

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:	Daniel Robinson, Planner III

Project Description

This is the fourth amendment to the Verano South Pod E PUD document. This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD E PUD 1 reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

<i>PUD</i>	<i>Current No. of permitted Units</i>	<i>Proposed Maximum Units</i>
<i>Verano PUD 1</i>	<i>1200</i>	<i>1037</i>
<i>Verano South POD A</i>	<i>350</i>	<i>276</i>
<i>Verano South POD B</i>	<i>260</i>	<i>245</i>
<i>Verano South POD C</i>	<i>450</i>	<i>429</i>
<i>Verano South POD E</i>	<i>317</i>	<i>215</i>
<i>Total reduction in number of units = 375</i>		

Previous PUD Requirement: This PUD currently permits 317 units. The amount of lots platted equal 215. The applicant is reducing the maximum number of units to match what is platted in order to apply the extra units to future PUDs.

Analysis: The update is to allow for future PUDs within the Verano DRI to utilize the full permitted amount of dwelling units permits as per the approved Development Order. The availability of use of the 375 units elsewhere in the DRI allows the development to be built out to its full potential and maximum permitted units.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 21, 2023.

- P18-147 - Verano South Pod E PUD
- P19-217 - Verano South Pod E PUD Amendment No. 1
- P20-061 - Verano South Pod E PUD Amendment No. 2
- P20-219 - Verano South Pod E PUD Amendment No. 3

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.

