

February 4, 2026

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

**Verano South Pod H
Future Land Use Map Amendment**

Introduction

Project Overview

The proposed Future Land Use Map Amendment applies to two planned commercial sites within Verano South Pod H, both located along the Crosstown Parkway corridor:

- **Site 1:** Approximately 9.7 acres located at the corner of Crosstown Parkway and Sundance Boulevard
- **Site 2:** Approximately 10.0 acres located at the corner of Crosstown Parkway and Range Line Road

The amendment proposes to change the Future Land Use designation of both sites from Residential Golf Course (RGC) to Commercial General.

This amendment is intended to align the City's Future Land Use Map with the development program previously approved and analyzed through the Verano Development of Regional Impact (DRI) and the Pod H Planned Unit Development (PUD). The proposal does not introduce new development entitlements, increase density or intensity, or generate impacts beyond those already reviewed and mitigated.

Purpose and Need

The Verano South DRI and associated PUD approvals contemplated limited commercial development at key locations along Crosstown Parkway to serve the Verano community and surrounding area. Commercial development within Pod H was assumed and evaluated as part of the DRI approval using ITE Land Use Code 820 (Shopping Center), which inherently includes a mix of retail, service, restaurant, and outparcel-type uses.

While these uses were fully contemplated and mitigated through the DRI process, the existing RGC Future Land Use designation is more narrowly defined and does not clearly reflect the range of commercial activity already assumed in the approved development program. This has resulted in a technical inconsistency between the DRI entitlements, the PUD framework, and the Future Land Use Map.

The proposed amendment resolves this inconsistency by redesignating the Pod H commercial nodes to Commercial General, thereby providing clarity and alignment across the City's Comprehensive Plan, the Future Land Use Map, the DRI Development Order, and the Pod H PUD.

Consistency with the Comprehensive Plan

The Commercial General Future Land Use designation is consistent with the City's long-range planning objectives, which encourage the concentration of commercial uses along major transportation corridors such as Crosstown Parkway. The subject site's location, access characteristics, and surrounding development pattern make it appropriate for commercial use.

Compatibility with surrounding residential areas is addressed through the existing PUD framework, which establishes development standards, buffering, access management, and site plan review requirements. The amendment does not alter these standards and does not change the overall character of the Verano South development.

RGC Framework and Strengthening of Intent

The RGC Future Land Use category is intended to accommodate primarily residential development supported by open space and golf-related uses, with a limited allowance for non-residential activity. By redesignating this specific commercial node to Commercial General, the amendment removes the acreage from the RGC accounting altogether, thereby reinforcing the residential and golf-oriented intent of the remaining RGC lands.

Rather than expanding non-residential activity within RGC, the amendment clearly delineates where commercial development is intended to occur and eliminates reliance on the RGC non-residential allowance for uses that are more appropriately classified as commercial.

DRI Consistency and Development Impacts

The proposed amendment is fully consistent with the Verano South DRI Development Order. Commercial development within Pod H was previously approved, analyzed, and mitigated through the DRI process, including transportation and infrastructure planning.

From a transportation standpoint, commercial traffic associated with this node was already assumed as part of the DRI approval, and the amendment does not create additional traffic impacts or require changes to adopted levels of service. The amendment represents a clarification and alignment of land use designations rather than an expansion of development intensity or trip generation.

Public facilities and services, including water, wastewater, stormwater, solid waste, and emergency services, have likewise been planned for and coordinated through the DRI and PUD approvals.

Environmental Conditions**Wetlands and Upland Preservation**

(Application Requirement #10)

All environmental resource protection requirements associated with the Verano South development, including wetlands and upland habitat preservation, were comprehensively evaluated and addressed as part of the original Verano Development of Regional Impact (DRI) approval and have been implemented through recorded conservation easements and approved management plans.

As acknowledged by the City in Section 6B of Resolution No. 12-R102 (approved October 22, 2012), Verano has exceeded the City's 25 percent upland preservation requirement, including a surplus 11.4 acres of protected upland habitat beyond that required under the original Development Order. In addition, Verano

deeded 22.86 acres of land for open space conservation purposes, with all upland habitat portions credited toward the DRI's required preservation.

The subject Pod H sites are located within an area where all required environmental mitigation and preservation obligations were previously satisfied at the DRI level, and the site has already been cleared, filled, and graded in accordance with the approved DRI and PUD entitlements. No jurisdictional wetlands are located on the site, and no new wetland impacts are proposed as part of this Future Land Use Map Amendment.

Existing Vegetation

(Application Requirement #11)

The two Pod H commercial sites are located within areas where all required environmental mitigation and preservation obligations were previously evaluated, approved, and satisfied at the Development of Regional Impact (DRI) level through recorded conservation easements and approved management plans. The commercial site located at the corner of Crosstown Parkway and Range Line Road has not yet been cleared or filled. However, all wetland and upland mitigation requirements associated with development of this area were previously addressed and satisfied through the Verano DRI approvals.

Prior to any future clearing, filling, or site development activities on this parcel, the Applicant will obtain all required environmental authorizations, verifications, permits, and approvals, and will comply with all applicable City, South Florida Water Management District, state, and federal procedural requirements in effect at the time of development.

No new or additional wetland impacts are proposed as part of this Future Land Use Map Amendment. The amendment does not authorize site disturbance and does not alter or modify any existing environmental protection commitments established under the DRI.

Relationship to the Pod H PUD

The Future Land Use Map Amendment is accompanied by a concurrent amendment to the Pod H PUD to coordinate permitted uses with the Commercial General designation and to clarify how certain operational characteristics, such as drive-through service, are reviewed and regulated. All development will continue to be subject to site plan review, City Code standards, and the Citywide Design Guidelines.

Small-Scale Future Land Use Amendment Findings

1. **Consistency with the Comprehensive Plan**
The proposed Commercial General designation is consistent with the goals, objectives, and policies of the Comprehensive Plan.
2. **Compatibility with Surrounding Development**
The site's location within an approved PUD and along Crosstown Parkway makes it appropriate for commercial use, with compatibility ensured through existing PUD standards.
3. **Public Facilities and Services**
Adequate public facilities and services are available and were previously evaluated through the Verano South DRI.
4. **Transportation Impacts**
Traffic associated with the site was previously assumed and mitigated through the DRI approval. No additional impacts are created.
5. **Scale and Scope**
The amendment affects approximately 19.7 acres (two sites) and qualifies as a small-scale Future Land Use Map Amendment.

6. Public Interest

The amendment promotes orderly growth, regulatory clarity, and internal consistency among adopted planning documents.

Conclusion

The proposed small-scale Future Land Use Map Amendment for Verano South Pod H is appropriate, consistent with the Comprehensive Plan, and supported by the existing DRI and PUD framework. Approval of the amendment will improve clarity and consistency without increasing development intensity or impacts and is in the public interest.

Summary

In summary, the proposed Pod H Future Land Use Map Amendment is intended to clarify and align the governing land use and development framework with the approved Verano DRI and the City's Commercial General zoning structure, without increasing development intensity or introducing new impacts. The amendment updates the permitted use framework in a targeted manner, recognizes the substantial overlap between PUD approval and Special Exception Use review, and preserves the City's ability to address site-specific operational considerations through established site plan review and applicable Code requirements. Taken together, these changes provide a clearer, more predictable regulatory structure for commercial development within Pod H while remaining fully consistent with the Comprehensive Plan, the Land Development Code, and prior approvals.

Should you have any questions or need clarification about this project, please do not hesitate to contact me at phofheinz@cotleur-hearing.com or 561-406-1012.

Sincerely,



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