



Verano South POD H
Small-Scale Comprehensive Plan Amendment
Project No. P26-028

Planning and Zoning Board Meeting of April 7, 2026
Presented by: Bethany Grubbs, AICP, Senior Planner/Public Art Program

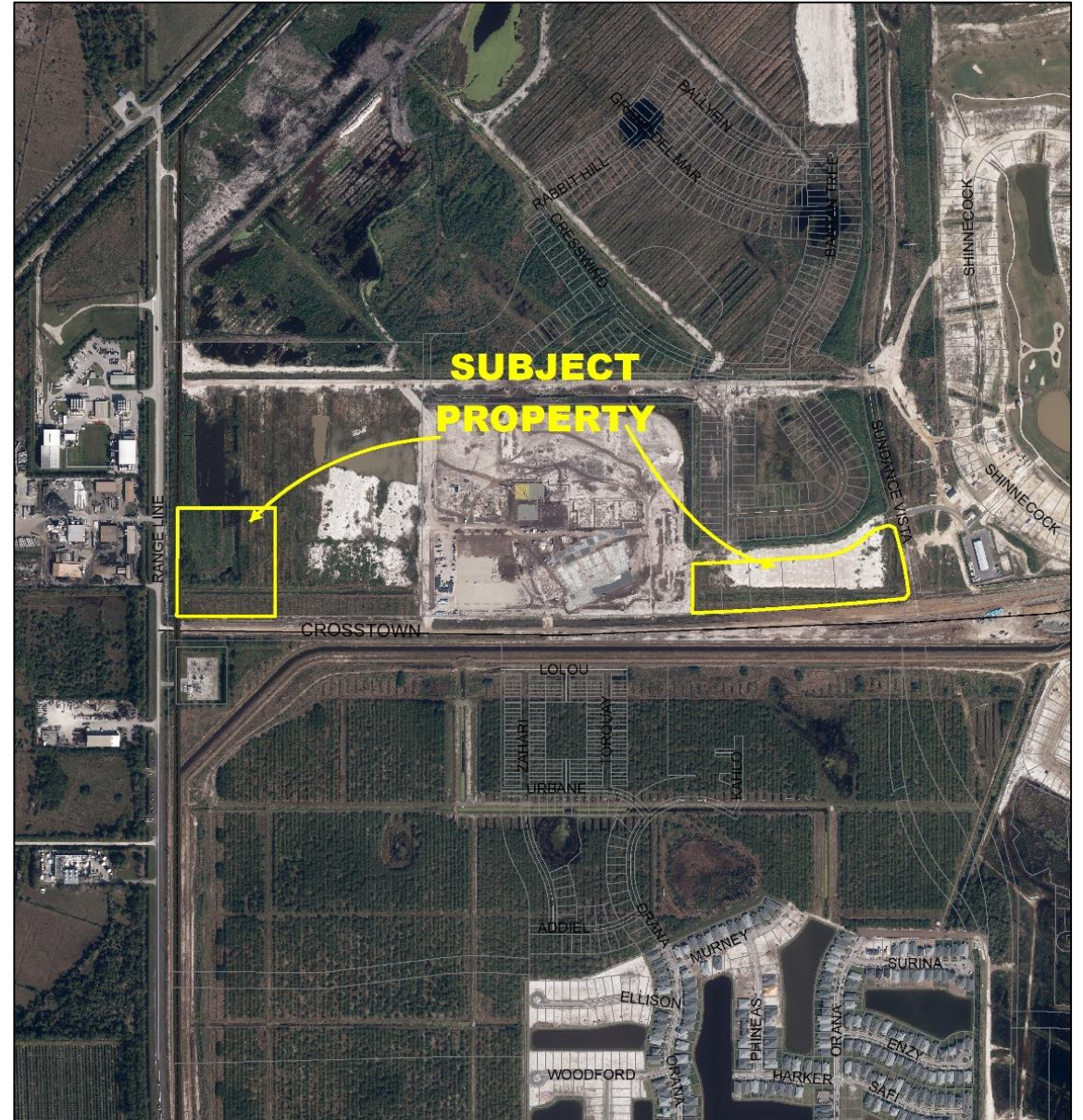
Request Summary

Applicant's Request:	This is a request for a small-scale future land use map amendment to change the future land use designation from Residential Golf Course (RGC) to Commercial General (CG) for 19.7 acres in the Verano POD H development.
Applicant:	Cotleur & Hearing, Inc.
Property Owner:	PSL Land Investments, LLC
Location:	The properties are generally located southeast of Glades Cut-Off Road, east of Rangeline Road, and north of Crosstown Parkway.

