

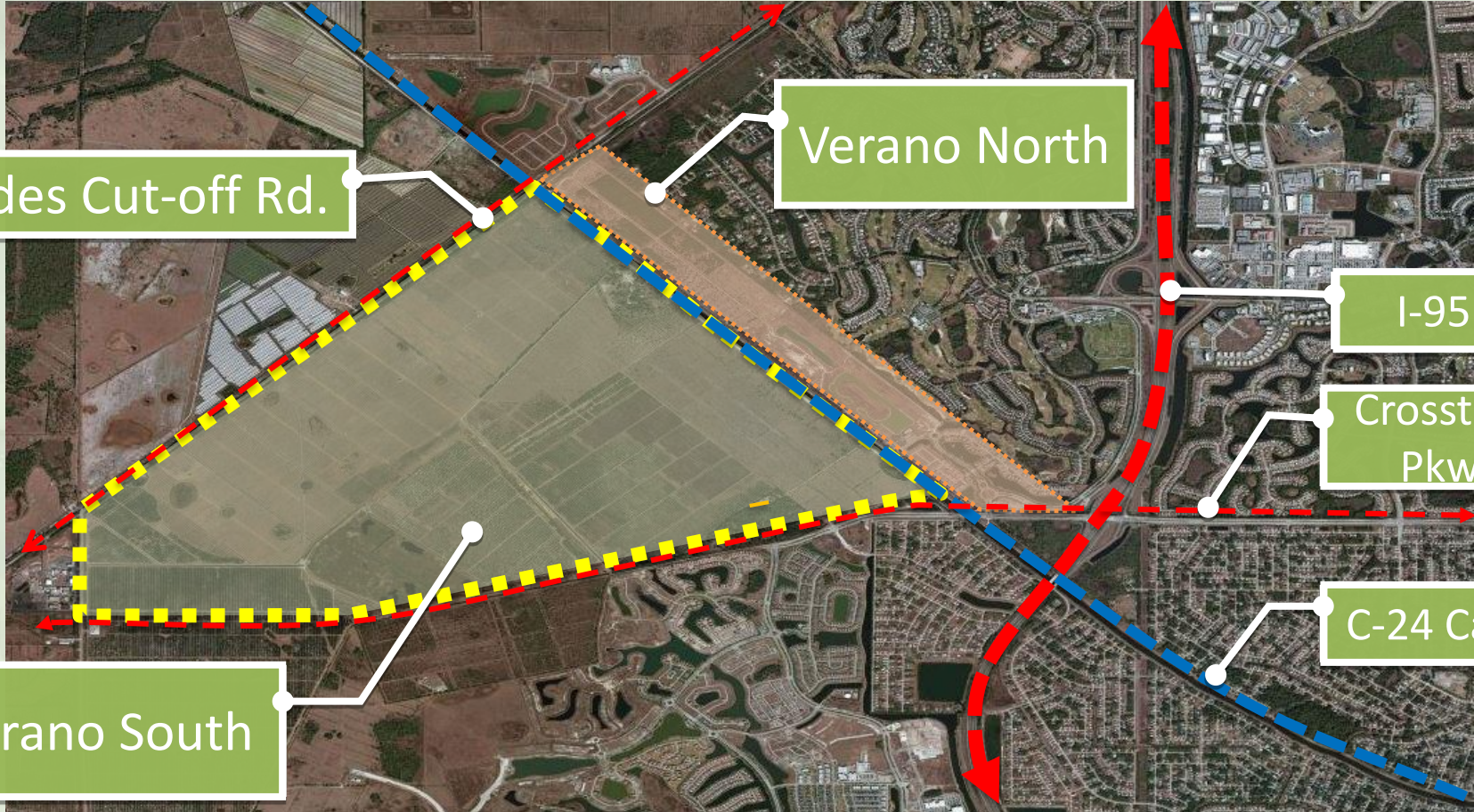
Cotleur & Hearing

**VERANO SOUTH POD H
MAP H AMENDMENT
Planning & Zoning Board**

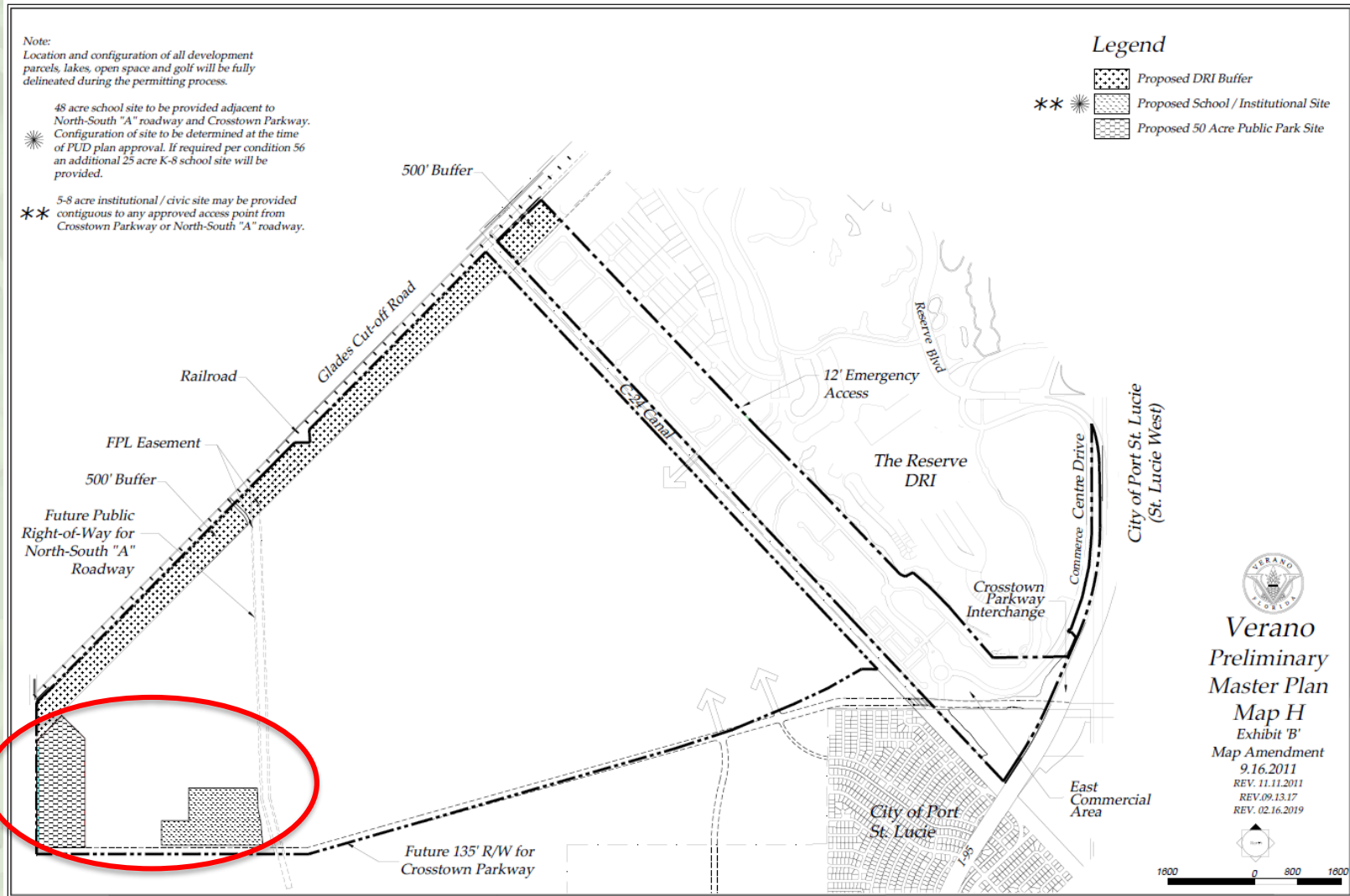
August 2, 2022

- **Applicant –Verano Development, LLC**
-Kolter Group, Scott Morton
- **Landscape Architects and Planners – Cotleur & Hearing**
-Daniel T. Sorrow, PLA, AICP, LEED AP BD+C
- **Traffic Engineer- Mackenzie Engineering & Planning, Inc.**
-Shaun Mackenzie, P.E.
- **Legal Counsel – Gunster Law Firm**
-Bill Perry

- **To amend Verano DRI Map H,**
 - Relocate the St. Lucie County School site
 - Reconfigure the shape of the City park site,



Latest Map H | Map H Amendment (19-R26)



Proposed Map H | Map H Amendment




Note:
Location and configuration of all development parcels, lakes, open space and golf will be fully delineated during the permitting process.

