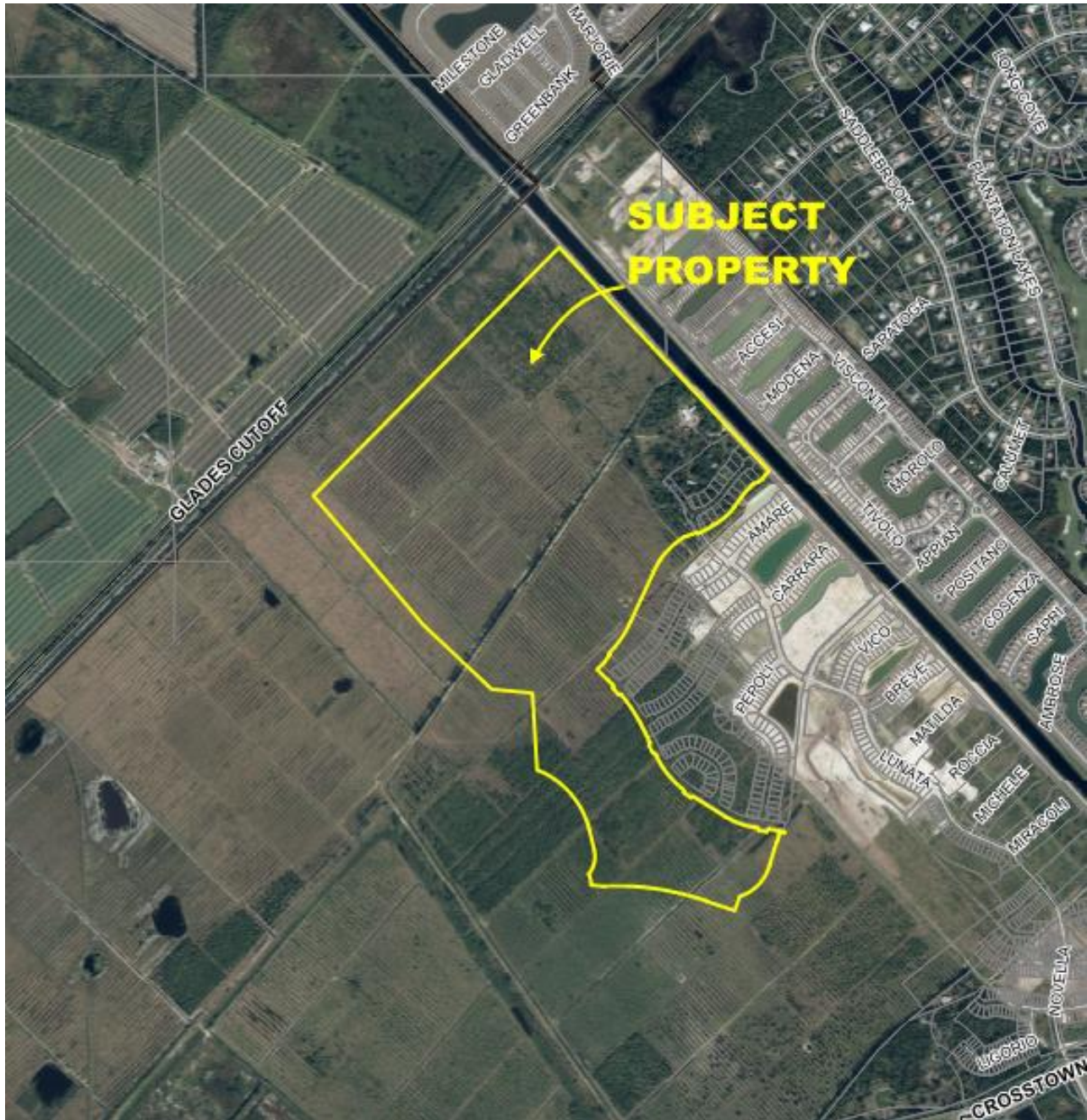




PLANNING AND ZONING BOARD STAFF REPORT
JANUARY 2, 2024, PLANNING AND ZONING BOARD MEETING

Verano South Pod D
Planned Unit Development Amendment No. 4
P22-211



Location Aerial Map

SUMMARY

Applicant's Request:	Amend the PUD (Planned Unit Development) document for Verano South Pod D.
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:	Daniel Robinson, Planner III

Project Description

This is the fourth amendment to the Verano South Pod D PUD document. This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD D to increase the acreage by approximately 72 acres, from 299 to 371 acres, and increase the permitted number of dwelling units from 702 to 1,040 units.

Analysis: The previous updates to Verano PUD 1 and Verano South Pods A, B, C, and E, have allowed for this PUD within the Verano DRI to unitize the full permitted number of dwelling units permitted as per the approved Development Order. The availability of the 375 units that were removed from the PUDs mentioned above allowed Pod D to expand and be within the regulations of the DRI allowances for the total number of dwelling units.

