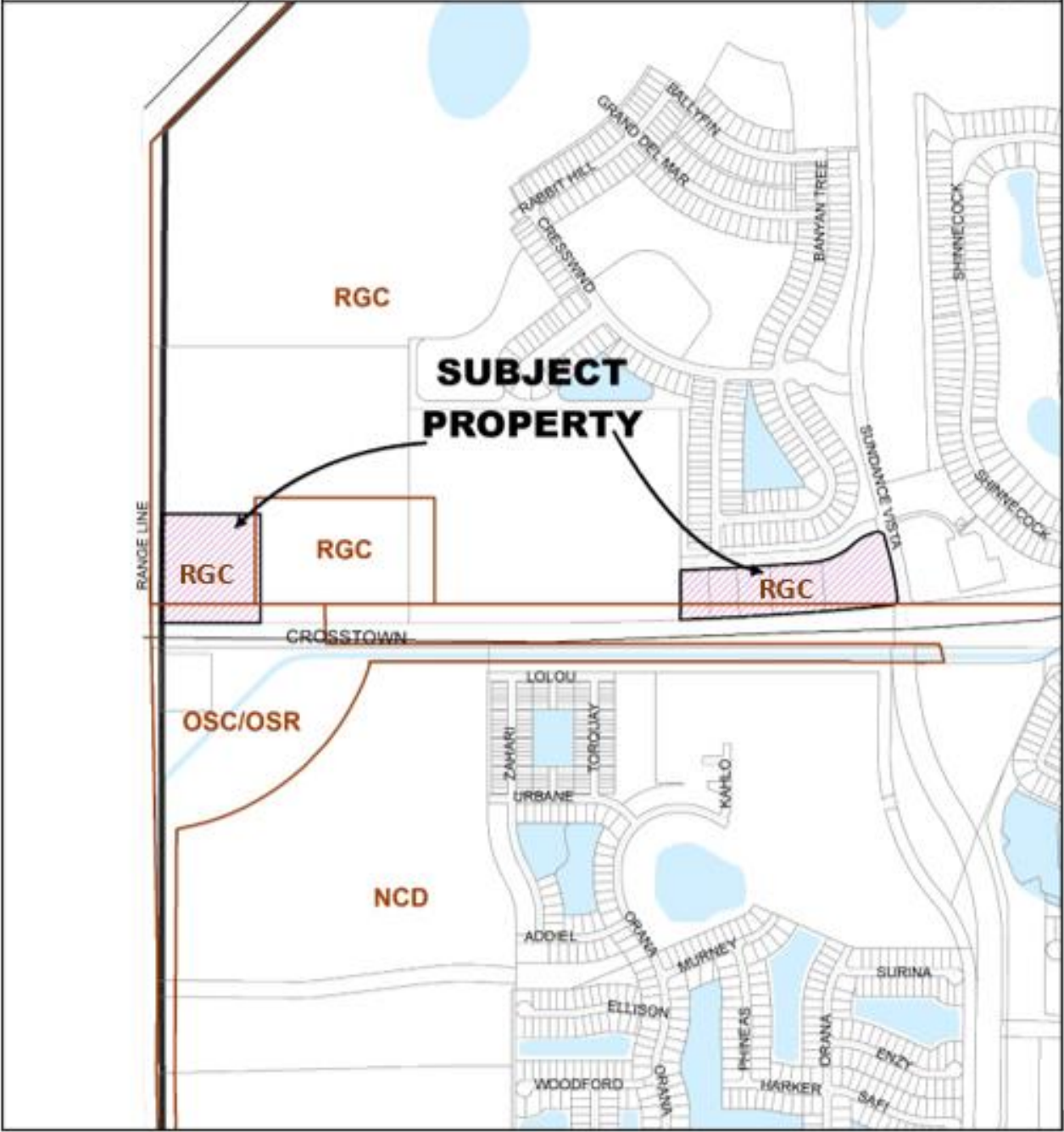
Parcel Number:	3331-131-0001-000-6; 4306-501-0005-000-4; 4306-501-0004-000-7; 4306-501-0003-000-0; 4306-501-0002-000-3; 4306-501-0001-000-6
Property Size:	19.7-acres (<i>overall</i>)
Legal Description:	Site 1: Lots 1-5 of Verano-Commercial Plat No.1 Site 2: A portion of Section 6, Township 37 South, Range 39 East and a portion of Section 31, Township 36 South, Range 39 East.
Current Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant (undeveloped land)
Requested Future Land Use:	CG (Commercial General)
Requested Zoning:	N/A
Proposed Use:	General Commercial Development

