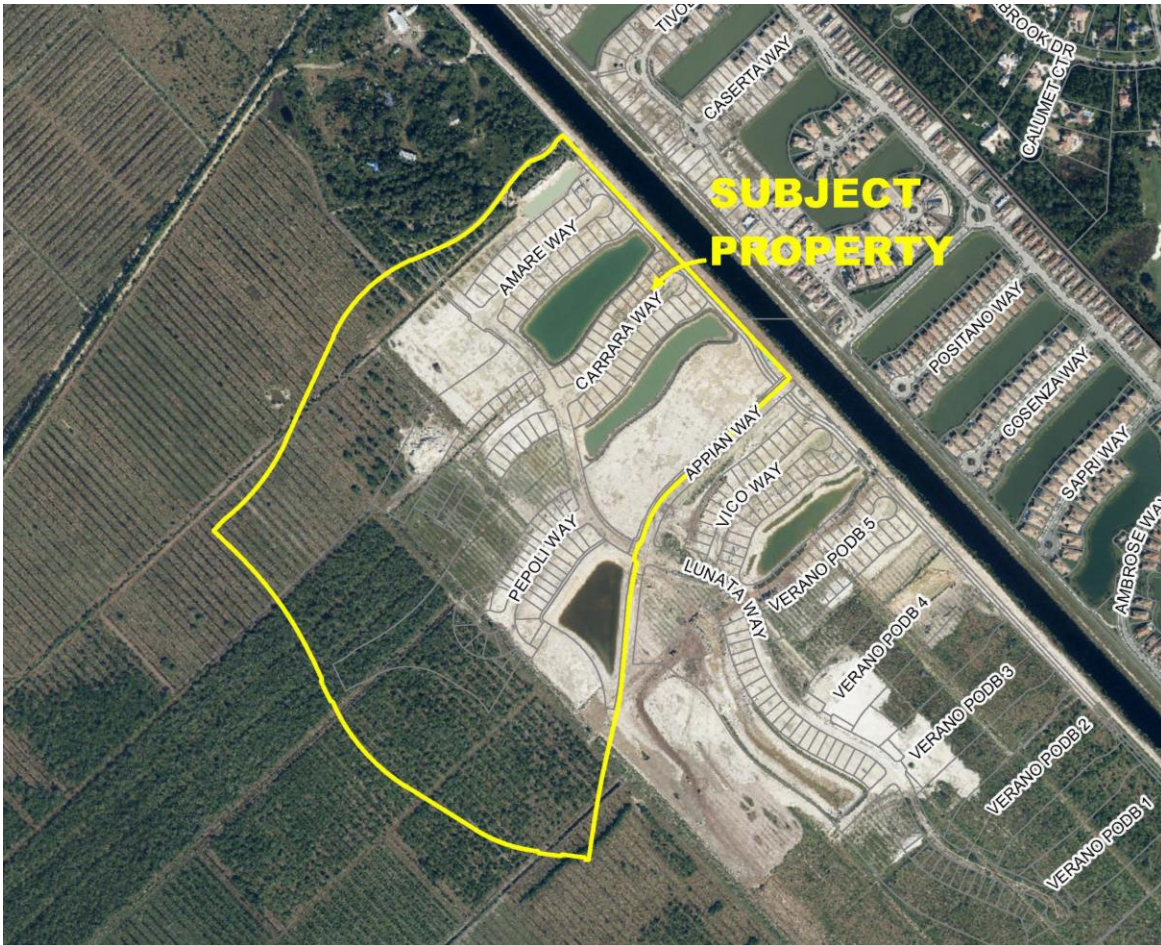




**Verano South Pod A PUD 1 Amendment No. 2
 Planned Unit Development Amendment
 P20-213**



Location Aerial Map

SUMMARY

Applicant's Request:	Amend the PUD (Planned Unit Development) document and concept plan for Verano South Pod A.
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 second amendment to the Verano South Pod A 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 A PUD is 2.4 dwelling units per acre (DUPA) which allows a maximum of 350 units. Proposed changes with this amendment are the following:

- *Page 12. Changed the parking requirements for all single-family development to have at least two (2) parking spaces.*
- *Page 12. Changed the requirements for all duplexes with single-car garages to have at least one (1) parking space in the garage and one tandem exterior parking space in the driveway per unit.*
- *Page 11. Updated the data in Exhibit 5. Site Information.*

Previous PUD Requirement: Page 12. The previous PUD required all units to have, at minimum, a 2-car garage and, at minimum, two exterior parking spaces in the driveway. Page 11. Some of the acreage areas have been revised.

Analysis: The number of garage parking spaces and exterior parking spaces may be reduced, since single family units would not be required to have a driveway and the duplex villas may have a single-car garage and one exterior parking space.

