

# VERANO DRI - 7<sup>th</sup> AMENDMENT P20-189

City Council Meeting

January 11, 2020

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# Proposed Project

- Verano Development, LLC and PSL Commercial Holdings have applied for the 7<sup>th</sup> amendment to the Verano DRI development order.
- Purpose of the amendment is to amend Condition 50 and delete Condition 51 and Exhibits “E”, “E1”, and “E2”, which refer to an earlier version of the DRI Master Plan, Map H that illustrated the design criteria. These and other changes revise the type of information required on the DRI and PUD Concept Plans. Other minor changes are also proposed.

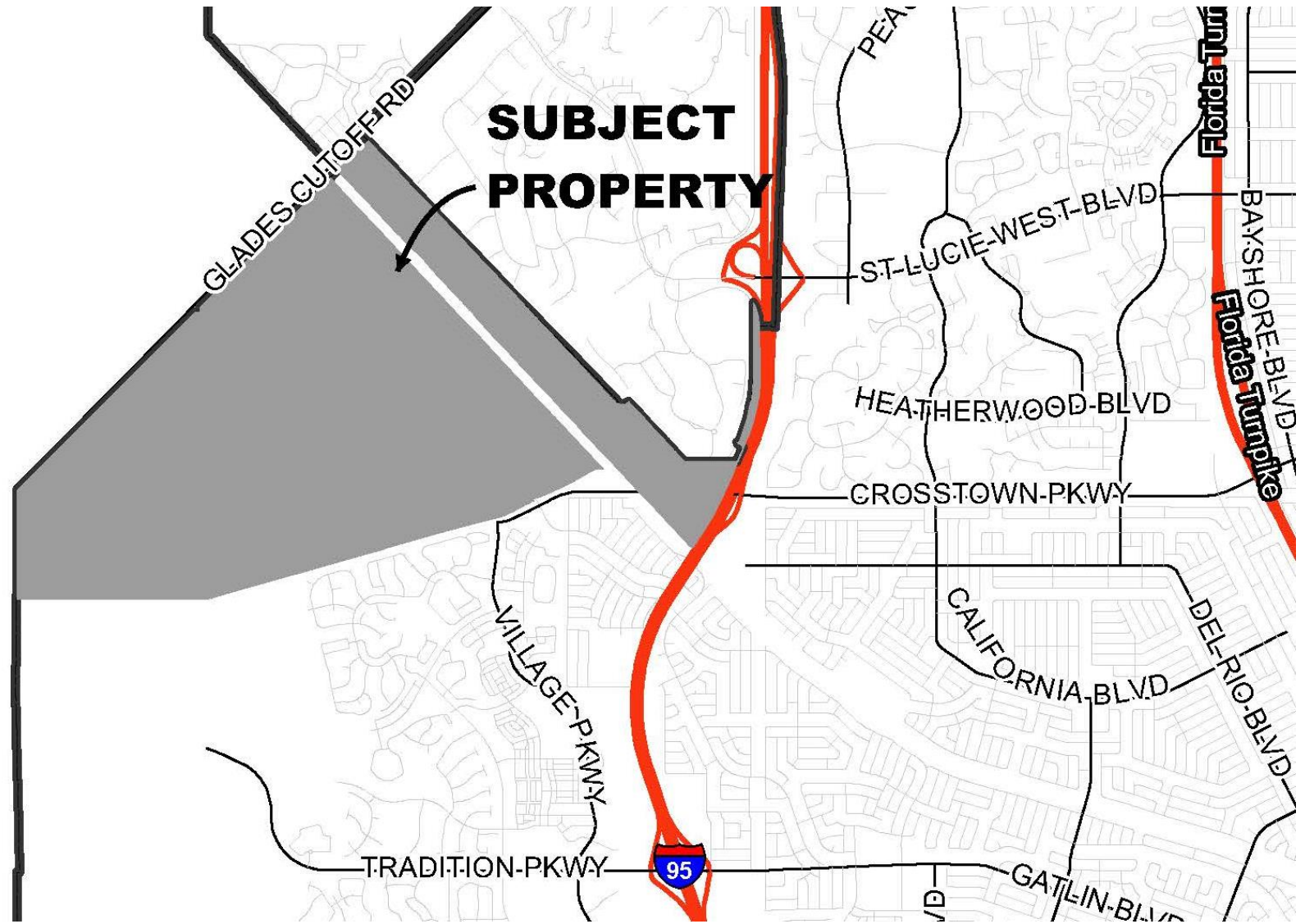


# Applicant and Owner

Daniel T. Sorrow, Cotleur-Hearing is acting as the agent for  
Verano Development, LLC

