

Veranda Preserve West – Phase 3

FINAL SUBDIVISION PLAT APPLICATION
WITH CONSTRUCTION PLANS
(P21-212)

City Council Meeting
Laura H. Dodd, AICP



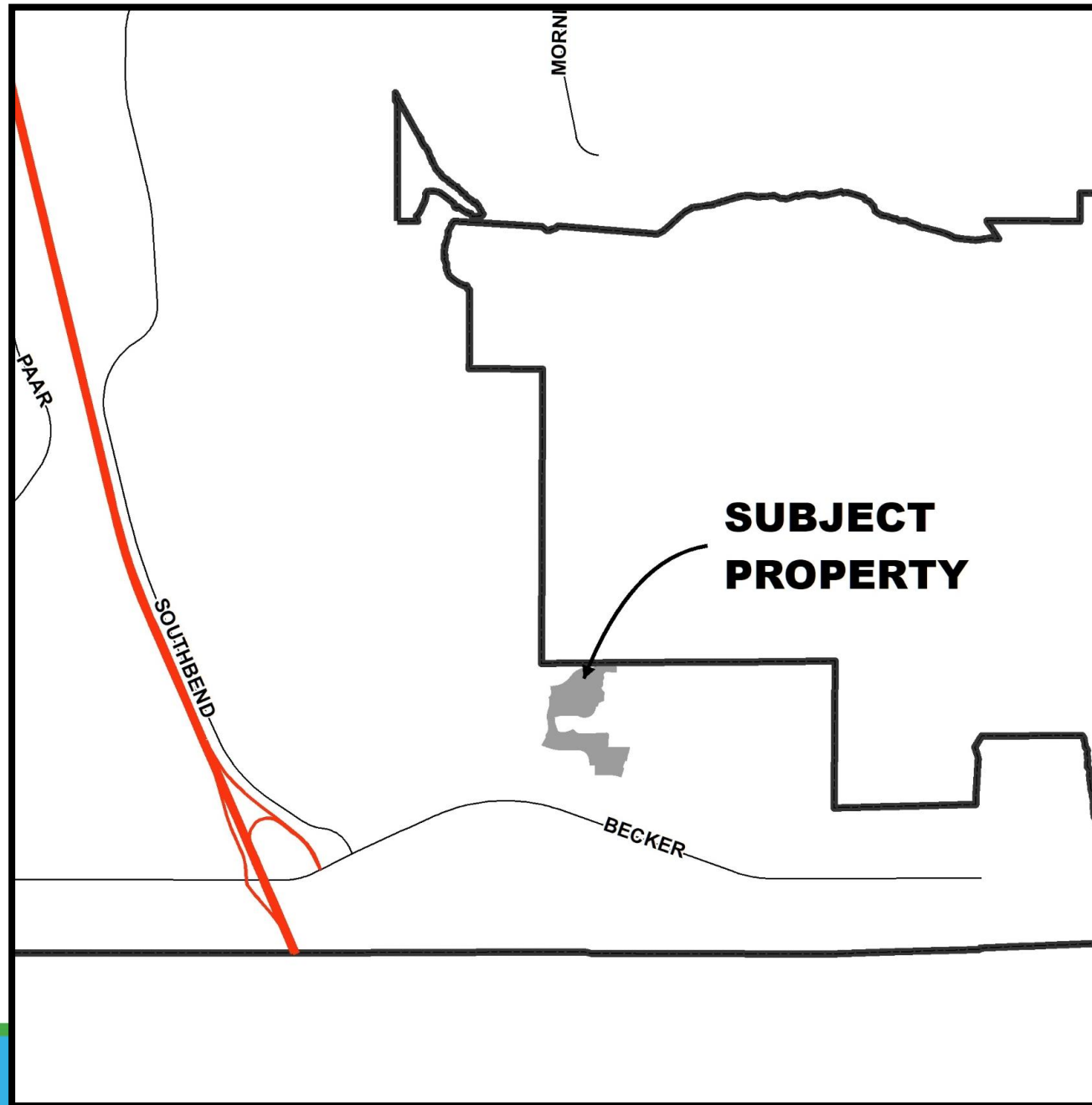
Requested Application:

