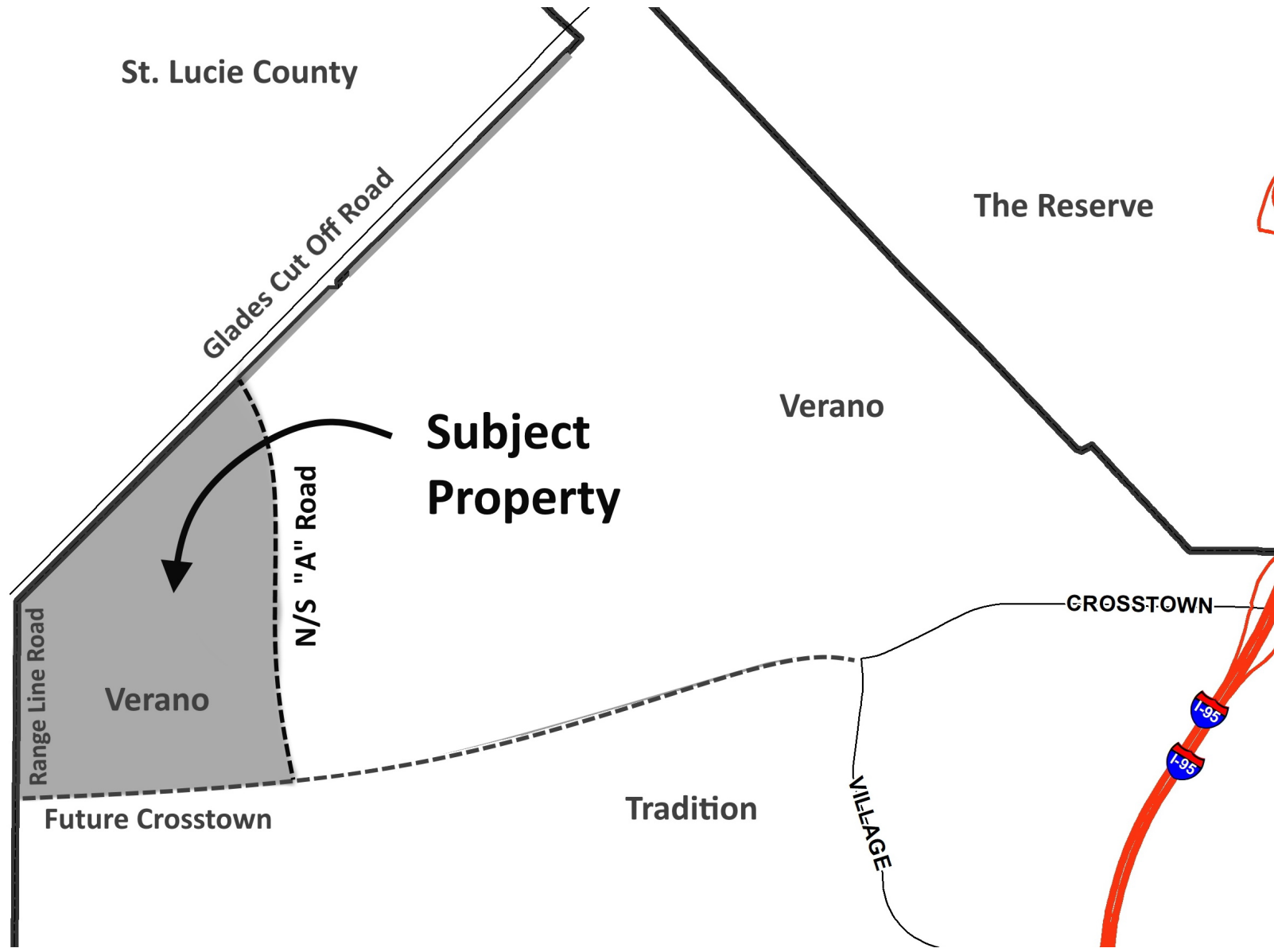


# Verano South Pod H Planned Unit Development (P21-070)

City Council  
January 8, 2024





This is the last property in the Verano DRI to be rezoned to Planned Unit Development (PUD).

