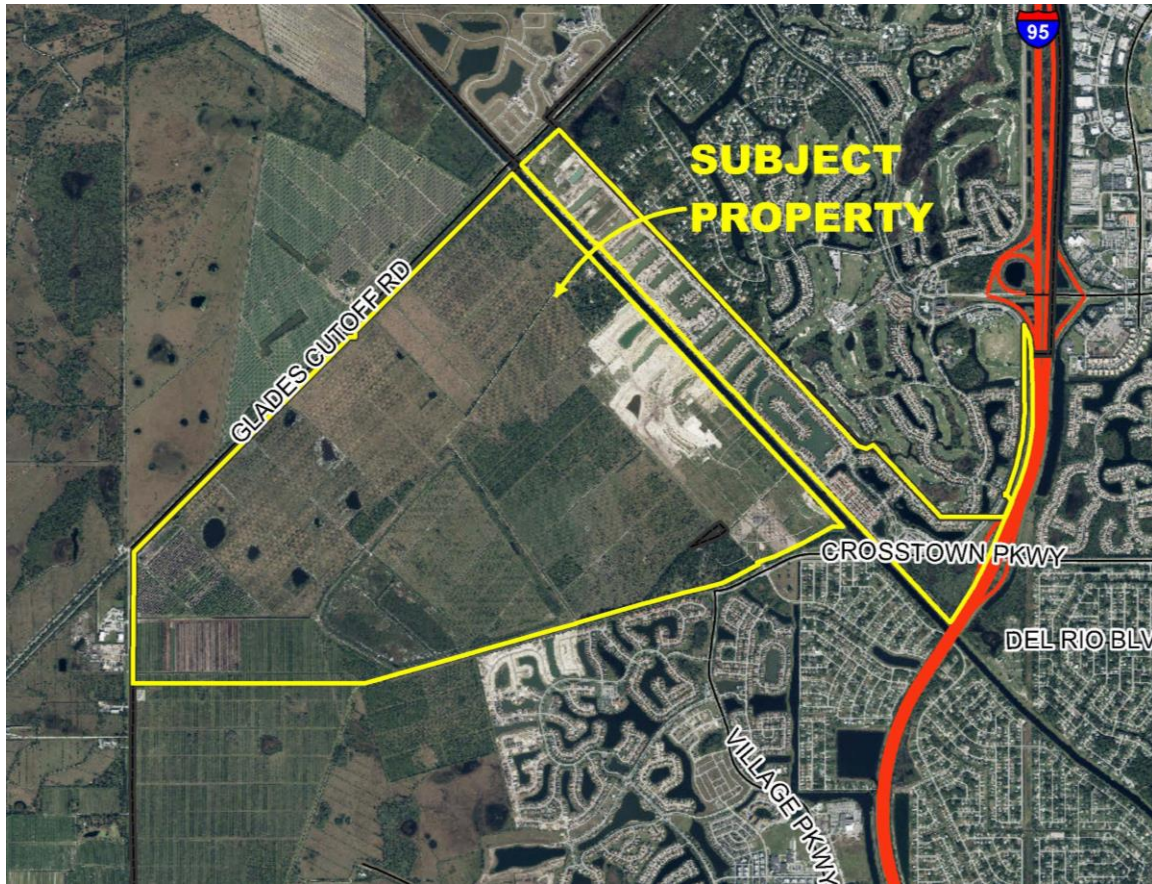




**Verano Development of Regional Impact (DRI) Amendment Application
7th Amendment to the DRI Development Order
Project No. P20-189**



SUMMARY

Applicant's Request:	An application to amend the development order for the Verano DRI, 7 th Amendment.
Applicant:	Daniel Sorrow, PLA, AICP, Cotleur Hearing
Property Owner:	Verano Development, LLC and PSL Commercial Holdings, LLC as the developers of Verano DRI (formerly known as PGA Village/Montage)
Location:	The property is located directly west of Interstate 95, north of Crosstown Parkway, east of Glades Cutoff Road, and south of The Reserve development.
Legal Description:	Legal Description is in attached Resolution.
Application Type:	DRI Amendment
Project Planner:	Holly Price, AICP, Planner III

Project Background

Verano is an approved Development of Regional Impact (DRI) that is located west of I-95, north of Crosstown Parkway, east of Glades Cutoff Road, and south of The Reserve development and is approximately 3,004 acres in size.