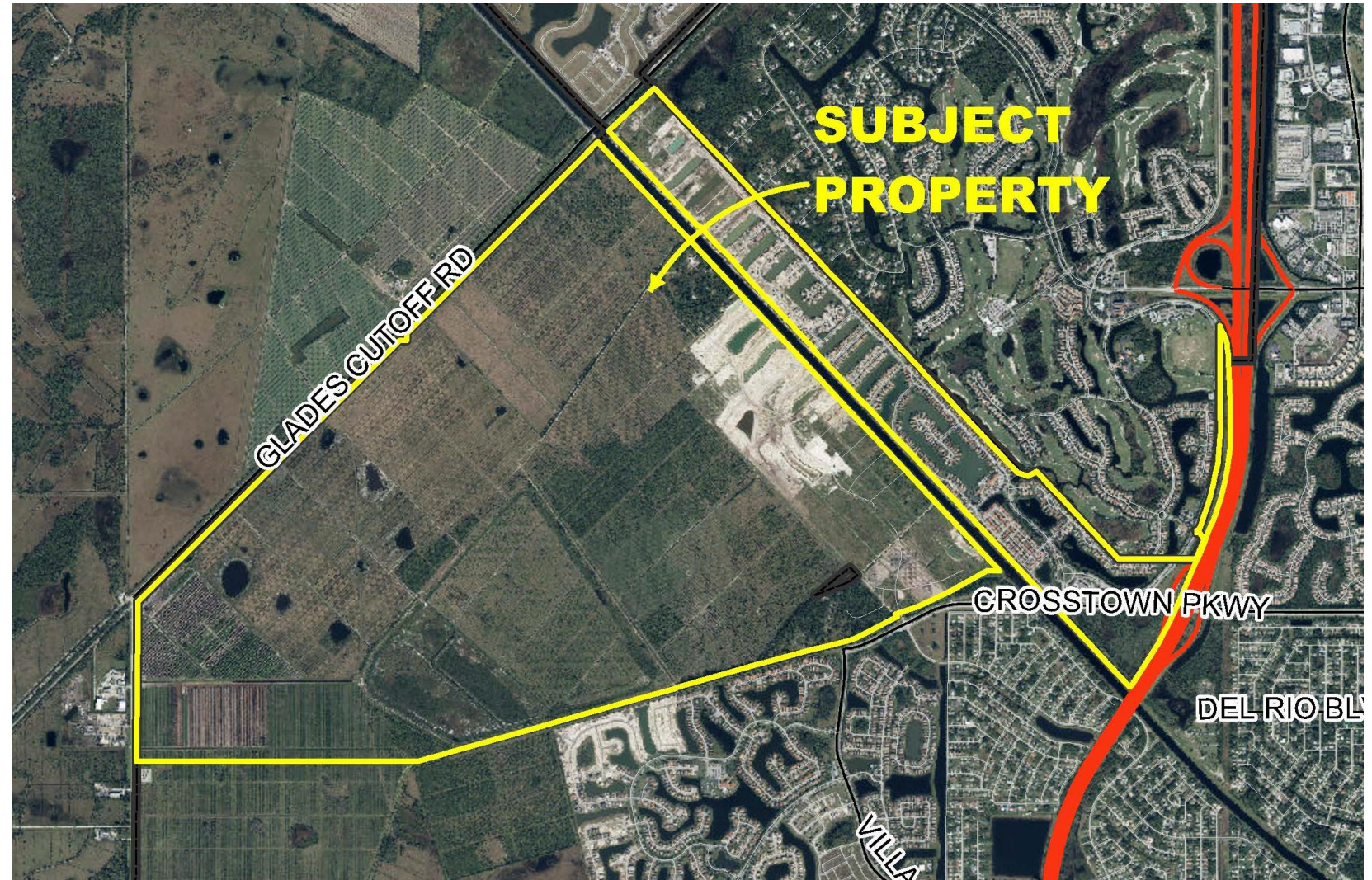


# Location



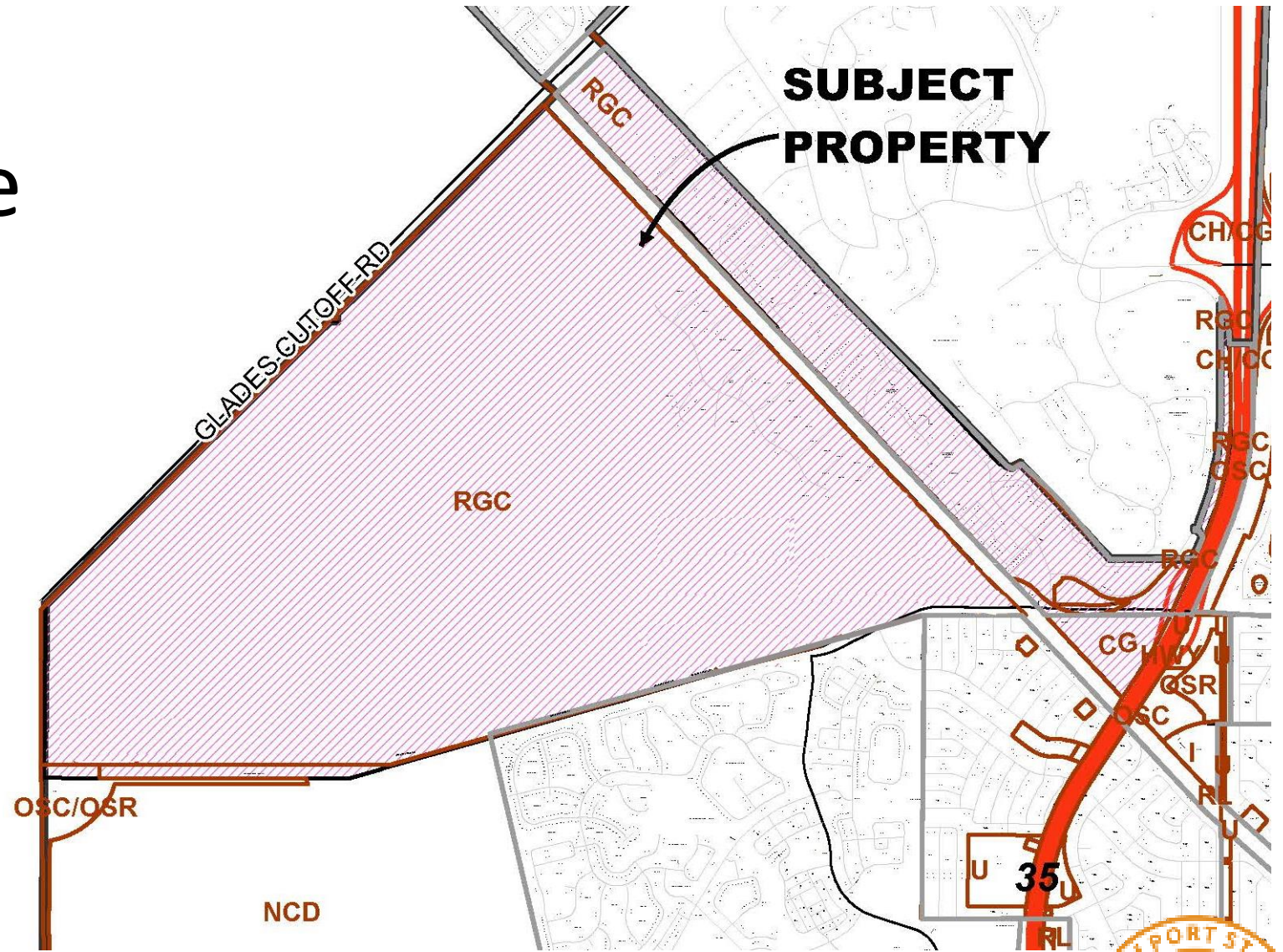


# Aerial





# Future Land Use



# Background

- Verano is an approved Development of Regional Impact (DRI) Approximately 3,004 acres in size.
- Entitlements include:
