

Cotleur &  
Hearing

**VERANO SOUTH POD G  
PUD AMENDMENT & REZONING**

City Council January 25, 2021  
Port St. Lucie, Florida

- **Applicant – Verano Development LLC**
  - John Csapo
  - Scott Morton
  - Michael Caputo



- **Landscape Architects and Planners – Cotleur & Hearing**
  - Daniel T. Sorrow, PLA, AICP, LEED AP BD+C



- **Civil Engineer- Thomas Engineering**
  - Brandon Ulmer, P.E.



- **Traffic Engineer- Mackenzie Engineering & Planning, Inc.**
  - Shaun Mackenzie, P.E.



# Request| Current – Platted lots

## VERANO DEVELOPMENT

Port St. Lucie, Florida

### Approved Entitlements Include:

- 7,200 residential units (+/-2,500 platted)
- 50 assisted living units
- 300 spaces for recreational vehicles
- 848,500 SF of retail/service
- 100,000 SF of office
- 300 hotel rooms,
- 1 golf course, with 100K SF of ancillary uses
- 48-acre school site
- 50-acre park site.



# Request| Pod G PUD 1 Amendment



Kolter Homes, LLC

Verano

Print #201022082  
Date: 10/22/20  
Lat/Lon: 27.306002 -80.435734  
Order No. 62050  
Aerial Photography, Inc. 954-568-0484



Kolter Homes, LLC

Verano

Print #201022093  
Date: 10/22/20  
Lat/Lon: 27.306002 -80.435734  
Order No. 62050  
Aerial Photography, Inc. 954-568-0484



Kolter Homes, LLC

Verano

Print #201022085  
Date: 10/22/20  
Lat/Lon: 27.306002 -80.435734  
Order No. 62050  
Aerial Photography, Inc. 954-568-0484



Kolter Homes, LLC

Verano

Print #201022091  
Date: 10/22/20  
Lat/Lon: 27.306002 -80.435734  
Order No. 62050  
Aerial Photography, Inc. 954-568-0484

# Request| Pod G PUD 1 Amendment



Kolter Homes, LLC

Verano

Print #201022081  
Date: 10/22/20  
Lat/Lon: 27.306002 -80.435734  
Order No. 62050  
Aerial Photography, Inc. 954-568-0484



**Pod G PUD 1 Amendment**  
*Port St. Lucie, FL*

# Request | POD G PUD

## Proposed Mix of Uses:

1,256 AC = 1,122 residential units (.89 Density)

