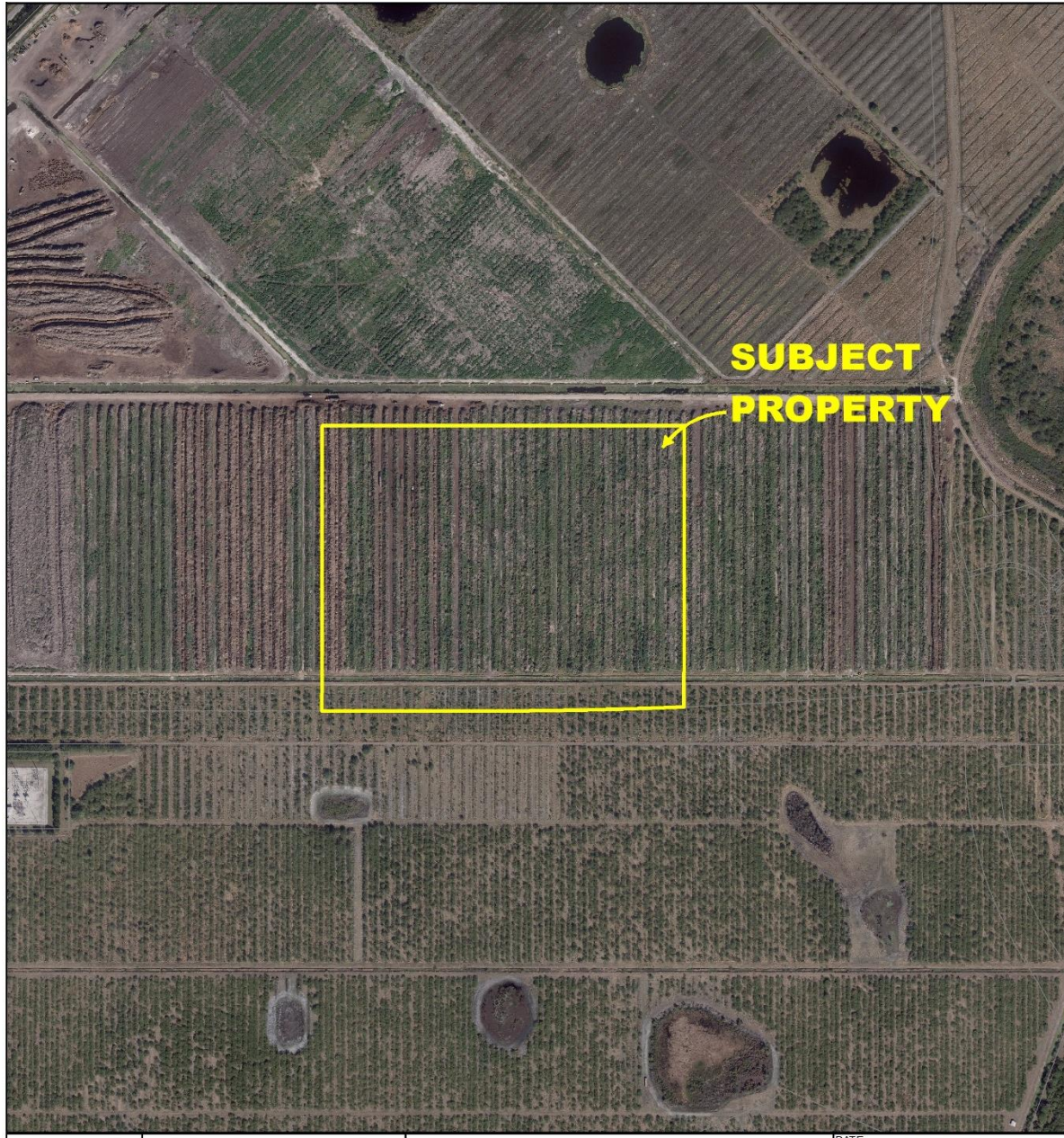




PLANNING AND ZONING BOARD STAFF REPORT
August 2, 2022 Planning and Zoning Board Meeting

St. Lucie County School at Verano
REZONING
P22-182



Project Location Map

SUMMARY

Applicant's Request:	Rezoning of a 49.11-acre lot from St. Lucie County Agricultural -1 dwelling unit per 5 acres (SLC AG-5) to Institutional (I)
Applicant:	PSL Land Investments LLC
Property Owner:	PSL Land Investments LLC
Agent:	Dan Sorrow, Coteleur and Hearing
Location:	The property is located north of the extension of Crosstown Parkway and west of the North-South "A" road right-of-way.
Project Planner:	Stephen Mayer, Planner III

Project Description

The Applicant is 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.

The applicant is requesting this change to allow for a school site on this property.

