



**Shoppes at Crosstown Parkway  
Major Site Plan Application  
P24-095**



Project Location Map

**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.
Applicant:	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.
Address:	Not assigned
Project Planner:	Daniel Robinson, Planner III

**Project Description**

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 developer has submitted a comprehensive plan amendment to change the land use designation to General Commercial (P26-008). This is to allow for the general commercial uses that are to be proposed in future phases.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed major site plan at the November 12, 2025, Site Plan Review Committee meeting.

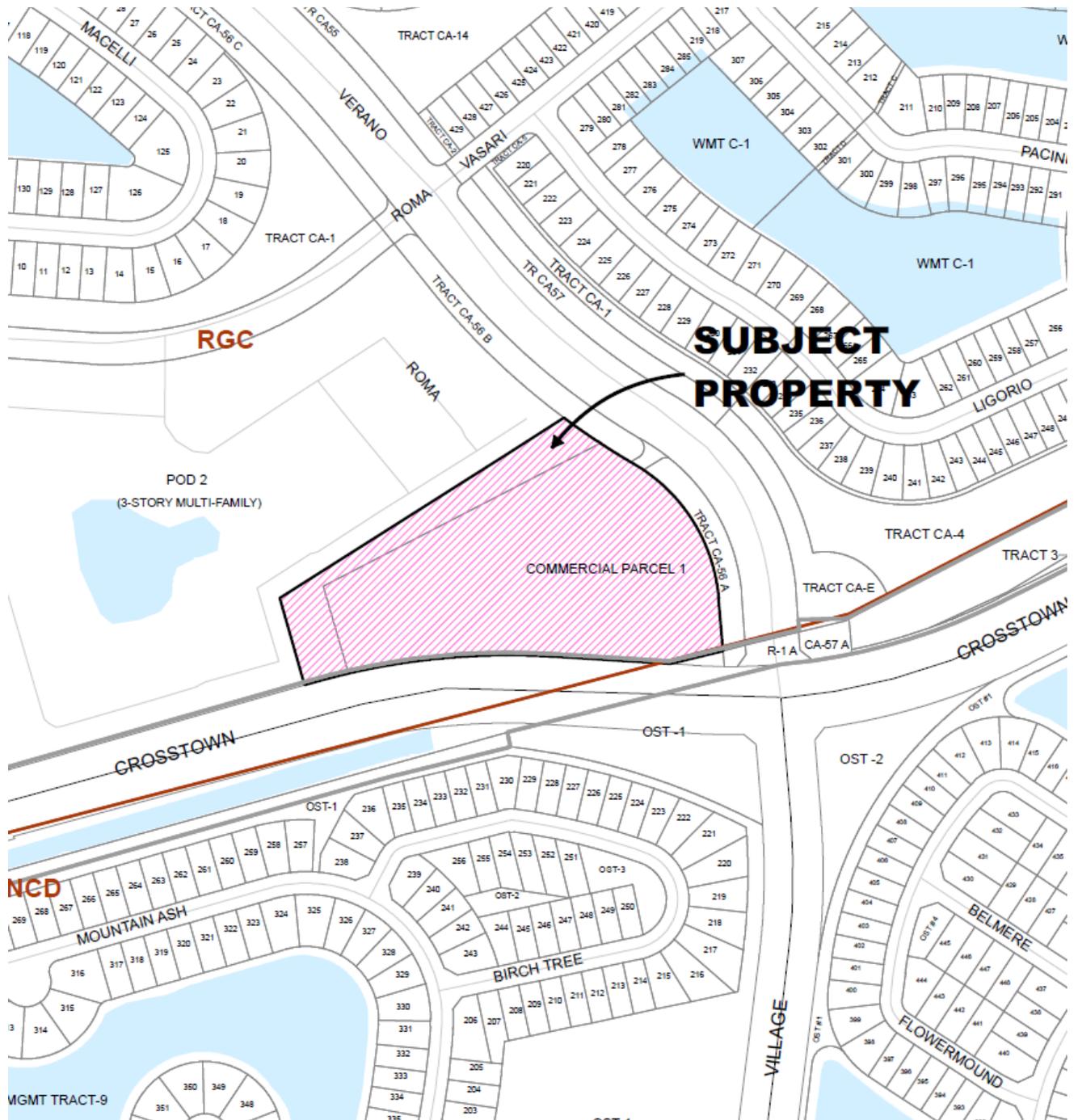
**Location and Site Information**

Parcel Number:	3332-700-0032-000-1 3332-700-0030-000-7
Property Size:	8.03 acres.
Legal Description:	All of Commercial Parcel 1 and a Portion of POD 2, Verano South PUD 1 POD G Plat No. 1, As Recorded in Plat Book 92, Pages 11 Through 30, inclusive, of the Public Records of St. Lucie County, Florida, Lying in Section 4, Township 37 South, Range 39 East, In The City of Port St. Lucie, Florida, St. Lucie County, Florida.
Future Land Use:	RGC – Residential Golf Course
Existing Zoning:	PUD – Planned Unit Development
Existing Use:	Vacant land

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano Residential Development
South	NCD	MPUD	Tradition Residential Development
East	RGC	PUD	Verano Residential Development
West	RGC	PUD	Verano Residential Development

NCD (New Community Development) – MPUD (Master Planned Unit Development)- PUD (Planned Unit Development) – RGC (Residential Golf Community)



Land Use Map



## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and the Verano PUD and documented as follows:

<b><u>CRITERIA</u></b>	<b><u>FINDINGS</u></b>
<b>USE</b>	The proposed use of the property is retail which is a permitted use in the PUD.
<b>DUMPSTER ENCLOSURE</b>	The site plan includes two dumpster enclosures (12' 8" x2' 4" each) allowing for both general and recyclable refuse.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The project has been reviewed and found in compliance with the Citywide Design Standards.
<b>STACKING REQUIREMENTS</b>	Not applicable
<b>BUILDING HEIGHT</b>	The proposed height of the buildings is 26 feet. The maximum height allowed per Verano South Pod G PUD is 35 feet.
<b>SETBACKS</b>	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the PUD.
<b>PARKING</b>	The site requires 151 parking spaces and 208 are being provided.

### **NATURAL RESOURCE PROTECTION**

The property is currently vacant and cleared. The site does not contain any native upland habitat associates or State jurisdictional wetlands. Preservation and mitigation requirements have been addressed with the approval of the DRI.

### **CONCURRENCY REVIEW (CHAPTER 160)**

The project has been reviewed for compliance with Chapter 160, City Code, regarding the provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	Port St Lucie Utility Systems is the provider. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<b><i>Transportation</i></b>	The Public Works Department indicates that this project will generate 1,580 daily vehicle trips on the road adjacent to the project. It will not adversely affect the transportation level of service for the adjacent roads and is consistent with the Verano DRI.
<b><i>Parks and Recreation Facilities</i></b>	Not applicable to non-residential development.
<b><i>Stormwater Management Facilities</i></b>	A paving and drainage plan that is in compliance with the adopted level- of- service standard is required.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	Not applicable to non-residential development.

### **OTHER**

***Fire District:*** The access locations (external and internal) have been reviewed by the Fire District for safety purposes.

***Public Art (Chapter 162):*** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. The Public Art requirements have been satisfied for the Verano South POD G PUD.

**Related Projects**

P24-223 Verano South Central Park Commercial Plat

**STAFF RECOMMENDATION**

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