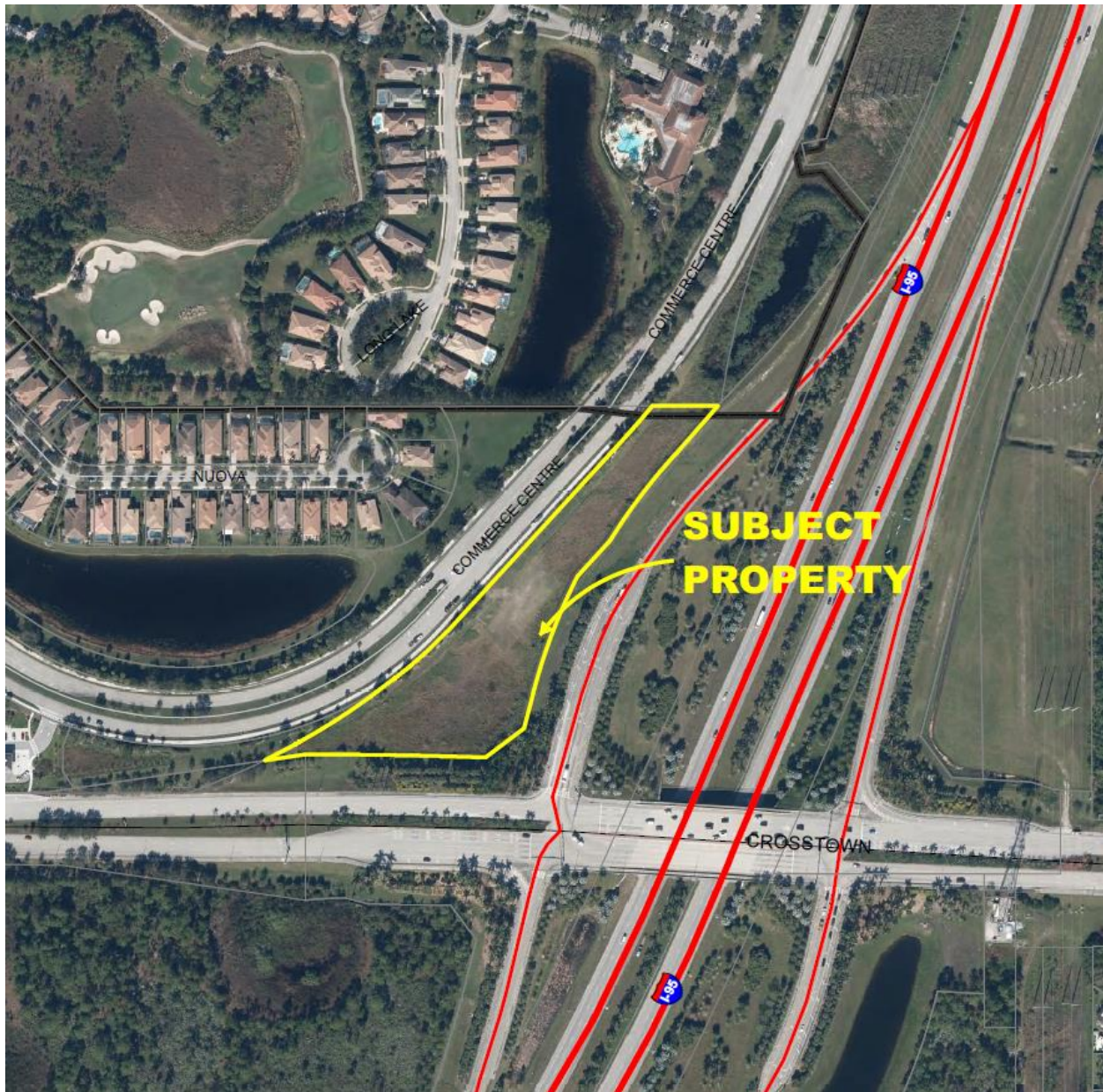


**Verano - 4 Acre Commerce Center Drive  
Major Site Plan  
P23-200**



**Project Location**

**SUMMARY**

Applicant's Request:	A major site plan application for the development of the Verano PUD 4- acre site plan known as 4 Acre Commerce Center Drive.
Applicant:	Redtail Design Group
Property Owner:	PSL Commercial Holdings II, LLC
Location:	The property is generally located east side of Commerce Center Drive and the northwest corner of the I-95 and Crosstown Parkway.
Project Planner:	Daniel Robinson, Planner III

**Project Description**

The proposed major site plan is for the development of two (2) buildings totaling 28,600 square feet. The proposed project will have ingress/egress from Commerce Center Drive. The use will consist of a one (1) story daycare facility of 10,000 square feet and an 18,600 square foot two (2) story building with office and/or retail uses.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed major site plan at their regular meeting of March 27, 2024.