# LOCATION MAP



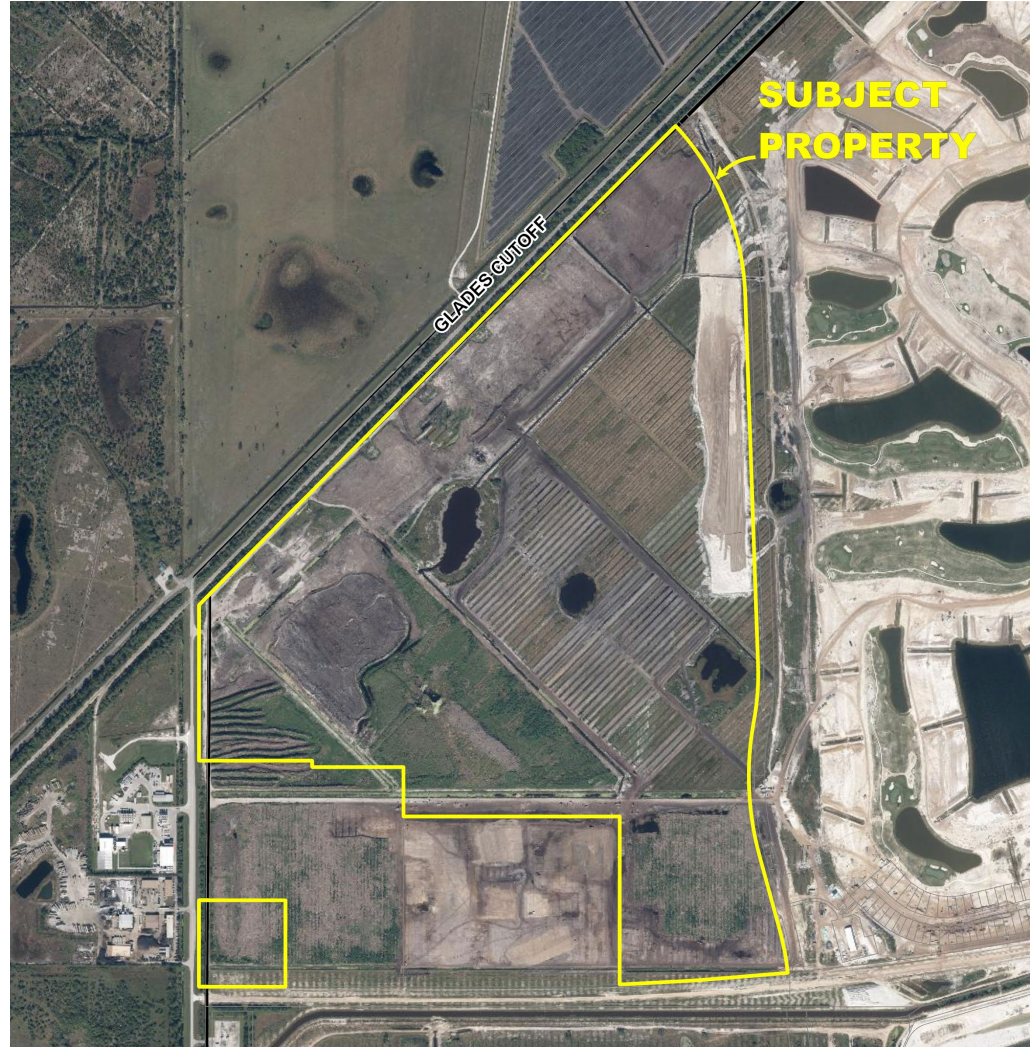
Agent: Cotleur & Hearing / Daniel Sorrow, PLA

Owner: PSL Land Investments, LLC



- Rezone 387.056 acres from SLC-AG-5 (St. Lucie County-Agricultural 5) to City Planned Unit Development (PUD).
- The PUD proposes a maximum of residential 900 dwelling units on 387.056 acres.
- This property is to include.
  - 129.856 acres - Residential
  - 10-acre commercial site, 8.7-acre commercial site,
  - 52 acres - Lakes

