

Veranda (St. Lucie Lands) Plat 9

PRELIMINARY SUBDIVISION PLAT APPLICATION
WITH CONSTRUCTION PLANS

(P21-176)

Laura H. Dodd, AICP



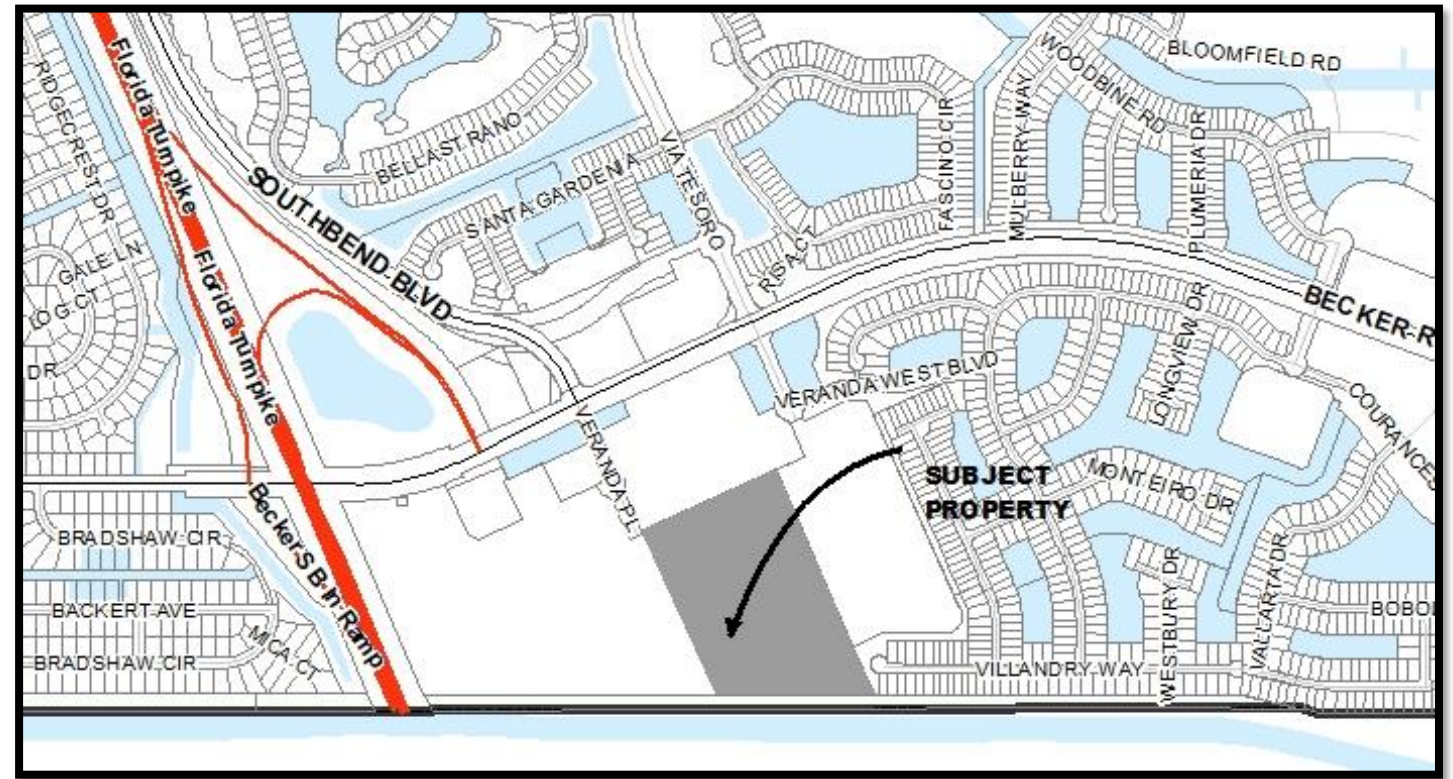
Requested Application:

Applicant: Zach Mouw, Culpepper & Terpening

Agent: VF II, LLC

Request: To subdivide the property for development consistent with the St. Lucie Lands PUD. This preliminary subdivision plat with construction plans will provide to the creation of 230 townhome lots, private right of way, a recreational area tract, open space, landscaping, water management, and other associated infrastructure tracts upon the total +/- 25-acre property.

