

Board Member Previte moved to approve agenda item 2022-545.  
Board Member Wooten seconded the motion. The City Clerk restated the motion as follows: to approve 2022-545. Planning and Zoning Board The motion passed unanimously by roll call vote.

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**8.j** P22-215 Verano Development of Regional Impact (DRI) -

[2022-662](#)

Map H Amendment

Location: The property is located west of Interstate 95, north of Crosstown Parkway, and southeast of Glades Cut-off Road.

Legal Description: A parcel of land lying in Sections 26, 28, 29, 33, 34 and 35, Township 36 South, Range 39 East, St. Lucie County, Florida.

This is a request to amend the Verano DRI Map H, Preliminary Master Plan to relocate the St. Lucie County school site, reconfigure the shape of the City park site, and remove references to access to Glades Cut-off Road and Peacock property.

Chair Beutel inquired if there was any ex-parte communications, to which Mr. Piechocki replied that he spoke with the planner and the applicant, but the rest of the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Price explained that the item was proposing to amend Verano DRI Map H Preliminary Master Plan to shift location of County school site to the west adjacent to City park site, reconfigure the shape of City park site and to remove references to access to Glades Cut-off Road and to the Peacock property. She showed the current Map H Master Plan, the location map, an aerial & explained the Future Land Use and Zoning. She gave the history of the Verano DRI; at the January Planning & Zoning meeting the Board recommended approval of Verano Pod H PUD with the condition that Verano, Liberty Tire, and Allied Universal work together to 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. She added that there had been concerns over environmental and safety issues. She explained that with the modification the City park site does provide a buffer to the industrial sites and that the applicant has indicated that they will be providing a 50-foot-wide buffer with a 6-foot-high landscape berm along the entire length of the property adjacent to Range Line Road which staff recommended to be added as a requirement of the Verano DRI. The school site has been relocated from the corner of Crosstown Parkway and North-South A Road to be adjacent to the City park site since the park site is more accessible to the students & because with a driveway

connecting to the site from North-South A Road, greater stacking is provided for school buses by the longer driveway. She stated that the driveway access was added as a requirement to the Verano DRI. She said that Public Works reviewed the traffic analysis and had found that no significant traffic impact was proposed based on Map H Amendment. She added that staff had recommended approval with the following conditions, prior to sending application to City Council for approval, revise the Map H Preliminary Master Plan to designate an 80-foot-wide access area for a driveway and sidewalks from North-South A Road to the County school site and prior to sending application to the City Council for approval, revise Map H Preliminary Master Plan to indicate that a 50-foot-wide landscape buffer with a 6-foot-high berm will be located along the entire side of the property fronting along east side Range Line Road and the County felt that a landscaped berm shall also extend along the side adjacent to the 500-foot-wide FPL easement and the lake area north of the City park site.

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Sorrow stated that City staff wanted the reconfiguration of the park and school site and the rezoning was the reason that this item was on the agenda. He showed the original Map H which also had an issue with 19-R26 and explained that the park site was always against Rangeline Road and the school site was located next to North-South A. He stated that Map H amendment corrected the old Map H and moves the school site to the School District's recommended location & moves the park since it would be a benefit to both the park and the school to be next to each other. He felt that Map H was not the appropriate place to put conditions on the project since it was used as a visionary tool and felt that it should be under the PUD. He stated that the PUD Zoning document showed a buffer with the FPL easement and an open space. He requested that the Board recommended approval with the conditions: Prior to sending application to City Council for approval, revise the POD H PUD to designate an 80-foot-wide access area for a driveway and sidewalks from North-South A Road to the County school site & prior to sending application to City Council for approval, revise POD H PUD to indicate that a 50-foot-wide landscape buffer with a berm will be located along the entire side of the property fronting along east side Range Line Road. A landscaped berm shall also extend along the side adjacent to the 500-foot-wide FPL easement and the proposed lake area north of the City park site. See Figure 6.

Chair Beutel opened the Public Hearing. Christian Tiblier, Liberty Tire Recycling, stated that he had been sworn in and added that a 50-foot buffer east of the FPL easement, an 8-foot berm with landscaping and no access from Rangeline Road were discussed with Verano and satisfied most of Liberty Tires's residential concerns, but the primary concern was still the commercial use that was directly adjacent from the access to Liberty Tire's property directly west. Liberty Tire felt that the commercial property indicated on Map H was an inappropriate location for a conflicting use due to heavy truck traffic. He stated that Map H as proposed did not have any indication that there were buffering screening as discussed in the staff report.