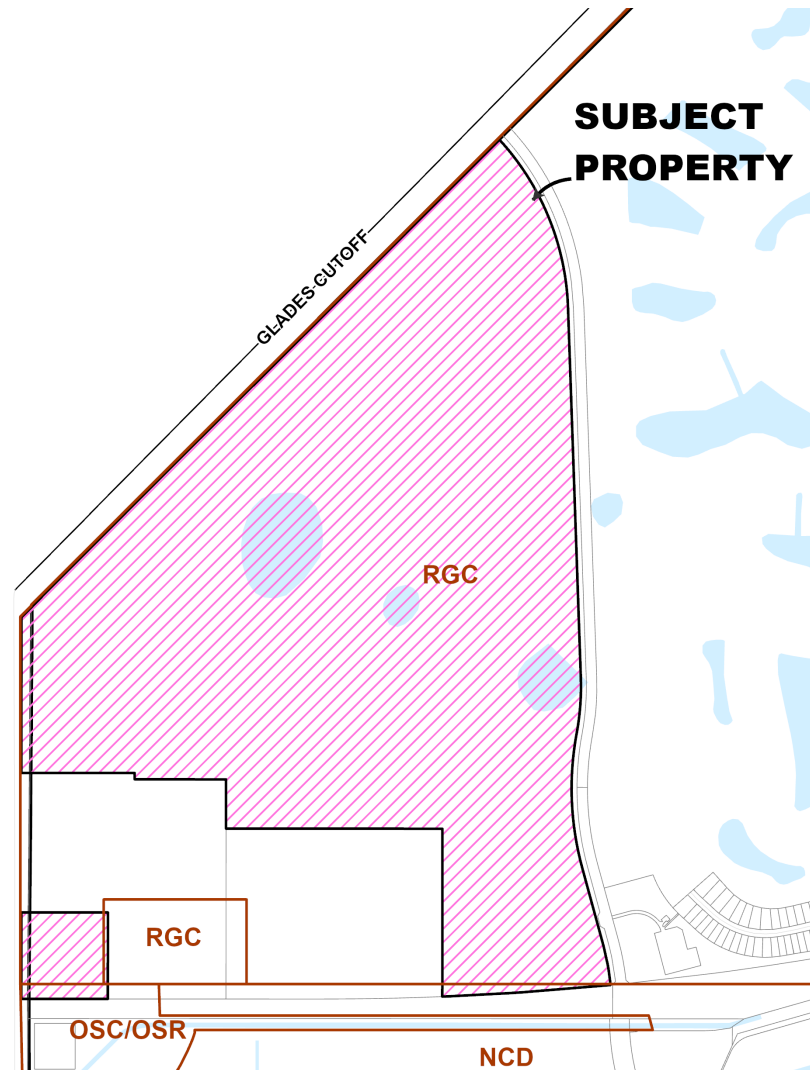




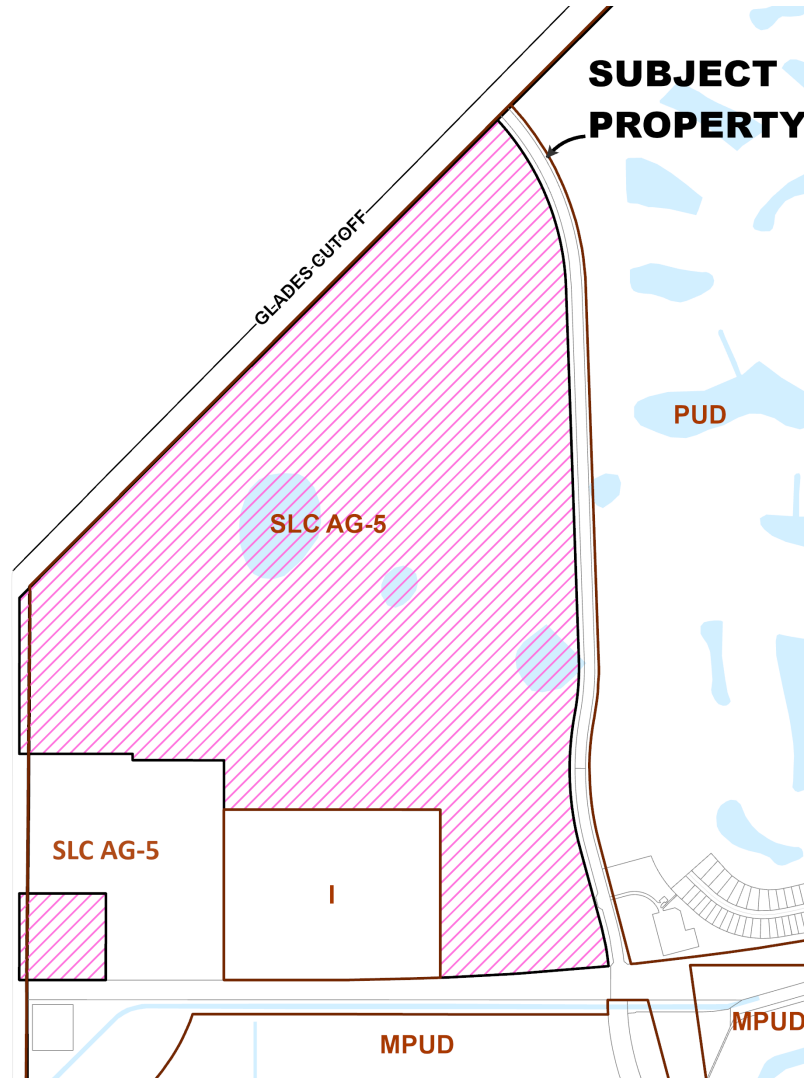
AERIAL

CityofPSL.com





**Future Land Use:**  
Residential Golf Course  
(RGC)



## Zoning:

**Existing:** St. Lucie County Agricultural 5 (SLC\_AG-5)

**Proposed:** Planned Unit Development (PUD)





- Last property in Verano to be rezoned to PUD.

Note:  
Location and configuration of all development parcels, lakes, open space and golf will be fully delineated during the site plan or subdivision plat process.