The property has a future land use classification of Residential Golf Course (RGC), which is compatible with the Institutional (I) zoning district. Furthermore, the school site is required by the Verano DRI development order.

Previous Actions

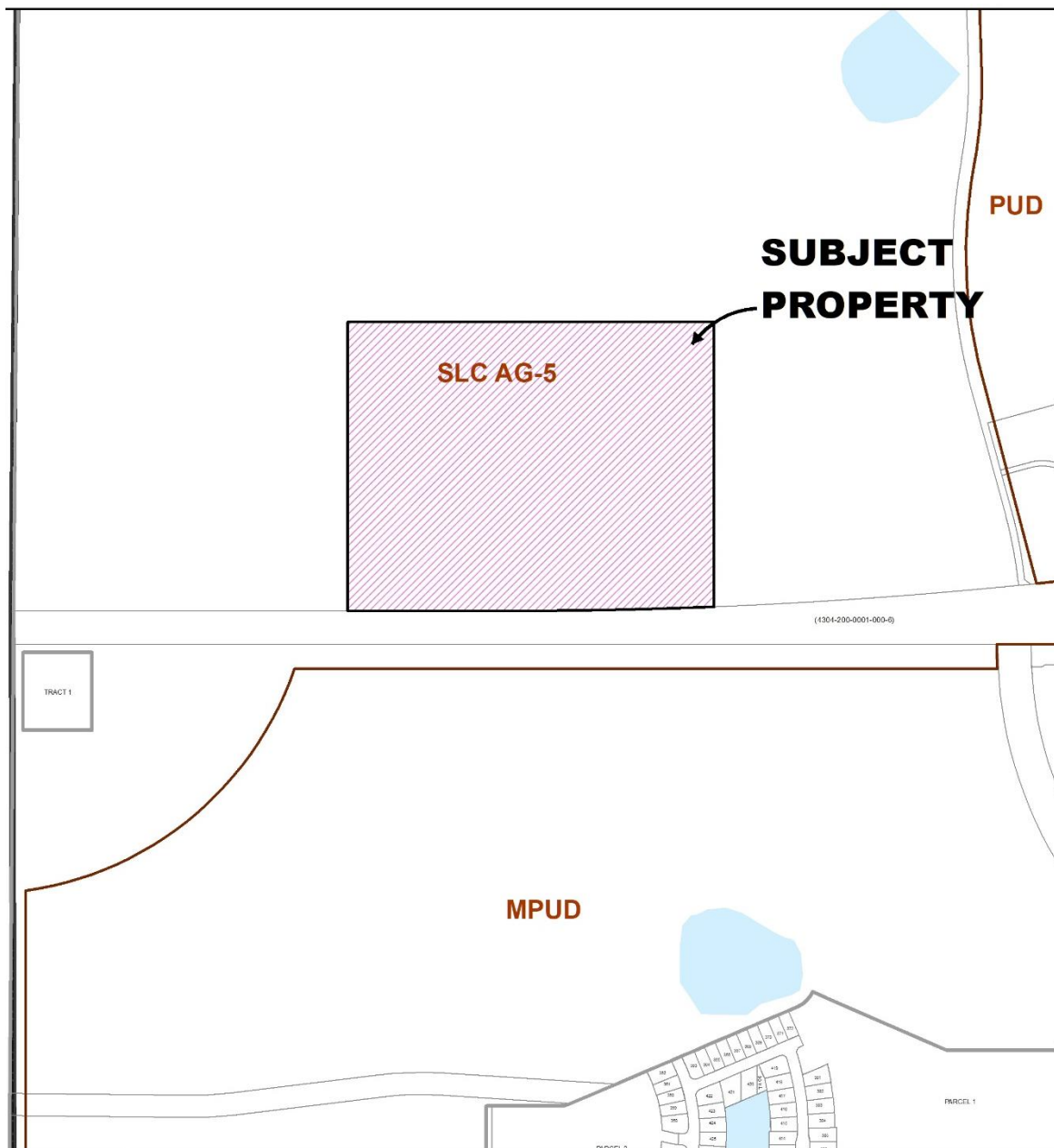
It would be more consistent to change the zoning from industrial to Service Commercial, to match the existing Future Land Use designation.