  - 7,200 residential units
  - 50 assisted living units
  - 300 spaces for recreational vehicles
  - 848.5 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



# PUD Location Map





# Background

The applicant has requested a PUD amendment and rezoning for Verano South Pod G, which is 1,256.256 acres.

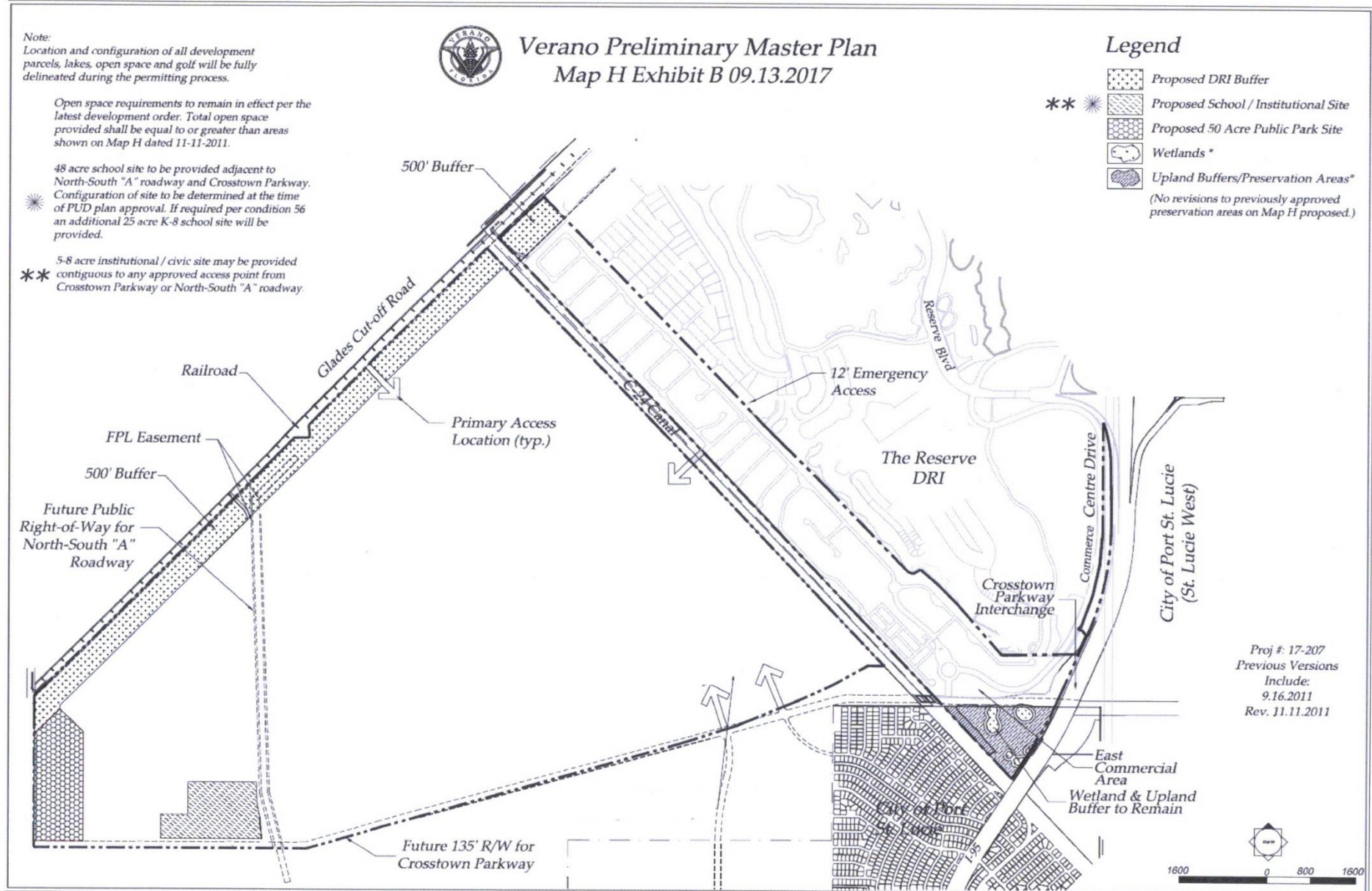
In a previous DRI amendment, Exhibit B Map H, the Master Plan was revised. The “New-urbanist” Central Mixed-Use area was removed from Map H along with the depiction of other details such as streets and uses.

