

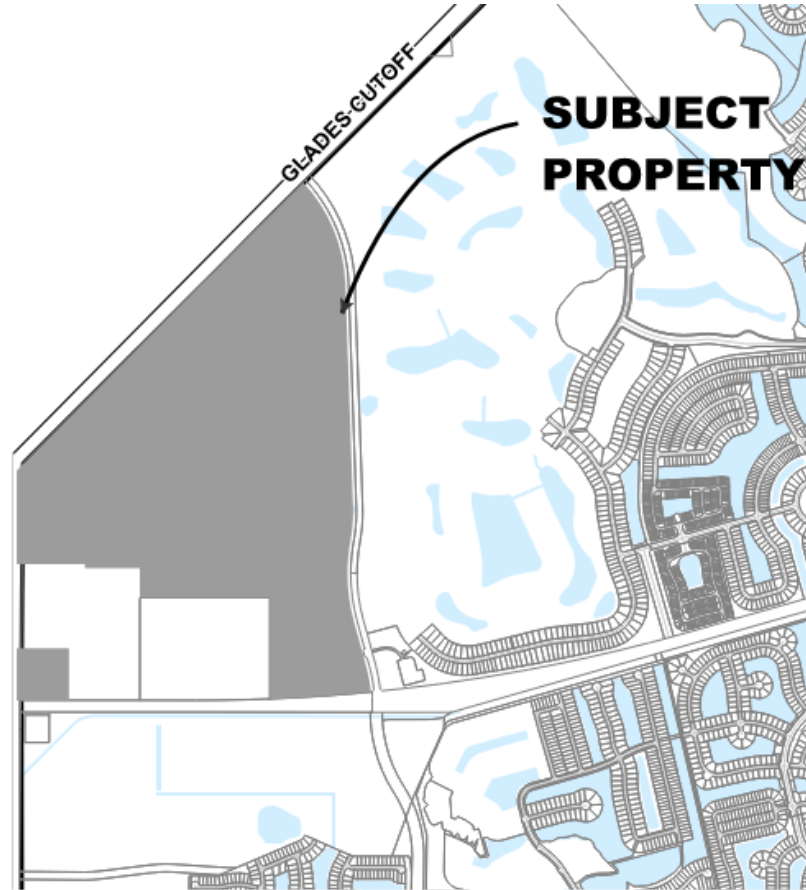


Verano South POD H

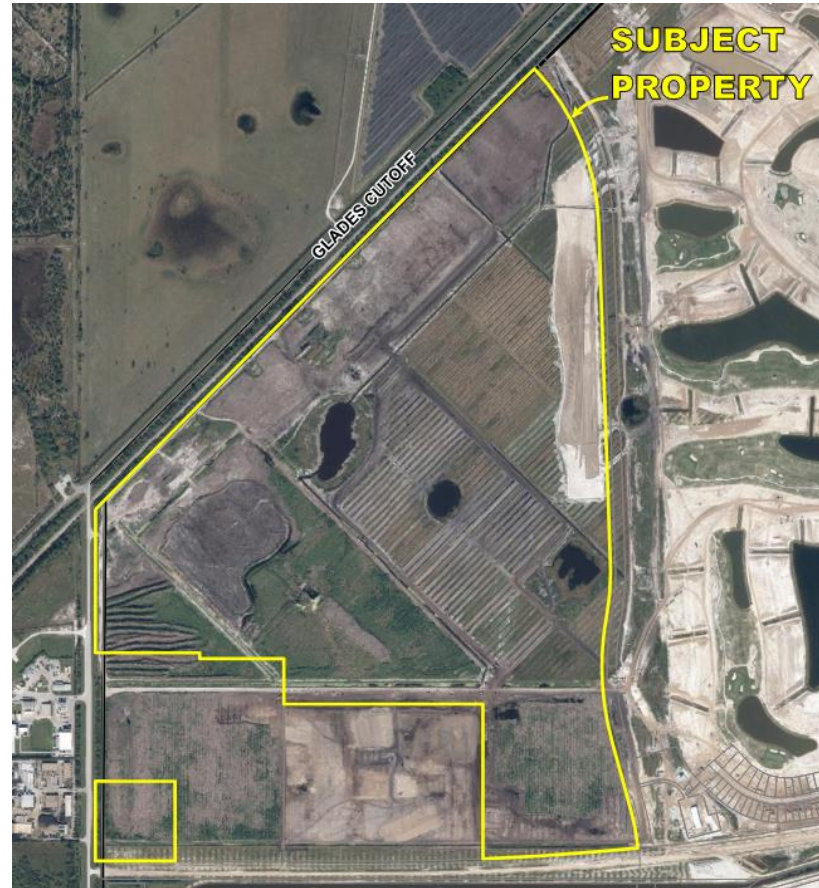
PUD Amendment Application
(P25-096)