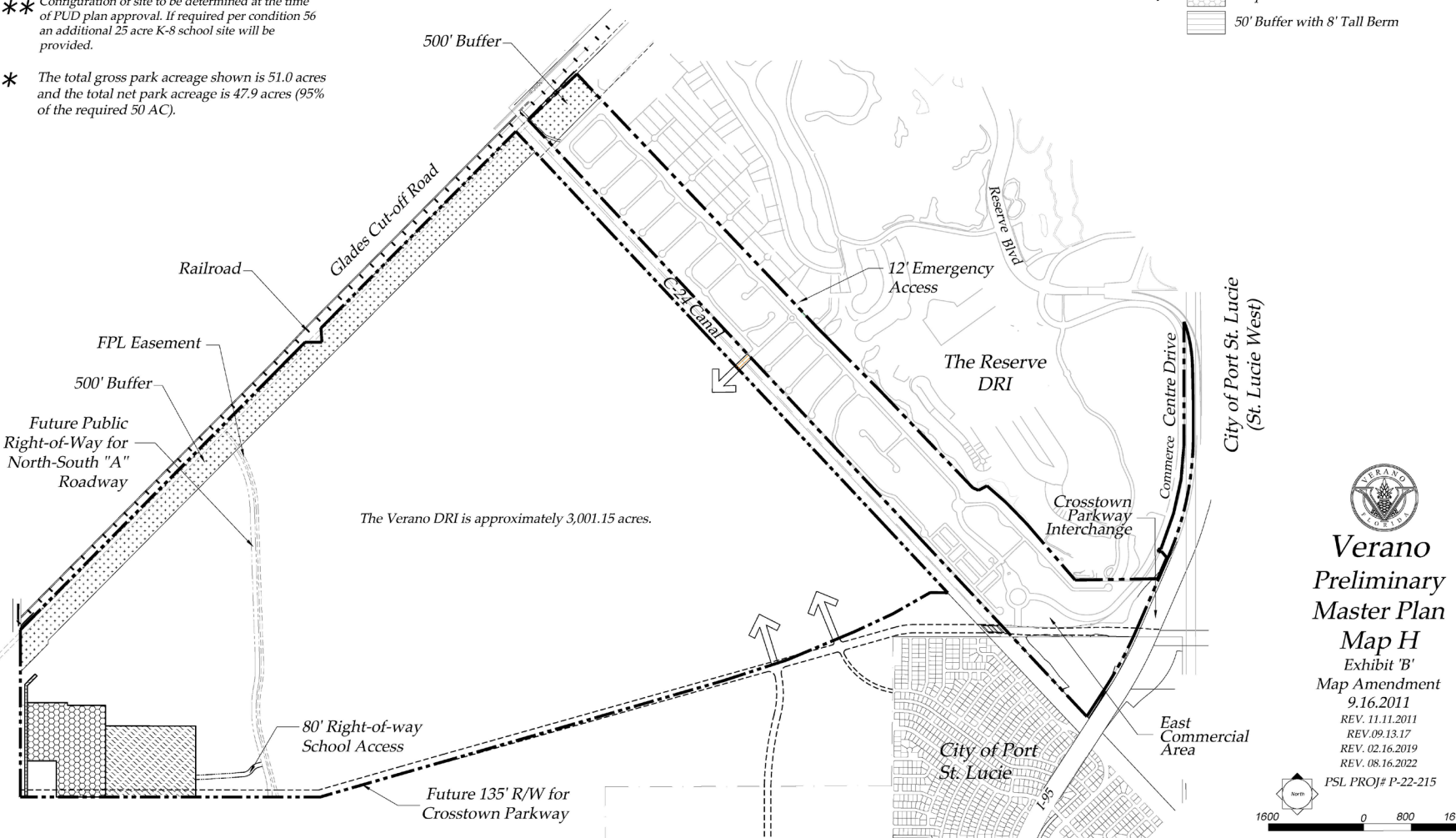
\*\* 48 acre school site located west of North-South "A" roadway and adjacent to Crosstown Parkway. Configuration of site to be determined at the time of PUD plan approval. If required per condition 56 an additional 25 acre K-8 school site will be provided.

\* The total gross park acreage shown is 51.0 acres and the total net park acreage is 47.9 acres (95% of the required 50 AC).

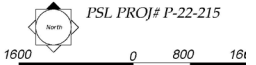
**Legend**

-  Proposed DRI Buffer
-  Proposed School / Institutional Site
-  Proposed 50 Acre Public Park Site
-  50' Buffer with 8' Tall Berm

- **Verano is a Development of Regional Impact (DRI):**
- Approximately 3,004 acres.
- Allows a maximum of 7,200 dwellings
- The Verano South Pod H PUD proposes a maximum of 900 dwelling units.



**Verano**  
Preliminary  
Master Plan  
Map H  
Exhibit 'B'  
Map Amendment  
9.16.2011  
REV. 11.11.2011  
REV. 09.13.17  
REV. 02.16.2019  
REV. 08.16.2022  
PSL PROJ# P-22-215



# DEVELOPMENT OF REGIONAL IMPACT (DRI)

CityofPSL.com







- 387.056 – Total area
- 130 acres - Residential
- 10-acre & 8.7-acre commercial site,
- 52 acres – Lakes
- 6 acre –Recreational
  
- City Park and County School  
Not included in the PUD –  
approx. 50 acres each

# POD H CONCEPTUAL MASTER PLAN

CityofPSL.com



**This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Since Pod H is the last PUD in the Verano DRI, staff is also identifying thresholds for the DRI.**

- As per Comprehensive Plan **Policy 1.1.4.10** RGC (Residential Golf Course), a maximum density of 5 dwelling units per acre is allowed.
- The maximum density proposed for Verano South Pod H 900 units on 387.056 acres.
- The overall density for the DRI is estimated at 2.19 dwelling units per acre.

