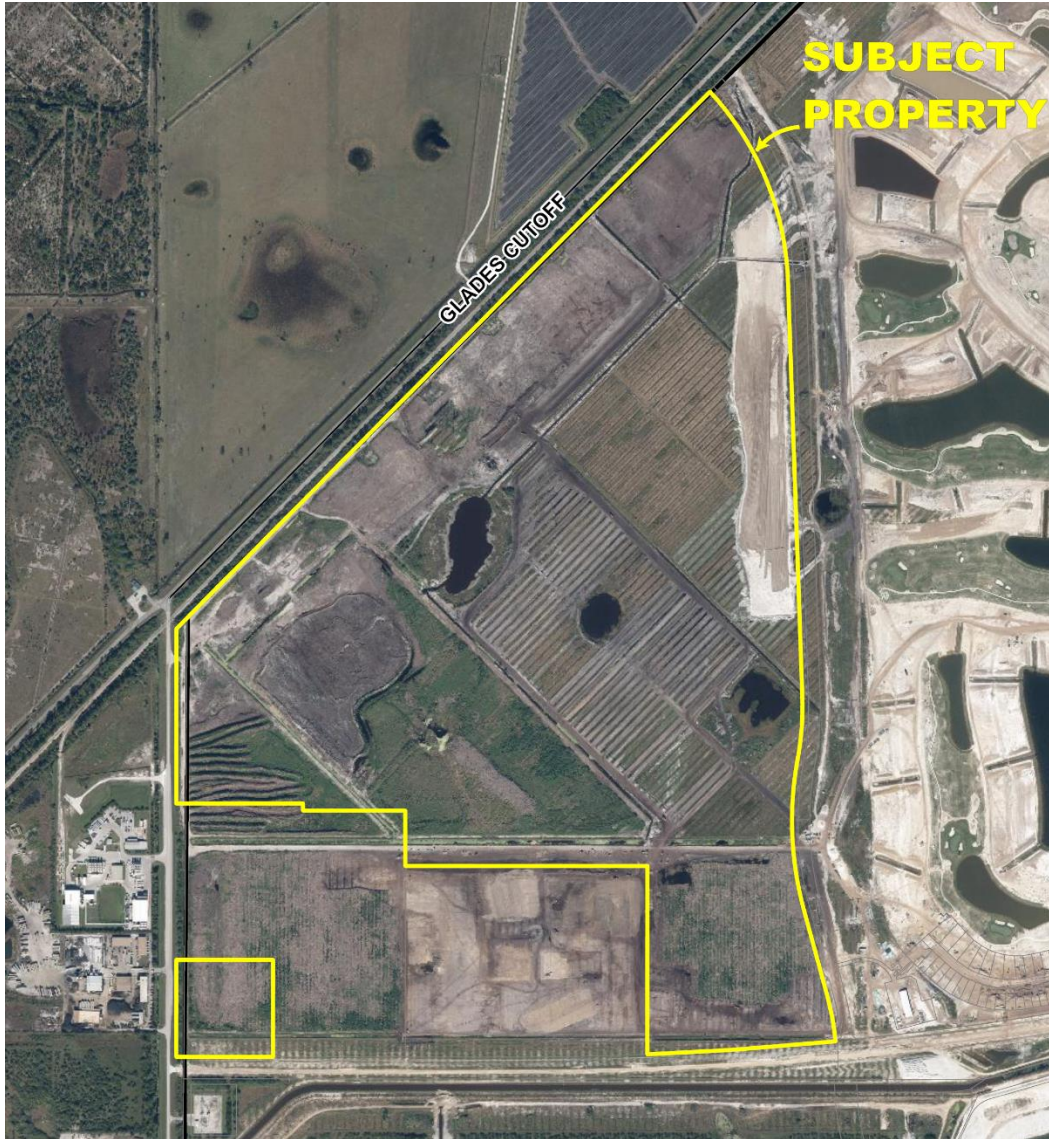




**Verano South Pod H
Planned Unit Development (PUD)
P21-070**



AERIAL

SUMMARY

Applicant's Request:	Rezone approximately 387 acres from SLC-AG-5 (St. Lucie County-Agricultural 5) to City Planned Unit Development (PUD).
Applicant:	Cotleur & Hearing / Daniel T. Sorrow, PLA
Property Owner:	PSL Land Investments, LLC

Location:	This property is located within the Verano DRI (Development of Regional Impact), and is southeast of Glades Cutoff Road, east of Range Line Road, west of North South A Roadway, and north of Crosstown Parkway.
Project Planner:	Daniel Robinson, Planner III

Project Description

The applicant is proposing to rezone approximately 387 acres from SLC-AG-5 (St. Lucie County-Agricultural 5) to City Planned Unit Development (PUD). The original application was to rezone 486 acres. The public high school property and the proposed City park property were removed from the PUD, thus reducing the acreage. The public high school site was rezoned to Institutional. This rezoning will complete the rezoning of all properties located within the Verano Development of Regional Impact (DRI) to City PUD zoning.