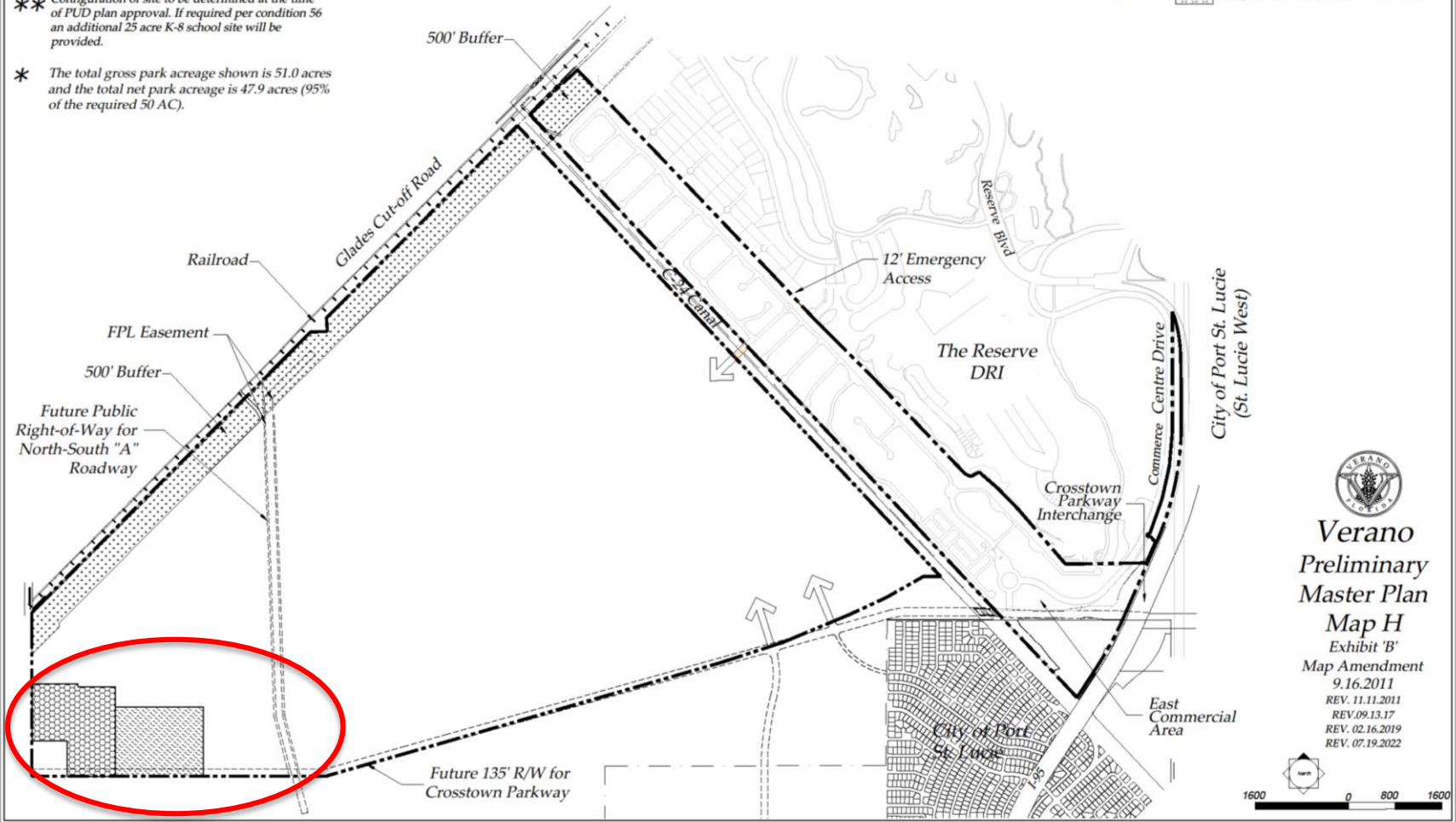
48 acre school site located west of North-South "A" roadway and adjacent to Crosstown Parkway.