Applicant: Veranda St. Lucie Land Holdings, LLC

Agent: Kinan Husainy, Kimley Horn

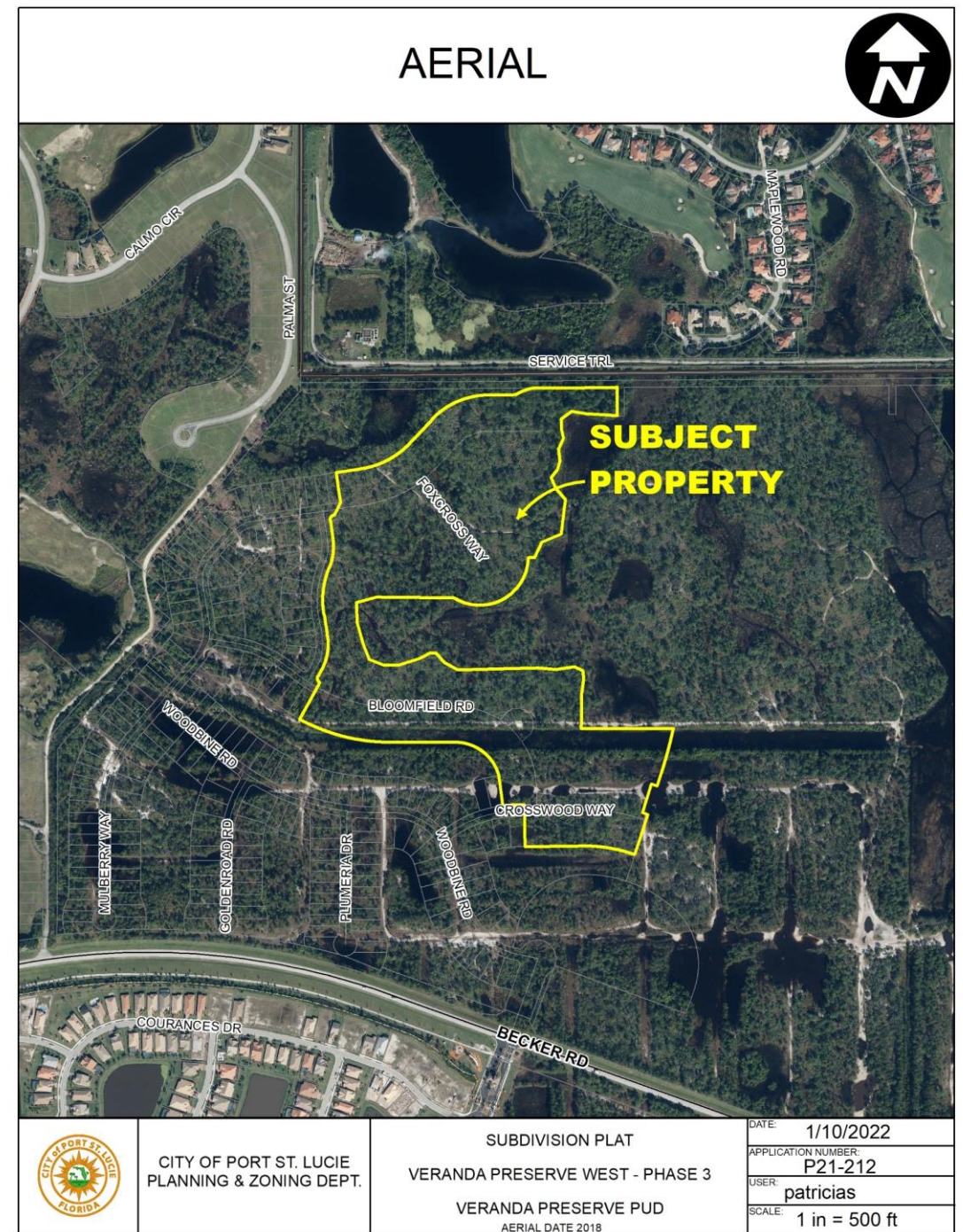
Request: This final subdivision plat application with construction plans application consists of **Veranda Preserve Phase III and includes approximately 33.72 acres and 120 single-family homes**, open space tracts, residential lot access via private road right of way, stormwater management tracts, and other associated infrastructure improvements.

