



**Central Park Commercial Plat
Preliminary and Final Plat Application
P24-223**



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a Preliminary and Final Plat with that is approximately 8.03 acres in area and includes four (4) commercial parcels for a project known as Central Park Commercial Plat.
Applicant:	Cotleur-Hearing
Property Owner:	ACR Acquisition, LLC
Location:	The property is located north of Becker Road and west of Interstate 95.
Project Planner:	Daniel Robinson, Planner III

Project Description

The application is for a Preliminary and Final Plat. The proposed development is to create four (4) commercial parcels. The project is located within the Verano South POD G Planned Unit Development.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this Preliminary and Final subdivision plat on April 23, 2025.

Related Projects

P21-071 Verano South POD G Planned Unit Development (PUD)

P20-157 Verano South POD G- Plat No. 1

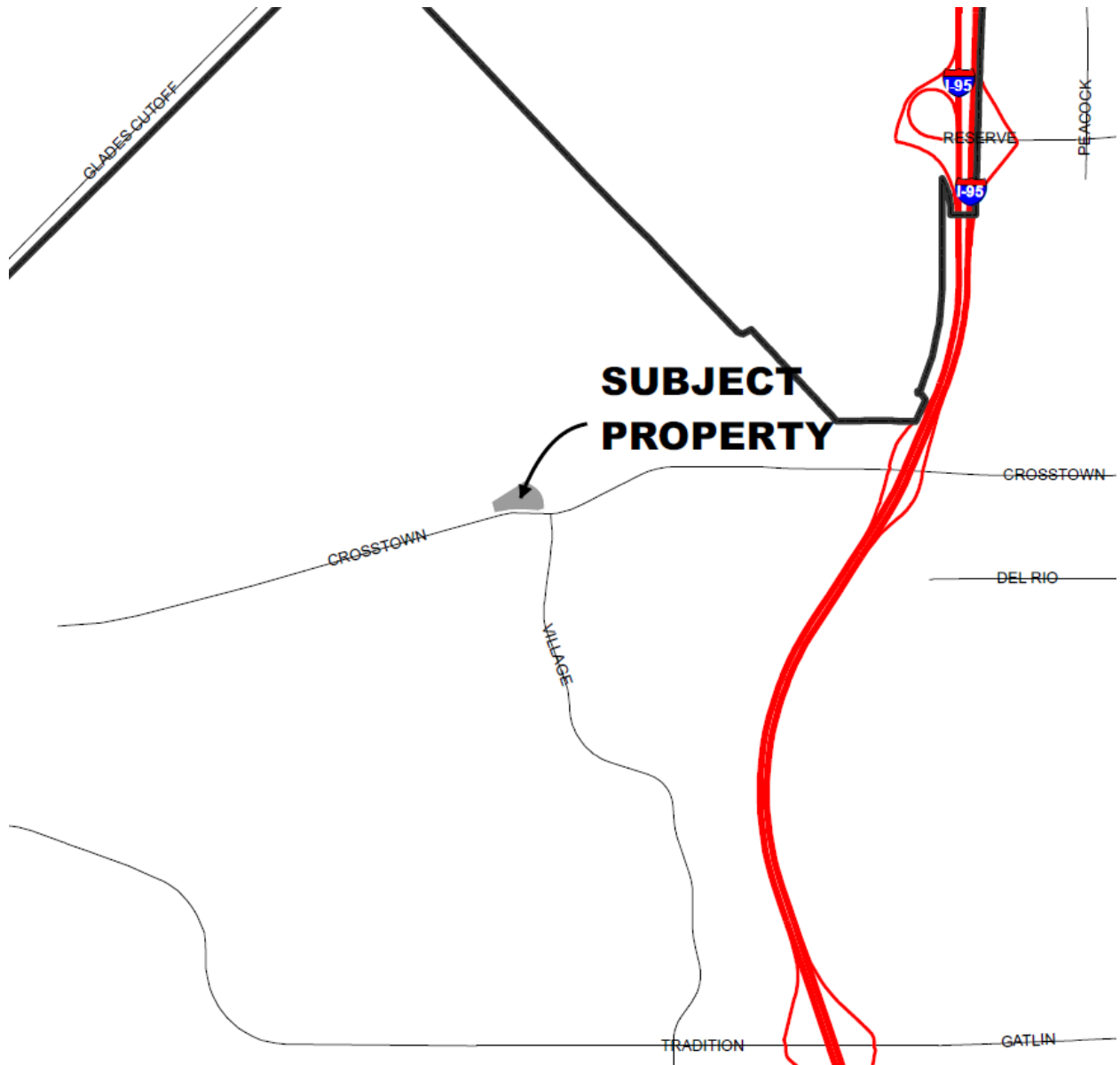
Location and Site Information

Property Size:	8.03 acres
Legal Description:	Being all of Commercial Parcel 1 and a portion of POD 2, Verano South PUD 1 POD G Plat No. 1.
Future Land Use:	Residential Golf Community (RGC)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant

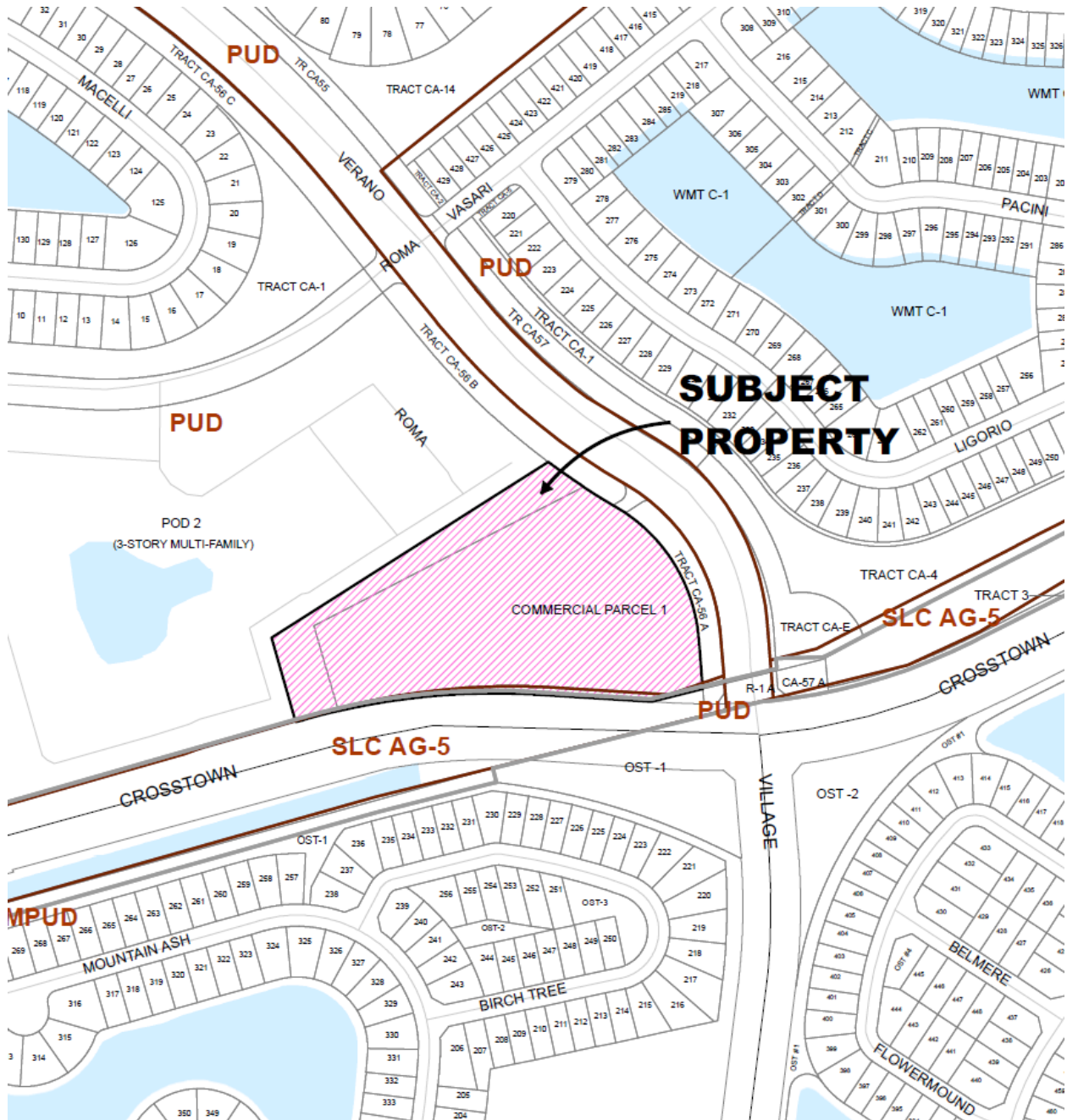
Surrounding Uses

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)



Location Map



Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, and the PGA Village (Verano) Development of Regional Impact (DRI) Development Order, regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	Sewer/water will be provided by Port St. Lucie Utility Systems Department. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<i>Traffic Circulation</i>	This application and Traffic Report prepared by MacKenzie Engineering dated February 22, 2022 has been 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 Policy 19-01pwd. The proposed Commercial Plat is within the Verano POD G PUD. The total traffic trips for this commercial development has been included in the POD G PUD; therefore, no additional mitigation is required.
<i>Parks and Recreation Facilities</i>	As indicated by the Verano DRI Development Order condition 57, the applicant is required to provide a 50-acre park site for recreational uses. The site is to be platted and dedicated to the City.
<i>Stormwater Management Facilities</i>	Project will include paving and drainage plans that are in compliance with the adopted level of service.
<i>Solid Waste</i>	Adequate capacity is available for future development.
<i>Public School Concurrency Analysis</i>	Only applicable to residential development.

Native Habitat/Tree Protection: Upland preservation/mitigation requirements for the Verano DRI are addressed in the Development Order. There are no preservation/mitigation requirements for this property.

OTHER

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

Public Art (Chapter 162): Public Art for this location was previously addressed.

Traffic Impact Analysis (by Public Works):

No additional roadway requirements are triggered by this plat.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this Preliminary and Final subdivision plat on April 23, 2025.