** Configuration of site to be determined at the time of PUD plan approval. If required per condition 56 an additional 25 acre K-8 school site will be provided.

* The total gross park acreage shown is 51.0 acres and the total net park acreage is 47.9 acres (95% of the required 50 AC).

Legend

-  Proposed DRI Buffer
-  Proposed School / Institutional Site
-  Proposed 50 Acre Public Park Site

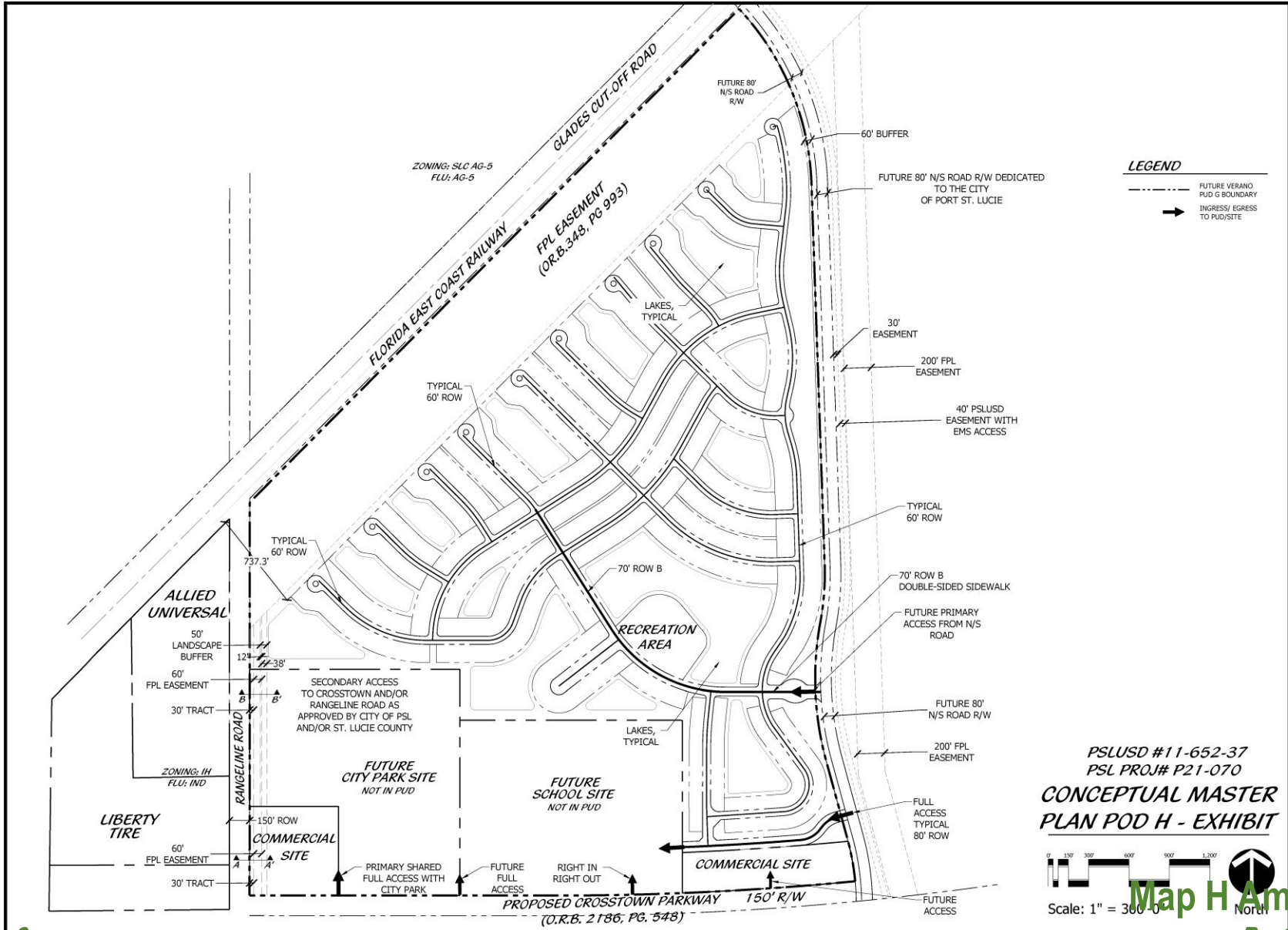


Verano
Preliminary
Master Plan
Map H
Exhibit 'B'
Map Amendment
9.16.2011
REV. 11.11.2011
REV. 09.13.17
REV. 02.16.2019
REV. 07.19.2022