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.

Proposed development within the DRI includes the following:

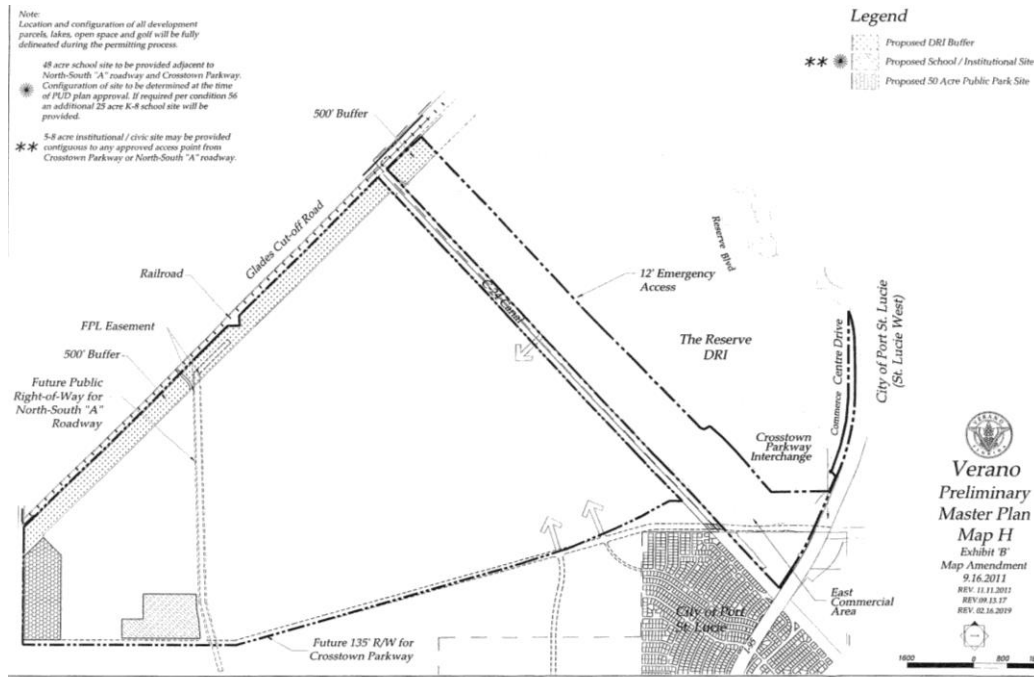
- 7,200 residential units
- 50 assisted living units
- 300 spaces for recreational vehicles
- 848,500 square feet of retail/service
- 100,000 square feet of office
- 300 hotel rooms,
- 1 golf course, with 100,000 square feet of ancillary uses
- 48-acre school site
- 50-acre park site.

The applicant has requested a PUD amendment and rezoning for Verano South Pod G (P20-080). The land area is 1,256.256 acres in size. This application is on the P&Z Board agenda with the Verano DRI.



Verano PUD Pod G Location Map

In a previous DRI amendment, Exhibit B Map H, the Master Plan was revised. See below. 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 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.



Verano DRI Concept Plan – Exhibit B, Map H

Proposed Amendment

Verano Development, LLC and PSL Commercial Holdings, LLC have applied to amend the development order for the Verano DRI by removing Exhibit E, Design Criteria, and other sections of the development order. This application proposes to amend Condition No. 50 and delete Condition No. 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. Other changes are also proposed.

1. Exhibits E, E1, and E2: Page 63. Removed. This exhibit requires that a minimum number of residential units and a minimum area for commercial development be designated for a “New-Urbanist” Central Mixed-Use Area on the PUD Concept Plan. Exhibit E further describes the required features for this type of development. 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.

