

VERANO SCHOOL REZONING P22-182

Planning & Zoning Board Hearing
Stephen Mayer
Planner III



Request:

The Applicant is requesting approval of the rezoning of an approximate 49.11-acre lot within Section 6, from St Lucie County Agricultural 1 unit per 5 acres (SLC AG-5) to Institutional (I).

Proposed Project: A public school site

General Information:

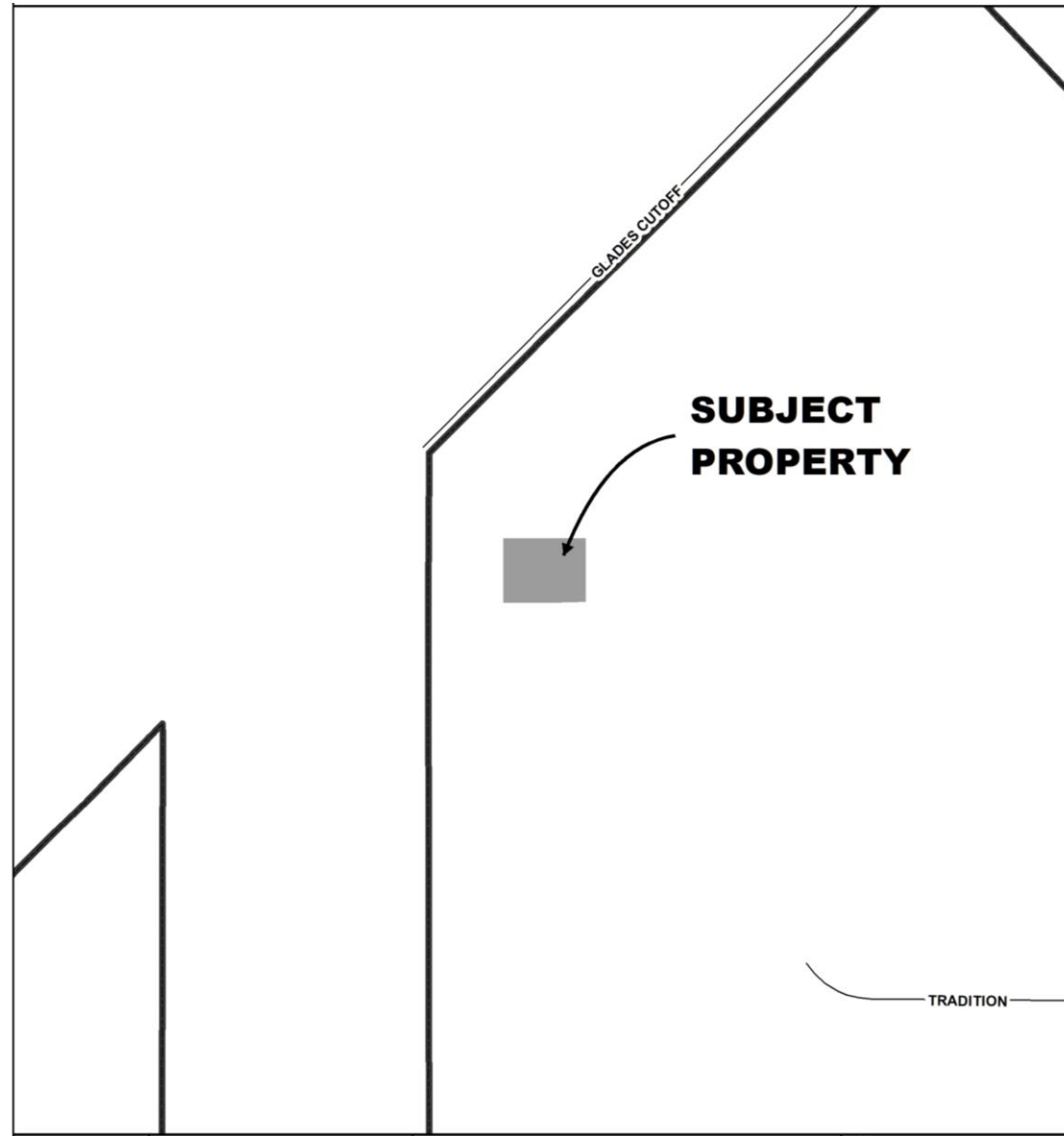
Owner/Applicant – PSL Land Investments, LLC