Proposed Map H | Map H Amendment



LEGEND

- FUTURE VERANO PUD G BOUNDARY
- INGRESS/ EGRESS TO PUD/SITE

PSLUSD #11-652-37
PSL PROJ# P21-070
CONCEPTUAL MASTER PLAN POD H - EXHIBIT



VERANO SOUTH POD H
Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-09-21
	02-21-22 11-24-21
	03-14-22 12-14-21

Approval of Map H Reconfiguration for School Site and Park Site

Site Plan Review Committee recommends approval.

1) Prior to sending application to City Council for approval, revise the ~~Map H, Preliminary Master Plan,~~ 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.

2) Prior to sending application to City Council for approval, revise ~~Map H, Preliminary Master Plan,~~ 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.

Thank You

Questions & Comments

Proposed Map H | Map H Amendment



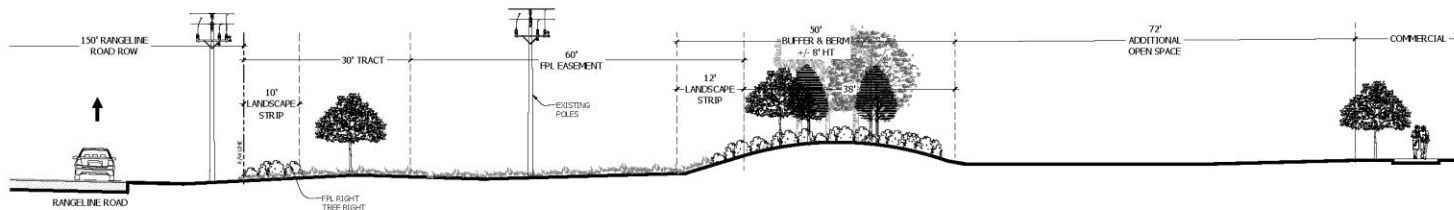
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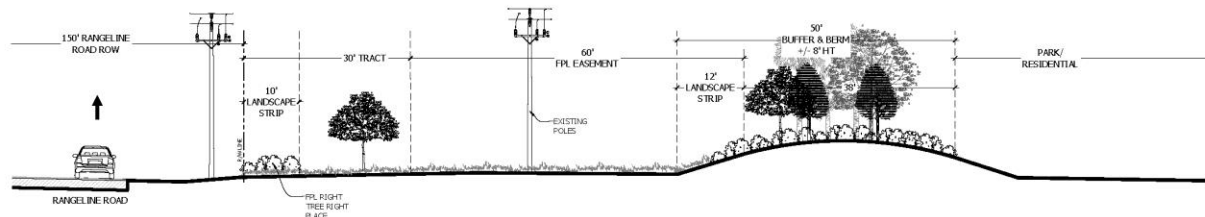
VERANO SOUTH POD H
Kolter Homes
Port St. Lucie, Florida

DESIGNED	LH1
DRAWN	LH1
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SHEET 1 OF 1



SECTION A-A'
COMMERCIAL TRACT



SECTION B-B'
PARK & RESIDENTIAL TRACT

PSLUSD #11-652-37
PSL PROJ# P21-070
RANGELINE ROAD
SECTIONS



Scale: 1" = 20'-0"

Map H Amendment
Port St. Lucie, FL

Proposed Map H | Map H Amendment

Scott Morton

From: Dan Sorrow <dsorrow@cotleur-hearing.com>
Sent: Monday, November 2, 2020 4:00 PM
To: Scott Morton
Subject: FW: Verano Pod G Rezoning; P20-080



[External Email]

Scott,
Please see below. I'll call you shortly

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C
Project Manager / Partner
561.406.1012 | office
561.800.8426 | cell



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  Changing the Way we live to preserve Where we live.

From: Holly Price [mailto:HPrice@cityofpsl.com]
Sent: Monday, November 2, 2020 2:14 PM
To: Dan Sorrow <dsorrow@cotleur-hearing.com>
Cc: Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Anne Cox <anec@cityofpsl.com>
Subject: FW: Verano Pod G Rezoning; P20-080

Dan,

I received this email late Friday. See below.

