

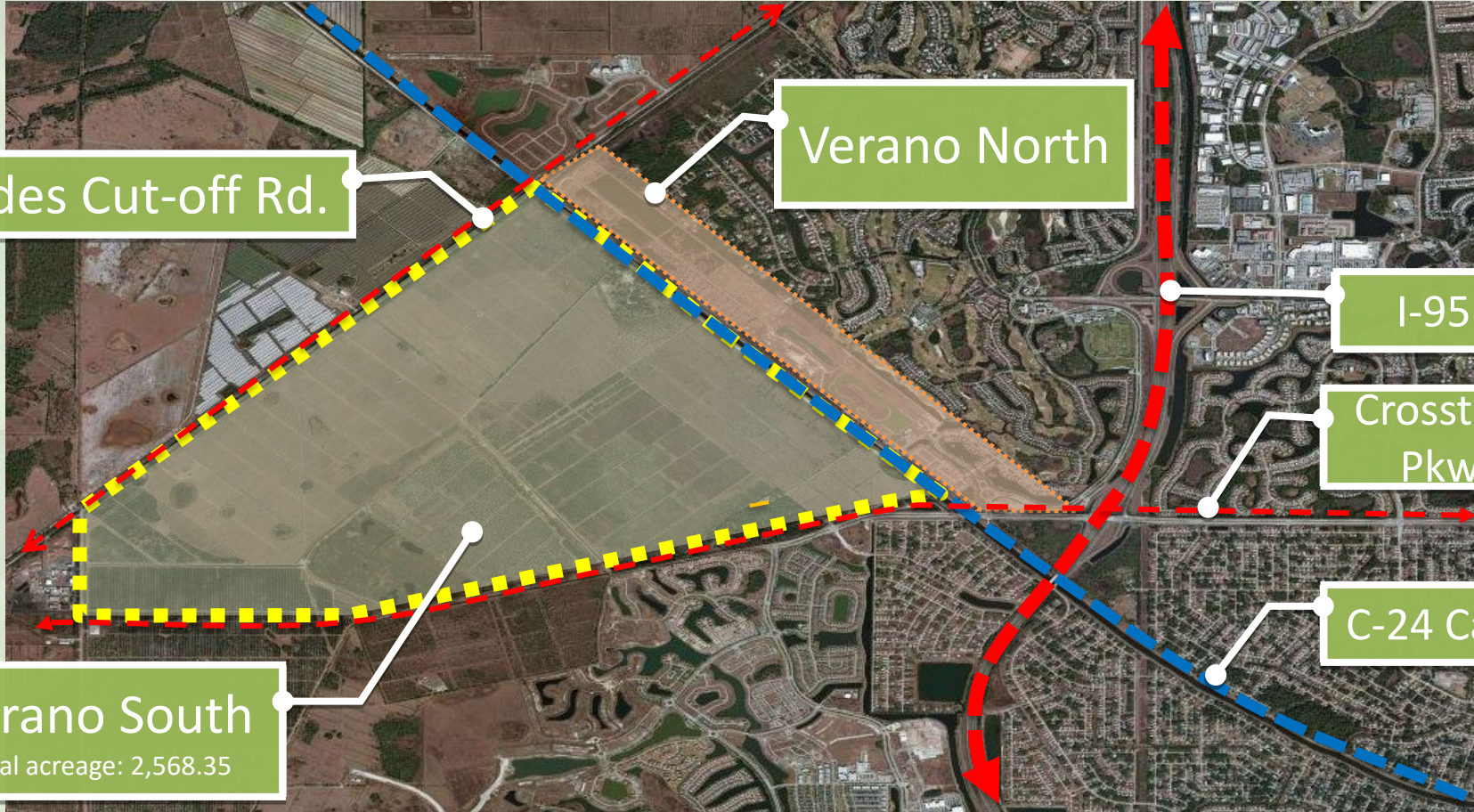
Cotleur &
Hearing

VERANO SCHOOL REZONING
Planning & Zoning Board

August 2, 2022

- **Applicant –Verano Development, LLC**
-Kolter Group, Manager
- **Landscape Architects and Planners – Cotleur & Hearing**
-Daniel T. Sorrow, PLA, AICP, LEED AP BD+C