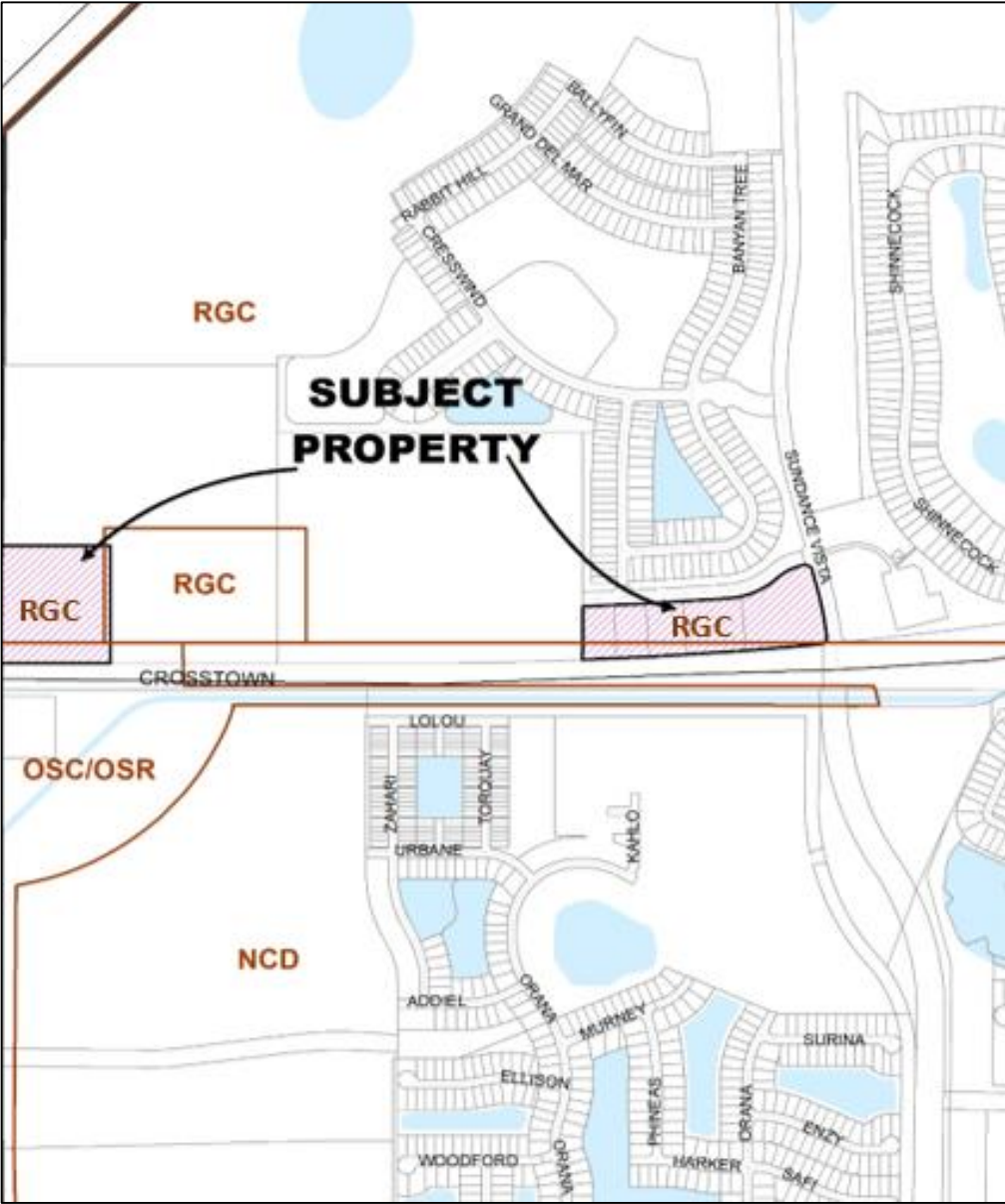
This request is a legislative action and can be approved or denied on determination of what is in the best interests of the city.

