

# 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, from St Lucie County Agricultural 1 unit per 5 acres (SLC AG-5) to Institutional (I).

Proposed Project: A public school site

# General Information:

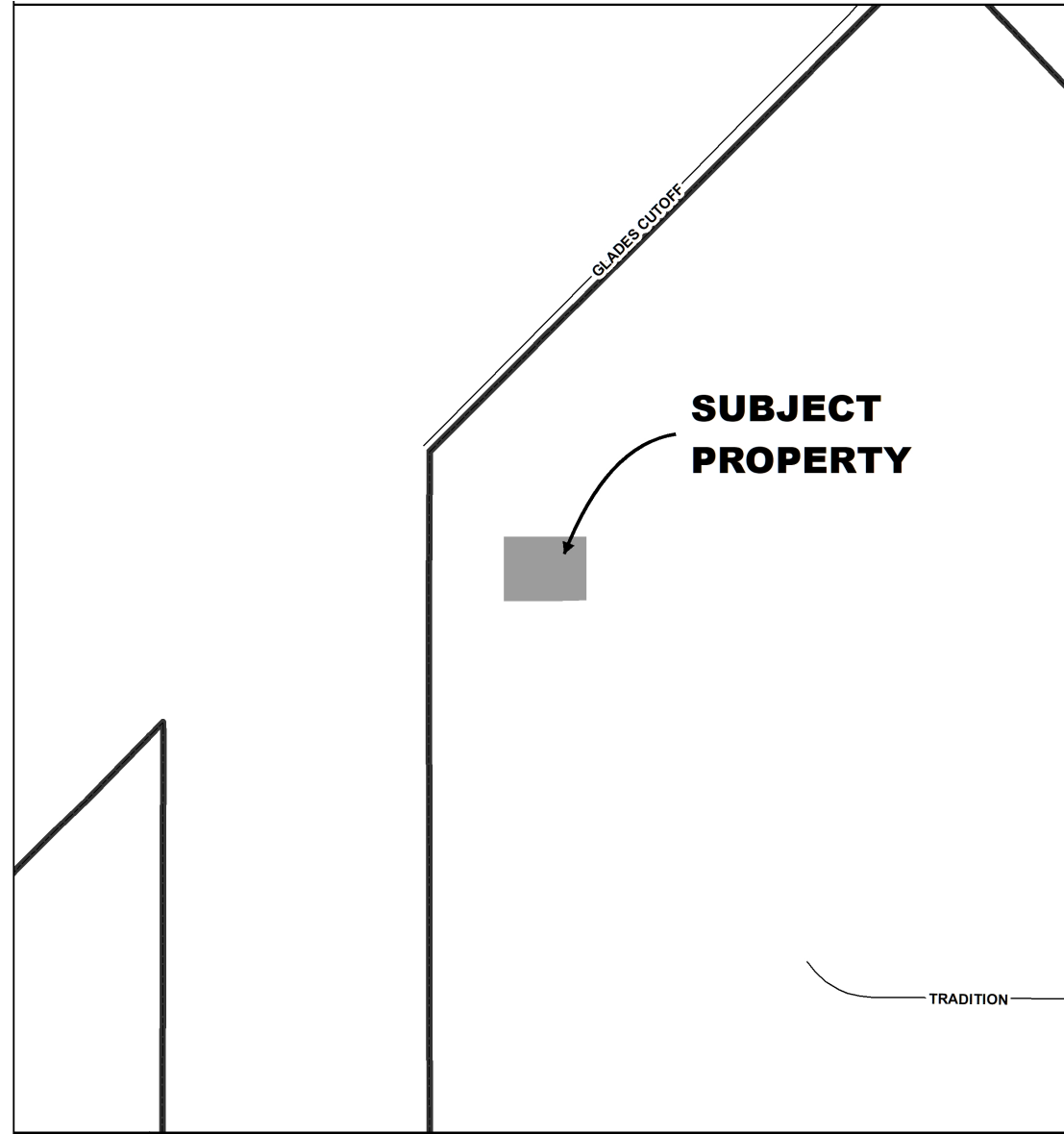
Owner/Applicant – PSL Land Investments, LLC

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.