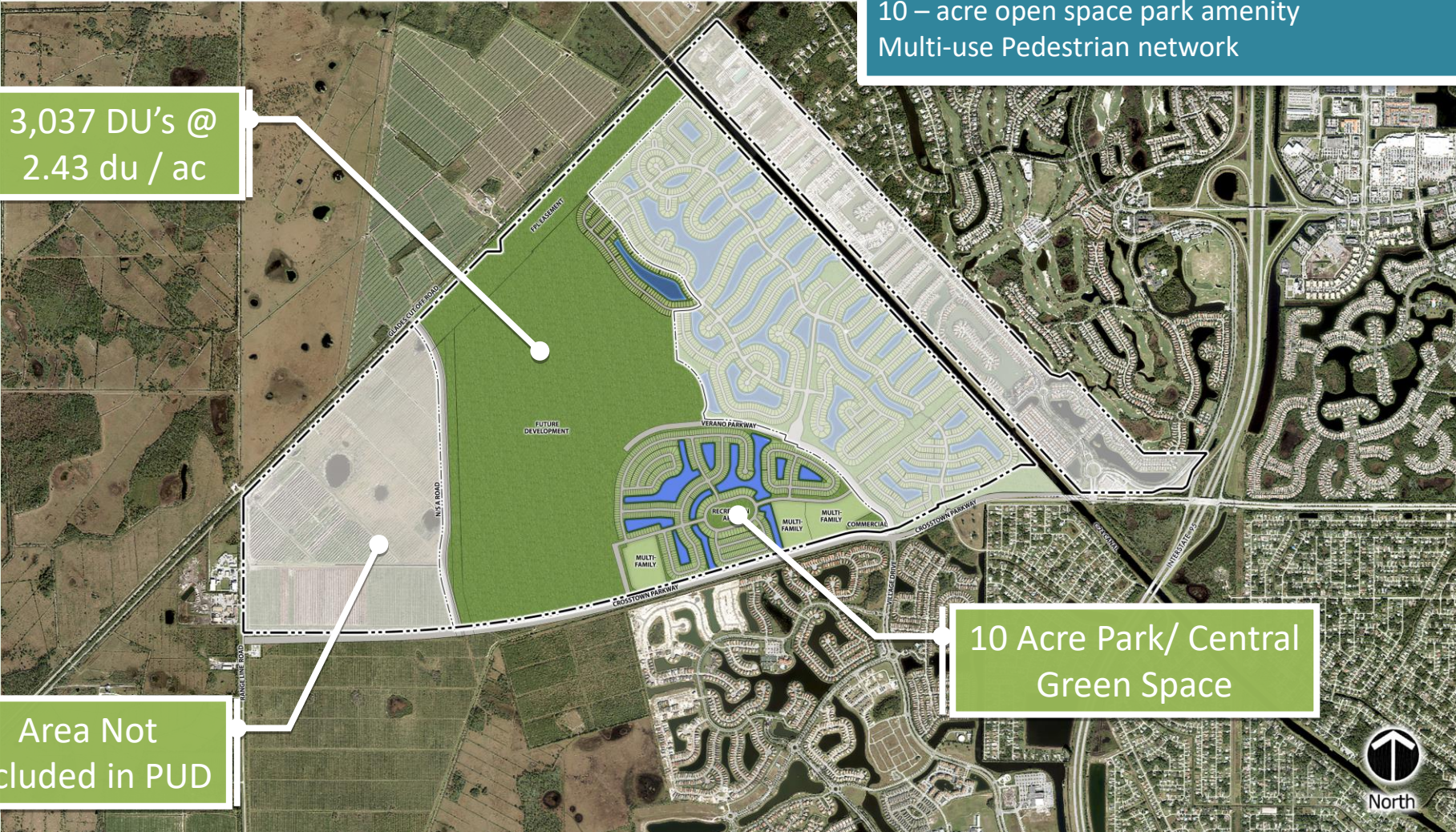
- Single Family
- Multi-family
- Townhomes
- Casita leasing homes

10 – acre open space park amenity  
Multi-use Pedestrian network

## VERANO DEVELOPMENT

Port St. Lucie, Florida

3,037 DU's @  
2.43 du / ac



10 Acre Park/ Central  
Green Space

Area Not  
included in PUD

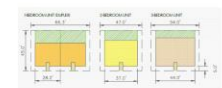
# Request| POD G PUD - Casita

## Rental Single Family Community:

- 1 BD, 2BD, 3BD units
- 480 SF – 1,300 SF
- Horizontal Apartments
- Single Story Product w/ yard
- Amenity Center Clubhouse and Pool



- 40 BLDGS (30%) - 1 BEDROOM DUPLEX
- 80 BLDGS (60%) - 2 BEDROOM UNIT
- 14 BLDGS (10%) - 3 BEDROOM UNIT
- 134 BLDGS (100%) TOTAL