Surrounding Uses

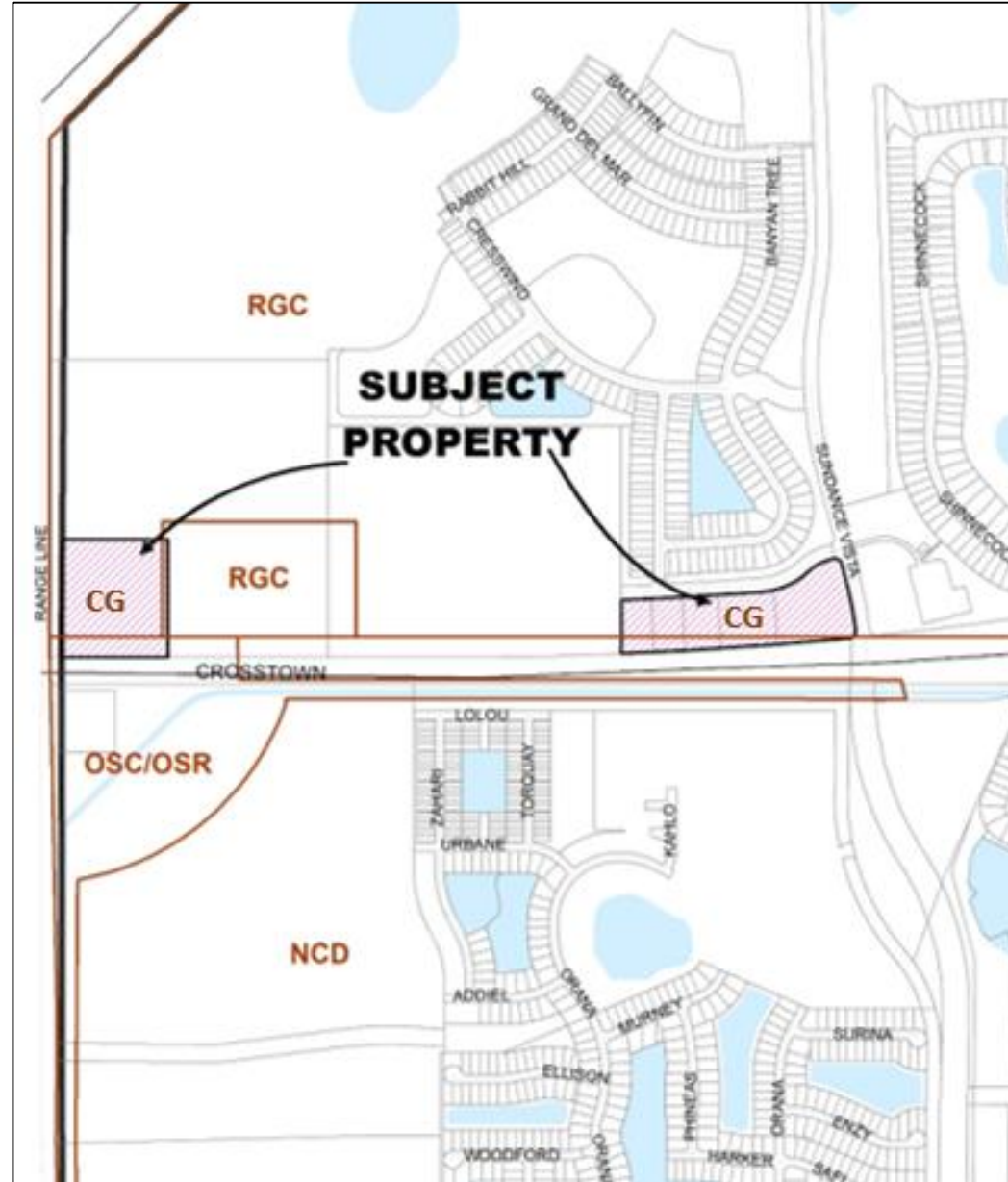
Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Residential Subdivision
South	NCD	MPUD	Residential Development
East	RGC	PUD	POA Common Aera Tracts
West	IND	IH	Public School



Existing Land Use Designation: *Residential Golf Course (RGC)*



Proposed Land Use Designation: General Commercial(CG)



Background & Justification

- The PGA Village (Verano) Development of Regional Impact (DRI), originally approved by City Council on October 27, 2003, under Resolution 03-R68, established the Verano DRI and designated areas for RGC land use along with a section of CG land use. The DRI has since been amended multiple times, with Resolution 21-R01 serving as the current regulating document.
- Site 1: Approximately 9.7 acres, , comprising five parcels, located at the corner of Crosstown Parkway and Sundance Vista Boulevard.
- Site 2: Approximately 10.0 acres located at the corner of Crosstown Parkway and Range Line Road.
- The purpose of this request is to allow more intensive commercial uses consistent with the CG designation. Because CG zoning permits uses of greater intensity than those planned under the RGC designation, CG zoning is not compatible with the existing RGC Future Land Use classification.

Comprehensive Plan Analysis

- **Land Use Consistency (GOAL 1.1):** Goal 1.1 of the Future Land Use Element states that the City shall provide an appropriate mix of land uses which meet the needs of current and future residents of the city in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.
- **Land Use Consistency (Policy 1.1.7.1):** Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, compatibility with abutting and nearby uses, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.
- **Policy 1.1.7.3:** Encourage commercial and mixed-use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.

Adequate Public Facilities Analysis

- The proposed future land use amendment is not expected to decrease demand for potable water or wastewater services, based on the maximum development potential allowed under the Comprehensive Plan.
- The proposed future land use amendment is expected to result in a decrease in average daily trips and p.m. peak hour trips based on the existing RGC designation compared based on the ITE trip generation rates for Shopping Center.
- The subject properties are located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- Section 6B of Resolution 12-R102 (approved October 22, 2012) documents that Verano has exceeded the 25% upland preservation requirement. The Verano Conservation Area Management Plan and conservation easement include 11.4 acres of surplus upland habitat. Additionally, 22.86 acres were deeded for conservation purposes, with upland portions counting toward the DRI preservation requirement.

Traffic Impact Analysis

- Change in Future Land Use designation results in a DECREASE in trips.

Existing Future Land Use	Acreage	Maximum Lot Coverage & Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
RGC	19.7	Shopping Center (>150k) 429,066 SF (50%)	820	19,995	1,888
Proposed Future Land Use	Acreage	Maximum Coverage & Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CG	19.7	Shopping Center (>150k) 343,253 SF (40%)	820	15,995	1,510
Total Trips Net Change (decrease)				(-) 4,000	(-) 378

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 approval to the City Council - with conditions
- 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.