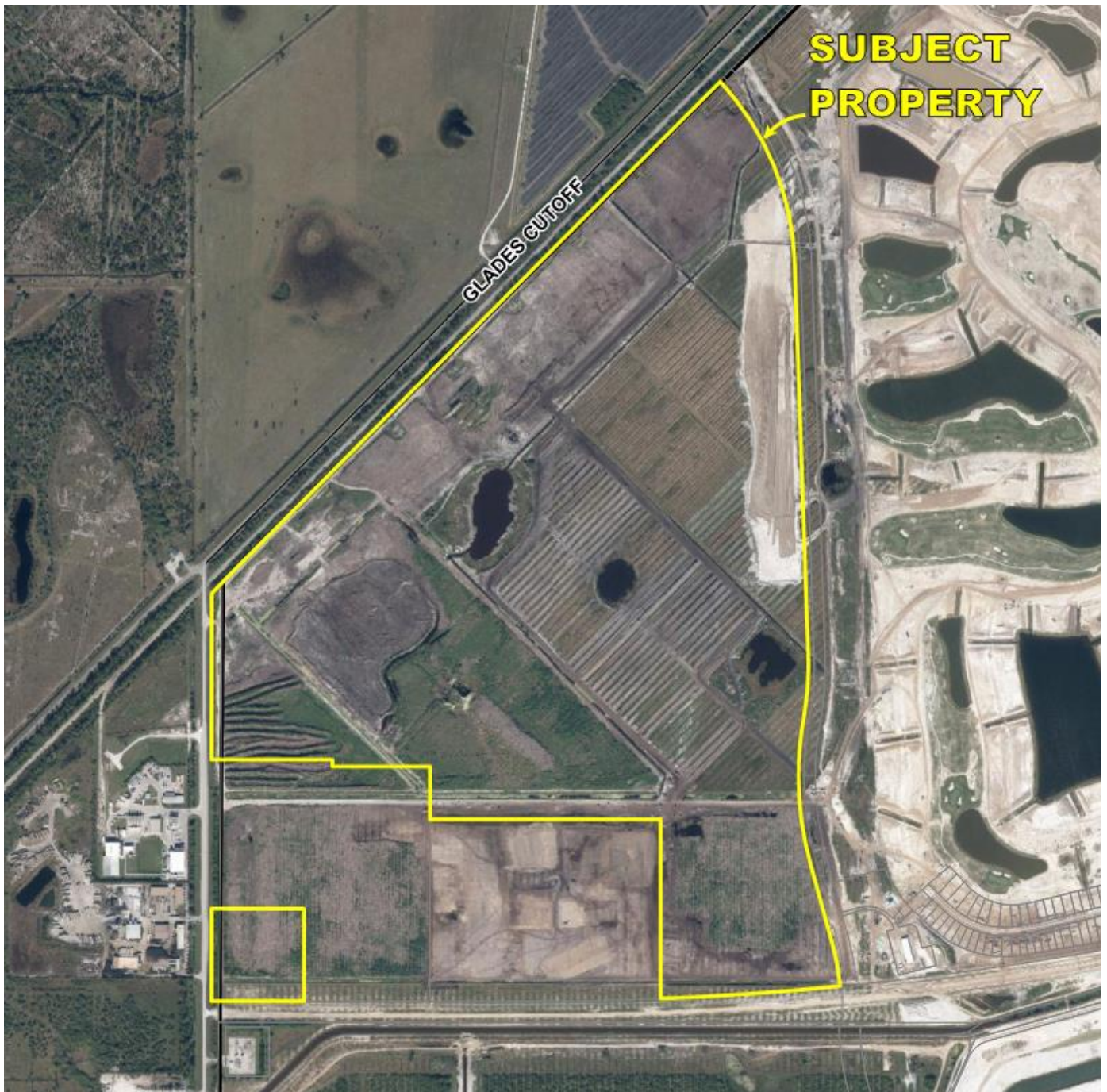


Verano South POD H PUD - Amendment No. 1
Planned Unit Development Amendment
P25-096