Agent – Dan Sorrow, Cotleur and Hearing

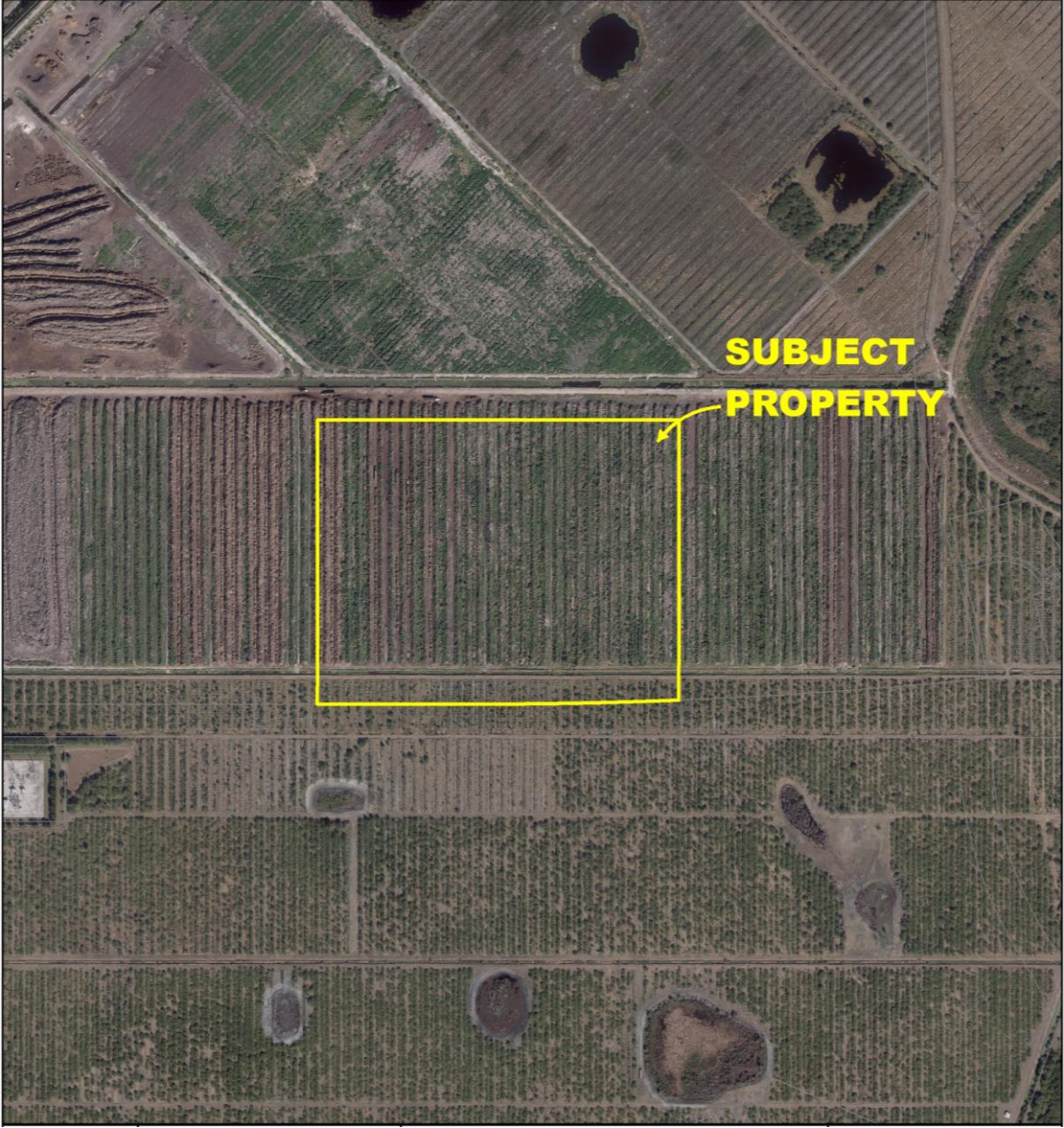
Location – The property is located north of the extension of Crosstown Parkway and west of the future North-South “A” roadway.

