

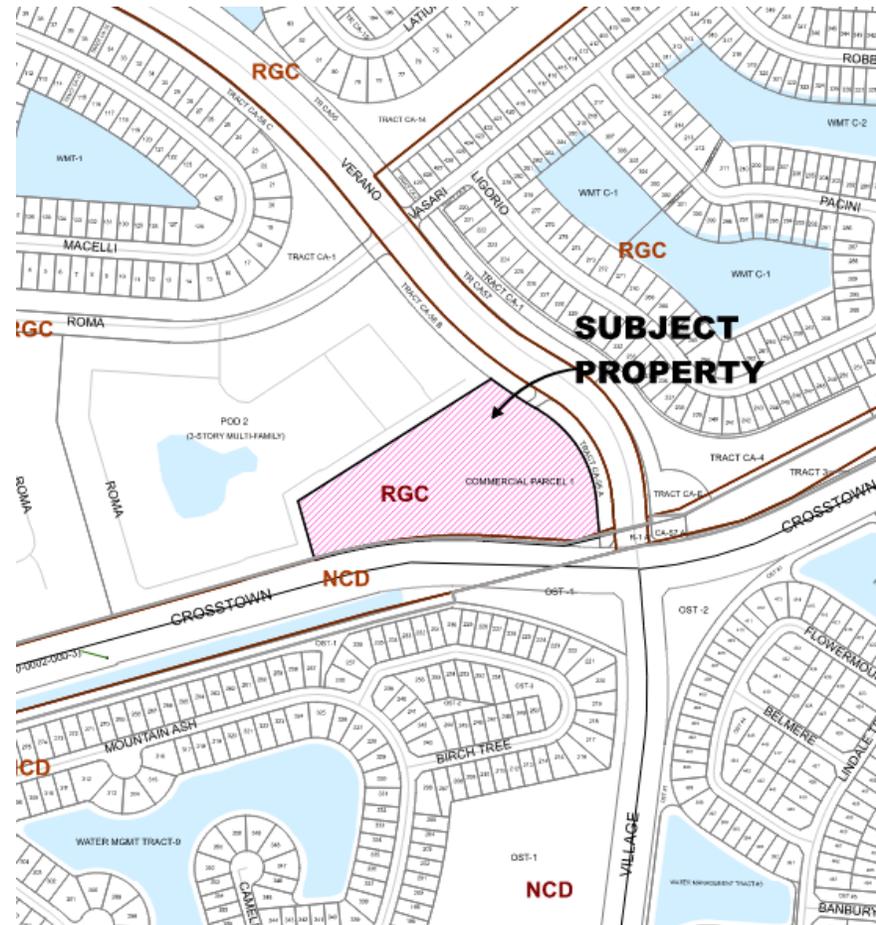


Verano South POD G  
Small-Scale Comprehensive Plan Amendment  
Planning & Zoning Board Meeting  
*March 3, 2026*

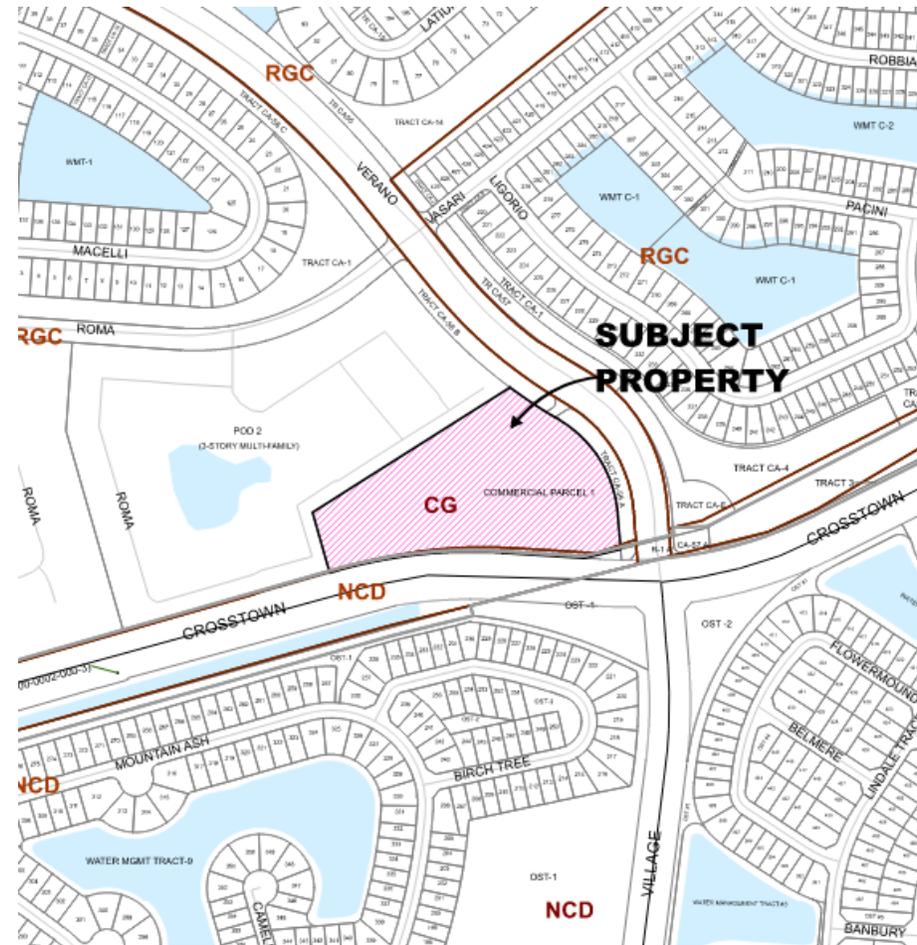
# Request Summary

<b>Applicant's Request:</b>	This is a request to amend the Future Land Use from Residential Golf Course (RGC) to General Commercial (CG).
<b>Applicant/Property Owner:</b>	DK Central Park LLC & Shops at Port St. Lucie, LLC
<b>Location:</b>	The property is located at the northwest corner of the intersection of Crosstown Parkway and Verano Parkway.

# Existing Land Use Designation Residential Golf Course (RGC)



# Proposed Land Use Designation General Commercial(CG)



# Site Location



# Surrounding FLU & Zoning

Direction	Future Land Use	Zoning	Existing Use
North	Residential Golf Course (RGC)	PUD	Residential Development
South	New Community Development (NCD)	MPUD	Residential Development
East	Residential Golf Course (RGC)	PUD	Residential Development
West	Residential Golf Course (RGC)	PUD	Residential Development

# Background

PGA Village DRI (P02-322) approved by City Council on October 27, 2003, established the Verano DRI and provided the designation of Residential Golf Course Land Use and one area with General Commercial Land Use.

Verano South POD G PUD consists of 1,181.05 acres which includes a 8.03-acre parcel with a land use designation of RGC for commercial development.

The land use change from RGC to CG is necessary because the applicant wishes to provide commercial uses that may be more intensive uses and that are typically found on property zoned CG (retail with drive through service, restaurants, automotive service).

# Comprehensive Plan Analysis

Land Use Consistency (Goal 1.1): Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.

# Summary of Change

The type of commercial uses on this property are changing in nature from uses that were to support a residential golf course development, to a commercial plaza that serves the more than just the immediate neighborhood.

At buildout the entire DRI will not likely develop all of the commercial entitlements originally granted so the overall land use mix and composition of the DRI is not changing substantially.

# 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.