However, the language from the DRI development order requiring this information was not removed.

This inconsistency between the Master Plan and the DRI document triggered the need for the applicant to obtain an amendment to the DRI development order, so that the PUD amendment and rezoning could move forward.



# DRI Concept Plan Map H



# Proposed Amendment

- Proposed amendment is to amend the development order for the Verano DRI by:
  - 1) removing Exhibit E, E-1, E-2 Design Criteria,
  - 2) and other sections of the development order related to the type of information required to be depicted on the DRI & PUD Concept Plans.





# Proposed Amendment

- Exhibits E, E1, and E2:
- Exhibit E identifies the requirements for development designated for a “New-Urbanist” Central Mixed-Use Area on the PUD Concept Plan.
- Exhibit E-1 is the Master Concept Plan for the Central Mixed-Use Area. Exhibit E-2 illustrates street sections for the Central Mixed-Use area.

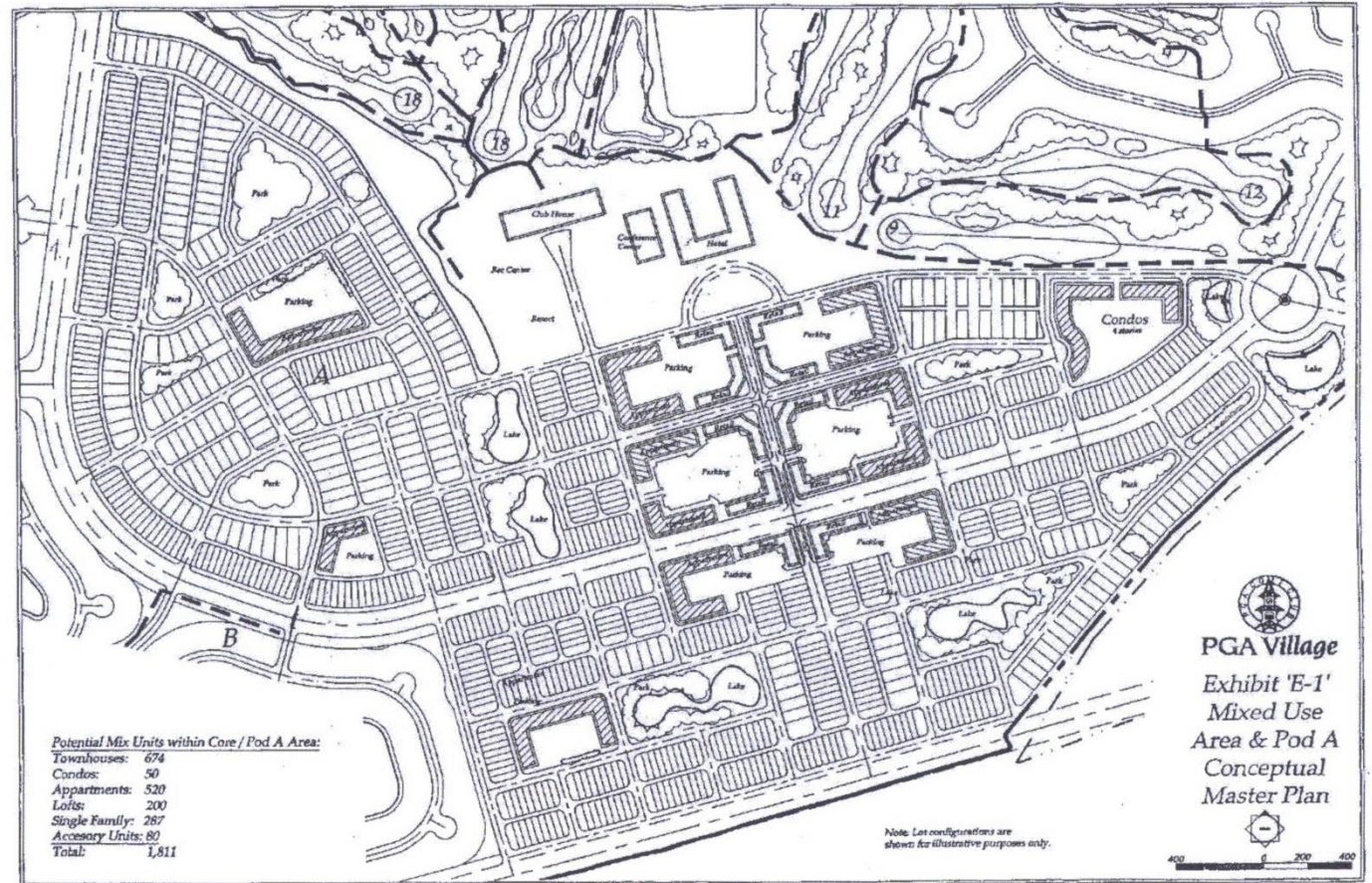


Exhibit E-1

# Proposed Amendment

- PUD Zoning and DRI Master Plan: Condition #50. Removed the reference to the earlier version of Map H. The development order retains the requirement to show the conceptual street network on the PUD Concept Plan.
- Site Development Standards: Condition #51. Removed this condition as it refers to the Central Mixed-Use and Pod A which are no longer depicted on Map H in the DRI.
- Biennial Status Report: Condition #52. Deleted language that says that the Biennial Status report is to be submitted to St. Lucie County, the Treasure Coast Regional Planning Council, and the Department of Community Affairs for review. The Florida legislature eliminated this requirement. This report is still required to be submitted to the City.