- **Requesting approval of the rezoning of an approximate 49.11-acre lot within Section 6, from St. Lucie County Agricultural - 1 dwelling unit per 5 acres (SLC AG-5) to Institutional (I). The property does not have an address but will be located north of the extension of Crosstown Parkway, west of the future North-South “A” roadway, and east of Range Line Road.**
- **Requesting this change to allow for a school site on this property.**



VERANO DEVELOPMENT *Port St. Lucie, Florida*



CONCEPTUAL DEVELOPMENT PLAN

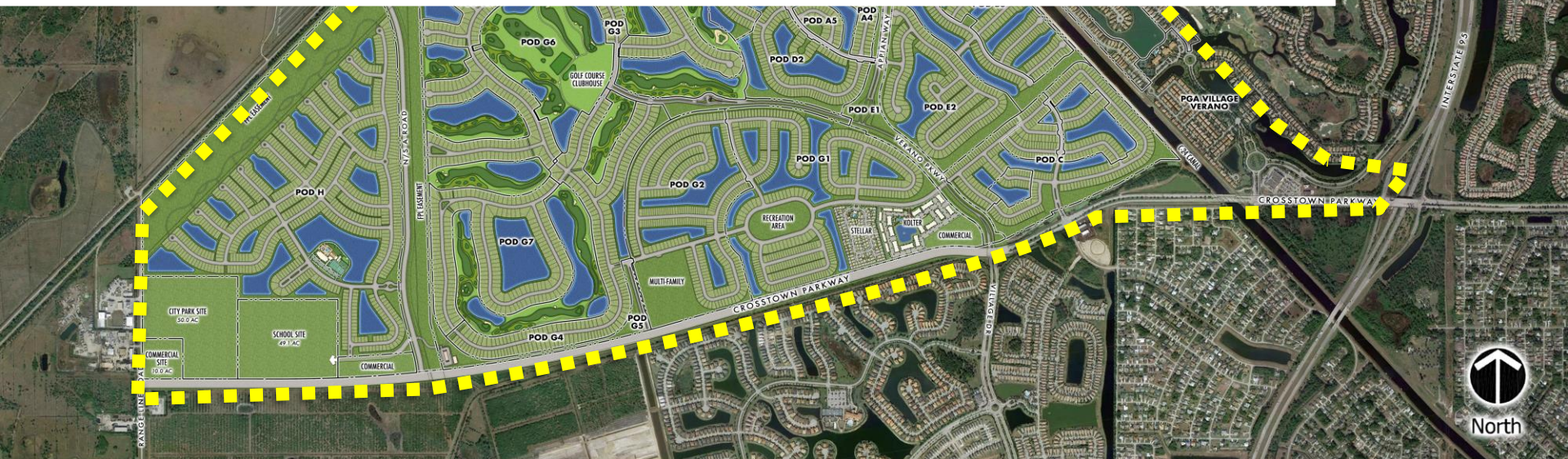
Date Established: 10/27/2003

DRI Amendments: Reso 03-R68, 03-R96, 09-R49, 09-R138, 10-R31, 12-R102, 18-R01, 21-R01

7,200 Units Allowed (7046 Units Entitled per PUD's)

Developed to-date in Verano : (4,659 platted lots or site planned)

- ✓ Extension of Crosstown Parkway
- ✓ Improvement to N/S A Road
- ✓ Dedication of school site
- ✓ Dedication of park site



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.