Ron Noble, representative for Allied Universal Corporation, is requesting that Verano provide a minimum 750' -1,000' buffer on the east side of Range Line Road to preclude any future potential problems from the industrial development (leaks, fires, explosions) on Verano. The industrial development is located on the west side of Range Line Road.

City staff is also discussing the minimum buffer distance needed.

I will be sending this email to the P&Z Board prior to the meeting.

I will get back with more detail shortly.

Holly Price, AICP
Planner III
City of Port St. Lucie
PLANNING & ZONING DEPT.



"A City for All Ages"

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hprice@cityofpsl.com

From: Noble, Ron <Ronald.Noble@bjpc.com>
Sent: Friday, October 30, 2020 5:00 PM
To: Holly Price <HPrice@cityofpsl.com>
Subject: Verano Pod G Rezoning; P20-080

Ms. Price:

I just left a detailed voicemail on your office number but I also wanted to reach out to you via email since time is short and of the essence. My firm represents Allied Universal Corporation and Allied New Technologies in connection with their property immediately across Range Line Road from the property that is subject to the above-referenced rezoning petition. Specifically we are concerned regarding the potential incompatibility of proposed residential and public access (city park) uses in such close proximity to a chemical manufacturing facility that stores and utilizes large volumes of hazardous materials. We hope to avoid formal opposition to this petition at the Public Hearing Scheduled for November 3 at 1:30 PM, so I would appreciate you contacting me at your earliest convenience so I can obtain some additional information from the City on this matter. You should also feel free to pass my contact information along to the Applicant if they wish to contact me directly to discuss our concerns prior to the Public Hearing.

My office information is below, and my mobile number is 813-368-7009 as I will be working remotely Monday and likely travelling to the Public Hearing on Tuesday of next week.

Thanks, and I look forward to working with you and the City on this project.

Ron

Ron Noble
Shareholder

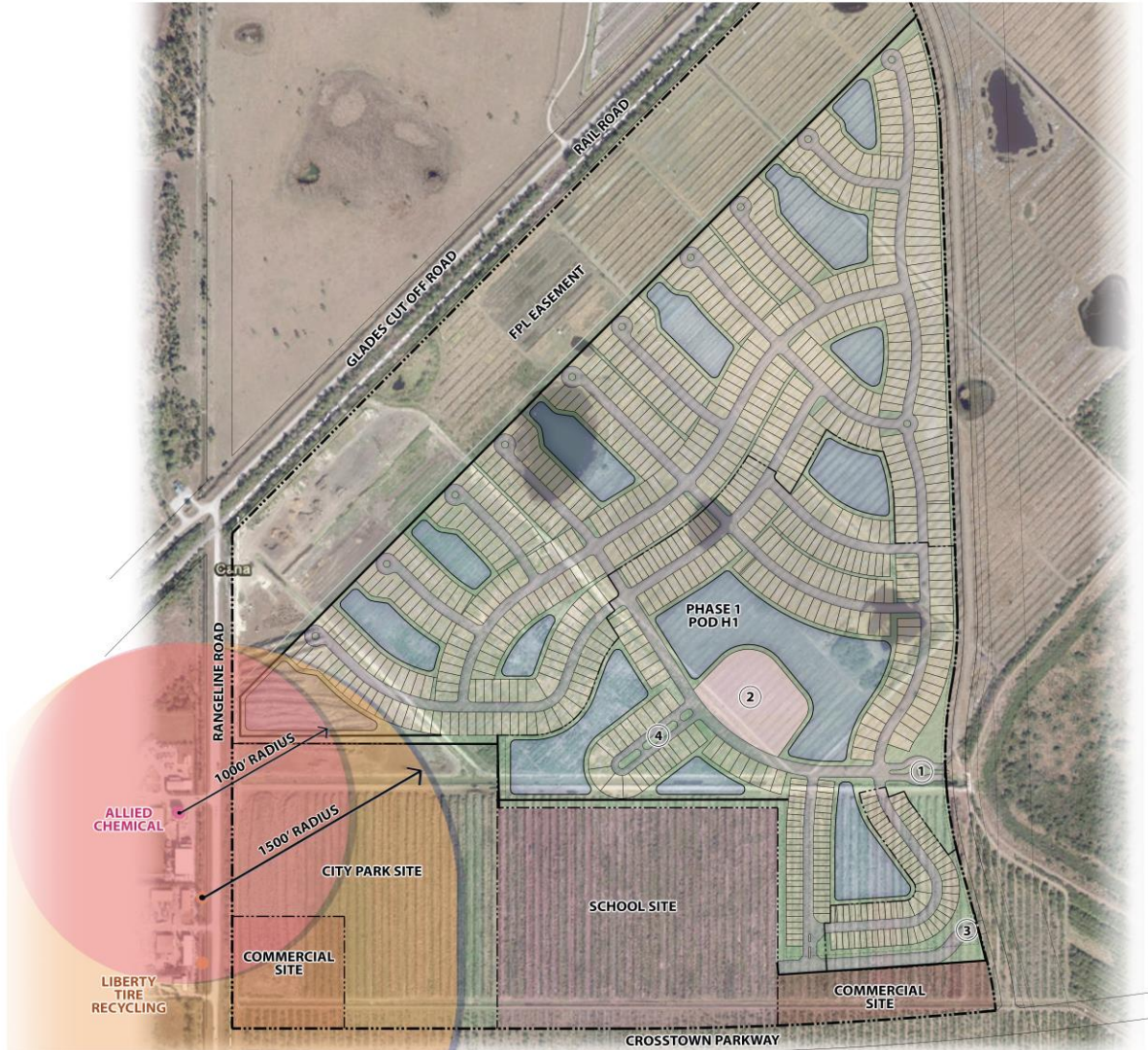
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Buchanan Ingersoll & Rooney PC