# Proposed Amendment

- Phasing Schedule: Removed the description for the number of single-family and multifamily units at the bottom of the chart. This issue is covered by the Future Land Use Element of the Comprehensive Plan that requires a minimum of 20% and a maximum of 35% of the residential units to be multifamily for properties with an RGC (Residential Golf Club) land use designation.
- Buildout and Expiration Date: Revised the Buildout and Expiration dates from 2030 to 2036.
- Golf Courses: Page 1. Revised the language for golf courses to say “1 golf course” rather than “up to 2 golf courses”.





# Analysis

- This request is to amend the Verano DRI development order to make the text of the conditions consistent with the Master Plan Map H, Exhibit “B”.
- By removing the reference to the Central Mixed-Use area based on New-urbanist (Neo-traditional) design principles and Exhibits E, E-1, E-2 and associated language, the text will be consistent with Map H.
- These changes do not affect any thresholds that are identified in the development order, with the exception of the golf courses. The number of residential units, square footage for retail, or office space will not be changing, however the number of golf courses is proposed to change from up to two, to one.
- The applicant will be required to show the major streets on the Verano South PUD G Concept Plan as described in the DRI. The PUD Concept Plan will be required to be updated showing the proposed uses and areas, in addition to streets, when new development is proposed at the time of, or prior to, subdivision plat review.



# Recommendation

- The Planning and Zoning Board recommended approval on December 1, 2020.
- 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.