Location



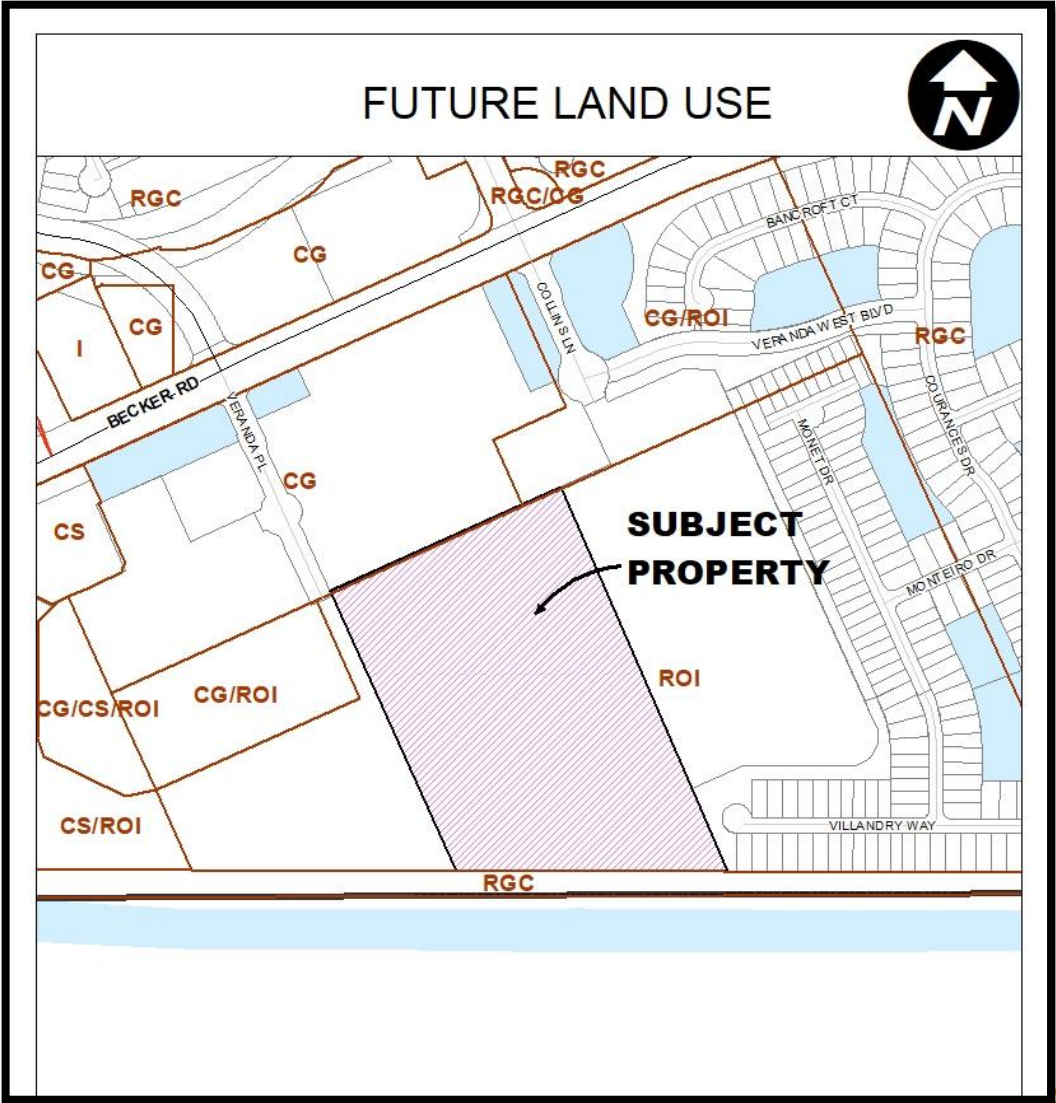
Direction	Future Land Use	Zoning	Existing Use
North	CG	MPUD	St. Lucie Lands Commercial Development
South	OSC	OSC	Water Mgmt. Dist. Canal
East	ROI	MPUD	Veranda Volaris Multifamily
West	CG	MPUD	Vacant St. Lucie Lands PUD

