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Shoppes at Crosstown Parkway Port St Lucie  
Major Site Plan Application  
P24-095  
City Council Meeting  
February 23, 2026

# Request Summary

Applicant's Request:	A request for approval of a major site plan for an approximately 8 acre commercial development proposing 36,664 square feet of retail buildings for the first phase of the project.
Agent:	Connelly & Wicker
Property Owner:	DK Central Park, LLC
Location:	The property is located in the northwest corner of the intersection of Crosstown Parkway and Verano Parkway.

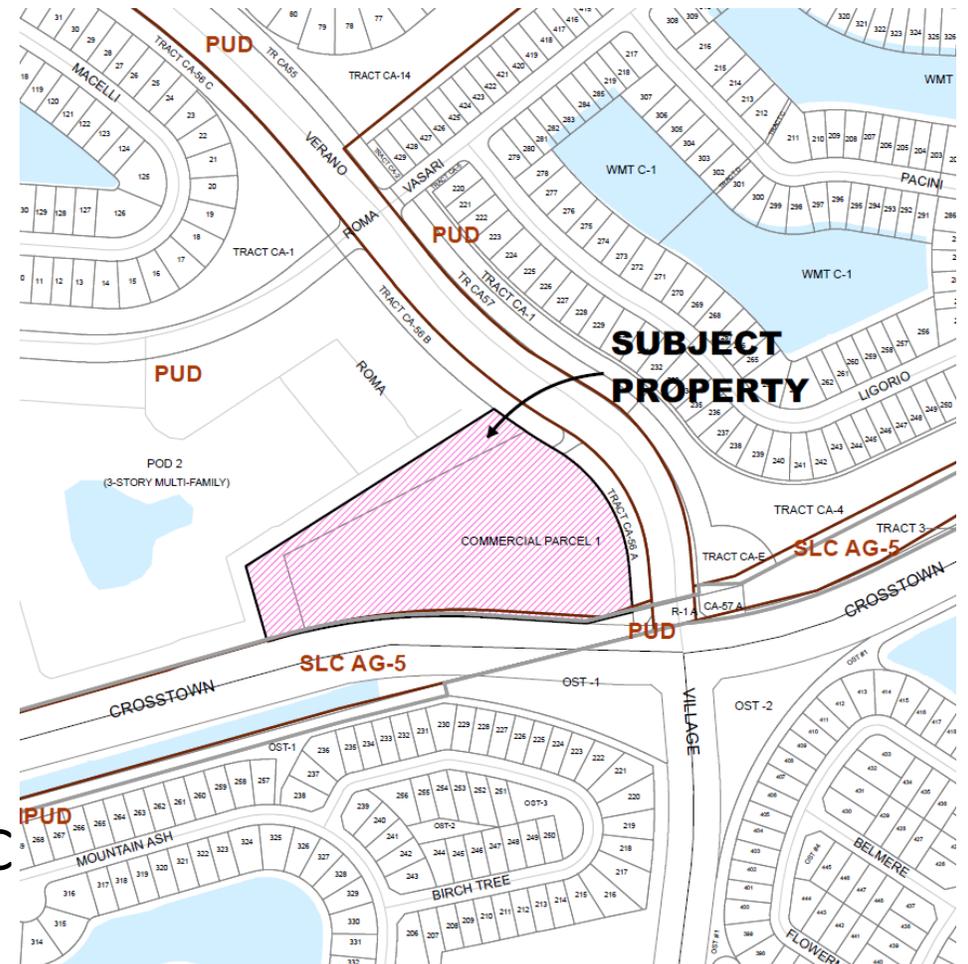
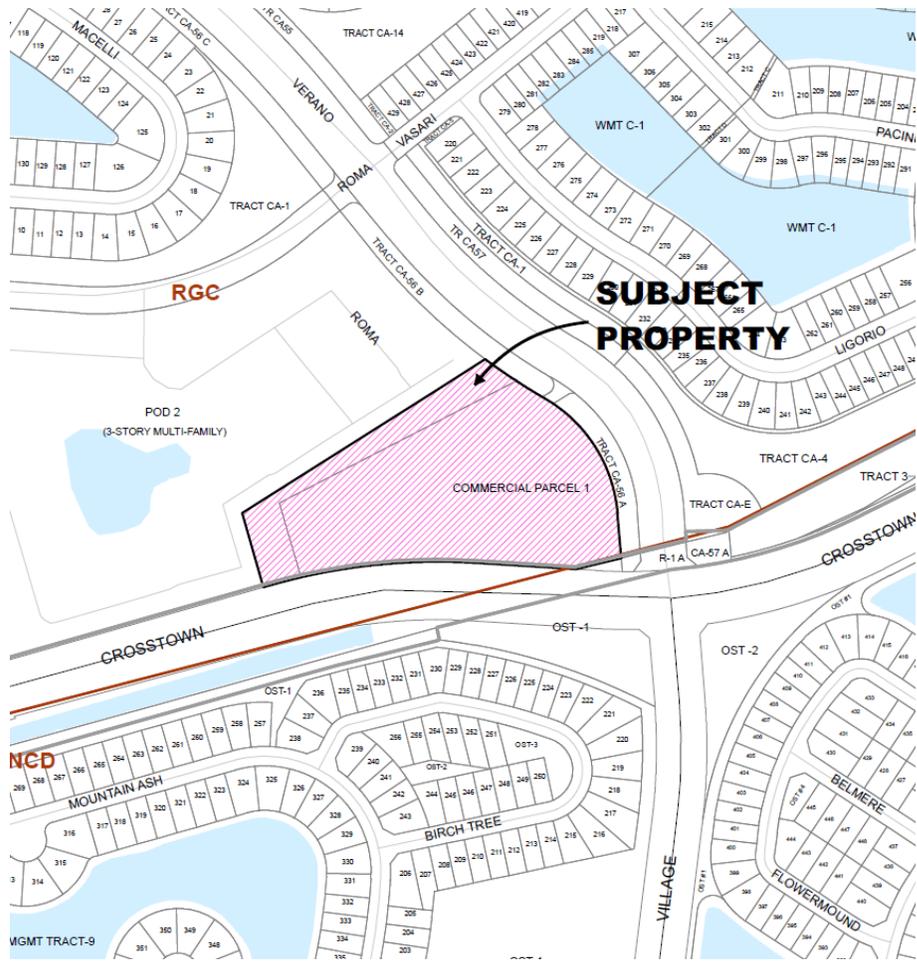
# Proposed Project