Previous Actions and Prior Reviews

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

P19-044 - Verano South Pod A PUD No. 1 Amendment
P17-033 - Verano South Pod A PUD

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.

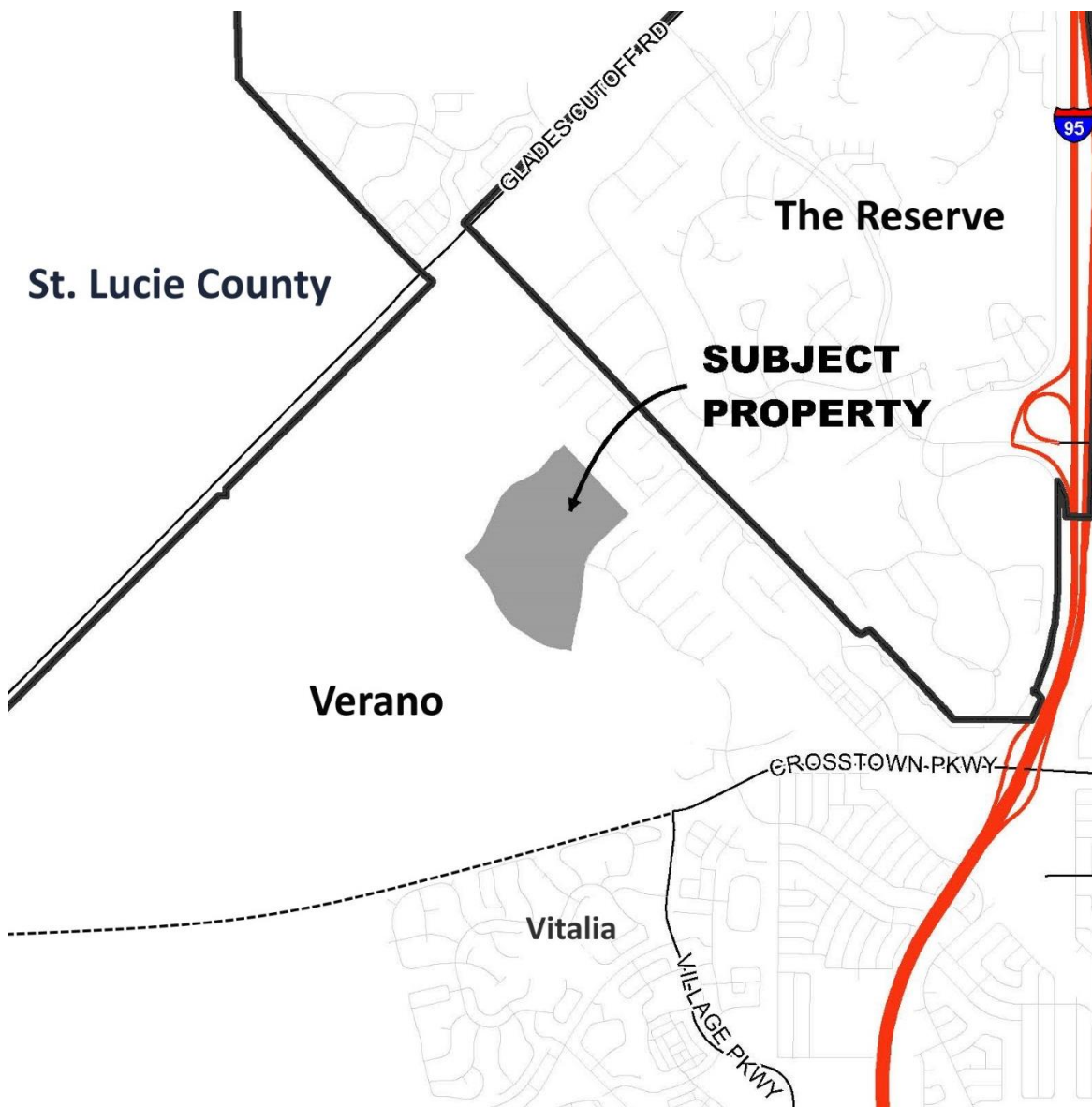
Location and Site Information

Parcel Number:	N/A
Property Size:	147.414 acres
Legal Description:	A portion of parcels 3 and 4, Verano Master Plat, according to the Plat thereof, as recorded in Plat Book 57, Page 25, of the public records of St. Lucie County, Florida.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Verano South Pod A Planned Unit Development)
Existing Use:	Vacant land, single-family residential, duplexes, platted lots
Proposed Use:	Residential development mostly