# Traffic Impact Analysis

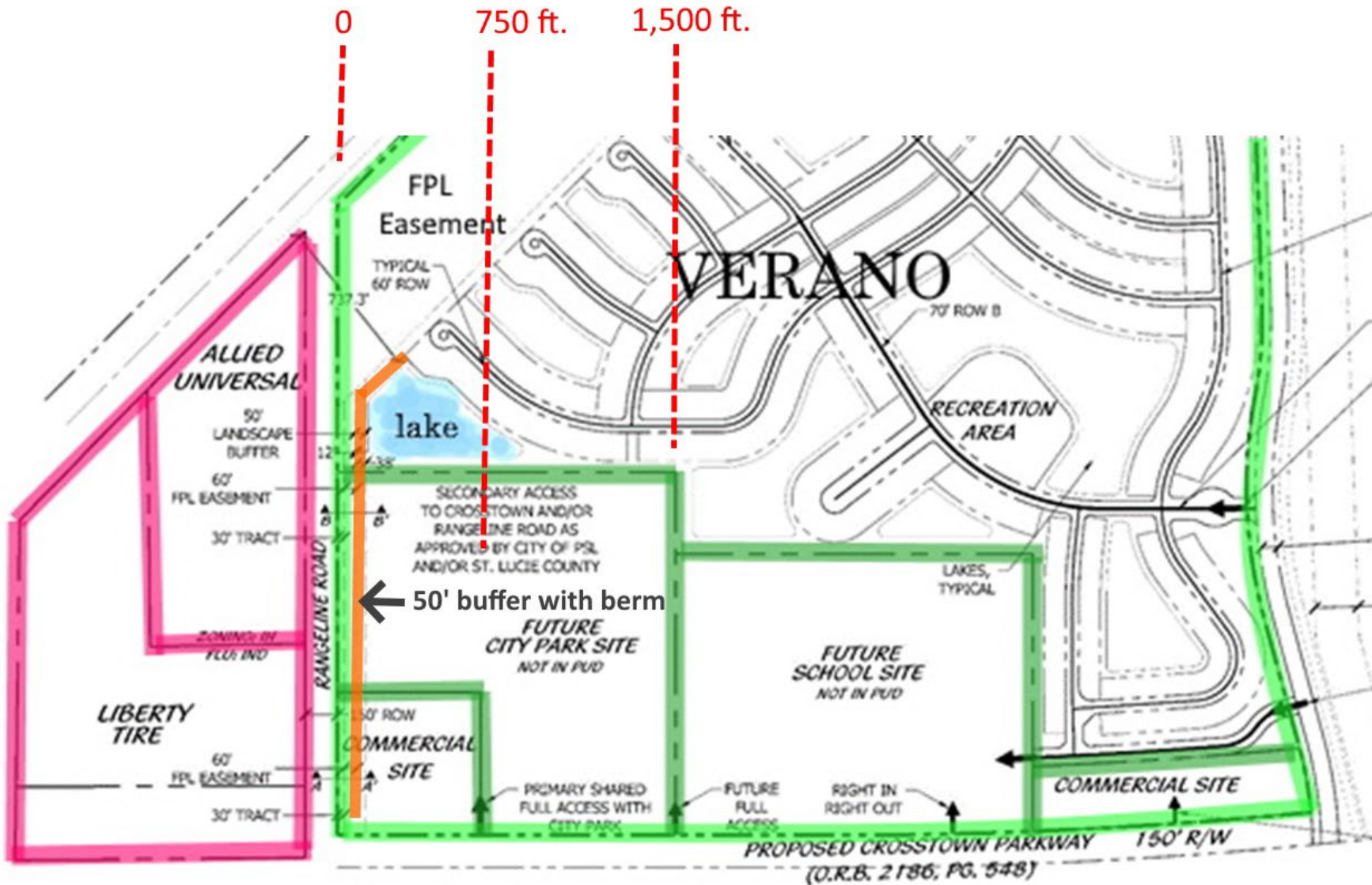
- This development is contained within the Verano DRI area.
- Received latest Traffic Statement Update February 2022
- Statement completed by MacKenzie Engineering & Planning, Inc. for Kolter Communities
- Reviewed by City Staff
- Found to be consistent with the DRI.