**Location and Site Information**

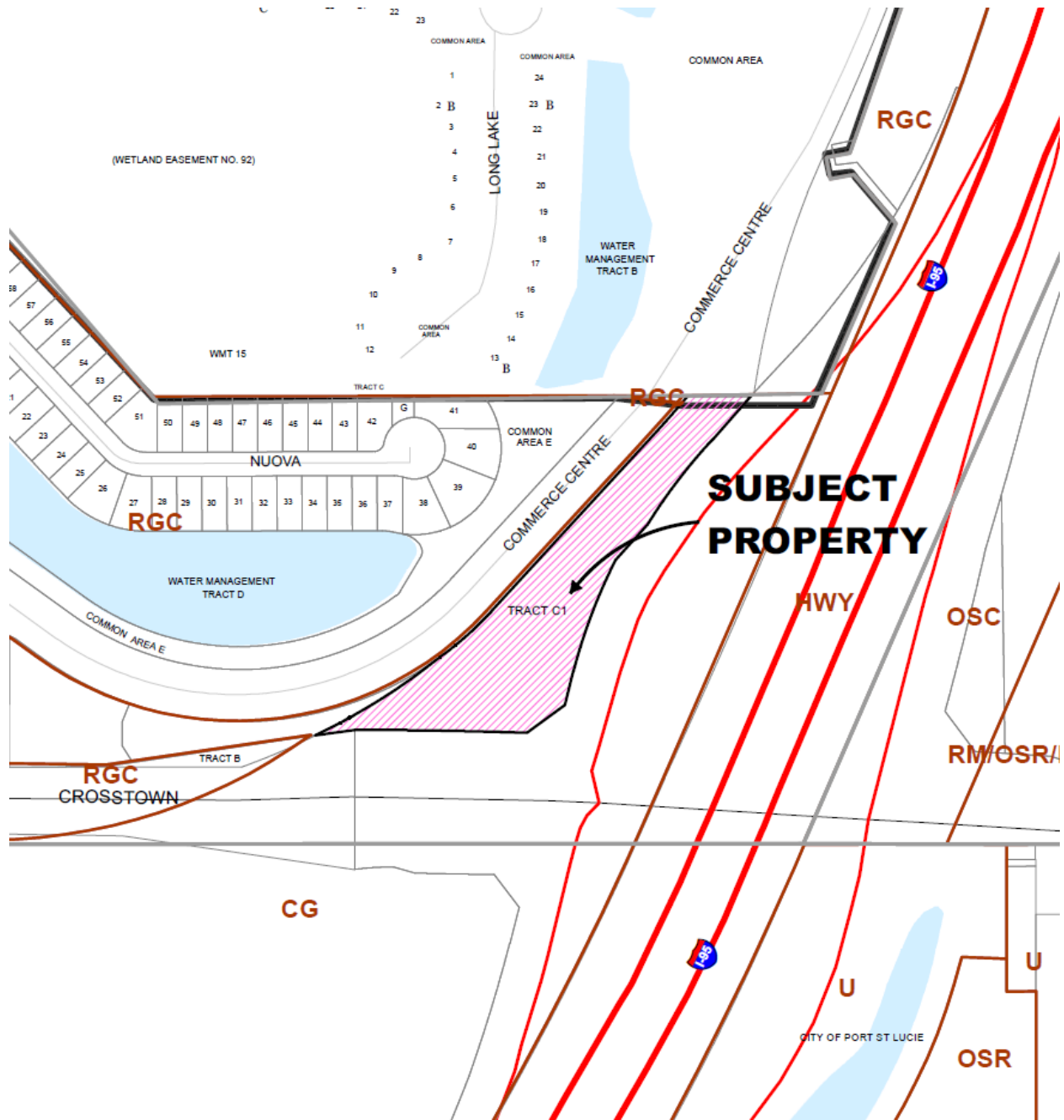
Parcel Number:	3328-703-0005-000-9
Property Size:	4.06 acres
Legal Description:	Tract C1, Verano PUD NO. 1, Plat No. 16
Future Land Use:	CG (General Commercial)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant

**Surrounding Uses**

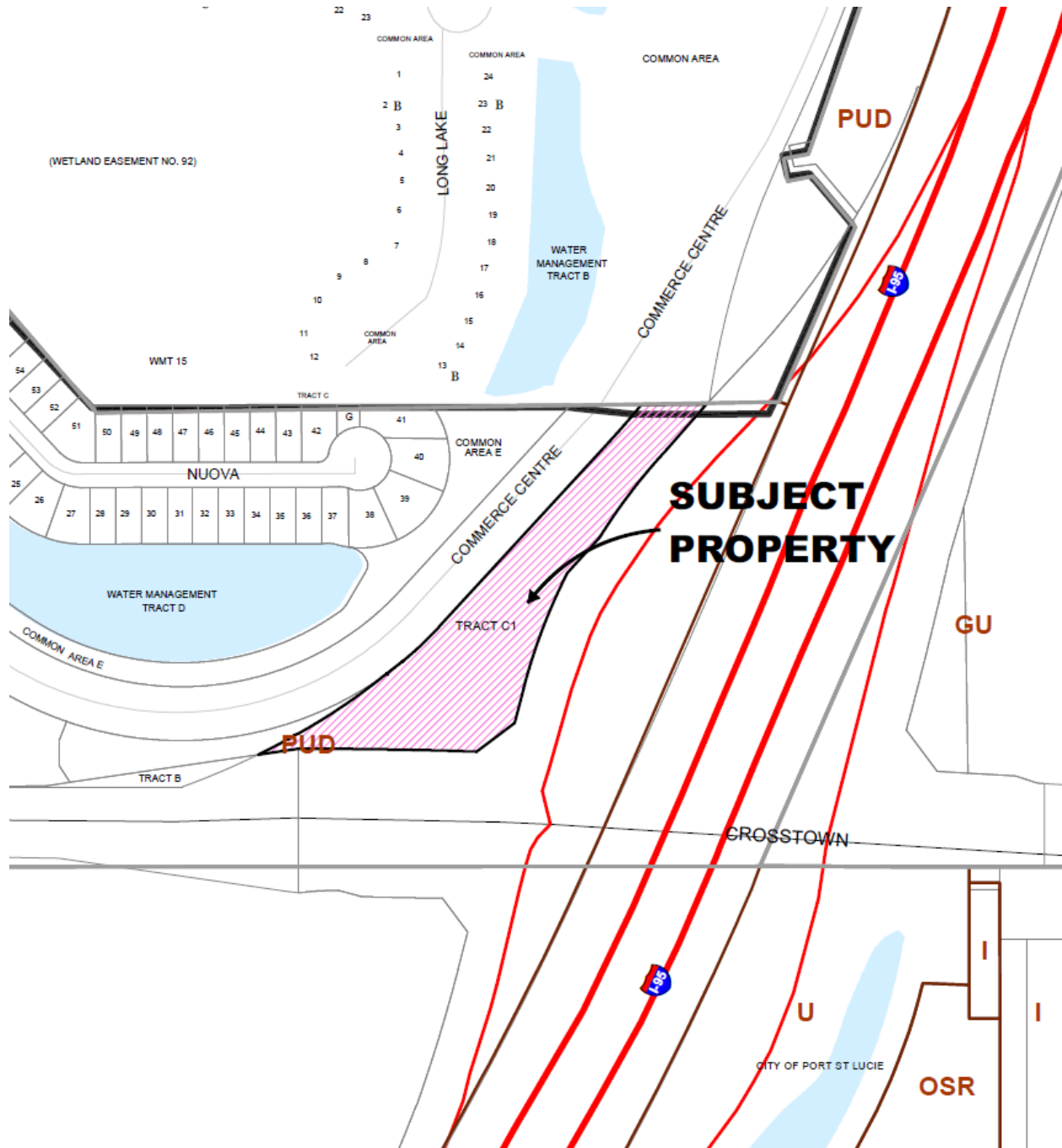
Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Vacant
South	CG	PUD	Vacant
East	CG	PUD	Vacant
West	RGC	PUD	Verano Development

RGC – Residential Golf Course

PUD – Planned Unit Development



**Future Land Use**



**Zoning**

## IMPACTS AND FINDINGS

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

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The proposed office, retail, and daycare uses are consistent with the permitted uses of the PUD zoning district.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides a 25' x 13' dumpster enclosure for general and recyclable refuse use.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The proposed building elevations comply with the Citywide Design Standards.
<b>PARKING REQUIREMENTS</b>	The proposed project requires 126 parking spaces. A total of 127 parking spaces will be provided with five those spaces being handicapped accessible.
<b>SETBACKS</b>	Building setback lines depicted on site plan are consistent with the PUD requirements.

**CONCURRENCY REVIEW:** The project has been reviewed for compliance with Chapter 160, City Code, and the Verano DRI development order regarding the provision of adequate public facilities and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	The City of Port St. Lucie Utility Systems will provide sewer and water service. A developer's agreement with the Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of a building permit.
<b>TRANSPORTATION</b>	The application was reviewed by the Public Works Department, and the transportation elements of the project were found to be in compliance with the adopted Level of Service and requirements of Chapter 156 of City Code, and Public Works 19-01pwd. The Public Works traffic memo is attached.
<b>PARKS/OPEN SPACE</b>	Per Condition No. 57 of the Verano DRI development order, the developer is required to dedicate 50 acres of park land to the City.
<b>STORMWATER</b>	A paving and drainage plan that is in compliance with the adopted level of service is required to be approved by the Site Plan Review Committee prior to issuance of building permits.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. The project is nonresidential and therefore, there is no impact to population projections.

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

**Native Protection:** The property has been cleared and includes no native upland, wetlands, or wildlife habitat.

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

**Public Art (Chapter 162):** Public Art is required for this site. The applicant has submitted the initial application stating that they plan to contribute to the art fund.

## **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval at their regular meeting of June 14, 2023.