

Verano
Development of Regional Impact (DRI)
Preliminary Master Plan, Map H Amendment
(P22-215)

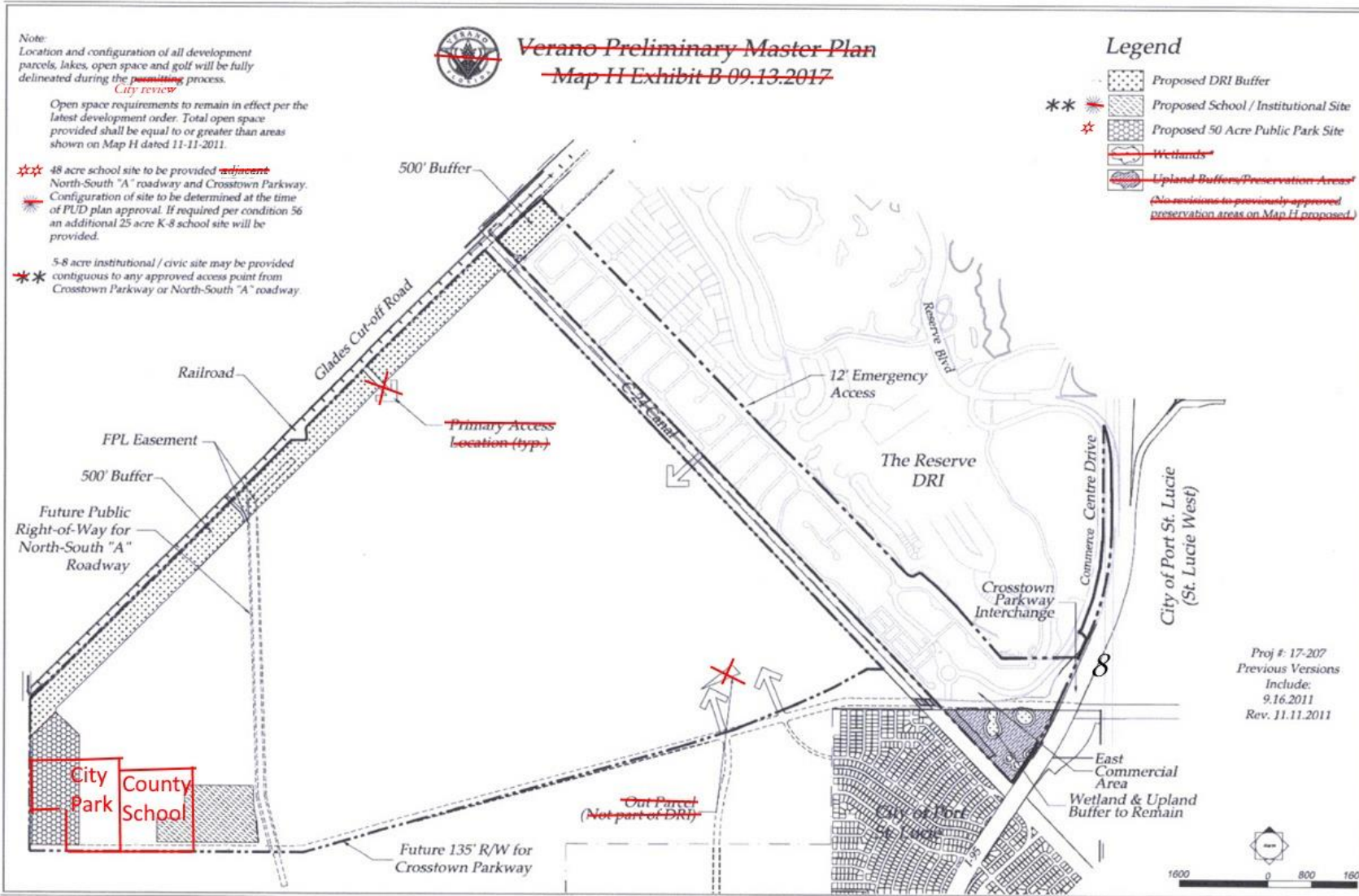
Holly Price, AICP, Senior Planner
Planning and Zoning Department
August 2, 2022



Overview

- Request - Amend Verano Development of Regional Impact (DRI), Map H, Preliminary Master Plan.
- Agent - Daniel T. Sorrow, PLA, AICP, Cotleur Hearing
- Applicant/Owner - Verano Development, LLC.