# Roadway Commitments

- This development is currently at over **2,700 PM Peak hour trips** as of CO reporting through October 2023 estimation.
- The total proposed dwelling units for entire DRI is now 7,046 units resulting in a potential of 8,230 PM Peak hour trips at buildout.
- DRI Roadway commitments are:
  - 2-lane Crosstown Parkway - Village Parkway to North-South A (N/S A) - **5,023 PM Peak hour trips but is already under construction.**
  - Construction of N/S A from Crosstown Pkwy north to Southernmost residential entrance – **prior to first residential CO west of N/S A.**





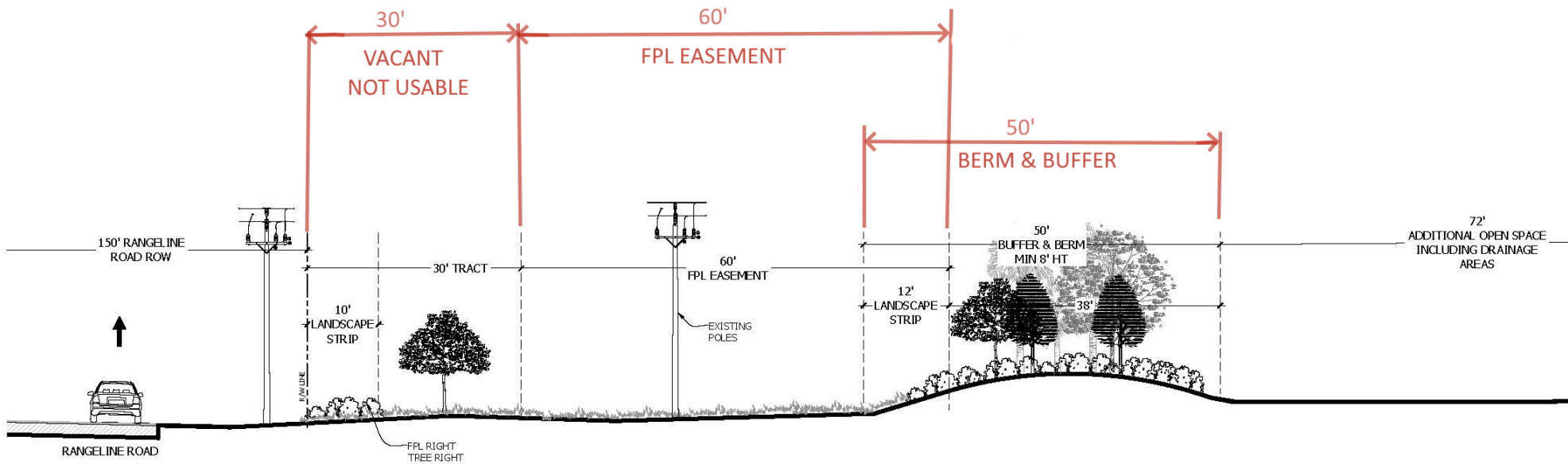
## Proposed Buffer Width Along Range Line Road

- 128 feet - Total
- 50 - foot Verano Buffer
- 60 - FPL Easement
- 30 - Vacant, Unusable