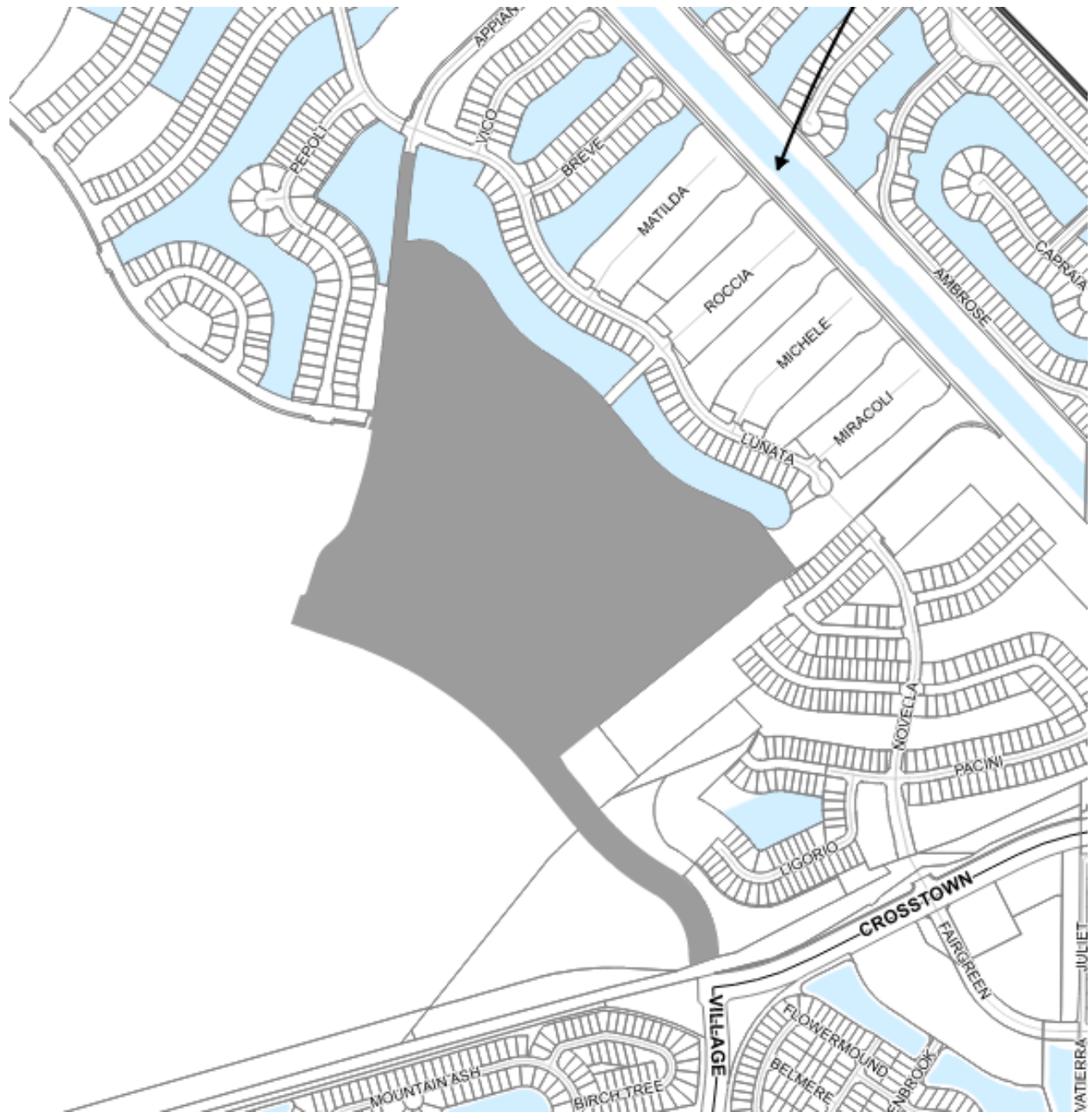
Location and Site Information

Parcel Number:	N/A
Property Size:	105.54 acres
Legal Description:	Being A Portion Of Tract "CA6", Verano South – P.U.D. 1 – Pod C – Plat No. 1, According To The Plat Thereof Recorded In Plat Book 78, Pages 24 Through 31, As Recorded In The Public Records Of St. Lucie County, Florida, And Being Portions Of Sections 33, Township 36 South, Range 39 East And Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Verano South Pod A Planned Unit Development)
Existing Use:	Verano Development
Proposed Use:	Residential development

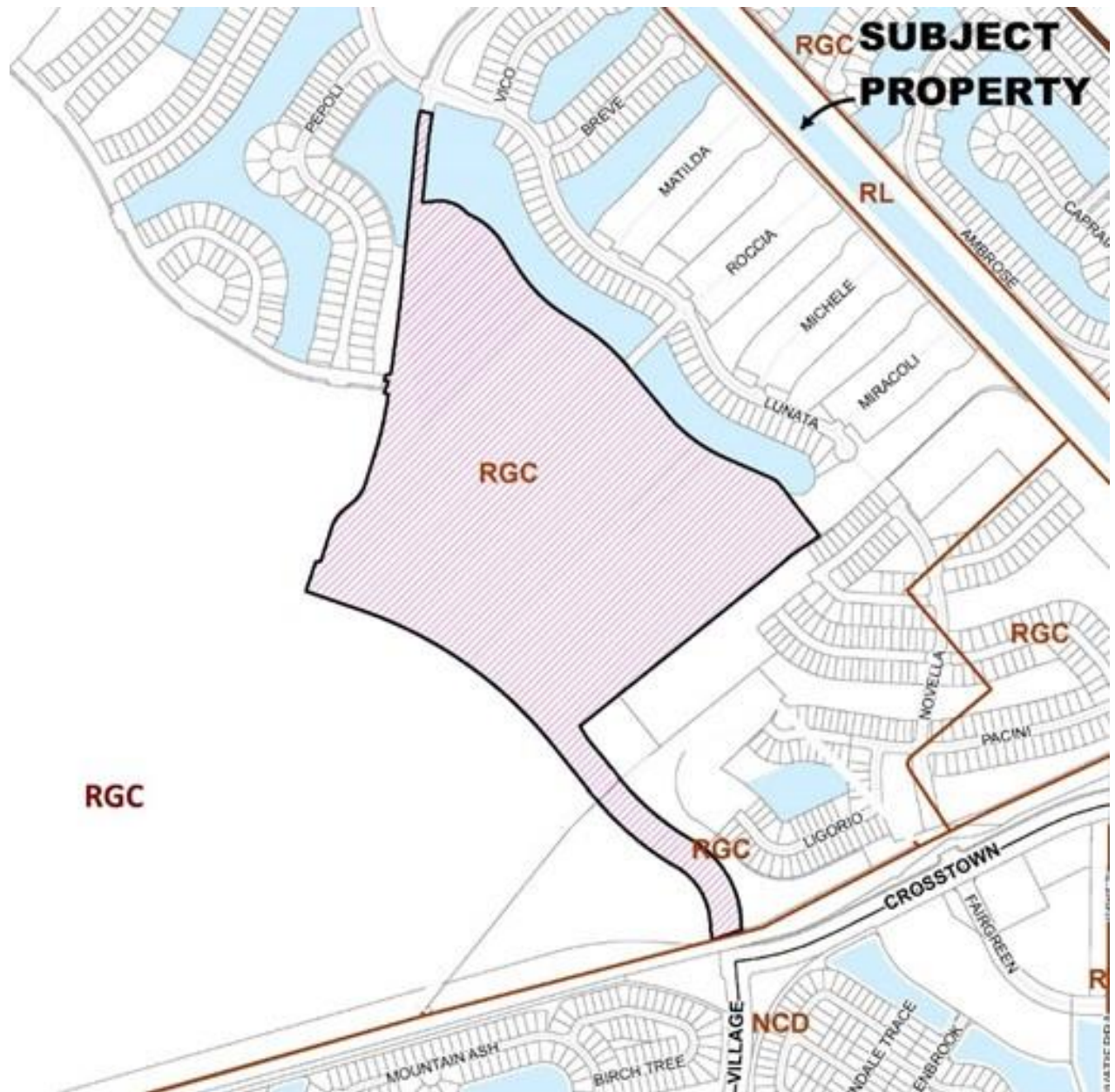
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano Development
South	RGC	PUD	Verano Development
East	RGC	PUD	Verano Development
West	RGC	PUD	Verano Development