- **Modify Map H as follows:**
 - Shift location of County school site to the west adjacent to City park site,
 - Reconfigured shape of City park site.
 - Remove references to access to Glades Cut-off Road and to the Peacock property.



Map H Existing



Issues:

City park site - Previously extended along entire length of Range Line Road. Added a commercial site at corner and added lake along Range Line Road.

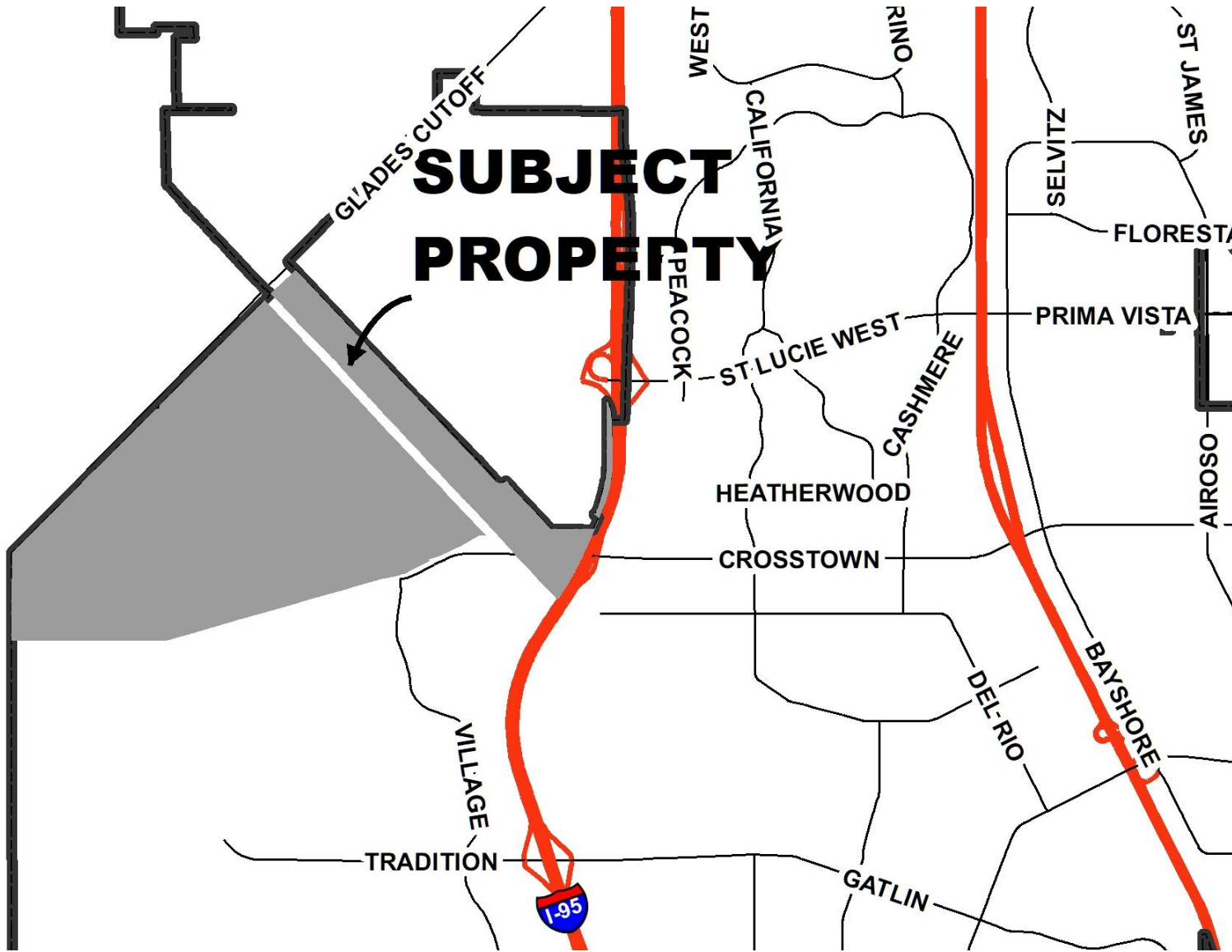
County school site – Relocated next to City park site.