Surrounding Uses

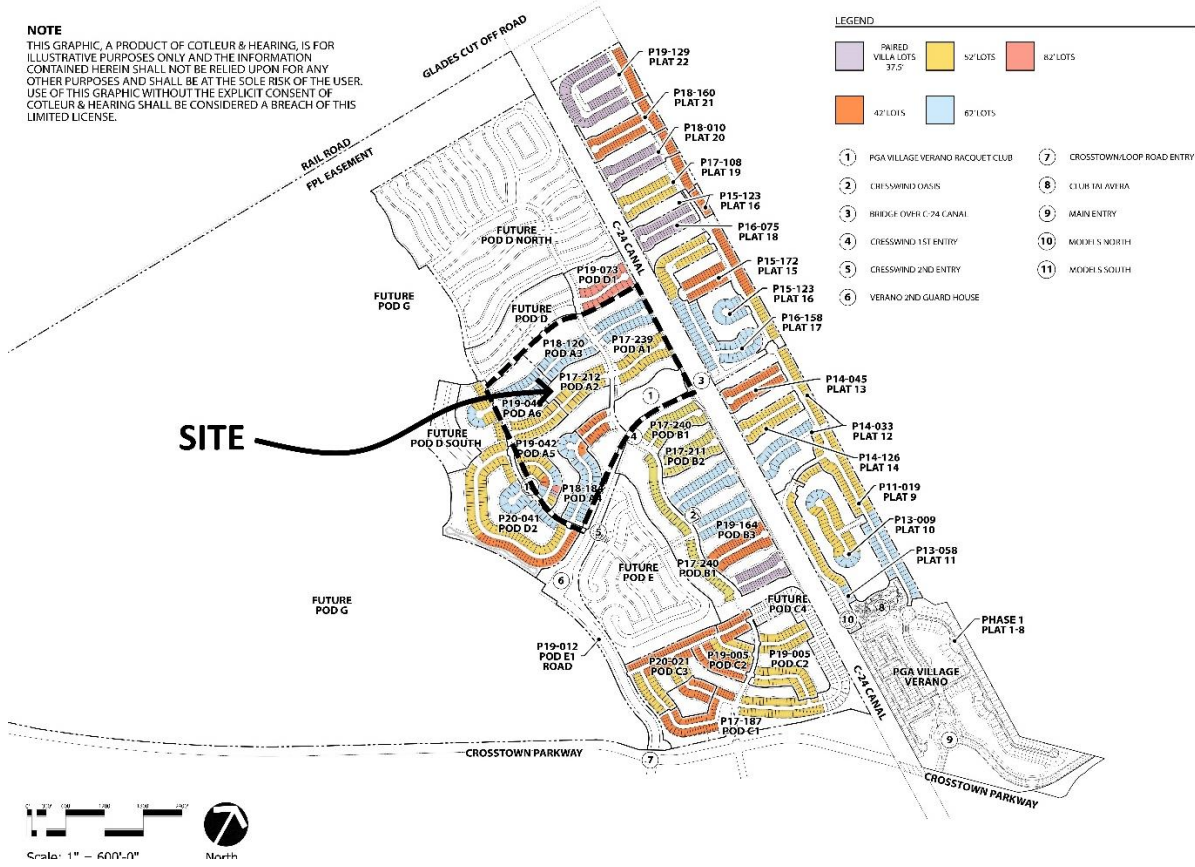
Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Residential development, platted lots
South	RGC	SLC-Ag-5	Vacant
East	RGC	PUD	Vacant
West	RGC	PUD	Vacant