The PUD proposes a maximum of 900 residential dwelling units on 387 acres. Verano is a Development of Regional Impact (DRI) that allows a maximum of 7,200 dwelling units on approximately 3,001 acres.

A 10-acre commercial site and 8.7-acre commercial site are proposed along Crosstown Parkway.

***Sec. 156.023. - Exception of Specific Subdivision Requirements.**

The City Council, when acting upon applications for subdivision plat approval, shall have the power to grant exceptions from the requirements for subdivision approval as may be reasonable and within the general purpose and intent of the provisions for subdivision review and approval of this chapter, IF:

- The literal enforcement of one (1) or more provisions of the chapter is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.
- The reasons for the exception(s) should be indicated in the City Council minutes.

The applicant has proposed to apply for this exemption to the Subdivision Criteria.

The applicant is proposing that the entrance road have an 8-foot-wide sidewalk on one side (located along the north side of the main entrance street) and no sidewalk located along the other side of the street.

Section 158.222(F)(2) of the Zoning Code indicates the following: Public and Private Streets or Driveways. A sidewalk that is at least 5 feet in width shall be located on both sides of a public or private street right-of-way or driveway that serves as a main access route to a residential development having 400 units or more.

There are three areas in Verano that the City has approved to have sidewalks located on one side of street. However, staff recommends that sidewalks in this area be located along two sides of the street: an 8-foot sidewalk on the north side and a 5-foot sidewalk on the south side. The 8-foot-wide sidewalk allows for golf carts and bicycles in addition to pedestrians.

Given the presence of sidewalks on both sides on the primary road of the development, residents situated on the south side of the street will not need to navigate across the primary right of way to access the sidewalk on the north. Furthermore, in the event of sidewalks on both sides, residents on the south side can conveniently access neighboring homes without having to cross the road multiple times.

Proposed Uses: Proposed uses included in the PUD:

1. Single Family Detached Residences, Villas (Duplex subdivided on individual lots)
2. Multifamily and Town Homes
3. Model Homes, Model Home Sales Center, Model Home Design Center
4. Temporary Construction Trailers

5. Lakes
6. Entry Gates and Guard House(s)
7. Office Commercial
8. Retail Commercial
9. Open Space
10. Park, Recreation, and Clubhouse

Previous Actions and Prior Reviews of the PUD Rezoning Application

The Site Plan Review Committee (SPRC) recommended approval of the Verano Pod H PUD on April 14, 2021.

The Planning and Zoning Board Recommended approval with conditions at their regular meeting of January 4, 2022.