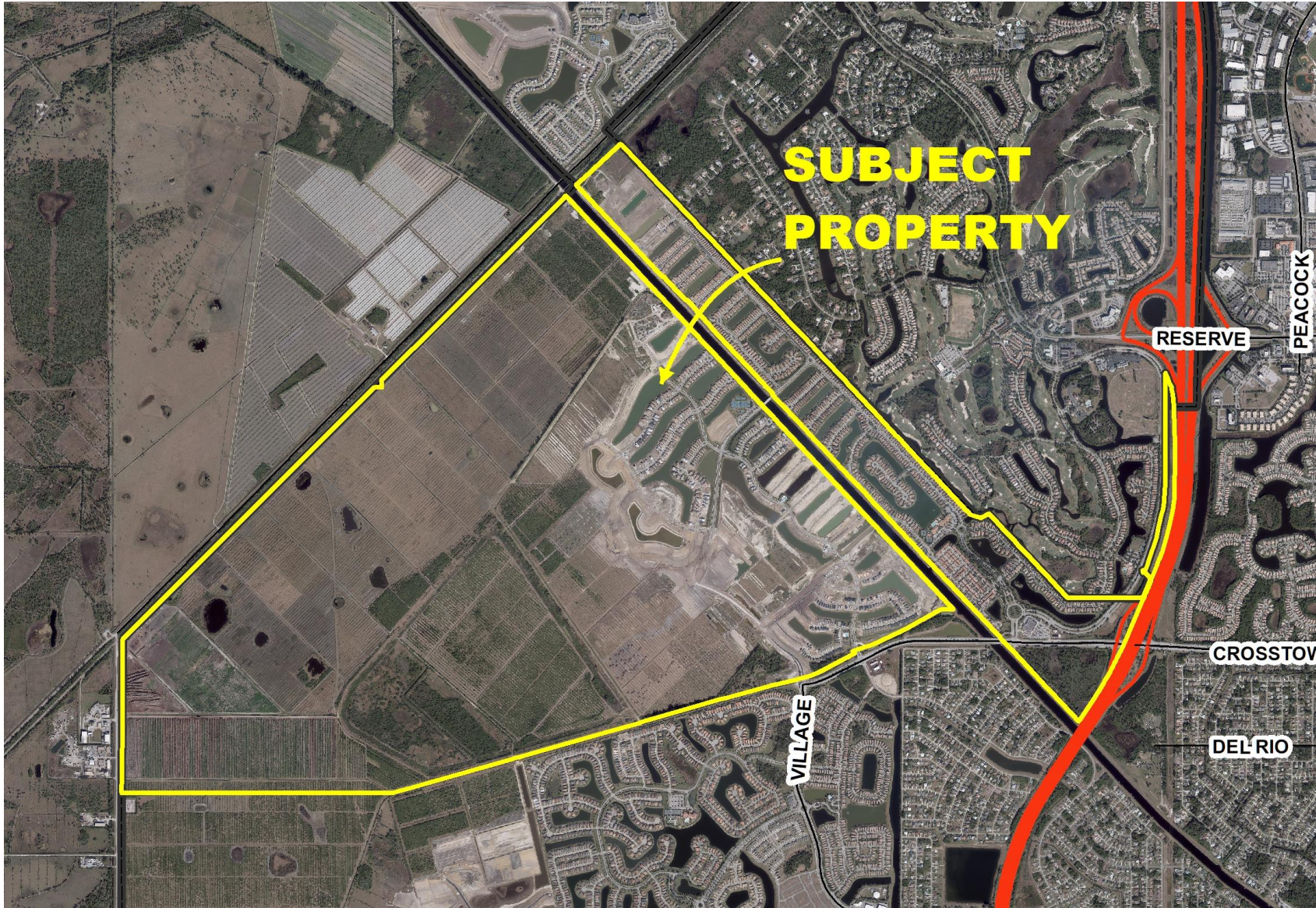
Location Map



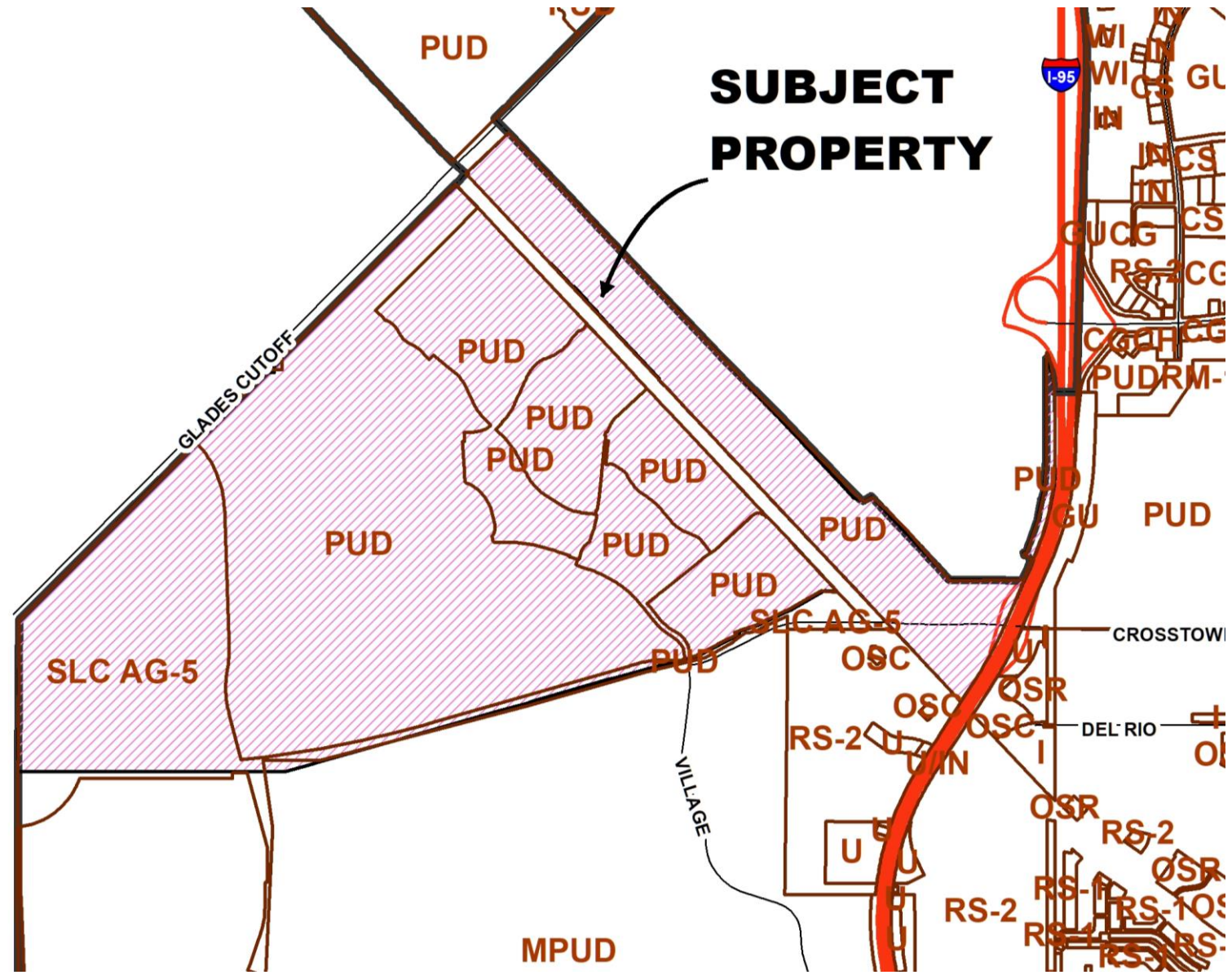
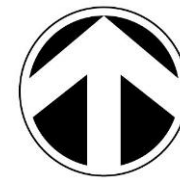
Approximately 3,001 acres