ISSUES

CityofPSL.com

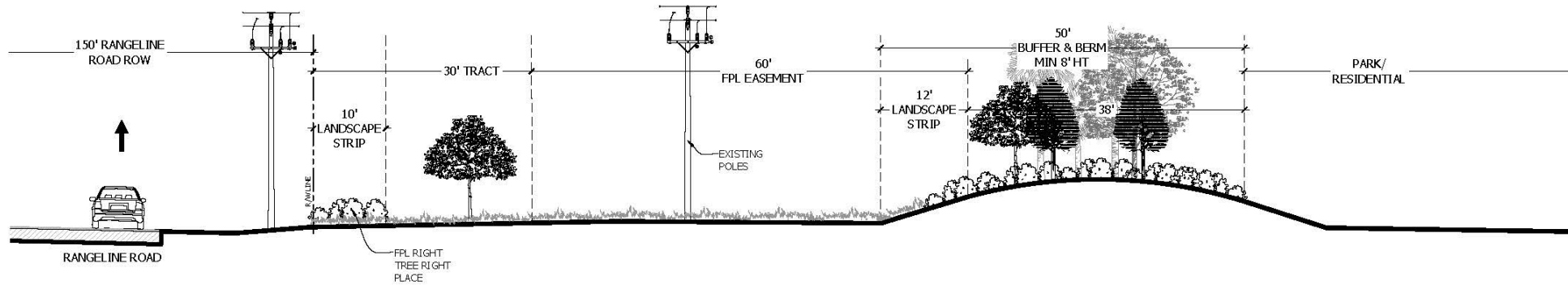




SECTION A-A'  
COMMERCIAL TRACT

## Proposed Buffer Along Range Line Road

- 128 feet - Total
- 50 - foot Verano Buffer
- 60 - FPL Easement
- 30 - Vacant, Unusable



The Planning and Zoning Board recommended to approve the proposed PUD on January 4, 2022 with the following condition:

***Both parties before their presentation to City Council make a good faith effort to meet and work together to identify common ground in terms of the buffers, berm, any safety issues that can be documented by the appropriate Environmental Protection Agency, whether that be state or federal, provide data before they go to City Council to that effect, and then make their case to the City Council.***

Note: Both parties have discussed buffer issues over the last few months. The proposed buffer along Range Line Road ranges from about 450 feet to 1,500 feet in distance from the residential or school properties. Verano has added a 50-foot-wide landscape buffer with an 8-foot-high berm.

**RECOMMENDATION**

CityofPSL.com



Staff recommends the 5 following supplemental conditions of approval for this project:

1. Prior to the approval of the first residential subdivision plat the FPL powerlines that run in an east-west direction approximately 1,450 feet north of Crosstown Parkway shall be removed or relocated and the easement shall be abandoned.
2. The 30-foot-wide strip of land, the FPL easement, and the 50-foot-wide landscape buffer adjacent to Range Line Road shall not be included in computing the 95% of usable Park area.
3. One 8-foot-wide sidewalk and one 5-foot-wide sidewalk shall be provided along the sides of the main entrance road.

**RECOMMENDATION**





Supplemental conditions of approval (continued):

4. The 50-foot-wide landscape buffer and berm must be landscaped as follows: At least 1 tree shall be provided for each 30 linear feet of buffer, or fraction thereof. One Type A tree (or 2 Type B trees) may be placed in any arrangement within the buffer provided that the spacing between tree trunks is no greater than 50'. Large Type A trees shall be set back at least 20 feet from any powerlines. Shrubs shall extend the length of the landscape strip. One shrub shall be required for each two linear feet and the shrubs shall be at least 24 inches in height at the time of planting. The remainder of the landscape buffer shall be planted with grass, ground cover, or other treatment excluding pavement.

**RECOMMENDATION**



Supplemental conditions of approval (continued):

5. Within three (3) months after the date of this approval for POD H, applicant/developer shall cause to be filed all necessary applications in the name of the City, with FDOT for a railroad crossing for North-South Road “A” in accordance with the terms of that certain Railroad Crossing Agreement between the City and Verano Development, LLC dated January 8, 2024. City will continue to timely process all site plan approvals and other development applications so long as applicant/developer remains in compliance with this condition. However, applicant/developer’s failure to comply with this condition will result in development approvals and permits being stayed until compliance is achieved.

**RECOMMENDATION**