Project Location Map

SUMMARY

Applicant's Request:	An application for the 1 st Amendment to the Verano South POD H Planned Unit Development (PUD) to revise the PUD concept plan, update to the permitted uses, and update the street tree requirements.
Agent(s):	Coteleur & Hearing
Applicant/ Property Owner:	PSL Land Investments, LLC
Location:	South of the C-24 canal, east of Range Line Road, west of I-95, and north of Crosstown Parkway.
Project Planner:	Daniel Robinson, Planner III

Project Description

The City of Port St. Lucie has received a request from Coteleur & Hearing, acting as the agent for PSL Land Investments, LLC, owner, to amend the Planned Unit Development (PUD) zoning regulation document and concept plan for Verano South POD H. The proposed application is to amend the following: add a free standing emergency department as a permitted use, update the street tree requirements, and update the ingress/egress from Crosstown Parkway that is shown on the PUD concept plan.

A list of the proposed changes is included in the attached PUD document (Exhibit "A") and the changes are shown as ~~strike through~~ and underlined.

Project Background

The Verano South POD H PUD was first approved in 2024 (P21-070) per Ordinance #24-01. The future land use designation for the project is RGC (Residential Golf Course) and is located within the Verano Development of Regional Impact (DRI).

Related Projects

P21-070 Verano South Pod H PUD rezoning.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed PUD amendment and conceptual plan on June 25, 2025.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

Location and Site Information

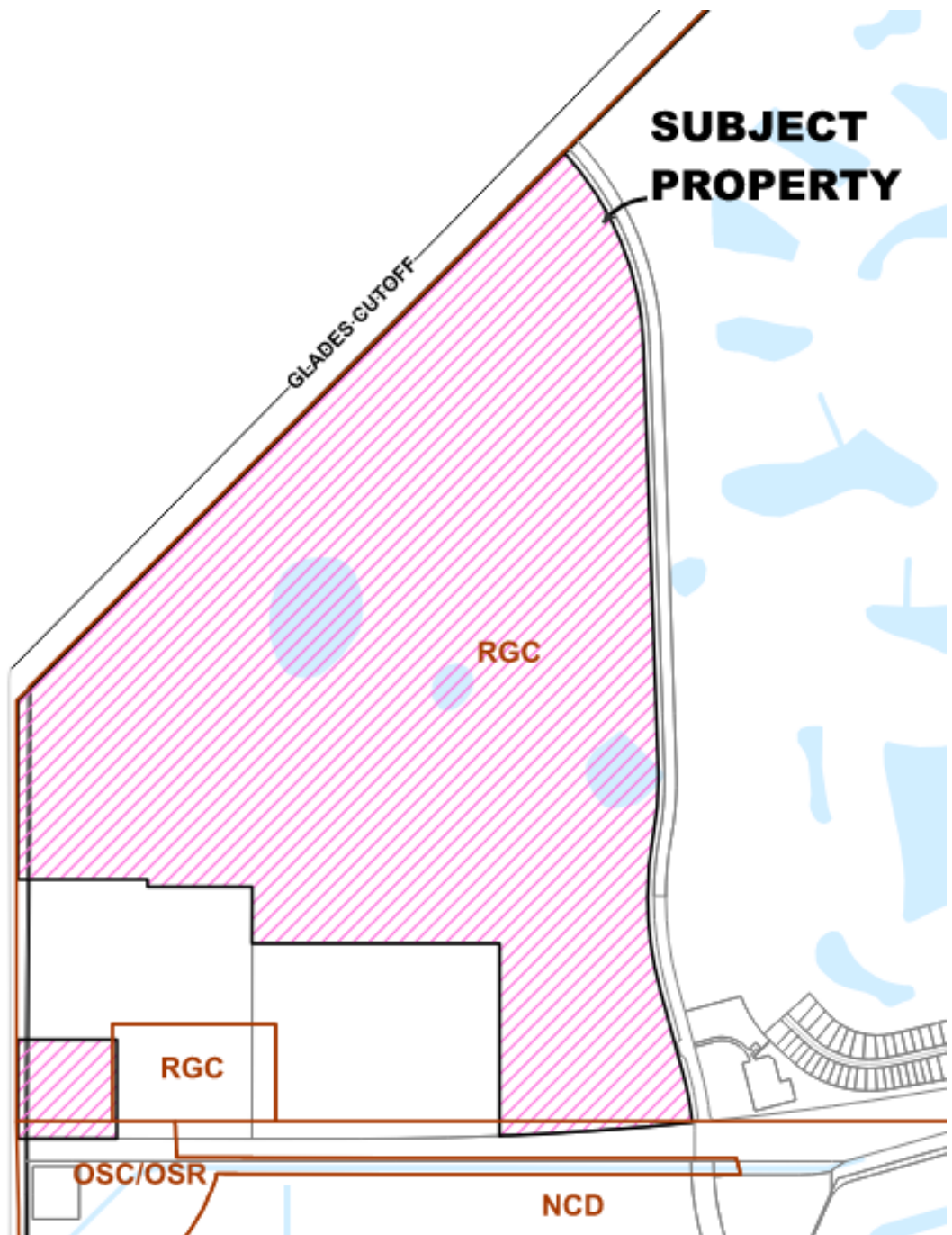
Property Size:	387.06 acres
Legal Description:	A complete legal description is attached in the PUD regulation book
Future Land Use:	RGC – Residential Golf Course
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Residential Development