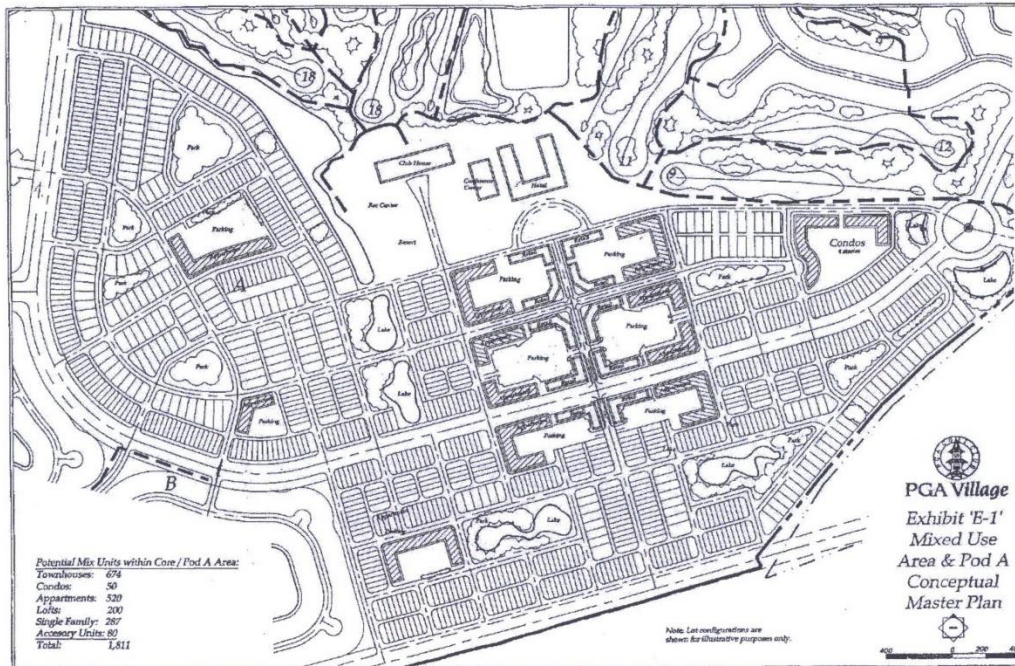


Exhibit E-1, Mixed-Use Area Master Concept Plan

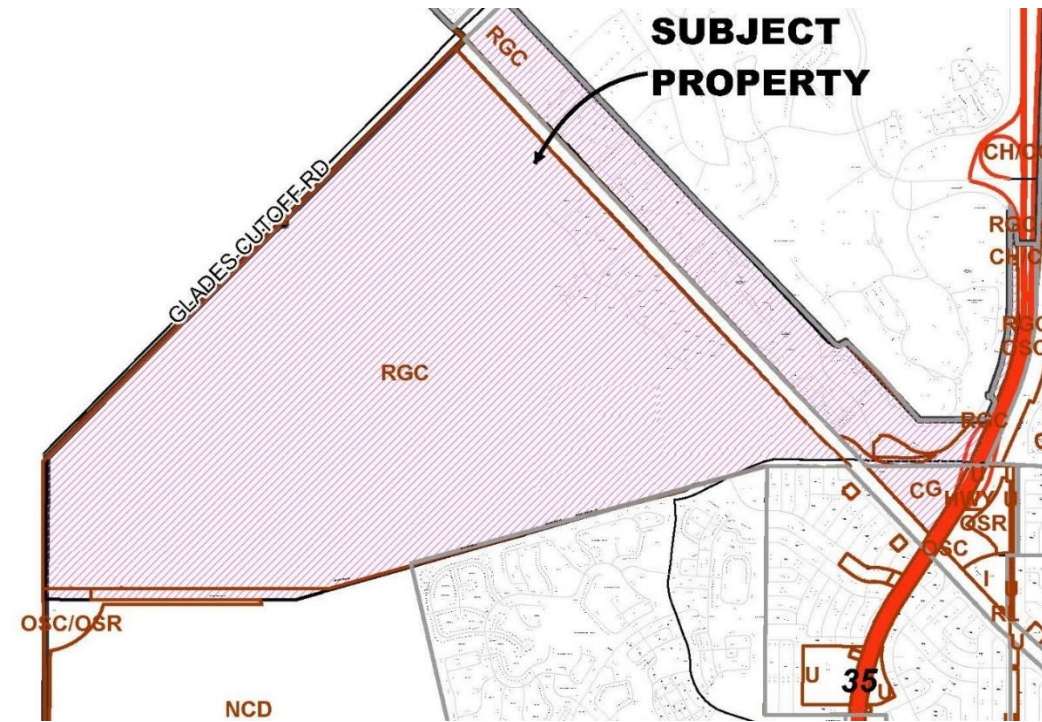
2. PUD Zoning and DRI Master Plan, Condition No. 50. Page 29. Removed the reference to the earlier version of Map H. The development order retains the requirement to show the conceptual street network on the PUD Concept Plan.
3. Site Development Standards, Condition No. 51. Page 30. Removed this condition as it refers to the Central Mixed-Use Area and Pod A which are no longer depicted on Map H.
4. Biennial Status Report, Condition No. 52: Page 30. 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. The Biennial Status Report is still required to be submitted to the City.
5. Phasing Schedule: Page 9. 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.
6. Buildout and Expiration Date: Page 9. Revised the Buildout and Expiration dates from December 31, 2030 to August 27, 2036. The State of Florida has issued executive orders allowing the applicant a time extension to the build-out date for the Development of Regional Impact (DRI) due to tropical storm and COVID-19.
7. Golf Courses: Page 1. Revised the language for golf courses to say “1 golf course” rather than “up to 2 golf courses”.