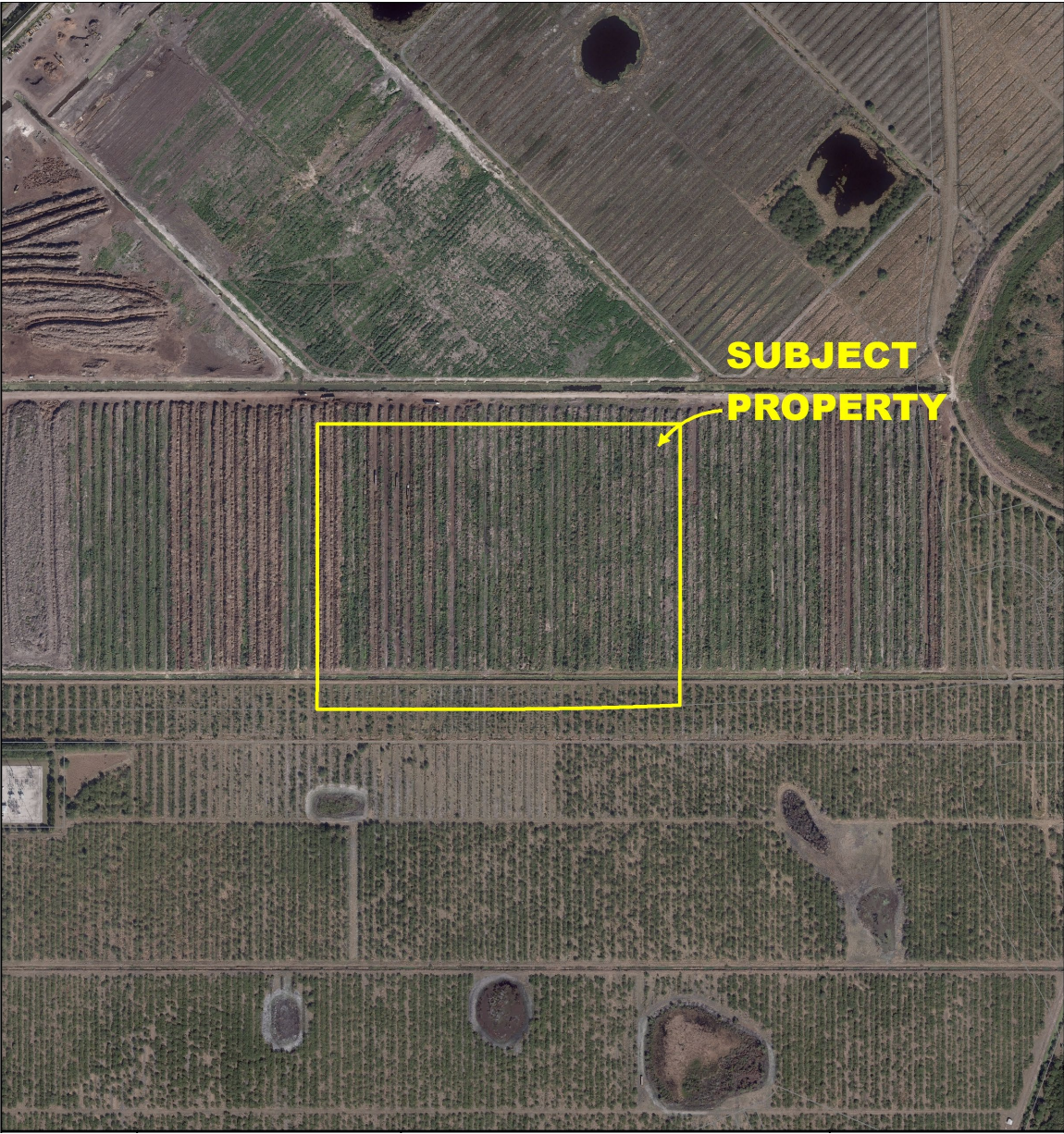
Existing Use – Vacant land

# Location Map

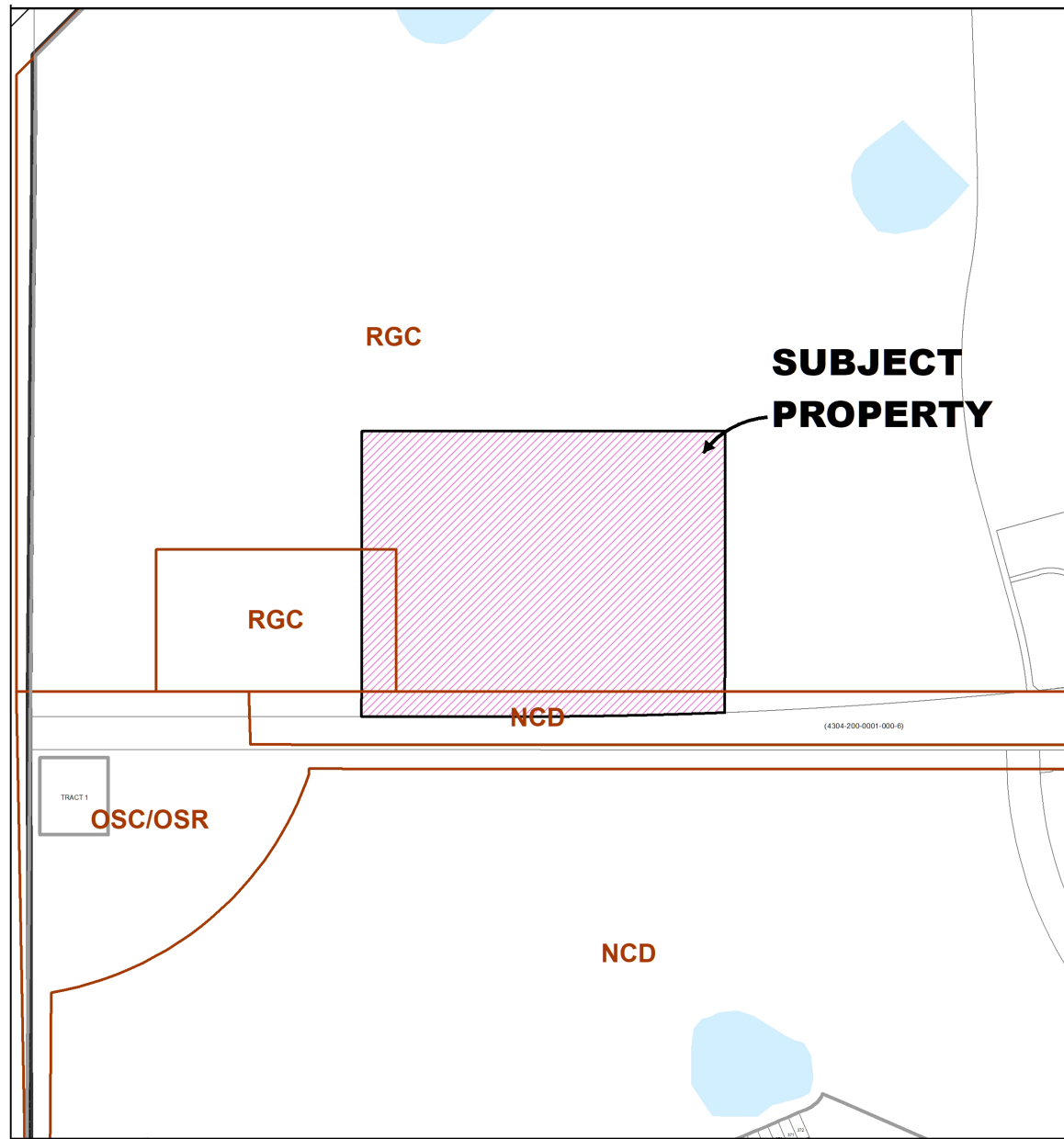




# Aerial

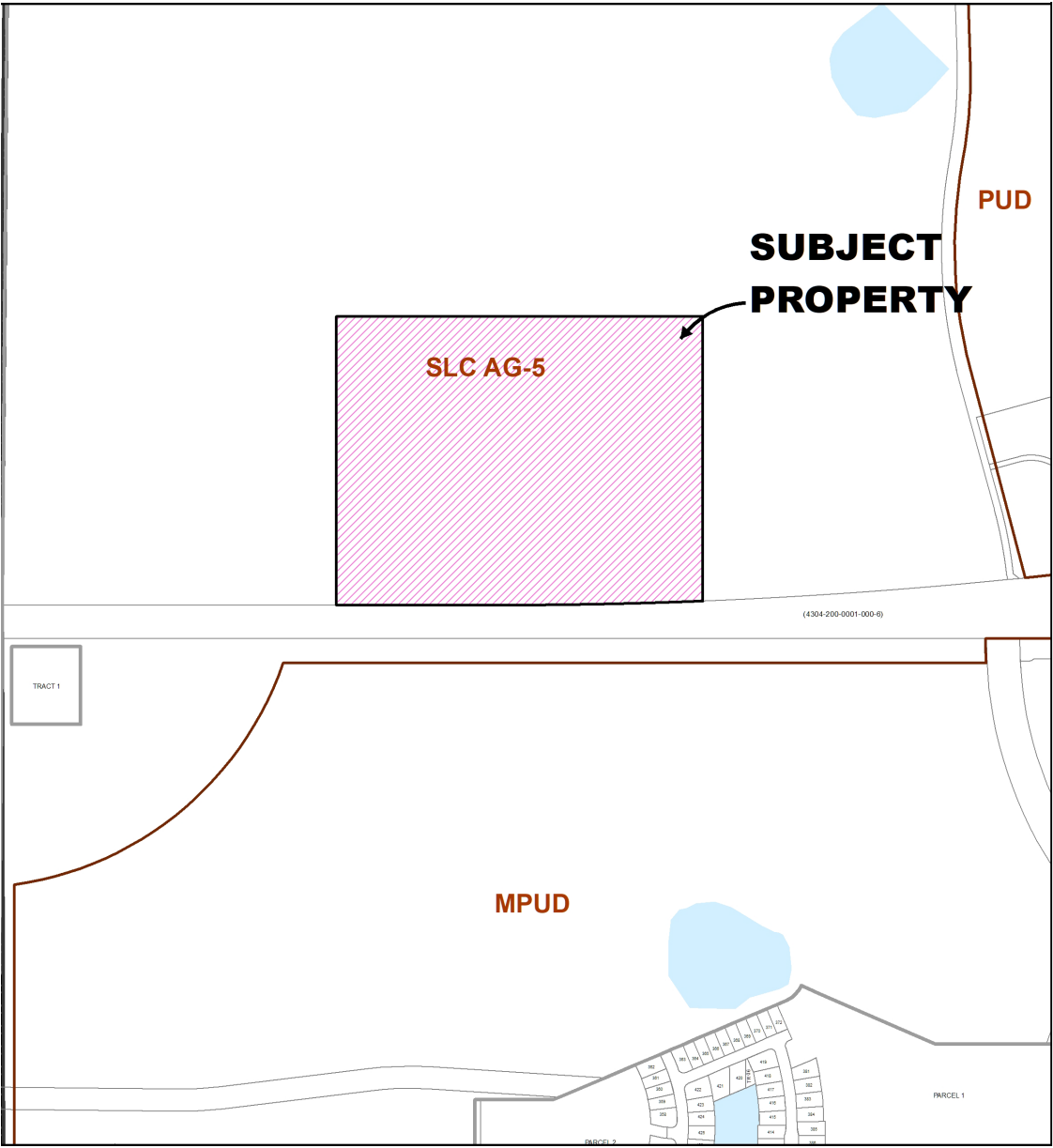


# Future Land Use





# 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

Future Land Use Classification

Compatible Zoning District

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.
- The school site is required by the Verano DRI development order.



# Planning and Zoning Board Recommendation

- On August 2, 2022, the P&Z Board recommended approval of the rezoning request.