Aerial



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Land Use

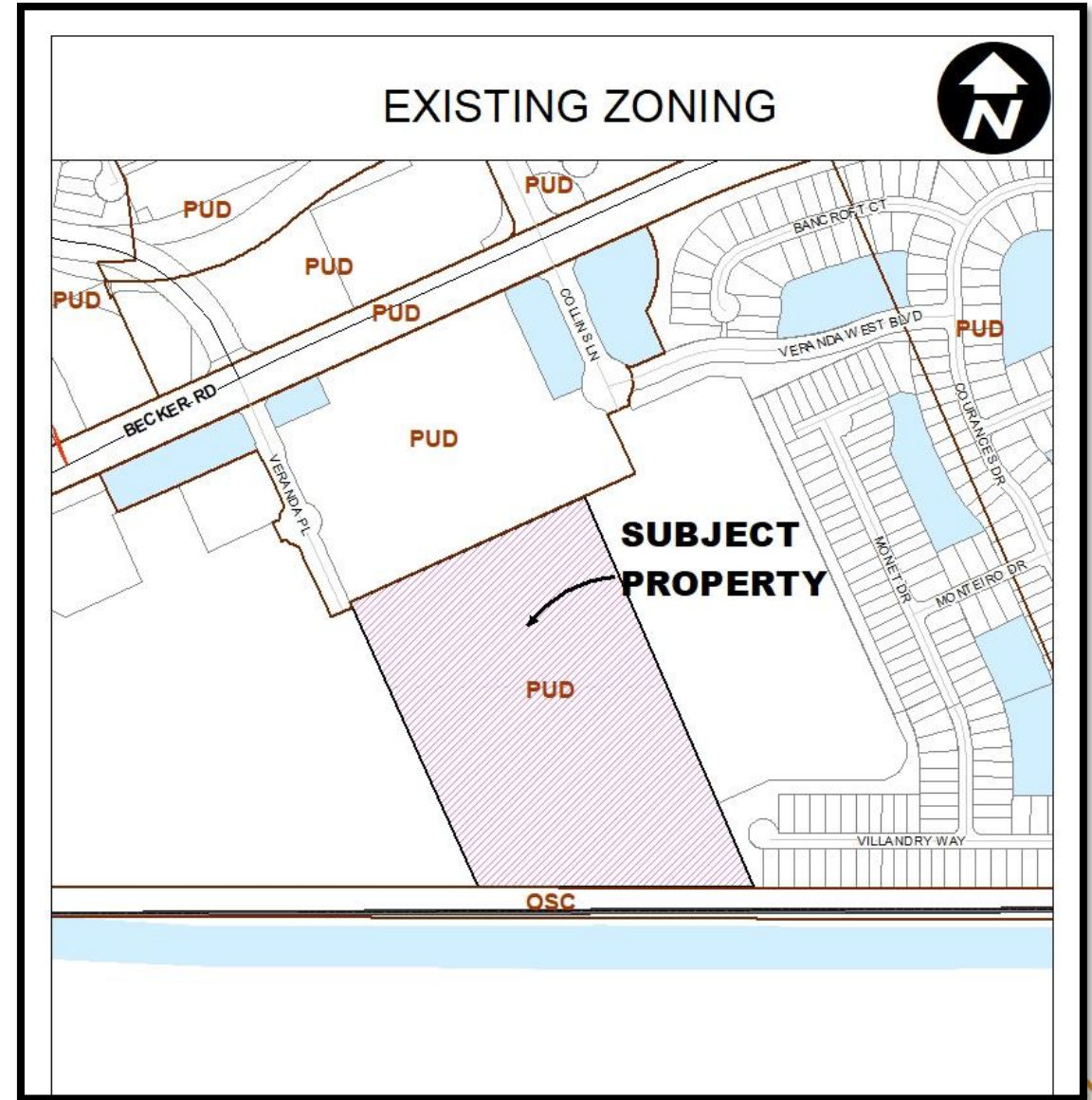


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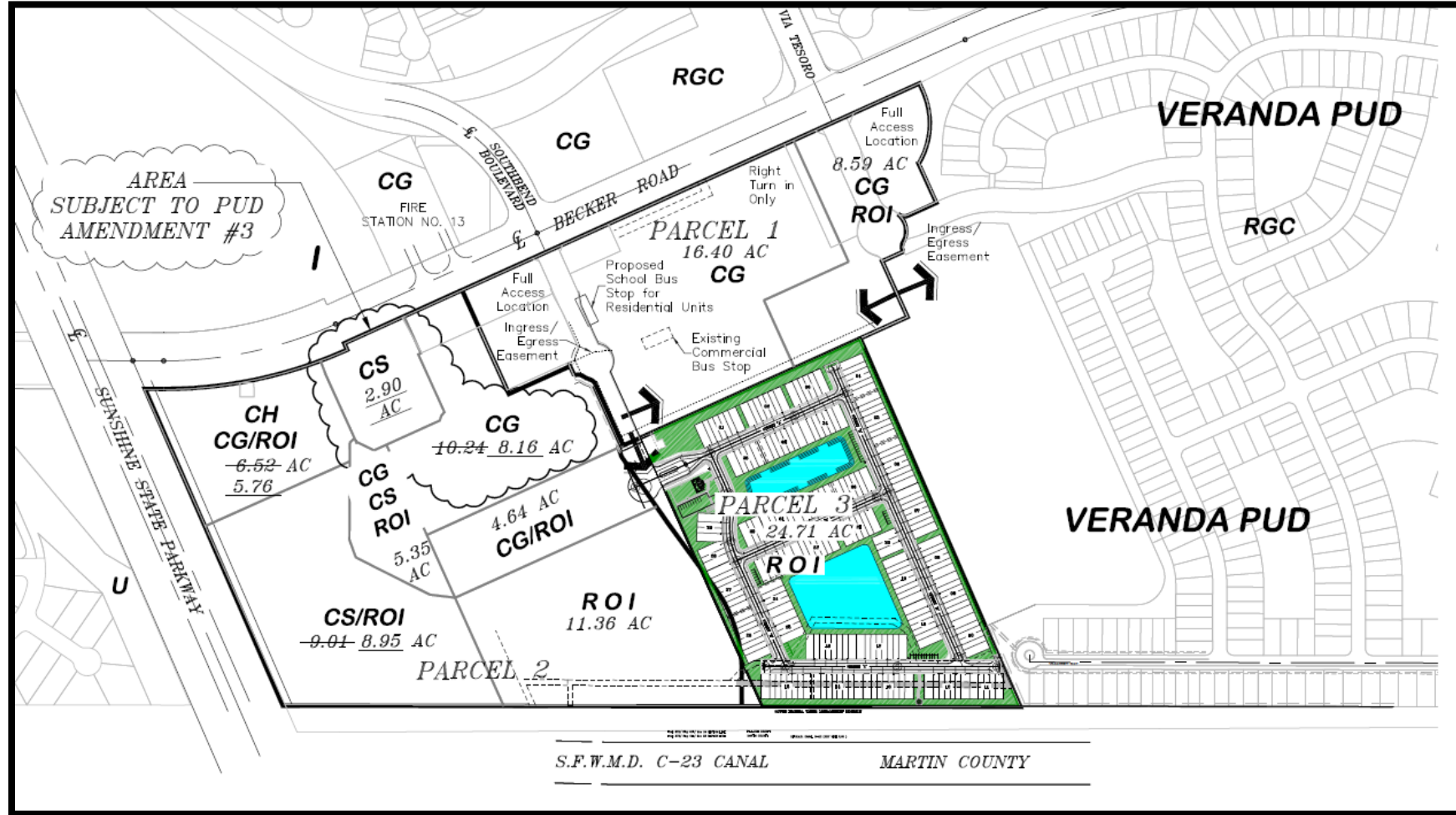


Zoning

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Conceptual Site Plan



Concurrency Review

Sanitary Sewer and Potable Water Facilities	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. 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.
Traffic Circulation	<p>Public Works staff has reviewed and recommended approval of the project internal and external conditions for transportation concurrency and level of service. All transportation impacts for the St. Lucie Lands PUD have been satisfied through obligation to contribute \$4 million dollars toward the expansion of Becker Road Bridge.</p> <p>The proposed townhome development shall generate 1,365.35 AADT (average annual daily traffic) and 122.2 PM Peak trips. The proposed density is approximately 40% of the gross approved density for the development and previously mitigated transportation impacts.</p>
Parks and Recreation Facilities	The obligation to provide for park and recreational facilities is addressed in the St. Lucie Lands Third Amendment Development Agreement, wherein, St. Lucie Lands has no further obligation to provide for net usable park lands. The obligation to provide for park space is the responsibility of the Veranda PUD, which shall provide for 20 net usable upland acres to satisfy this provision.
Stormwater Management Facilities	The project includes paving and drainage plans which meet the required level of service.
Solid Waste	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
Public School Concurrency Analysis	Per Policy PSFE 2.4.1 of the City’s Comprehensive Plan, Public School Facilities Element, approval of the final plat is subject to the availability of adequate school capacity based on the adopted level of service standards. The School Board has reviewed the application and recommended approval and concurred adequate capacity is available.



Traffic Impact Analysis

- Traffic Analysis received December 2019
- Completed by MacKenzie Engineering & Planning, Inc. for Green Pointe, LLC
- Reviewed by City Staff and 3rd party consultant (O'Rourke Engineering & Planning) hired by City to review
- Proposes 120 PM Peak hour Trips to add to the existing network, per ITE Manual 10th edition.
- 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



Recommendation

Site Plan Review Committee recommended approval at their meeting of August 25, 2021.

The Planning and Zoning Board recommended approval at their meeting of November 2, 2021.