Location



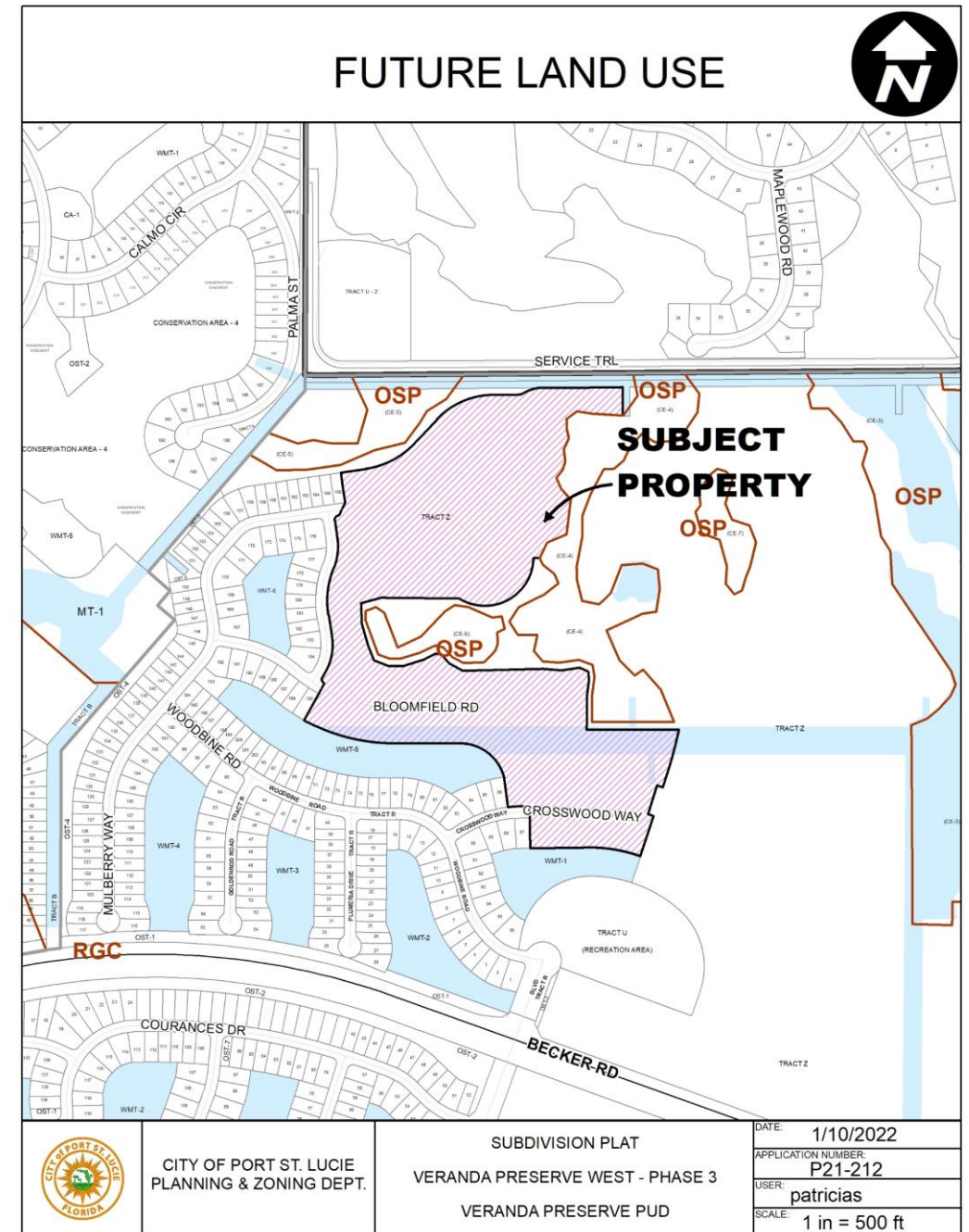
Aerial

Direction	Future Land Use	Zoning	Existing Use
N	RGC ¹	PUD ²	Vacant Platted residential lots
S	RGC ¹	PUD ²	Becker Road
E	RGC ¹	PUD ²	Tesoro PUD Platted Lots
W	RGC ¹	PUD ²	Veranda Preserve Platted Lots