Location and Site Information

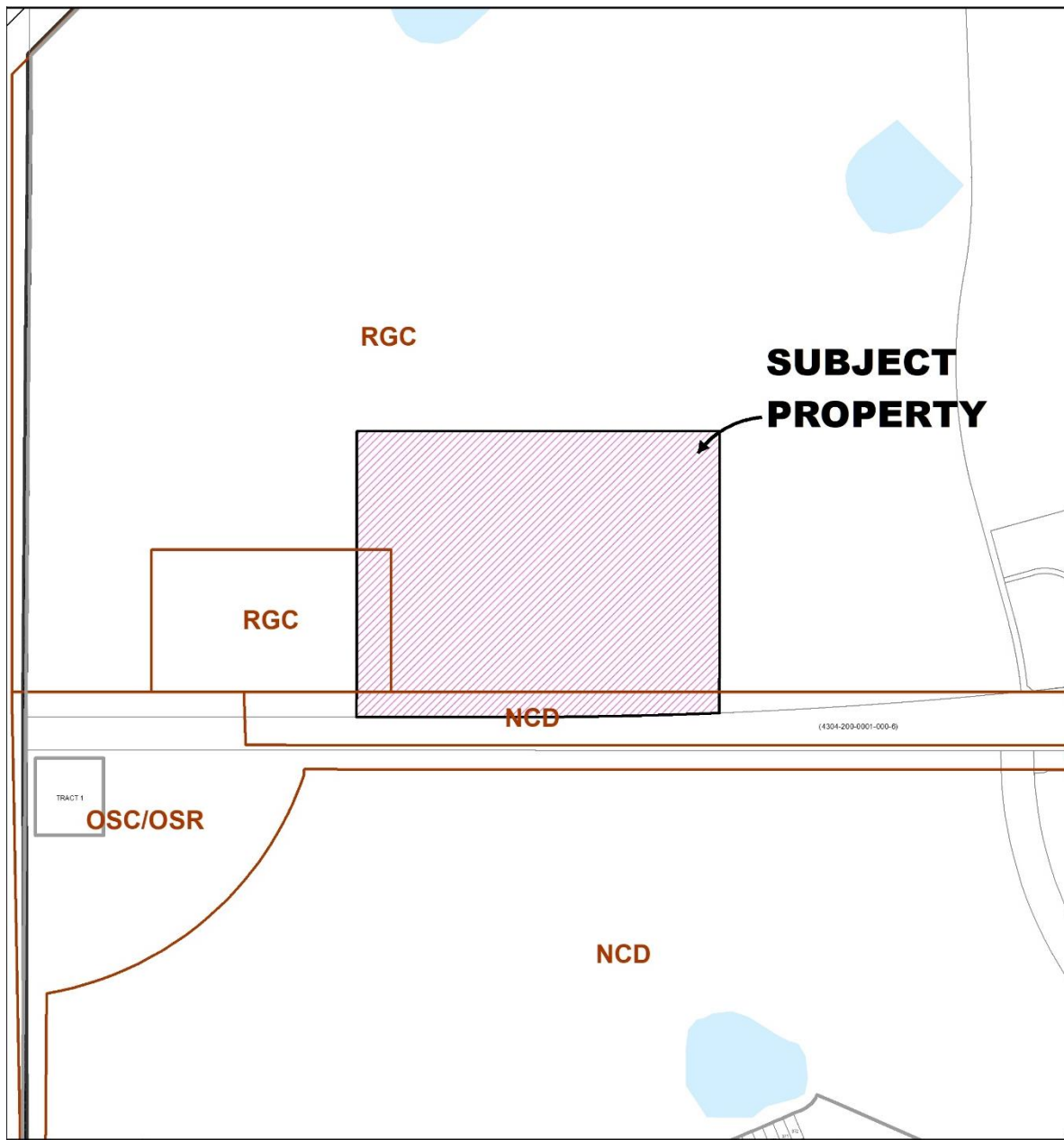
Parcel Numbers:	3331-131-0001-000-6
Property Size:	+/- 49.11 acres
Legal Description:	A portion of Section 6, Township 37 South, Range 39 East, St. Lucie County, Florida
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	SLC Agricultural - 1 dwelling unit per 5 acres (AG-5)
Existing Use:	Vacant land
Requested Zoning:	Institutional (I)
Proposed Use:	School Site

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



Existing Zoning Map



Future Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element 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.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RGC (Residential Golf Course)	PUD, GU, I

ZONING REVIEW

Applicant's Justification Statement: Requesting the site be rezoned to make the site compatible with the proposed school use.

Staff Analysis: The applicant's proposal to rezone the subject property complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The application is also consistent with Condition No. 56 of the Verano Development of Regional Impact development order (Resolution 21-R01), which requires the dedication of 48 acres for a high school.

RELATED PROJECTS

P22-215 Verano DRI Master Plan Amendment – A Map H amendment has been submitted to shift the proposed school site to the west as shown in the rezoning application. It is proposed to be located north of Crosstown Parkway, midway between the future North/ South "A" roadway and Range Line Road. The DRI Conceptual Master Plan Amendment is being reviewed concurrently with the rezoning application.

STAFF RECOMMENDATION

The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and zoning regulations and thereby recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- 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.