Proposed Map H | Map H Amendment

VERANO SOUTH POD H *Port St. Lucie, Florida*



Copy to: GMD
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PAM
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Fin.
File
CFT

RESOLUTION NO. 07-135

FILE NO.: SPMJ-120071063

A RESOLUTION GRANTING A MAJOR ADJUSTMENT TO A MAJOR SITE PLAN APPROVAL FOR THE PROJECT KNOWN AS ALLIED NEW TECHNOLOGIES, INC., A 55,444 SQUARE FOOT INDUSTRIAL FACILITY LOCATED ON 25.00 ACRES (MORE OR LESS) OF LAND ON THE WEST SIDE OF RANGE LINE ROAD AT GLADES CUT OFF ROAD, IN THE IND (INDUSTRIAL) ZONING DISTRICT.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including but not limited to the staff report, has made the following determinations:

1. Allied New Technologies, Inc. has petitioned for a Major Adjustment to a Major Site Plan approval for the project known as Allied New Technologies (f/k/a Miami Tank/ChemTex), for a proposed 35,300 square foot expansion to the existing 20,144 square foot facility to provide for the introduction of a manufacturing operation that will supply water treatment plants with necessary treatment chemicals to create potable water.
2. The Development Review Committee has reviewed the Major Adjustment for the proposed project and found it does not meet all technical requirements and to be consistent with the future land use maps of the St. Lucie County Comprehensive Plan. The proposed project is not consistent with the general purpose, goals, objectives and standards of the St. Lucie County Land Development Code, the St. Lucie County Comprehensive Plan, and the Code of Ordinances of St. Lucie County. The Development Review Committee has recommended remedial conditions of approval that, if implemented, correct the Code deficiencies and make the proposed Major Adjustment to a Major Site Plan consistent with the Comprehensive Plan.
3. The proposed project, if the condition of approval are implemented, will not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities or other matters affecting the public health, safety, and general welfare.
4. All reasonable steps have been taken to minimize any adverse effect on the proposed project on the immediate vicinity through building design, site design, landscaping and screening, as modified by the recommended conditions of approval.
5. The proposed project will be constructed, arranged, and operated so as not to interfere with the development and use of neighboring property, in accordance with applicable district regulations, and the recommended conditions of approval.