Existing Use – Vacant land

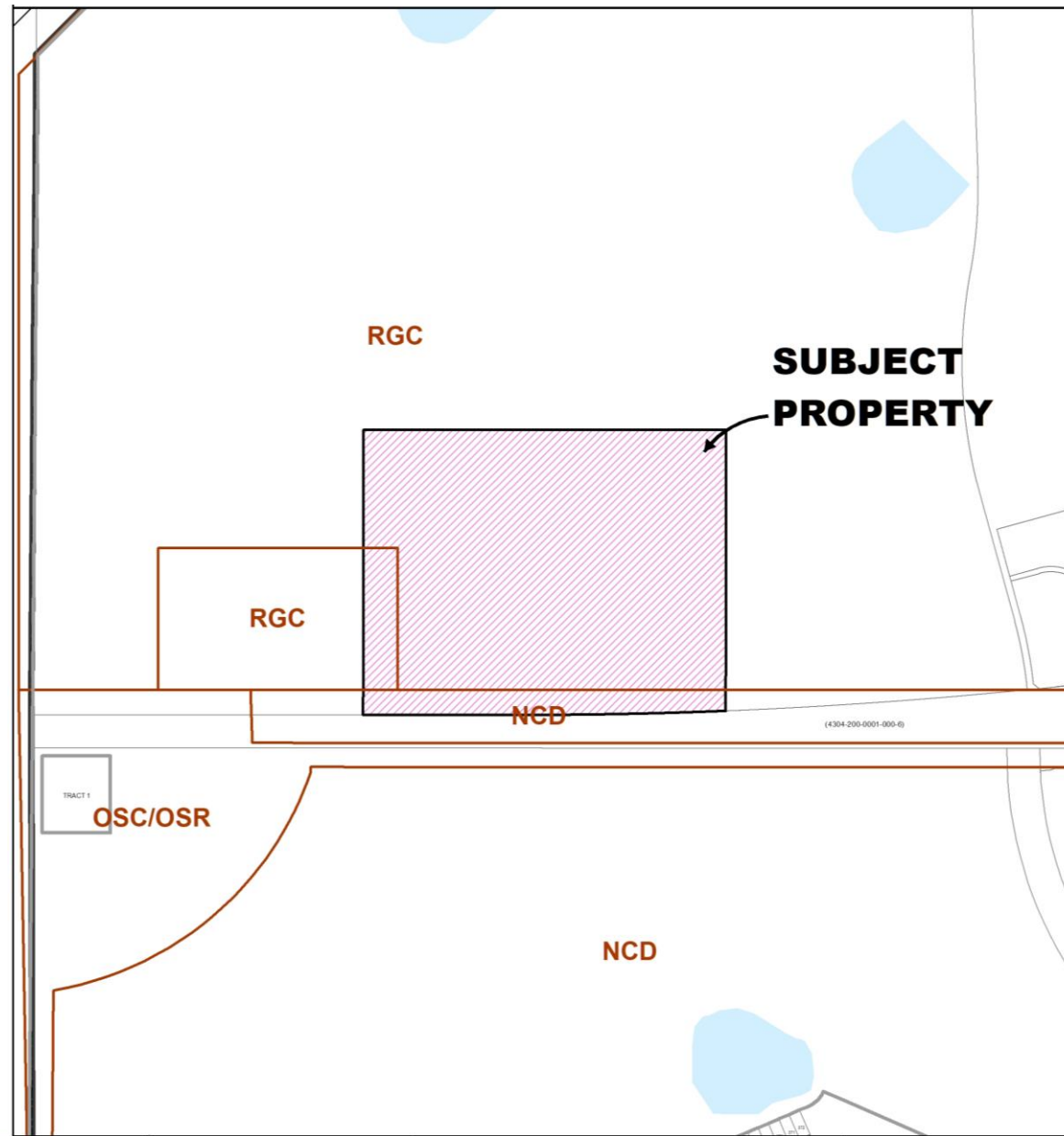
Location Map



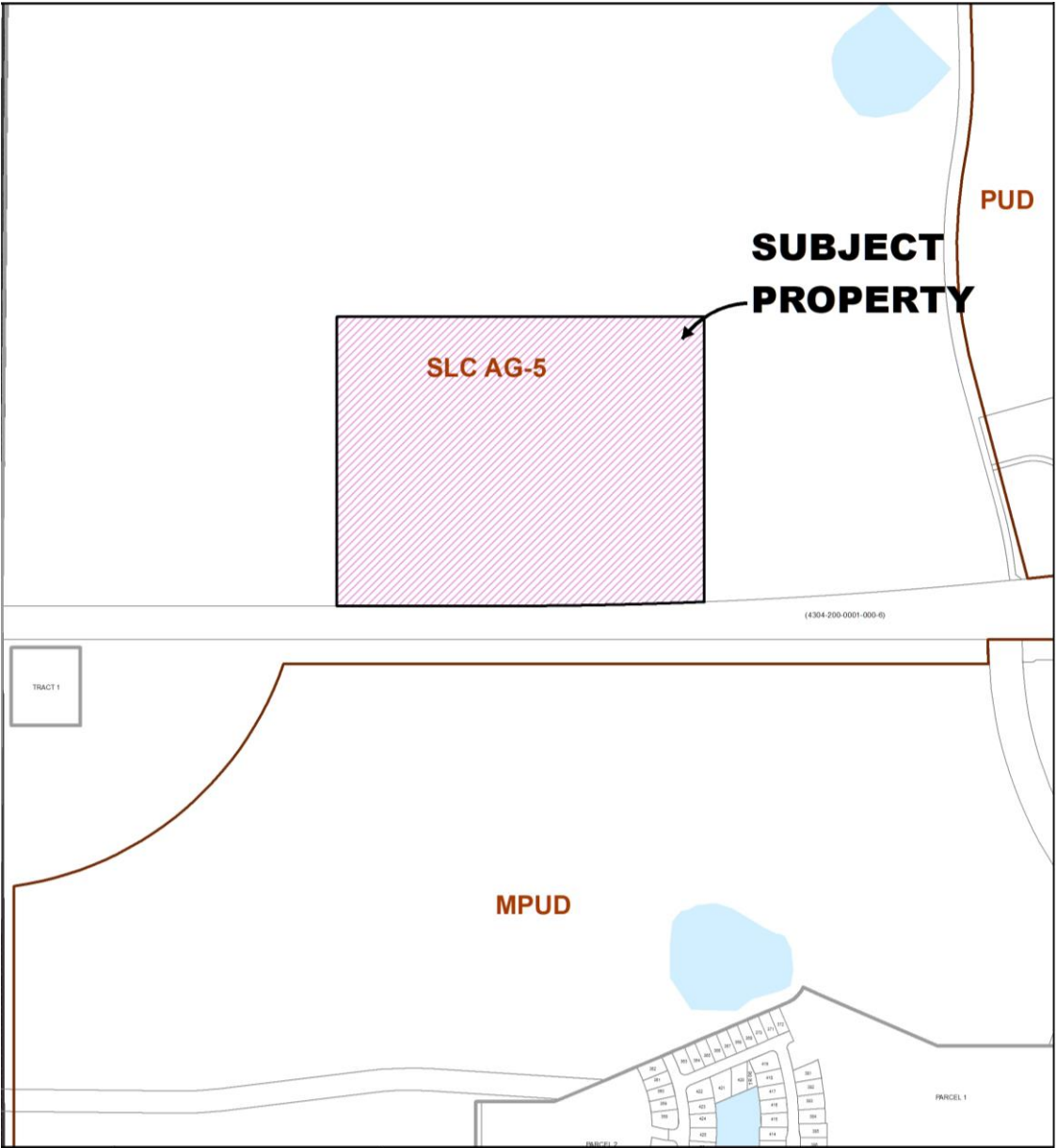
Aerial



Future Land Use



Zoning



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	SLC AG-5	Vacant (Verano) Residential POD J
South	NCD	SLC AG-5	Vacant (Crosstown extension)
East	RGC	SLC AG-5	Vacant (Verano) North South "A" ROW
West	RGC	SLC AG-5	Vacant (Verano) Residential POD I



Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
RGC (Residential Golf Course)	PUD (Planned Unit Development), GU (General Use), I (Institutional)



Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The Institutional (I) zoning district is listed as a compatible zoning district under the Residential Golf Course (RGC) future land use classification.