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

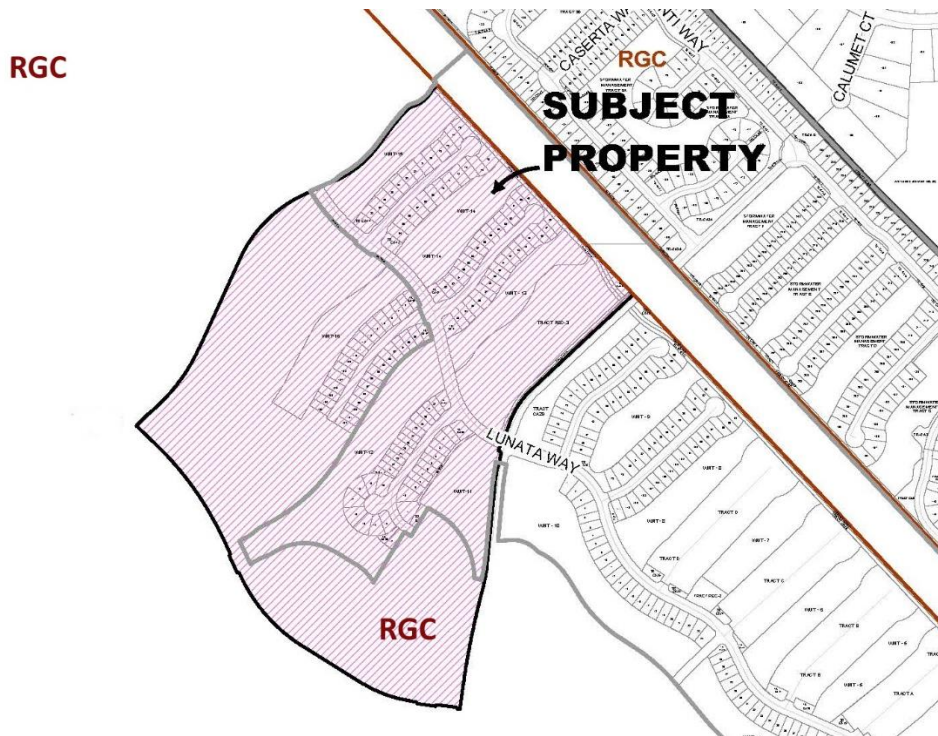


Location Map

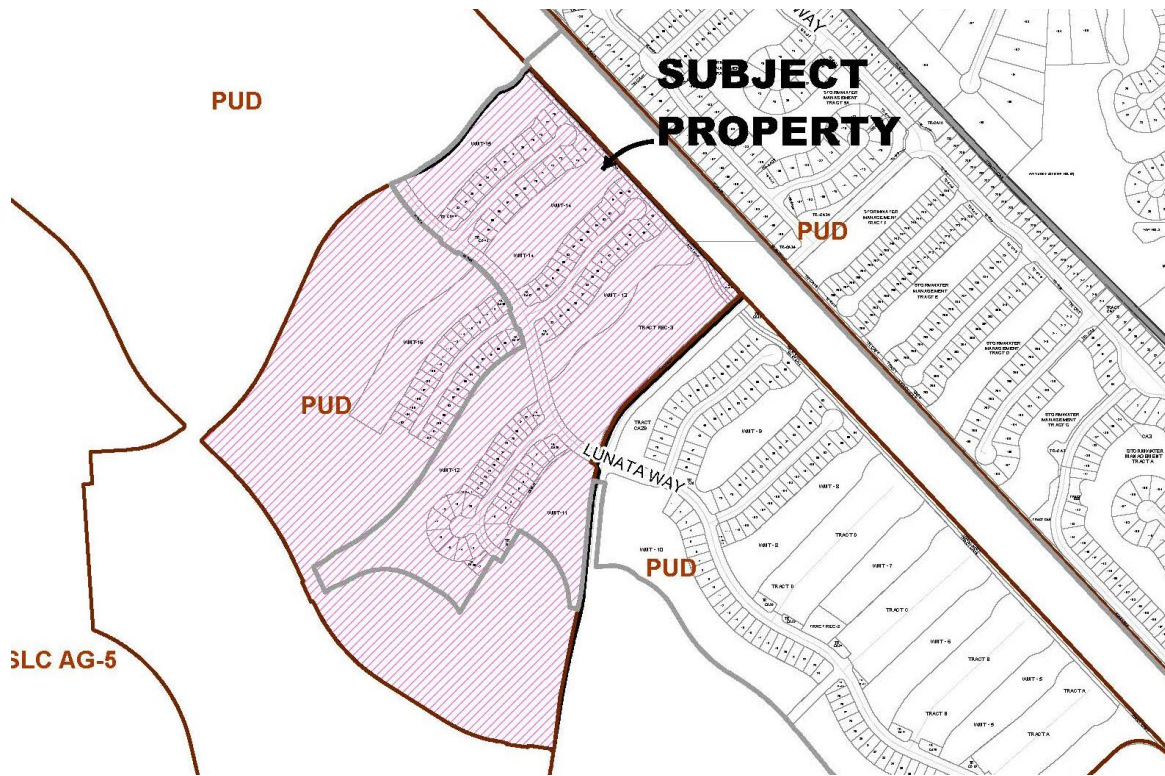
NOTE
 THIS GRAPHIC, A PRODUCT OF COTLEUR & HEARING, IS FOR ILLUSTRATIVE PURPOSES ONLY AND THE INFORMATION CONTAINED HEREIN SHALL NOT BE RELIED UPON FOR ANY OTHER PURPOSES AND SHALL BE AT THE SOLE RISK OF THE USER. USE OF THIS GRAPHIC WITHOUT THE EXPLICIT CONSENT OF COTLEUR & HEARING SHALL BE CONSIDERED A BREACH OF THIS LIMITED LICENSE.



Overall Development Map



Future Land Use Map



Zoning 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 A PUD is 2.4 dwelling units per acre which allows a maximum of 350 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.