required sampling is to delineate and characterize the existing groundwater plume and determine appropriate remediation actions. As there are known water quality contamination issues at this site, and as the SLC Comprehensive Plan Objectives 8.1.2, 8.1.5, and 8.1.6 are aimed at protecting and conserving surface water, groundwater, and soils, respectively, a condition of site plan approval shall be that Allied shall remain in compliance with the remediation activities as required by the Florida Dept. of Environmental Protection (DEP). "Revised Remedial Action Plan Approval Order Addendum for Allied Universal Corporation, 9501 Rangeline Road, Fort Pierce, St. Lucie County, Florida," (approved May 17, 2007) as may be amended by DEP, failing which the Board of County Commissioners may withhold all or part of Allied's Ad Valorem Tax Exemptions, which are estimated at \$1,680,000 over a 9 year period. In the event of non-compliance, the Ad Valorem Tax Exemptions would be deemed forfeited for any period of non-compliance, on a pro-rata basis.

4. Prior to approval of a Notice of Vegetation Removal application, the applicant must provide ERD with a wetland determination from SFWMD, covering the entire site. Wetlands and other surface waters, as delineated by SFWMD, must be shown on the boundary survey and site plans. Any permits required by SFWMD and the Corps, including, but not limited to, Water Use Permits and Environmental Resource Permits, must be approved prior to approval of the Notice of Vegetation Removal application. Copies of the approved permits (or permit modifications) shall be provided to ERD for our records.
5. Prior to approval of a Notice of Vegetation Removal application, a revised landscape plan must be provided, including sufficient perimeter and vehicular use area landscaping per Section 7.09.04 of the SLC Land Development Regulations. The plans must also include consistent schematics showing that the diameter (caliper) of trees on-site shall be measured at 4 1/2 feet above ground. Perimeter landscaping along the site's northern, western, and southern sides shall meet or exceed the requirements of Section 7.09.04.B. Vehicular use area landscaping shall meet or exceed Section 7.09.04.C requirements. Landscaping along Rangeline Road shall provide an opaque vegetative buffer at a height sufficient to effectively screen Allied's manufacturing facilities from the adjacent residential development along Rangeline Road. Landscaping plans for this buffer shall show: 1) the heights of each proposed and existing structure at Allied; 2) the width of the proposed buffer (minimum of 15 feet width required by Code); and 3) locations/sizes/species of shrubs and trees proposed and existing on-site.
6. Prior to approval of a Notice of Vegetation Removal application, the property owner shall provide right and left turn lanes on Range Line road; the entrances need to be modified to meet the requirements of LDC 7.10.15; and the proposed shell rock area needs to be changed to either concrete or hot asphalt.
7. Before the issuance of the vegetation removal permit the developer shall enter into an agreement to pay a fee in lieu of constructing the six foot concrete sidewalk along the projects entire road frontage. The fee and agreement shall be supported by a signed and seal engineers estimate of probable cost. All estimates shall be approved by the County Engineer.

B. The property on which this major adjustment to a major site plan approval is being granted is described as follows:

Proposed Map H | Map H Amendment



Map H Amendment
Port St. Lucie, FL

RESOLUTION 21-R01

UPLAND PRESERVATION:

- 6A. The Developer shall comply with the 25% upland preservation set aside requirement of the City of Port St. Lucie Code Section 157.39, Required Preservation of Habitat. At the time of the first Planned Unit Development (PUD) rezoning request, the Developer shall provide the City and the Florida Fish and Wildlife Conservation Commission (FFWCC) a Conservation Area Management Plan for review. The plan shall provide for the protection or relocation of gopher tortoises as needed.

This required upland preservation set aside may be met by upland habitat creation within the buffer area along the western perimeter of the project as depicted on the DRI master plan. The buffer area shall be a minimum of 200 feet in width, an average 500 feet in width, and a maximum 1,000 feet in width. No development shall occur within this area with the exception of road connections. The Developer shall provide evidence of approval from FPL to plant in any area located within the FPL right of way.

The western perimeter buffer may be permitted as an upland mitigation site for meeting upland preservation requirements of the Verano DRI provided the buffer is planted with native vegetation that includes native canopy trees, understory trees, shrubs, and groundcover and is planted in accordance with Section 153.25 of the City's Land Clearing Code. With City approval, the western perimeter buffer located in the Verano DRI may be used as a mitigating site for upland preserve located in The Reserve DRI and located within the City. The mitigation ratio for replanting the buffer shall be 1.5 acres of created upland vegetation to 1 acre of removed existing upland vegetation.