Aerial



Zoning



Verano DRI Background

- Verano DRI = Approximately 3,001 acres.
- Originally approved by the City Council on October 27, 2003
- Last approved by City Council on January 11, 2021.
- The future land use classification for the Verano DRI is Residential Golf Club (RGC).
- 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.



Verano DRI Background

P21-070 – Verano Pod H PUD, January 4, 2022, P&Z Board recommended to Approve with Conditions. Application has not been sent to City Council.

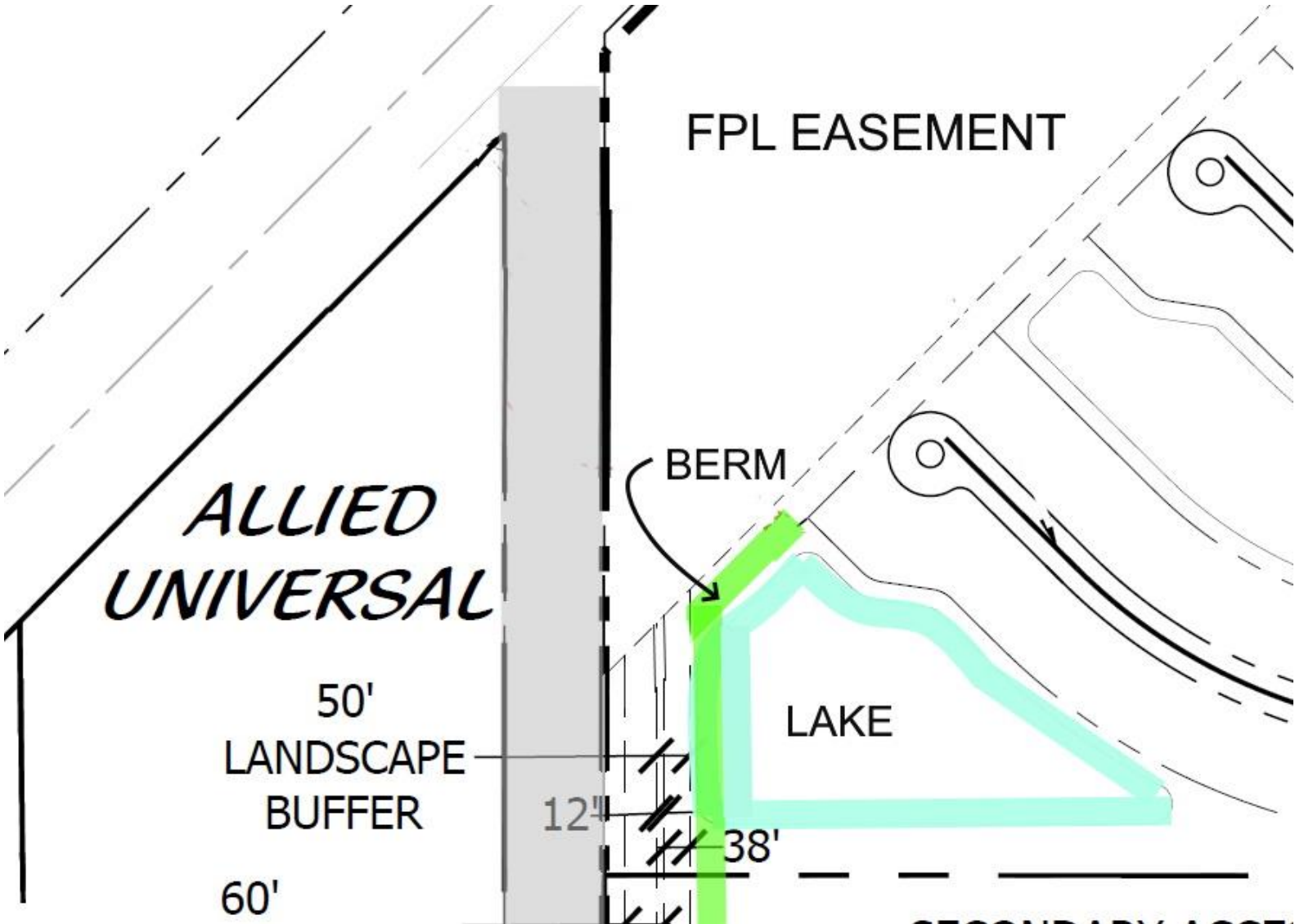
Condition: Both parties before their presentation to City Council make a good faith effort to meet and work together to identify common ground in terms of the buffers, berm, any safety issues that can be documented by the appropriate Environmental Protection Agency, whether that be state or federal, 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.