Planning and Zoning Board Meetings – August 5, 2025

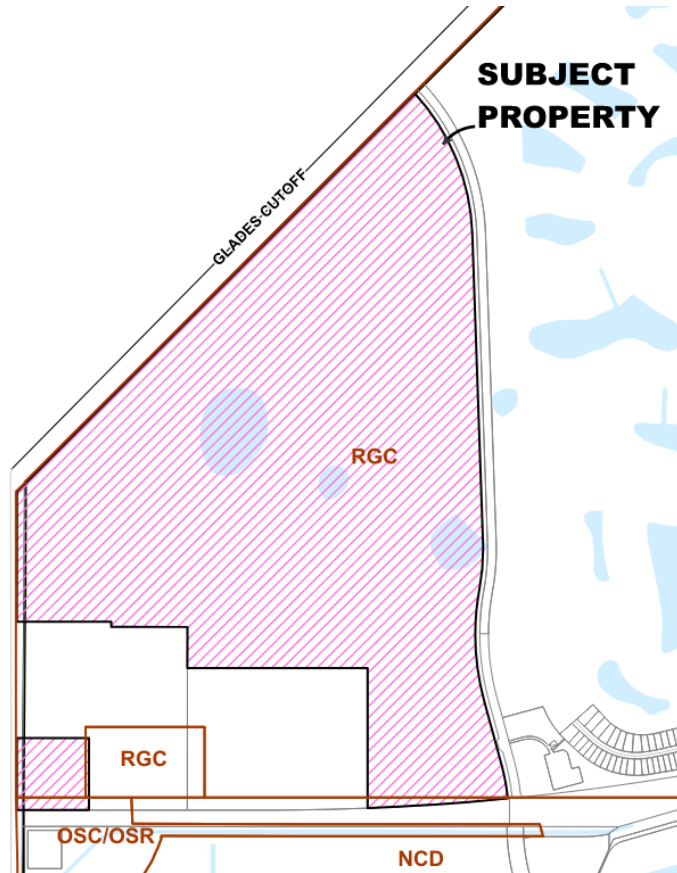
Location Map



Location Map



Aerial Map



Proposed Project

An application for the 1st Amendment to the Verano South POD H Planned Unit Development (PUD) to revise the PUD concept plan, update to the permitted uses, and update the street tree requirements.

The Verano South POD H PUD was first approved in 2024 (P21-070) per Ordinance #24-01. The future land use designation for the project is RGC (Residential Golf Couse) and is located within the Verano Development of Regional Impact (DRI).

Proposed Update

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. The current PUD does not specify any institutional permitted uses. The applicant is proposing to add a 24- hour free standing emergency department as a permitted use. Institutional land uses are consistent with the RGC lands use designation. If further Institutional Uses are to be proposed in the future another PUD amendment shall be required. The proposed use does not change any of the non-residential entitlements of the Verano DRI.

Proposed Update

The proposed street tree change is to allow POD H Pud to include consistent regulations with the other Verano PUDs (PODS A, B, C, D, E, G, and Pud 1) that were recently updated with the same language. The Pud currently requires one large street tree. The update allows large and medium street trees to be proposed with a maximum distance separation consistent with the Subdivision Regulations. The update also includes language that if utility or driveway conflicts occur, the applicant may request further spacing or alternate acceptable locations prior to planting. However, the overall number of street trees for a street may not be reduced.

Proposed Update

The concept plan proposal includes an update to the ingress/egress location along the southern boundary for the commercial area in the southeast corner of the PUD. Currently the concept plan provides two ingress/egress points along Crosstown Parkway for the commercial site located at the northeast corner of Sundance Vista Boulevard and Crosstown Parkway. The proposed change reduces the ingress/egress to only one. The Crosstown Parkway construction plans show the ingress/egress as proposed with this change. No other changes are proposed at this time.

ZONING: SLC AG-5
FLU AG-5

GLADES CUT-OFF ROAD

FPL EASEMENT (OR.B. 348; PG.993)

FLORIDA EAST COAST RAILWAY

FUTURE 80' N/S ROAD R/W

60' BUFFER

FUTURE 80' N/S ROAD R/W DEDICATED TO THE CITY OF PORT ST. LUCIE

30' EASEMENT

200' FPL EASEMENT

40' PSLLSD EASEMENT WITH EMS ACCESS

TYPICAL 60' ROW

70' ROW B DOUBLE-SIDED SIDEWALK

FUTURE PRIMARY ACCESS FROM N/S ROAD

FUTURE 80' N/S ROAD R/W

200' FPL EASEMENT

FULL ACCESS TYPICAL 80' ROW

FUTURE ACCESS

RECREATION AREA 8 AC

LAKES, TYPICAL

70' ROW B

RESIDENTIAL AREA

(FUTURE LAKES ROW: 0.5) 2.86(3.4) AC

50' WIDE RESIDENTIAL BUFFER

TYPICAL 60' ROW

73.7'

50' LANDSCAPE BUFFER W/ 8' TALL BERRY

ALLIED UNIVERSAL

60' FPL EASEMENT

30' TRACT

50' LANDSCAPE BUFFER W/ 8' TALL BERRY

ZONING: RU FLU IND

RANGELINE ROAD

12'

73.7'

SECONDARY ACCESS TO CROSSTOWN AND/OR RANGELINE ROAD AS APPROVED BY CITY OF PSL AND/OR ST. LUCIE COUNTY

FUTURE CITY PARK SITE NOT IN PUD 51 AC

***TOTAL USABLE AREA IN PARK EXCLUDING 50' BUFFER/FPL EASEMENT IS 47.8 AC (95.6%)**

PRIMARY SHARED FULL ACCESS WITH CITY PARK

FUTURE FULL ACCESS RIGHT IN RIGHT OUT

FUTURE SCHOOL SITE NOT IN PUD 48 AC

LIBERTY TIRE

60' FPL EASEMENT

30' TRACT

COMMERCIAL SITE +/- 10 AC

72' OPEN SPACE W/ DRAINAGE

PROPOSED CROSSTOWN PARKWAY (O.R.B. 2186; PG. 548)

150' R/W

COMMERCIAL SITE +/- 8.7 AC



Impacts and Findings

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RGC (Residential Golf Course) allows for the free-standing emergency room as an institutional use. The proposed amendment is also consistent with the non-residential entitlements of the Verano DRI.

Recommendation

The Site Plan Review Committee recommended approval of the proposed PUD document and concept plan at the June 25, 2025, Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

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.