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Residential Subdivision
South	NCD	MPUD	Residential Development
East	RGC	PUD	POA Common Aera Tracts
West	IND	IH	Public School

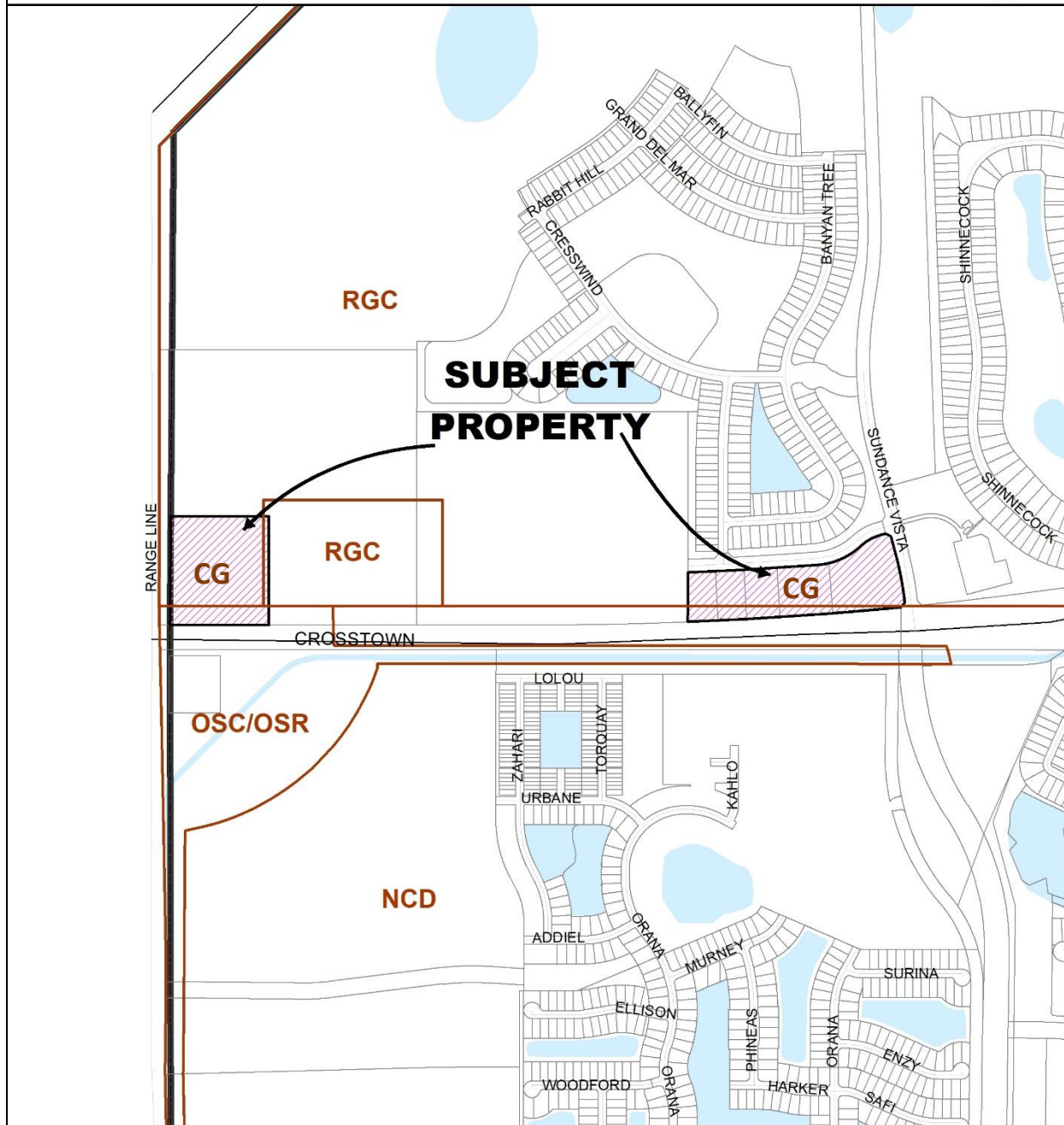
RGC – Residential Golf Course, PUD – Planned Unite Development, NCD – New Community Development, MPUD – Master Planned Unit Development, IND - Industrial, IH – Industrial Heavy

FUTURE LAND USE



Existing Land Use Map

FUTURE LAND USE



Proposed Future Land Use Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification: The small-scale future land use amendment is proposed to provide commercial development that serves not only the Verano DRI but also surrounding communities.