**VERANO SOUTH POD G**  
 Koltner Homes  
 Port St. Lucie, Florida

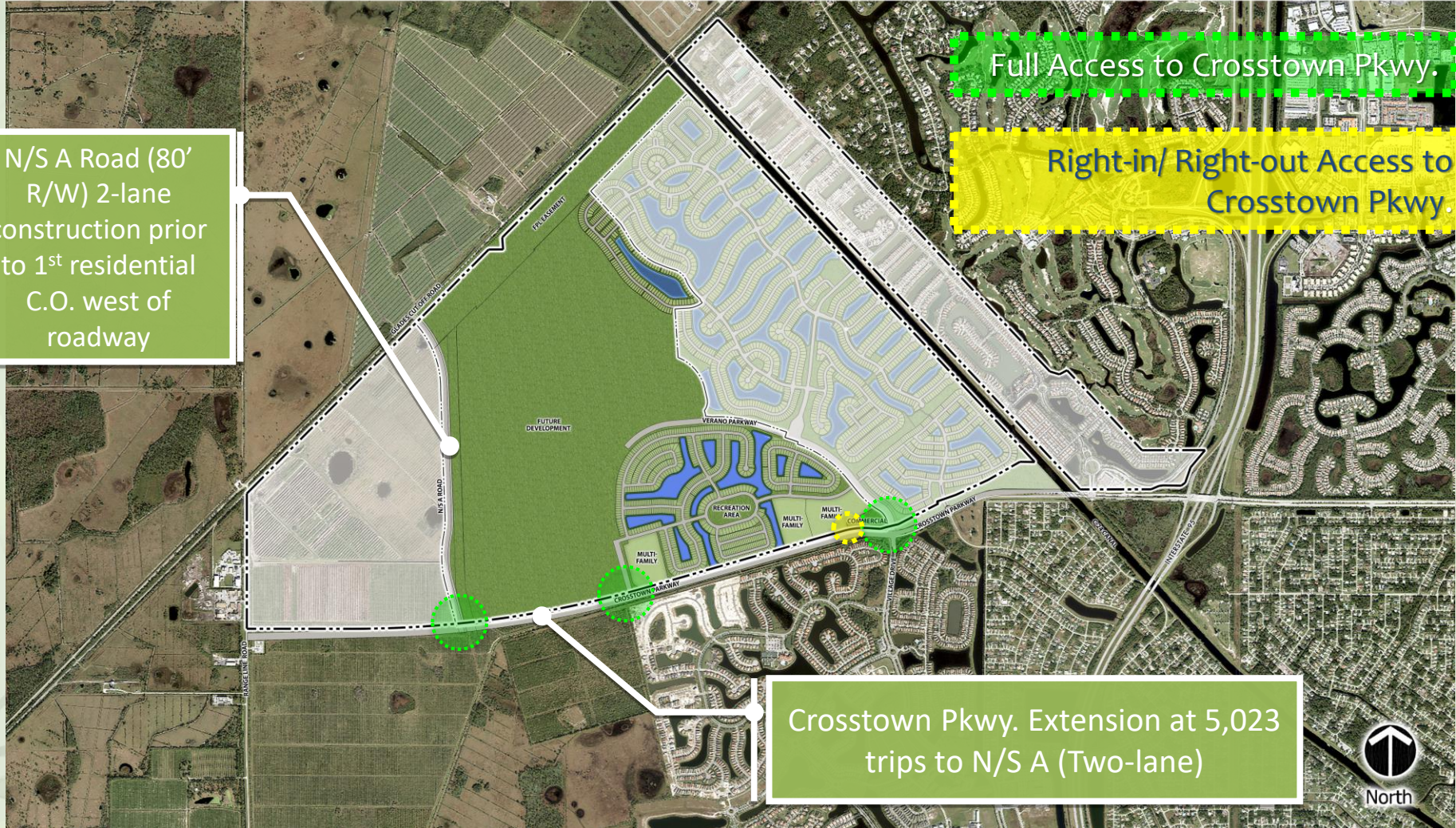
DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-1003
DATE	01-22-21
REVISIONS	

January 22, 2021 9:21:40 a.m.  
 Drawing: CASITA CONCEPT.DWG



## VERANO DEVELOPMENT

Port St. Lucie, Florida



# Thank You

Questions?

**Pod G PUD 1 Amendment**

*Port St. Lucie, FL*