

ORDINANCE 21-

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE SECOND AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT AND CONCEPTUAL DEVELOPMENT PLAN FOR VERANO SOUTH POD A PUD 1 PLANNED UNIT DEVELOPMENT (P20-213) LOCATED SOUTHWEST OF THE C-24 CANAL, AND NORTH OF CROSSTOWN PARKWAY AND WITHIN THE VERANO DRI; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

---

**WHEREAS**, Cotleur & Hearing, (the “Applicant”) seeks to amend the Verano South PUD 1 Pod A Planned Unit Development (PUD) and Conceptual Development Plan (P20-213); and

**WHEREAS**, the Verano South Pod A PUD 1 PUD and Conceptual Development Plan were approved by Ordinance 17-42 and Ordinance 19-37; and

**WHEREAS**, the Applicant seeks to amend the Verano South Pod A PUD 1 PUD and Conceptual Development Plan to change the parking requirements for all single-family development to have at least two (2) parking spaces and to change the parking 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; and

**WHEREAS**, the proposed amendments to the Verano South Pod A PUD 1 PUD and Conceptual Development Plan are attached as Exhibit “A” and incorporated herein; and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board held a public hearing on January 5, 2021, to consider the amendment to the Verano South Pod A PUD 1 PUD and Conceptual Development Plan, notice of said hearing to adjoining property owners for a radius of seven hundred and fifty (750) feet having been given and advertising of the public hearing having been made; and

**WHEREAS**, the City Council held a public hearing on February 8, 2021 to consider the amendment to the Verano South Pod A PUD 1 PUD and Conceptual Development Plan, advertising of the public hearing having been made; and

**WHEREAS**, after review of the recommendations of the City staff, the Planning and Zoning Board, comments made at the public hearing, and careful consideration of the issues and evidence, finds that the proposed amendments to the Planned Unit Development Document and Conceptual Development Plan are consistent with Article of X Chapter 158 of Title XV of the Port St. Lucie City Code.

**NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:**

**Section 1. Ratification of Recitals.** The foregoing recitals are hereby ratified and confirmed

ORDINANCE 21-

as true and correct and are hereby made a part of this Ordinance.

Section 2. That the Verano South Pod A PUD 1 PUD and Conceptual Development Plan as approved by Ordinance 19-37 of the City of Port St. Lucie, are amended as reflected in the Planned Unit Development Document labeled Exhibit "A" and attached hereto.

Section 3. Conflict. If any ordinances, or parts of ordinances are in conflict herewith, this Ordinance shall control to the extent of conflicting provisions. The provisions of Ordinance 19-37 of the City of Port St. Lucie, not inconsistent with the provisions of Section 2 herein shall remain in full force and effect.

Section 4. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after its final adoption on second reading.

**PASSED AND ADOPTED** by the City Council of the City of Port St. Lucie, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ORDINANCE 21-

CITY COUNCIL

CITY OF PORT ST. LUCIE

BY: \_\_\_\_\_

Gregory J. Oravec, Mayor

ATTEST:

\_\_\_\_\_

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: \_\_\_\_\_

James D. Stokes, City Attorney