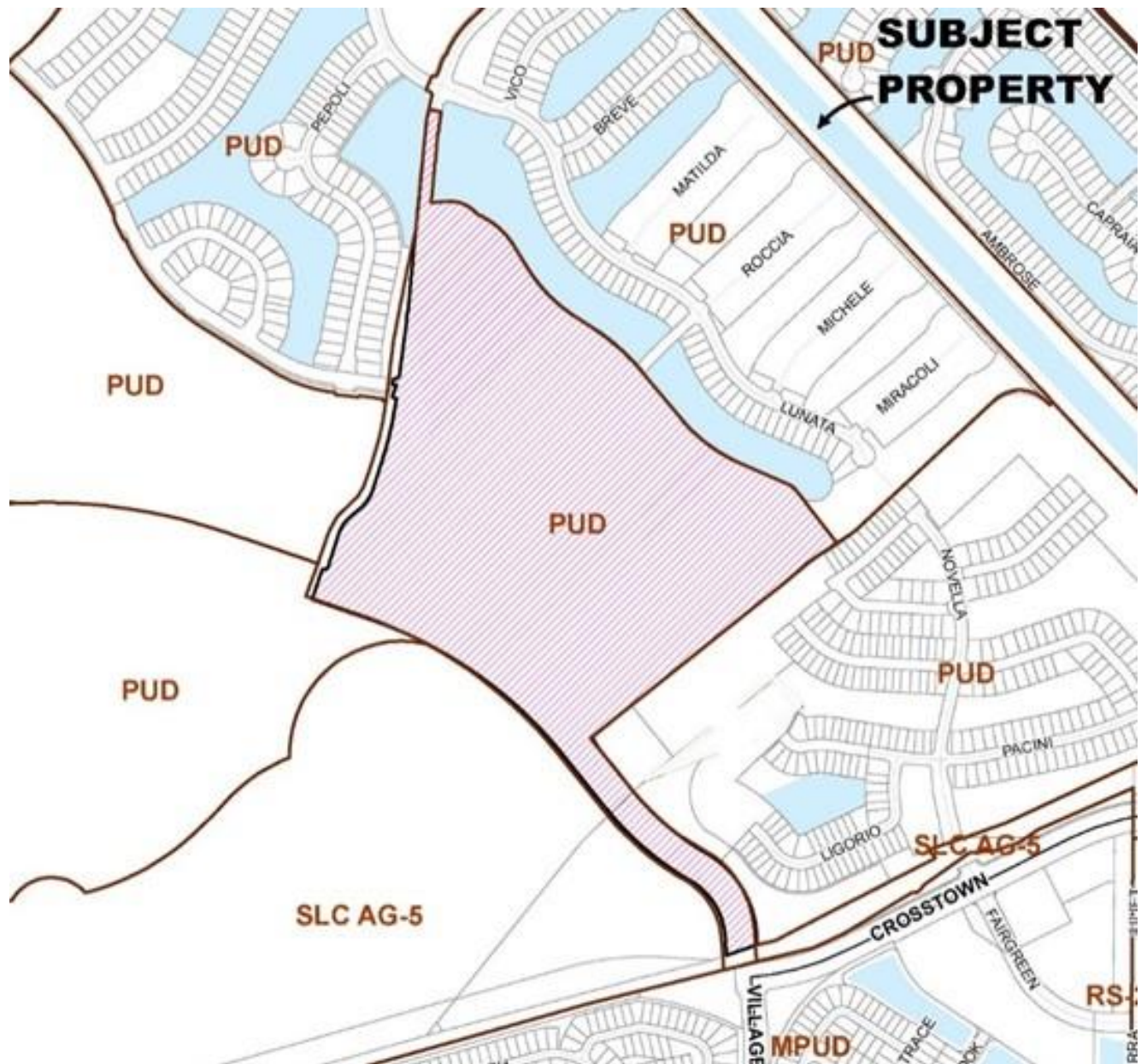
RGC, Residential Golf Club – PUD, Planned Unit Development



Location 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 2.04 dwelling units per acre which allows a maximum of 215 units.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 21, 2023.

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.