Staff Analysis: The proposed future land use map amendment to CG supports the intended commercial development and is consistent with the character of nearby land uses.

Land Use Consistency (GOAL 1.1): GOAL 1.1 of the Future Land Use Element states that the City shall provide an appropriate mix of land uses which meet the needs of current and future residents of the city in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.

Policy 1.1.7.1: Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the compatibility with abutting and nearby uses, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.

Policy 1.1.7.3: Encourage commercial and mixed use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	Y
Accommodate projected population or economic growth	Y
Diversify the housing choices	N
Enhance or impede provision of services at adopted LOS Standards	N
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N
Job creation within the targeted industry list	N

Adequate Public Facilities Review (Objective 1.1.3):

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: With the change in Future Land Use designation from RGC to CG, there is expected to be a decrease in potable water or wastewater demand, measured in gallons per day (gpd).

This comparison considers the most intense proposed land use based on the existing and proposed land uses and the total building coverage permitted per use as shown below:

Existing Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
RGC	19.7	429,066 SF (50%)	125 gpd (per 1000 sq ft)	53,633	45,588
Total Existing FLU					

Proposed Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
CG	19.7	343,253 SF (40%)	125 gpd (per 1000 sq ft)	42,907	36,471
Net Change in gpd (decrease)				(-) 10,726	(-) 9,117

Transportation: The amendment is not expected to adversely impact traffic since the proposed land use results in reduced Average Daily Trips (ADT) and PM Peak Hour traffic. Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed and documented as follows:

Trip Generation (Maximum Development per Land Use)

Existing Future Land Use	Acreage	Maximum Lot Coverage & Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
RGC	19.7	Shopping Center (>150k) 429,066 SF (50%)	820	19,995	1,888
Proposed Future Land Use	Acreage	Maximum Coverage & Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CG	19.7	Shopping Center (>150k) 343,253 SF (40%)	820	15,995	1,510
Total Trips Net Change (decrease)				(-) 4,000	(-) 378

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. This application is not expected to have any impact on the level of service for parks since the application is for non-residential land use.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: No impact; the application is for non-residential land use.

Environmental: Section 6B of Resolution 12-R102 (approved October 22, 2012) documents that Verano has exceeded the 25% upland preservation requirement. The Verano Conservation Area Management Plan and conservation easement include 11.4 acres of surplus upland habitat. Additionally, 22.86 acres were deeded for conservation purposes, with upland portions counting toward the DRI preservation requirement.

Flood Zone: The flood map for the selected area is number 12111C0275J and is located in Zone X and Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District Station 17 (10240 Village Parkway) will provide service. The fire district does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately seven (7) minutes for emergency calls. This proposed comprehensive plan is not expected to change the increasing impact to response time that the PGA Verano Development is creating. To address these impacts of the development an agreement between the City and Verano for the conveyance of land within Verano Development has been approved. The land will be designated for a police mini substation to be located within Verano South PODs G or H. This will address the increased demand and improve the response times.

RELATED PROJECTS

P20-189 - Verano (PGA Village) DRI Application

P21-070 – Verano South POD H PUD Rezoning

P24-144 – Verano Commercial Parcel P&F Plat No. 1

P25-096 – Verano South PUD POD H Amendment #1

P26-027 – Verano South PUD POD H Amendment #2

STAFF RECOMMENDATION

This request is a legislative action. The proposed Small-Scale Comprehensive Plan Amendment has been reviewed for consistency with the intent and direction of the City of Port St. Lucie Comprehensive Plan.

Planning and Zoning Board - Action Options

- Motion to recommend **approval** to the City Council
- Motion to recommend **denial** to the City Council
- Motion to **table** the item

Please note:

If the Board requires additional clarification or information from the applicant or staff, it may choose to **table** or **continue** the hearing or review to a future meeting.