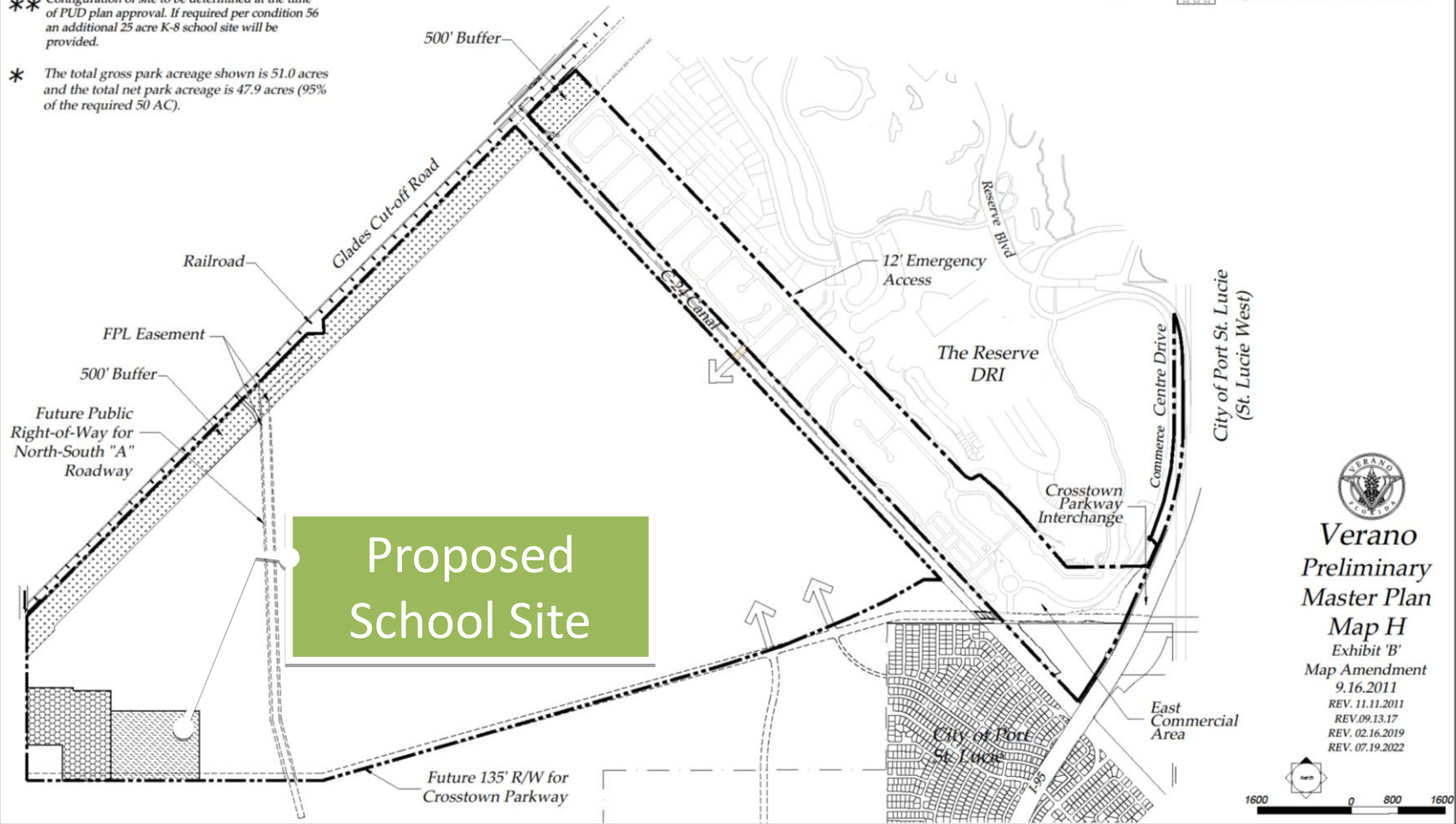
48 acre school site located west of North-South "A" roadway and adjacent to Crosstown Parkway.