Allied Universal and Liberty Tire: Heavy Industrial Properties located on west side of Range Line Road
Representatives for the adjacent industrial property owners objected to the proposed Conceptual Master Plan because not satisfied with the proposed buffer along Range Line Road. 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.

Verano DRI Background



Proposed Changes

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.

The applicant has indicated that they will be providing 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 added as a requirement of the Verano DRI.**

Proposed Changes

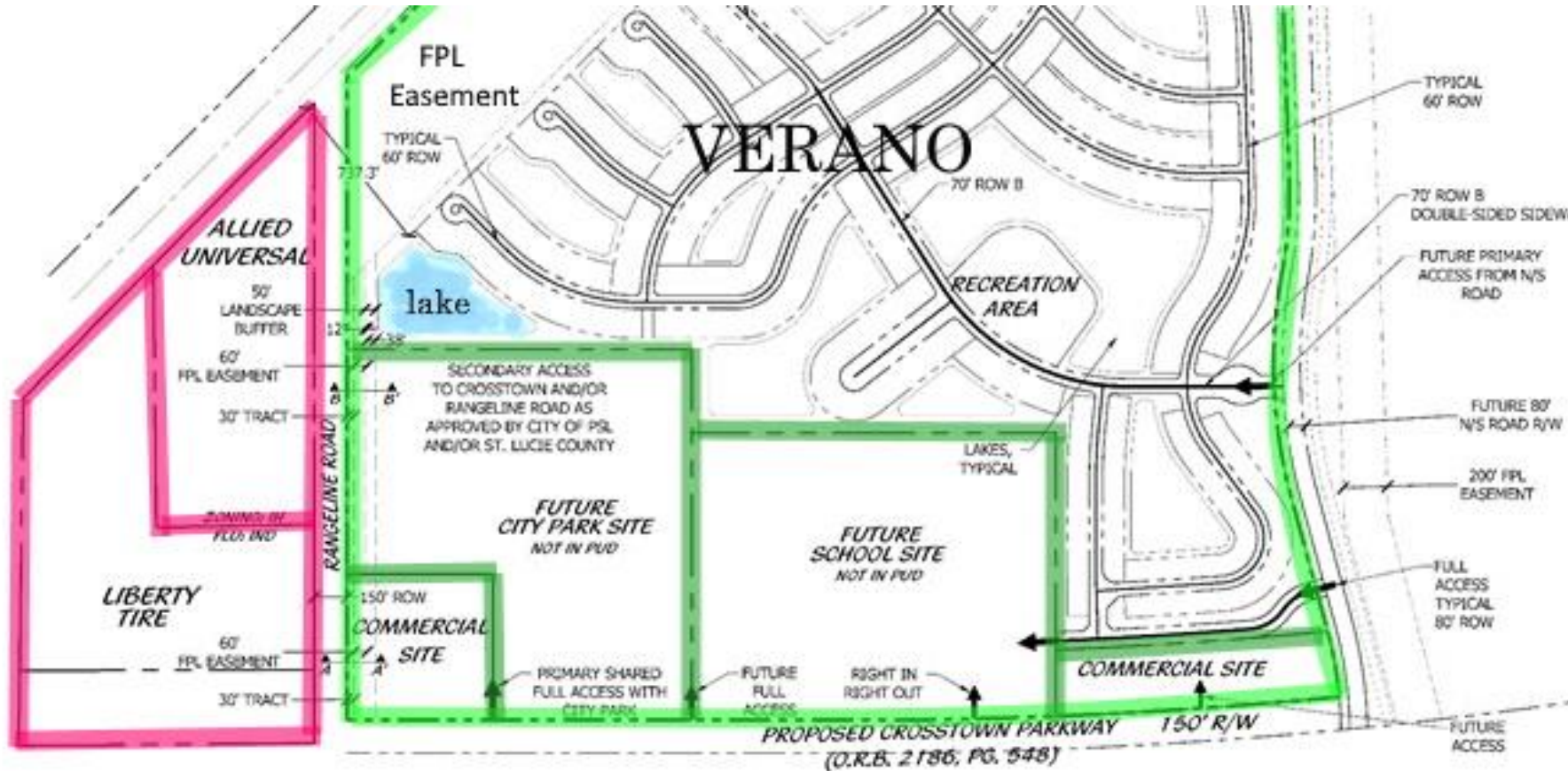
County School Site: The school site has been relocated from the corner of Crosstown Parkway and North South Road A to be adjacent to the City park site. The DRI Map H previously required that the County school site be located on the corner of Crosstown Parkway and North South A Road.

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.

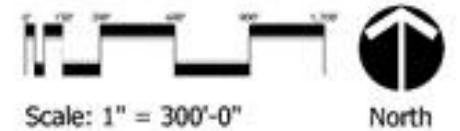
Also, with a driveway connecting to the site from North-South A Road, greater stacking is provided for school buses by the longer driveway.

Staff recommends that this driveway access be added as a requirement to the Verano DRI.