Related Projects

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

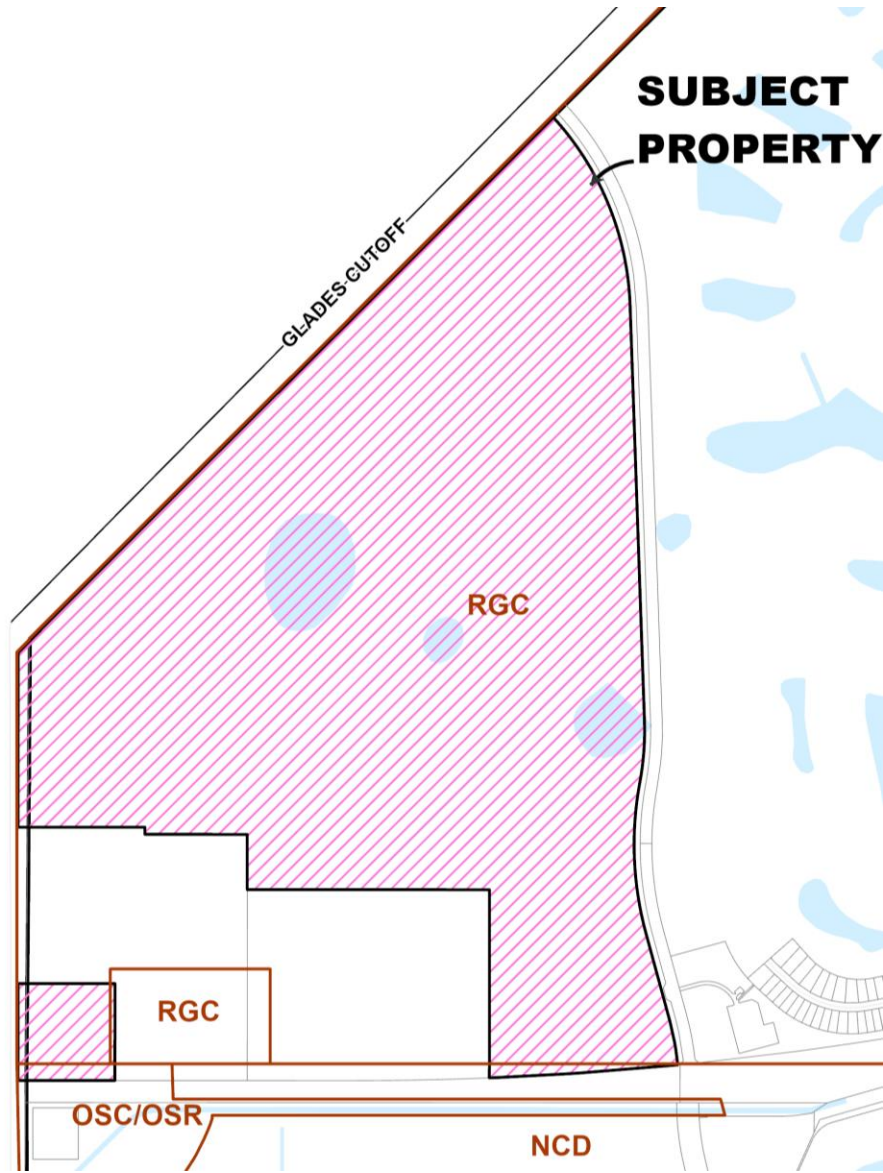
Location and Site Information

Parcel Number:	3331-131-0001-000-6
Property Size:	387 acres
Legal Description:	A Parcel of Land Lying in A Portion of Section 6, Township 37 South, Range 39 East and Section 31, 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:	SLC AG-5 (St Lucie County Agricultural-5)
Existing Use:	Vacant land
Proposed Use:	Verano Development

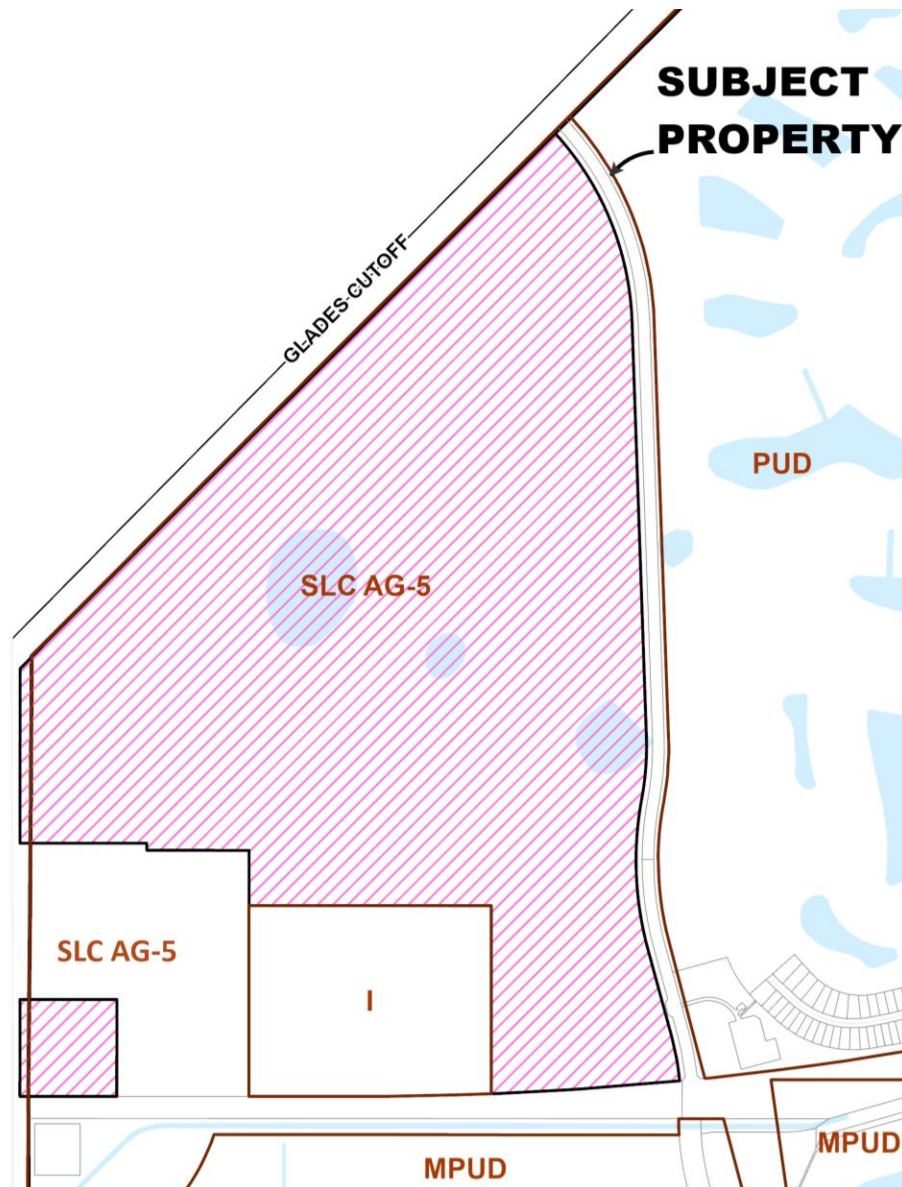
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
N	SLC-AG-5	SLC-AG-5	Agricultural, Vacant land
S	NCD	MPUD	Residential, Platted Lots, Vacant
E	RGC	PUD	Verano Development
W	SLC-IND	SLC-IH	Industrial