Surrounding Uses

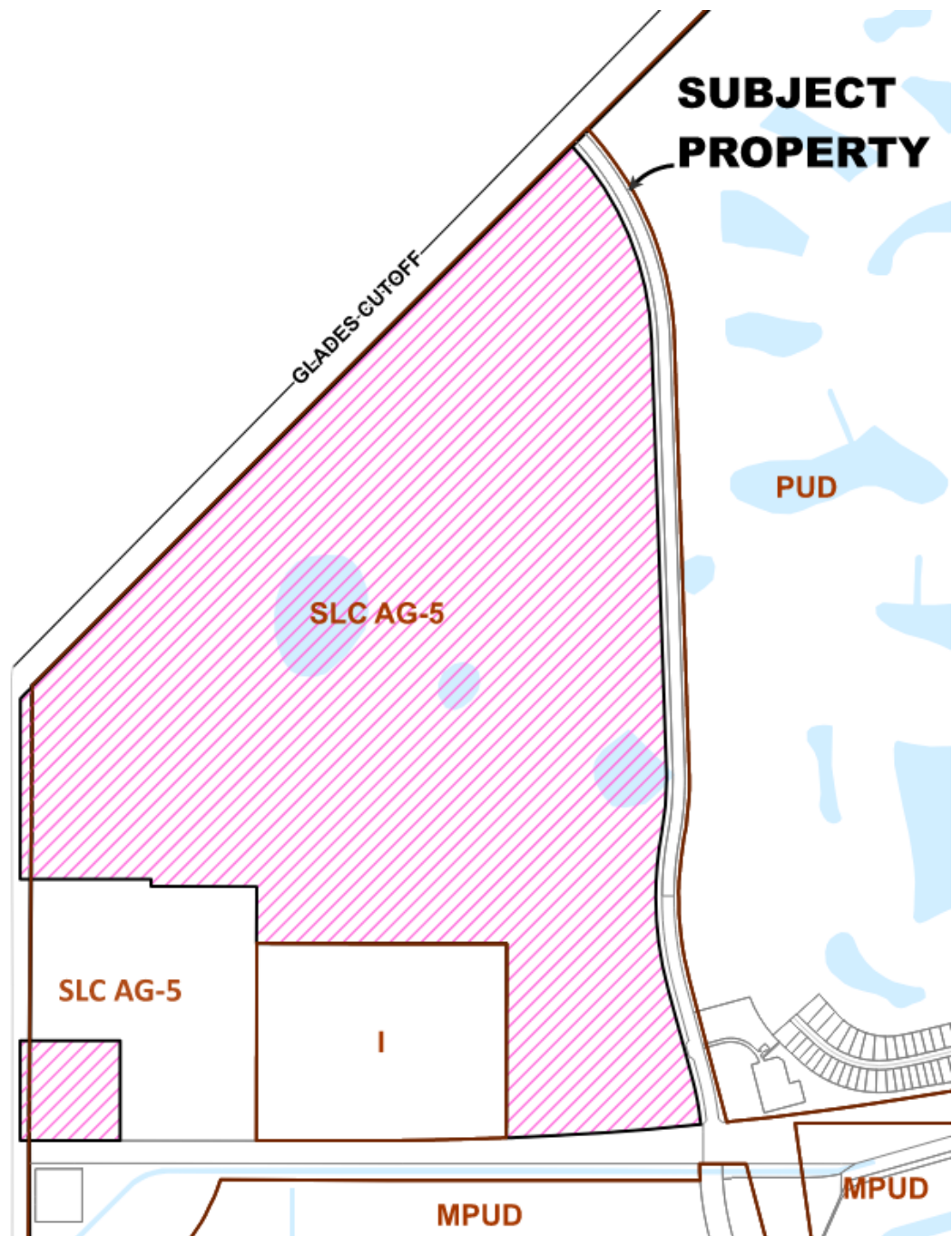
Direction	Future Land Use	Zoning	Existing Use
North	SLC Ag-5	SCL AG-5	Vacant

South	NCD	MPUD	Residential Development
East	SLC	PUD	Verano Development
West	SLC	SLC Heavy Industrial	Industrial Development

SLC Ag-5- St Lucie County Agricultural, NCD- New Community Development, MPUD- Master Planned Unit Development, PUD- Planned Unit Development.



Future Land Use



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. The current PUD does not specify any institutional permitted uses. The applicant is proposing to add a 24- hour free standing emergency department as a permitted use. Institutional land uses are consistent with the RGC lands use designation. If further Institutional Uses are to be proposed in the future another PUD amendment shall be required. The proposed use does not change any of the non-residential entitlements of the Verano DRI.

The proposed street tree change is to allow POD H PUD to include consistent regulations with the other Verano PUDs (PODS A, B, C, D, E, G, and PUD 1) that were recently updated with the same language. The PUD currently requires one large street tree. The update allows large and medium street trees to be proposed with a maximum distance separation consistent with the Subdivision Regulations. The update also includes language that if utility or driveway conflicts occur, the applicant may request further spacing or alternate acceptable locations prior to planting. However, the overall number of street trees for a street may not be reduced.

The concept plan proposal includes only an update to the ingress/egress location along the southern boundary for the commercial area in the southeast corner of the PUD. Currently the concept plan provides two ingress/egress points along Crosstown Parkway for the commercial site located at the northeast corner of Sundance Vista Boulevard and Crosstown Parkway. The proposed change reduces the ingress/egress to only one. The Crosstown Parkway construction plans show the ingress/egress as proposed with this change. No other changes are proposed at this time.

Traffic Analysis

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated July 24, 2025, has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The POD H PUD within the Verano DRI allows 900 dwelling units in addition to commercial development. This is the final POD within the Verano DRI. The total approved dwelling units within the entire DRI is 7,200 units; however, after the completion of this final POD the total dwelling units for the entire DRI will be 7,046. Total net new PM Peak hour trips at DRI buildout will be 6,410. The proposed amendment does not affect the trip generation potential.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed PUD document and concept plan at the June 25, 2025, Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council.
- Motion to recommend approval to the City Council with the 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.