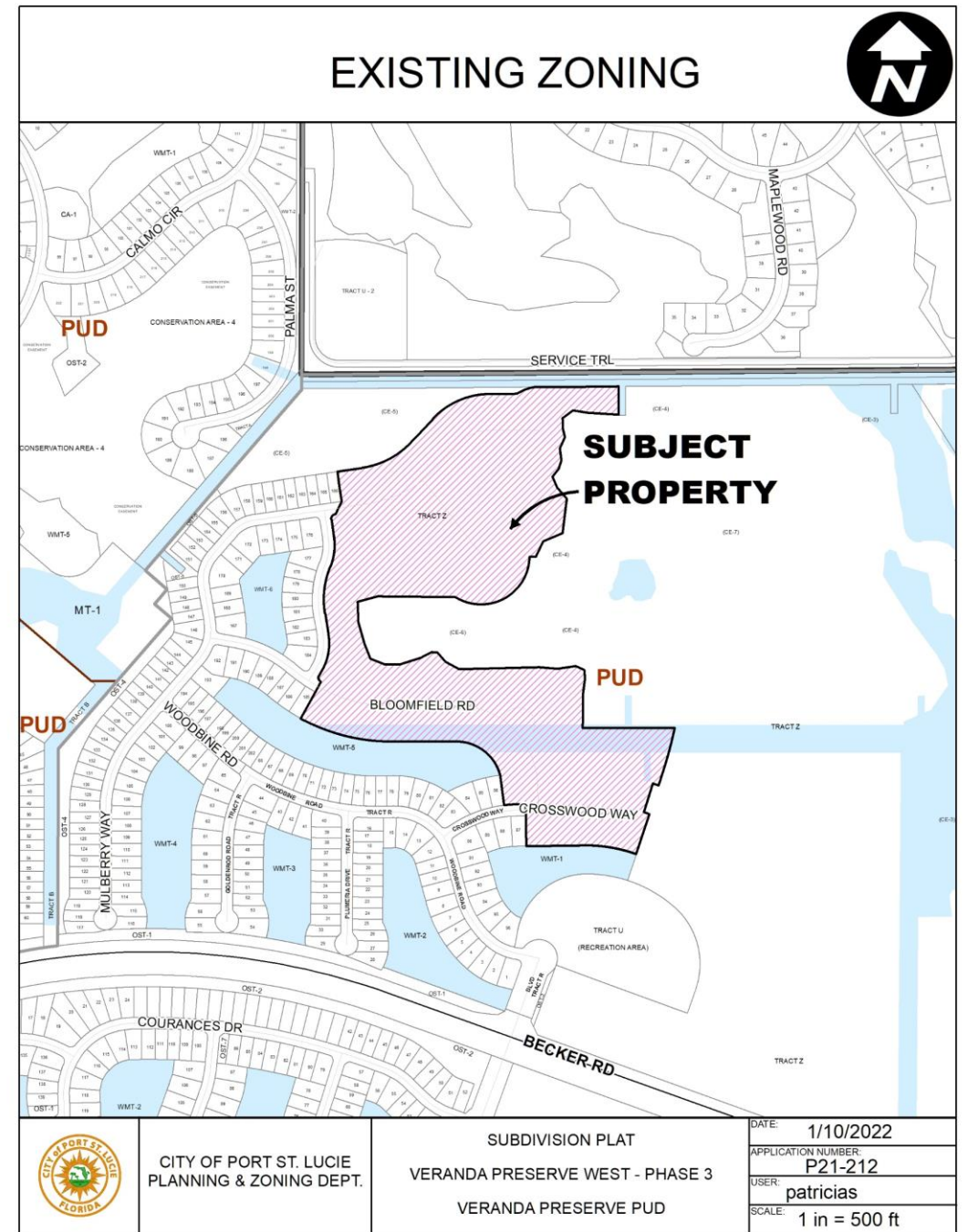
Land Use

Direction	Future Land Use	Zoning	Existing Use
N	RGC ¹	PUD ²	Vacant Platted residential lots
S	RGC ¹	PUD ²	Becker Road
E	RGC ¹	PUD ²	Tesoro PUD Platted Lots
W	RGC ¹	PUD ²	Veranda Preserve Platted Lots