Previous Actions and Prior Reviews

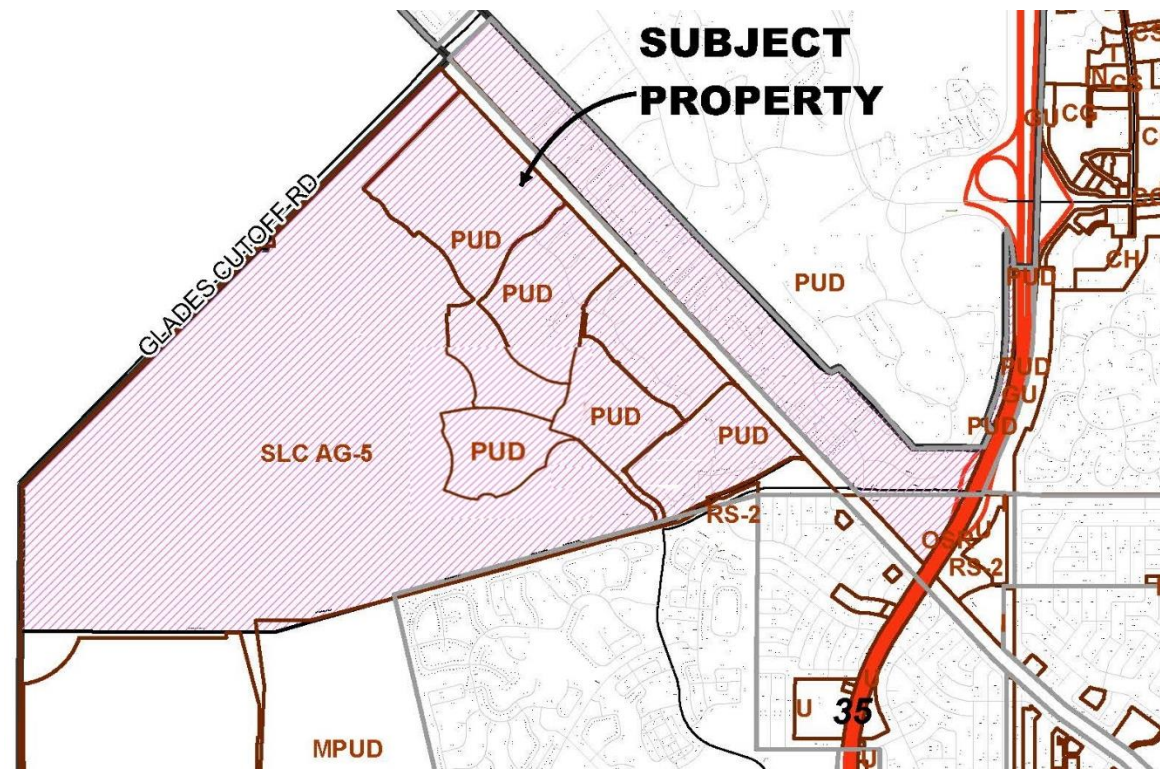
The DRI development order was originally approved by the City Council on October 27, 2003 by Resolution 03-R68. The development order has been amended six times. The last amendment to the development order was approved by City Council on January 8, 2018 by Resolution 18-R01.



Location Map



Future Land Use Map



Zoning Map

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” that was approved by Resolution 18-R01. 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 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.

RELATED PROJECTS

P20-080 – Verano PUD Amendment and Rezoning - Pod G. This application is on the P&Z Board agenda on the same date as this DRI Amendment 7. The DRI will need to be reviewed prior to the PUD.

P19-025 – Verano DRI Map H Amendment, Resolution 19-R26

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 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.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.