Ron Noble, Allied Universal, stated that he had been sworn in and added that discussions regarding buffering and screening issues were making progress and clarified that the buffer should be an eight foot berm even though Allied felt that a 10-foot berm was necessary. He requested a greater setback from the chemical plant to the cul-de-sac. He stated that the original Map H included a park site that went the entire length of Rangeline Road which provided a minimum, eight hundred foot wide buffer in addition to the easement; he recapped page 5 of the staff report. He said that Allied has been in the location for years and did not feel it was safe to have a chemical plant in such close location to residential units. He said that Kolter removing half or one cul-de-sac of homes would provide a safer, larger buffer. He informed the Board that he did not have the Board's requested information on the basis as to why Allied wanted a 1,500 setback but entered into record a document prepared by the Chlorine Institute. Mr. Piechocki stated that the Board requested the information in January and was only handed a 200-page document which was problematic. He inquired as to what the top safety concerns were, to which Mr. Nobel replied that due to the volume of stored chlorine at Allied "it contemplates in those calculations, an uncontrolled release of some form of industrial weather force majeure accident, that results in an uncontrolled release of that material based on different distance criteria, wind criteria, prevailing atmosphere chlorine gas sinks it then comes up with these various release scenarios and how that impacts offsite properties, to reduce threats to offsite property specifically residential properties, it then comes up with a dilution factor that renders a more safe, less lethal, chlorine release based on a setback and distance separation requirement from the source of the release to residential dwellers".

The Deputy City Clerk administered the Oath of Testimony to Bill Perry,

Gunster & Scott Morton, Kolter, who stated that they had agreed to construct an eight foot buffer with landscaping and agreed not to seek access to Rangeline Road from the commercial site as requested by Liberty Tire. He said that he did not agree with Mr. Noble's setback comments since the berm was extended and there was also retention ponds & he showed the measurements. He requested that the Planning & Zoning Board recommended approval so that the PUD and Map H could be on the same City Council agenda. Chair Beutel inquired if Mr. Perry reviewed the chlorine information supplied by Mr. Noble, to which Mr. Perry replied that he had been provided a copy and added that variables were needed to conduct the calculations and none of it was provided. He stated that the Board had also requested State and Federal Law regulations on distance which had not been provided. Mr. Piechocki inquired about the commercial site, to which Mr. Perry replied that the commercial site was located across from Liberty Tire, which was not dangerous. He added that commercial sites were usually next to industrial sites to be used as a buffer against residential areas.

Mr. Sanders stated that any disruptions to where people live should be taken into consideration. There being no one else to speak, Chair Beutel closed the Public Hearing. Mr. Sanders stated that they had been working with the developer on this site for years and had moved the school site a few times. He said that having the school and the park close to each other would allow for the sharing of resources. He said that schools in the area were at or above capacity and were planning ahead for growth. He said that the school actually did not need to be rezoned but they had decided to work with the City on rezoning it for a better process. Chair Beutel stated that the Board members were not safety or environmental experts and felt that the reconfiguration of the school and park made sense. Mr. Piechocki moved to recommended approval of P22-215, Verano Development of Regional Impact (DRI) - Map H Amendment, to the City Council. Mr. Previte seconded the motion, which passed unanimously by roll call vote.

(Clerk's Note: The Planning & Zoning Board reconsidered the first motion which was passed unanimously by roll call vote to recommend approval with no conditions.)

Secretary Taylor-Moore moved to recommend approval of P22-215, Verano Development of Regional Impact (DRI) - Map H Amendment, to the City Council, with staff's conditions except under #2, use an eight foot berm and not six foot. Secretary Wooten seconded the motion,

which passed unanimously by roll call vote.

Mr. Sanders stated that Kolter had to provide the 80-foot roadway to North-South A.

(Clerk's Note: The Planning & Zoning Board reconsidered the first motion which was passed unanimously by roll call vote to recommend approval with no conditions.)

Secretary Taylor-Moore moved to recommend approval of P22-215, Verano Development of Regional Impact (DRI) - Map H Amendment, to the City Council, with staff's conditions except under #2, use an eight foot berm and not six foot. Secretary Wooten seconded the motion, which passed unanimously by roll call vote.

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**8.k** P22-182 St. Lucie County School at Verano - Rezoning

**2022-552**

Location: The property is located west of the NS A road right-of-way and north of the Crosstown Parkway right-of-way.

Legal description: A parcel of land lying in a portion of Section 6, Township 37 South, Range 39 East, St. Lucie County, Florida.

This is a request to rezone 49.11 acres of property from St Lucie County Agricultural 1 unit per 5 acres (SLC AG-5) to Institutional (I) for the purposes of building a school.

Chair Beutel inquired if there was any ex-parte communications, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Mayer stated that he had been sworn in & stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He explained that the applicant was proposing to rezone the school that was just discussed. He showed the location map & an aerial and explained the Future Land Use as well as the Zoning. He added that staff did recommend approval.

Mr. Sorrow agreed with staff's recommendation and stated that he was available for any questions.

Chair Beutel opened the Public Hearing, there being no one to speak, she closed the Public Hearing. Mr. Previte moved to recommend approval of P22-182, St. Lucie County School at Verano – Rezoning, to the City Council. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote