



**Verano Development of Regional Impact (DRI)
Map Amendment #8 to DRI Development Order
Project No. P22-215**



Figure 1. Aerial

SUMMARY

Applicant's Request:	An application to amend Verano Development of Regional Impact (DRI), Map H, Preliminary Master Plan, to relocate the County school site, reconfigure the City park site, and remove references to access to Glades Cut-off Road and the Peacock property.
Applicant:	Daniel T. Sorrow, PLA, AICP / Coteleur and Hearing
Location:	The DRI is west of I-95, north of Crosstown Parkway, and southeast of Glades Cut-off Road encompassing approximately 3,001 acres.
Legal Description:	Legal Description is in attached Resolution.
Application Type:	DRI Amendment
Project Planner:	Holly F. Price, AICP, Senior Planner

Proposed Amendment

The applicant has applied to amend the development order for the Verano DRI with modifications to Map H as follows:

- Reconfigure and relocate location of St. Lucie County school site to be adjacent to City park site.
- Reconfigure shape of City park site.
- Remove references to access to Glades Cut-off Road and to the Peacock property.

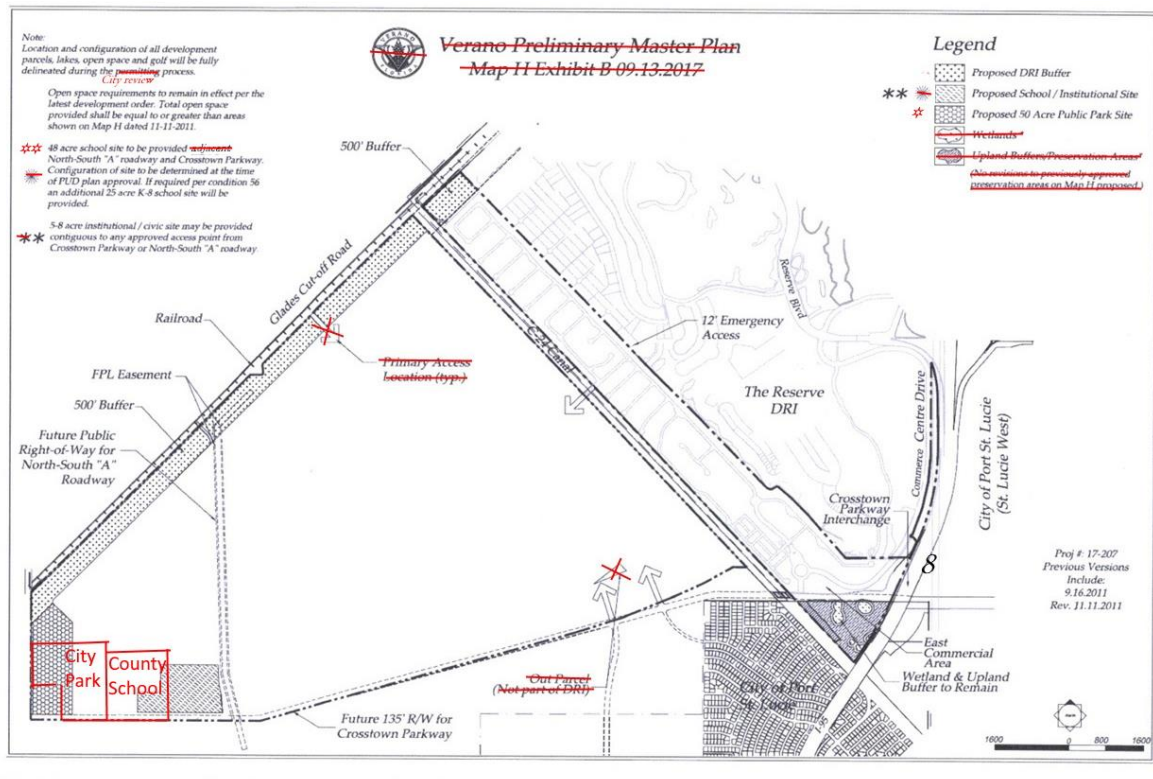


Figure 2. Map H Proposed Revisions – Markup

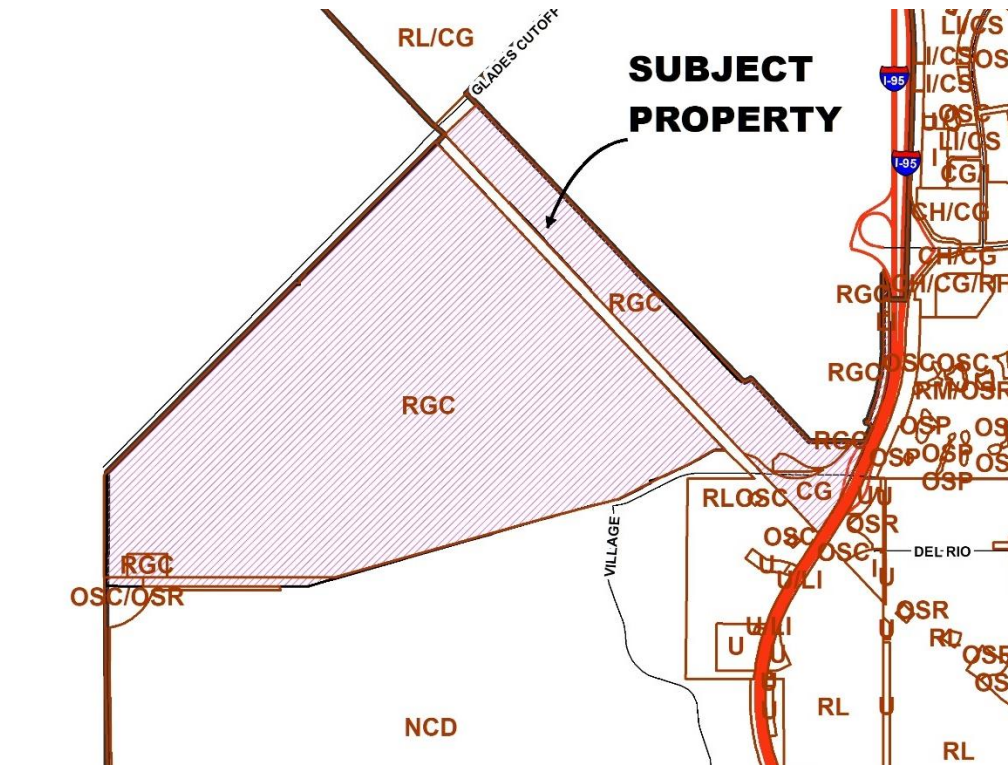


Figure 3. Future Land Use Map

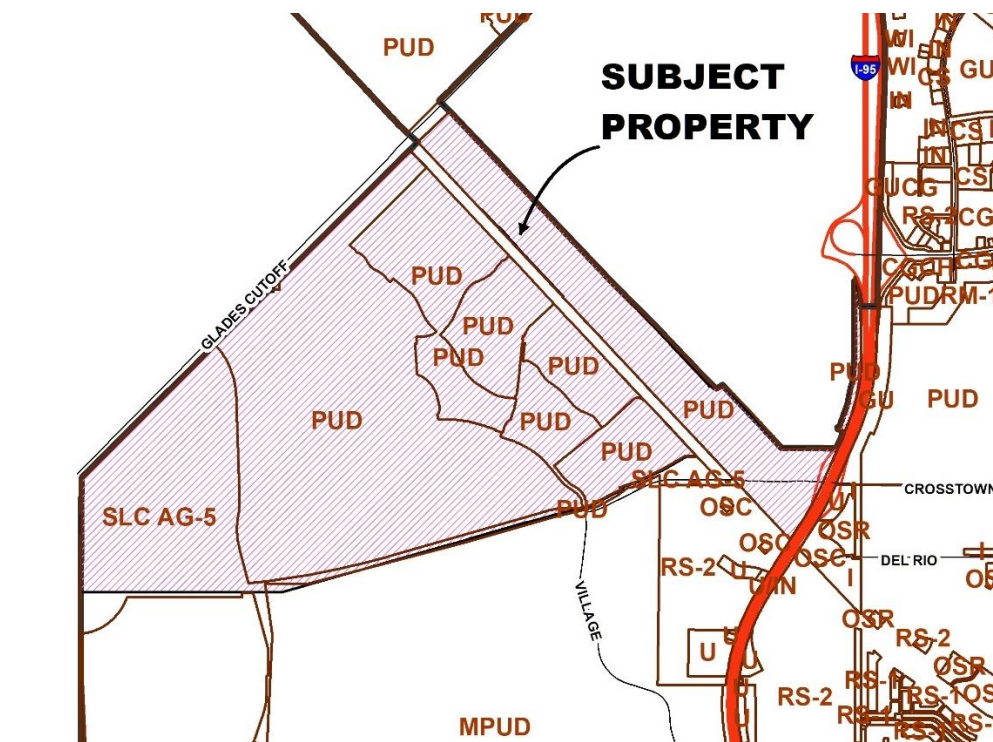


Figure 4. Zoning Map

DRI Background:

Verano (PGA Village/Montage) is an approved Development of Regional Impact (DRI) that consists of approximately 3,004 acres. The Verano Development of Regional Impact (DRI) was originally approved by the City Council on October 27, 2003 through Resolution 03-R68. There have been seven amendments to the Verano/PGA Village/Montage DRI. The last development order was approved by City Council on January 11, 2021 by Resolution 21-R01.

The future land use classification for the Verano DRI is Residential Golf Club (RGC). Existing zoning for the property is Planned Unit Development (PUD) or St. Lucie County Agricultural-5 (SLC-AG-5). As properties that have County zoning are developed, they are required to be rezoned to PUD as per the DRI.

The current development order provides for:

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

P21-070 – Verano Pod H PUD Background: Recommended to Approve with Conditions by Planning and Zoning Board. Application has not been sent to City Council.

On January 4, 2022 an application for Verano Pod H PUD was brought before the Planning and Zoning Board for approval. See attached minutes. The Planning and Zoning Board approved the application 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.

Verano, Liberty Tire, and Allied Universal are still in discussion on these issues. The applicant indicated that he would send a letter to the Planning and Zoning Department when they had concluded discussion on the buffer issue. Staff has not received letter from applicant indicating that the discussions have been finalized.

Representatives for the adjacent industrial property owners on Range Line Road, Allied Universal and Liberty Tire, objected to the proposed Conceptual Master Plan for the Pod H PUD at the January 4, 2022 P&Z Board meeting. At the January 4 meeting, the representative for Allied indicated that they wanted to see at least a 750 foot to 1,000-foot buffer along Range Line Road on the Verano property. The representatives indicated they were especially concerned about leaks, fires and explosions that might occur on the heavy industrial properties.

Verano representatives have indicated that they have provided a sufficient buffer. Except for the new corner commercial property, the proposed buffer width is wider in some areas than shown on the earlier Map H DRI Preliminary Master Plan.



Figure 5. Verano Pod H PUD (P21-070) – Currently Under Review – Not Approved

RELATED PROJECTS

- P21-070 – Verano Pod H PUD, Recommended to Approve with Conditions by Planning and Zoning Board. Application has not been sent to City Council yet.
- P20-189 – Verano DRI Map H Amendment, Resolution 21-R01
- P17-207 – Verano DRI Map H Modification, Resolution 18-R01
- P11-123 Verano Development - N.O.P.C. (Notice of Proposed Change) - This application changed conditions of approval for the project regarding development intensities, phasing, buildout and expiration dates, transportation requirements, and the Master Development Plan. This application was approved by City Council on October 22, 2013, Resolution 12-R102.

STAFF ANALYSIS: This request is to amend the Verano DRI development order to amend Verano Map H, Preliminary Master Plan to relocate the St. Lucie County School site, reconfigure the City park site, and remove references to access to Glades Cut-off Road and to the Peacock property.

City Park Site: On the current DRI Map H, the City park site is approximately 800 feet wide and extends along the entire length of Range Line Road. It creates a buffer between the industrial uses on the west side of Range Line Road and the proposed Verano residential/school/commercial uses on the east side of the road.