This is a commercial parcel within the Verano South POD G PUD. The Future Land Use designation is Residential Golf Course (RGC). The Comprehensive Plan allows retail and office commercial uses in this land use designation. This first phase consists of two retail buildings. The development will be required to have the land use designation changes to General Commercial for the general commercial uses that are to be proposed in future phases.

# Location



# Land Use and Zoning



- Future Land Use: RGC
- Zoning: PUD
- Existing Use: Vacant land

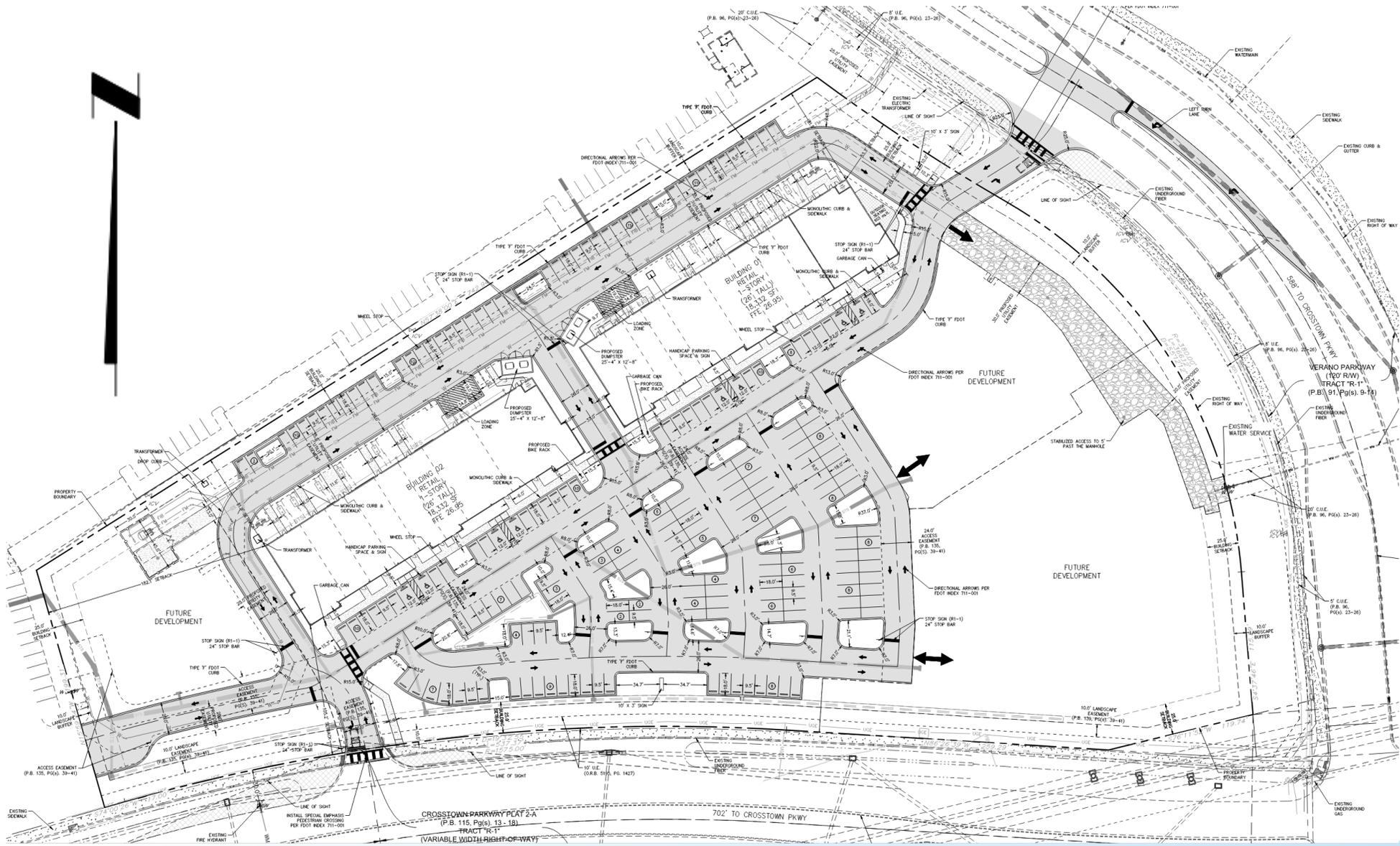
# Zoning Review

- The proposed site consists of two retail buildings totaling 36,664 square feet. The retail commercial use is permitted as per the PUD
- The Verano South POD G PUD allows for a maximum building height of 35 feet. The proposed building height is 26 feet.
- The building setback lines depicted on the site plan conform to the requirements of Verano POD G PUD Requirements.
- The site is required to provide 151 parking spaces, and 208 spaces are provided.

# Concurrency Review

- The project has been reviewed for compliance with Chapter 160, City Code, regarding the provision of adequate public facilities.
- Port St. Lucie Utility Systems is the water and sewer provider. A service agreement is required.
- A paving and drainage plan that is in compliance with the adopted level of service standard is required.
- Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
- The Public Works Department has reviewed the submitted traffic report and found the transportation element of the project to be in compliance with the adopted level of service and the Verano DRI.

# Proposed Site Plan



# Staff Recommendation

- The Site Plan Review Committee recommended approval of the proposed site at the November 12, 2025, Site Plan Review Committee meeting.
- The Planning and Zoning Department finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and Land Development Regulations and recommends approval.