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 – SLC-IND, St. Lucie
 County Industrial - SLC-IH, St. Lucie County Heavy Industrial



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

TRAFFIC IMPACT ANALYSIS BY PUBLIC WORKS

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated February 22, 2022 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 proposed POD H within the Verano DRI is for 900 dwelling units. 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. This will also reduce the total

traffic trips from the original approved quantity of trips in the original DRI. Total net new PM Peak hours trips at build out will now be 6,410.

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 proposed density for Verano South Pod H is 2.32 dwelling units per acre.

RECOMMENDATION

The Site Plan Review Committee recommended approval of the PUD conceptual plan on April 14, 2021.

The Planning and Zoning Board recommended approval of the PUD rezoning and conceptual plan at their January 4, 2022, meeting with the following conditions after much discussion regarding the proposed buffer along Range Line Road (see attached minutes):

1. That both parties (Allied Universal Corporation/Allied New Technologies and Liberty Tire Recycling representatives and the applicant) meet and work together to identify common ground in terms of the buffers, berm, any safety issues that can be documented by the appropriate Environmental Protection Agency, whether that be state or federal, and provide data before they go to City Council.
2. One 8-foot-wide sidewalk and one 5-foot-wide sidewalk shall be provided along the sides of the main entrance road.
3. That the public-school site not be included in the PUD and rezoned to Institutional (The property was rezoned to Institutional by Ordinance 22-90).

The Applicant has made a good faith effort to satisfy condition number one, including installing an extensive buffer. This condition is not being carried forward because the project is now before City Council for discussion. Condition number two is being carried forward with the recommendation. Condition number three has been completed.

Throughout the Planning and Zoning Board review process the applicant worked closely with staff to refine the project design and committed to additional actions that should be memorialized in the PUD amendment. In addition, the staff has been working with the applicant to identify how the applicant will satisfy condition #45 of the DRI, and has recommended a condition of approval connected to this matter.

Staff recommends approval with conditions, as follows:

1. Prior to the approval of the first residential subdivision plat the FPL powerlines that run in an east-west direction approximately 1,450 feet north of Crosstown Parkway shall be removed or relocated and the easement shall be abandoned.
2. The 30-foot-wide strip of land, the FPL easement, and the 50-foot-wide landscape buffer adjacent to Range Line Road shall not be included in computing the 95% of usable park area.
3. One 8-foot-wide sidewalk and one 5-foot-wide sidewalk shall be provided along the sides of the main entrance road.

4. The 50-foot-wide landscape buffer and berm must be landscaped as follows: At least 1 tree shall be provided for each 30 linear feet of buffer, or fraction thereof. One Type A tree (or 2 Type B trees) may be placed in any arrangement within the buffer provided that the spacing between tree trunks is no greater than 50'. Large Type A trees shall be set back at least 20 feet from any powerlines. Shrubs shall extend the length of the landscape strip. One shrub shall be required for each two linear feet and the shrubs shall be at least 24 inches in height at the time of planting. The remainder of the landscape buffer shall be planted with grass, ground cover, or other treatment excluding pavement.
5. Within three (3) months after the date of this approval for POD H, applicant/developer shall cause to be filed all necessary applications in the name of the City, with FDOT for a railroad crossing for North-South Road "A" in accordance with the terms of that certain Railroad Crossing Agreement between the City and Verano Development, LLC dated January 8, 2024. City will continue to timely process all site plan approvals and other development applications so long as applicant/developer remains in compliance with this condition. However, applicant/developer's failure to comply with this condition will result in development approvals and permits being stayed until compliance is achieved.