With the proposed modification to the site configuration, the City park site still provides a buffer to most of industrial uses on west side of Range Line Road, except that the corner of the park site has been notched out for a future commercial site and part of the City park is to be replaced with a lake in the residential area on the north side of park. The width of the City park site has increased to approximately 1,400 feet measured east to west. The lake area is at least 800 feet wide measured east to west. See Figures 2 and 5 above.

In addition, the applicant has indicated that they would agree to provide a 50-foot-wide buffer with a 6-foot-high landscaped berm along the entire length of the property adjacent to Range Line Road. Staff recommends that this buffer be indicated on Map H.

At the time when the Verano Pod H PUD (P21-070) was being reviewed the County recommended that a berm extend along the lake area that abuts the FPL easement. This would help enclose the buffer area.

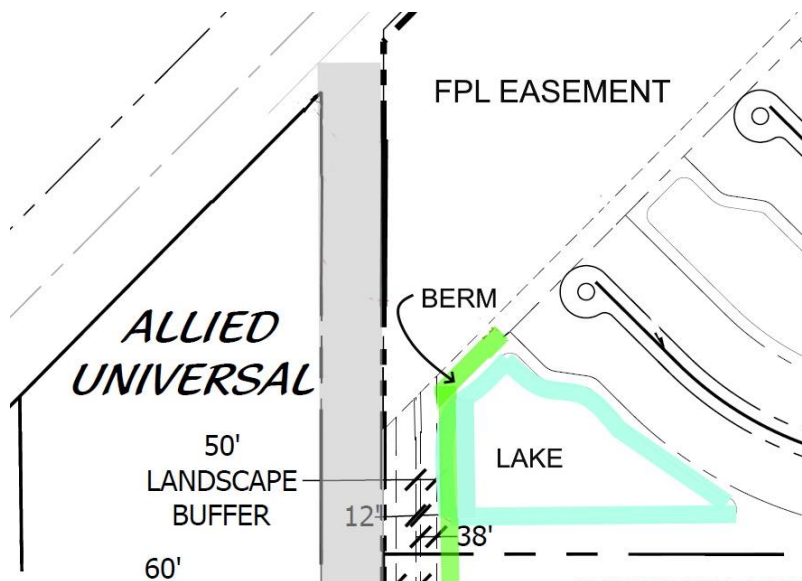


Figure 6. Berm Adjacent to FPL Easement and Verano Lake

County School Site: The school site has been relocated from the corner of Crosstown Parkway and North South Road A to be adjacent to the City park site. The DRI Map H previously required that the County school site be located on the corner of Crosstown Parkway and North South A Road. It was the desire of the County School Board and the City Parks Department to have the two sites adjacent to each other. The City park site is more accessible to students. Also, with a driveway connecting to the site from North-South A Road, greater stacking is provided for school buses by the longer driveway. Staff recommends that this driveway access be indicated on Map H.

The proposed Map H amendment will not affect any thresholds that are identified in the development order. In fact, no changes to the existing development order have been provided. Therefore, the number of residential units, square footage for retail, office space, or number of golf courses will not be changing.

Remove references to Glades Cut-off Road and Peacock Property: These references were removed previously in a previously approved DRI Amendment P19-025 (Resolution 19-R26). The wrong Map H was inadvertently attached to the last DRI amendment P20-189 (Resolution 21-R01) that was approved in January 2021. This amendment corrects the map.

Comprehensive Plan: Per Florida Statute 380.06 Developments of Regional Impacts, the DRI may be amended providing it adheres to the adopted local comprehensive plan. This application is consistent with the Comprehensive Plan Objective 1.1.4, which states that future development and redevelopment should be directed to appropriate areas and that the map should be consistent with: sound planning principles including the prevention of sprawl; energy efficiency; natural limitations; the goals, objectives

and policies contained within this Comprehensive Plan; the desired community character; and to ensure availability of land for future demand and utility facilities.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval with the following conditions:

- 1) 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.
- 2) Prior to sending application to City Council for approval, revise Map H, Preliminary Master Plan, to indicate that a 50-foot-wide landscape buffer with an 8-foot-high 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 lake area north of the City park site. See Figure 6.