Pod H Conceptual Master Plan- Detail



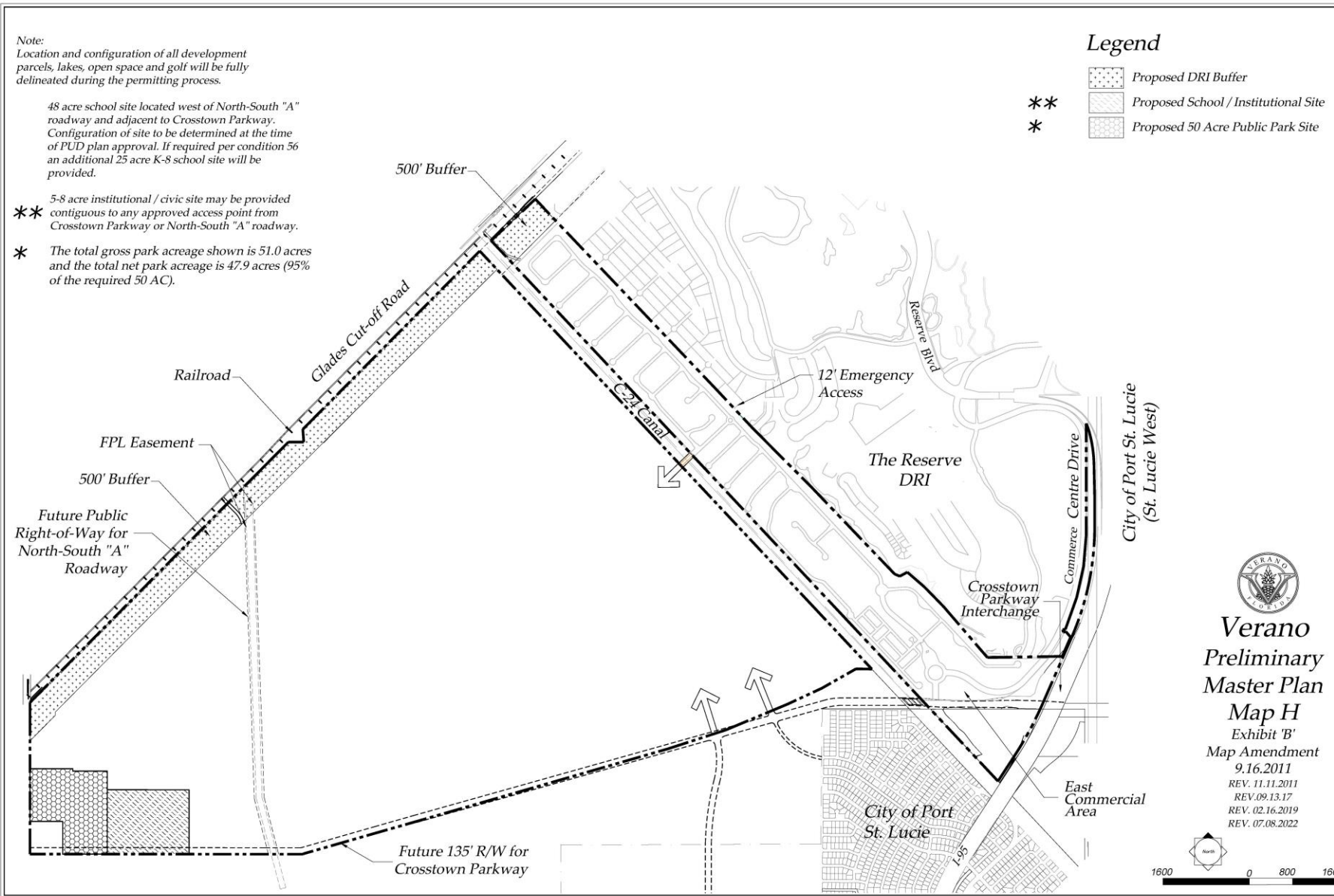
PSLUSD #11-652-37
PSL PROJ# P21-070
**CONCEPTUAL MASTER
PLAN POD H - EXHIBIT**



Map H Modifications Proposed



- Remove Peacock triangle property from the map,
- Remove access from Glades Cut-off Road,
- Shift location of County school site to the west adjacent to City park site,
- Reconfigured shape of City park site.



Traffic Impact

- This development is contained within the Verano DRI area.
- Reviewed by City Staff
- Found to be consistent with the DRI. No proposed Map H changes warrant any changes to the previously approved Development Order conditions.
- No significant traffic impact proposed based on Map H Amendment.



Roadway Commitments

- This development is currently at **2,019 PM Peak hour trips** as of latest November 2021 estimation received from developer's traffic consultant.
- DRI Roadway commitments are:
 - 2-lane Crosstown Parkway - Village Parkway to North-South A (N/S A) - **5,023 PM Peak hour trips**
 - 2-lane N/S A – Crosstown Parkway to southern most Verano residential access – **Prior to 1st residential Certificate of Occupancy west of N/S A**

Planning and Zoning Staff Recommendation:

The Planning and Zoning staff recommends approval of the Verano DRI Map H Amendment 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 a 6-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.