<i>PUD</i>	<i>Previous No. of permitted Units</i>	<i>Now Current 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 number of units reduced = 375</i>		

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on July 27, 2023.

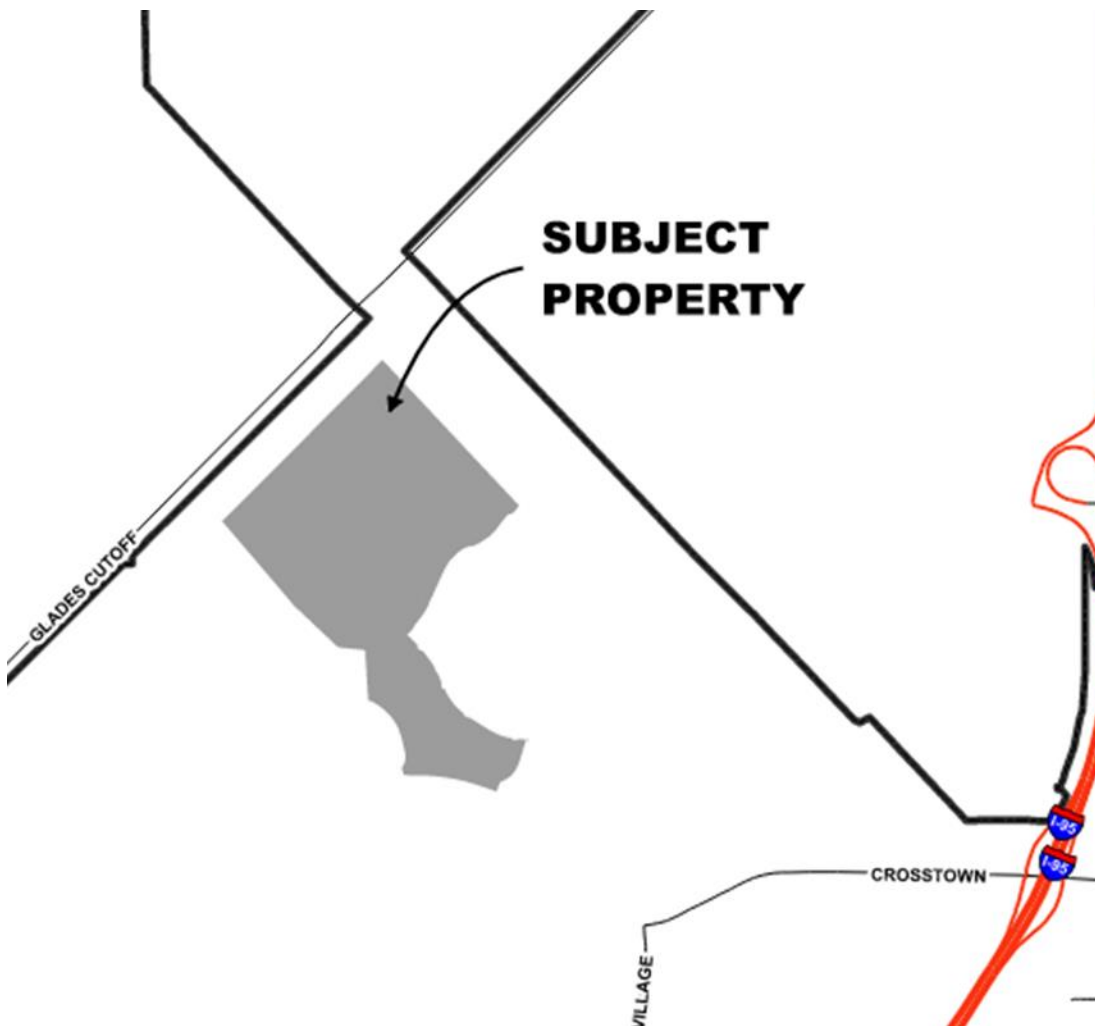
P20-214 Verona South Pod D Amendment No. 3

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:	371.39 acres
Legal Description:	A portion of Sections 28, 29, 32 and 33 Township 36 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