** 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

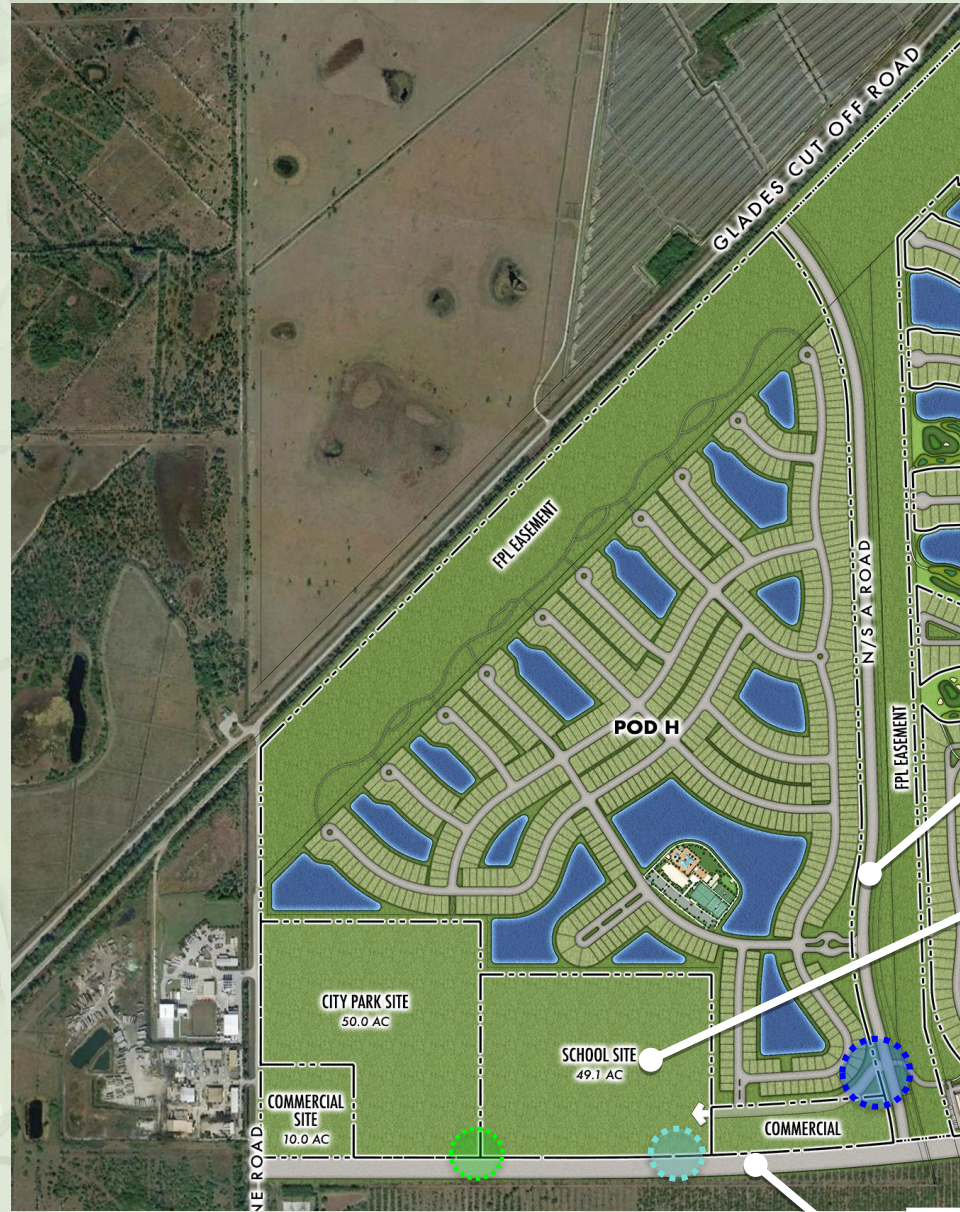
-  Proposed DRI Buffer
-  Proposed School / Institutional Site
-  Proposed 50 Acre Public Park Site




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

Verano School Rezoning
 Port St. Lucie, FL

School Site | Verano School Rezoning



Future Primary Access from N/S A Rd

Full Access Typical 80' ROW

Future Access

Right in Right out

80' North / South A Road

Proposed School Site

Crosstown Parkway Ext.

Verano School Rezoning
Port St. Lucie, FL

Thank You

Questions & Comments