Zoning

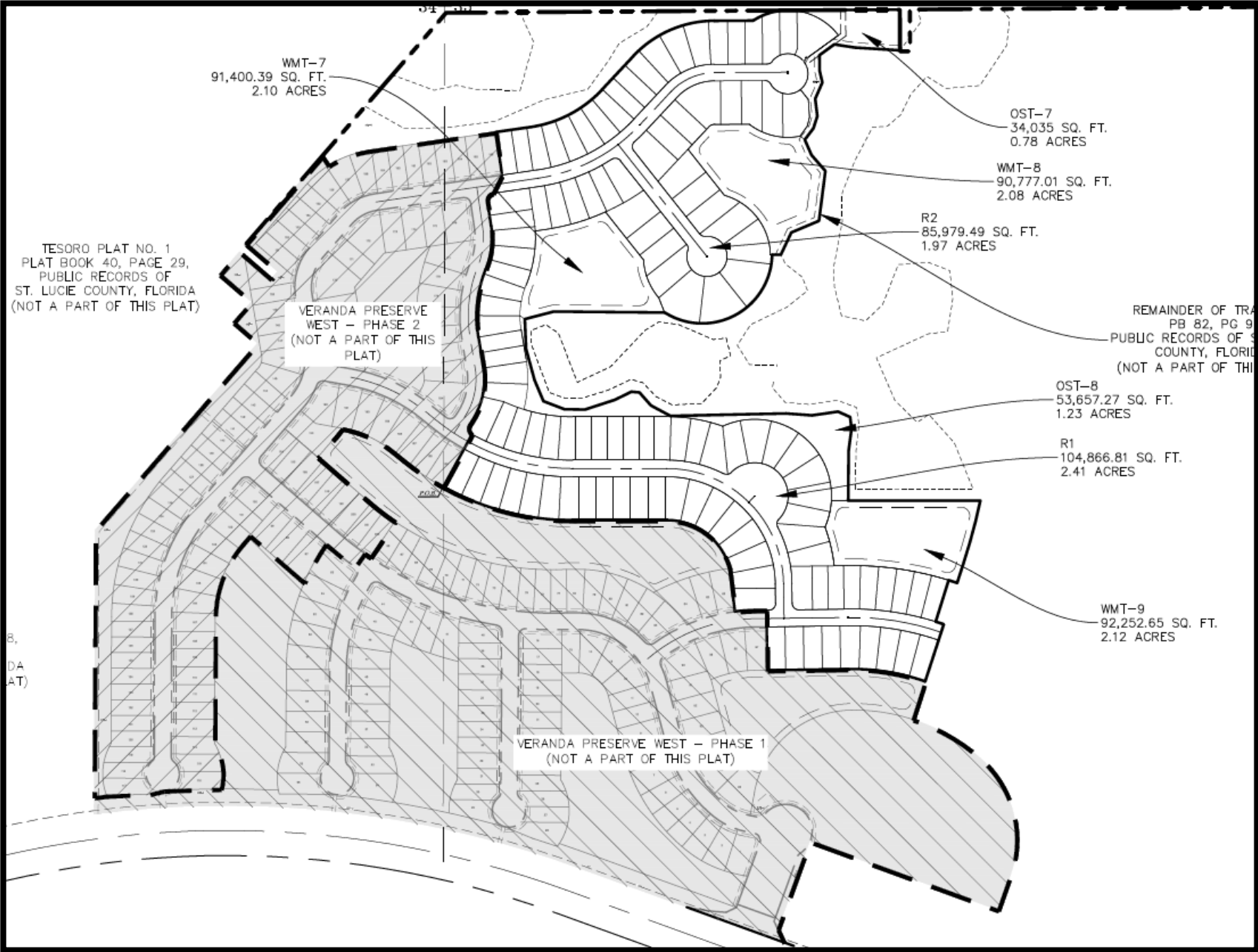
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Concurrency Review

Sanitary Sewer and Potable Water Facilities	<p>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.</p>
Traffic Circulation	<p>The overall Veranda transportation impacts to Becker Road are addressed within the fourth amendment to the development agreement (P18-115). This amendment included a transportation impact analysis that details the roadway section will support the traffic generated by up to 2,039 single family units and 300 multi-family mid-rise units (a net reduction of 691 units from the 3rd amendment); which results in 1654 peak hour net external two-way trips. With the completion of the required improvements, detailed within P18-115, adequate capacity is available to support the development.</p>
Parks and Recreation Facilities	<p>In future phases, as indicated by the Veranda Development Agreement, the applicant will need to provide a 20-acre linear park site for recreational uses.</p>
Stormwater Management Facilities	<p>Project will include paving and drainage plans that are in compliance with the adopted level of service</p>
Solid Waste	<p>Adequate capacity is available for future development.</p>
Public School Concurrency Analysis	<p>Public school consultants were contacted in review of this application. Adequate capacity is available for the development.</p>





Traffic Impact Analysis

- Traffic Analysis received October 2021
- Traffic Analysis completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by City Staff
- Found to be consistent with the latest Veranda Development Agreement and operate at an acceptable level of service.
- Traffic Circulation Plan was reviewed by Staff and found to be in compliance with Public Works Policy #19-01



Traffic Trip Counts

All Becker Road obligations within the latest Developer Agreement are currently under construction.

Veranda PUD Projected Buildout = 1,581 PM Peak Hour trips

Latest Developer Agreement trips = 1,654 PM Peak Hour trips

Per the latest Developer Agreement, the available roadway capacity trips is higher than what is proposed and therefore acceptable.

Recommendation

Site Plan Review Committee recommended approval at their meeting of September 22, 2021.