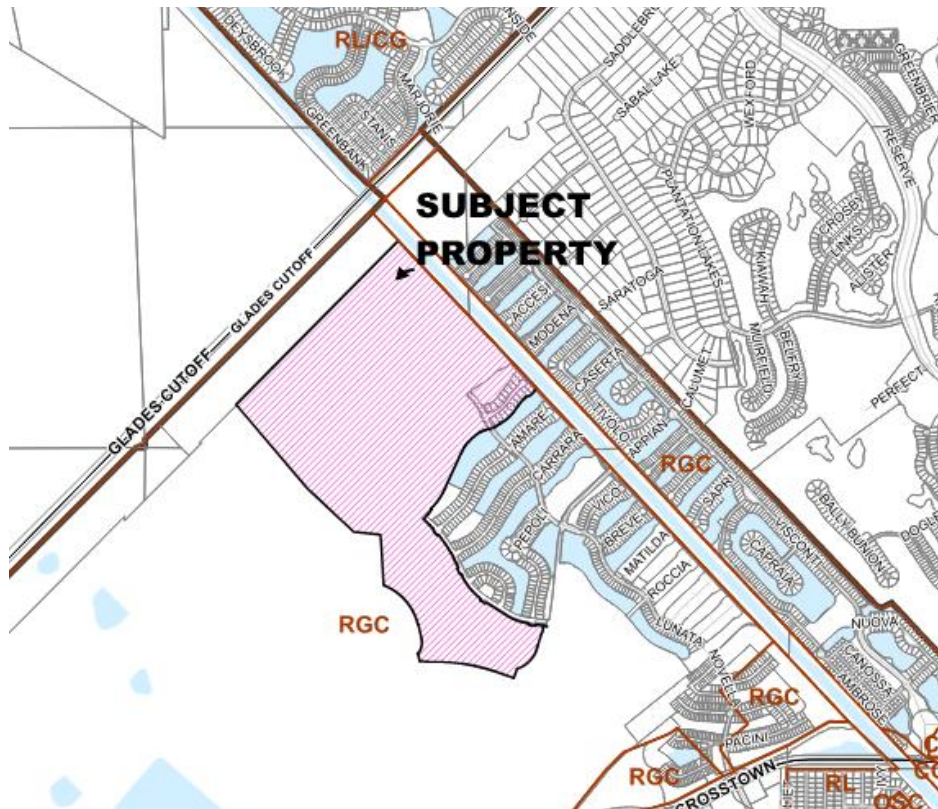
Location Map

Surrounding Uses

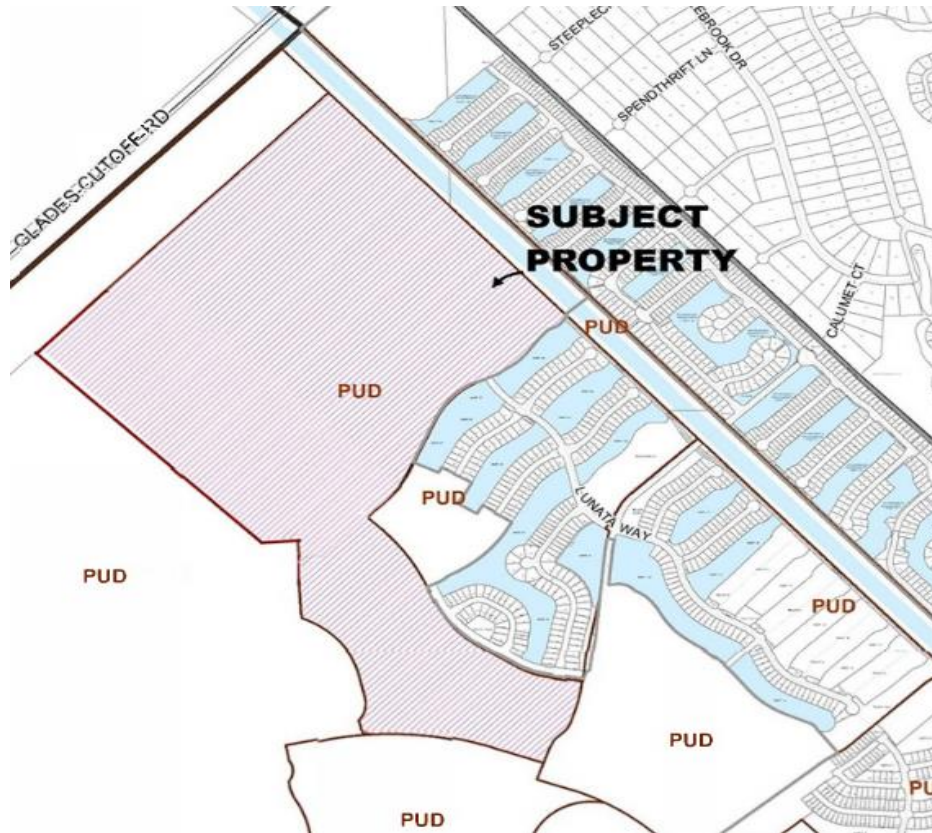
Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano Development
South	RGC	PUD	Verano Development
East	RGC	PUD	Verano Development
West	RGC	PUD	Verano Development

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 D PUD is 2.80 dwelling units per acre which allows a maximum of 1,040 units.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on July 27, 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.