

# Veranda Preserve East

PRELIMINARY SUBDIVISION PLAT APPLICATION  
WITH CONSTRUCTION PLANS  
(P21-241)

Planning and Zoning Board Meeting  
Laura H. Dodd, AICP



# Requested Application:

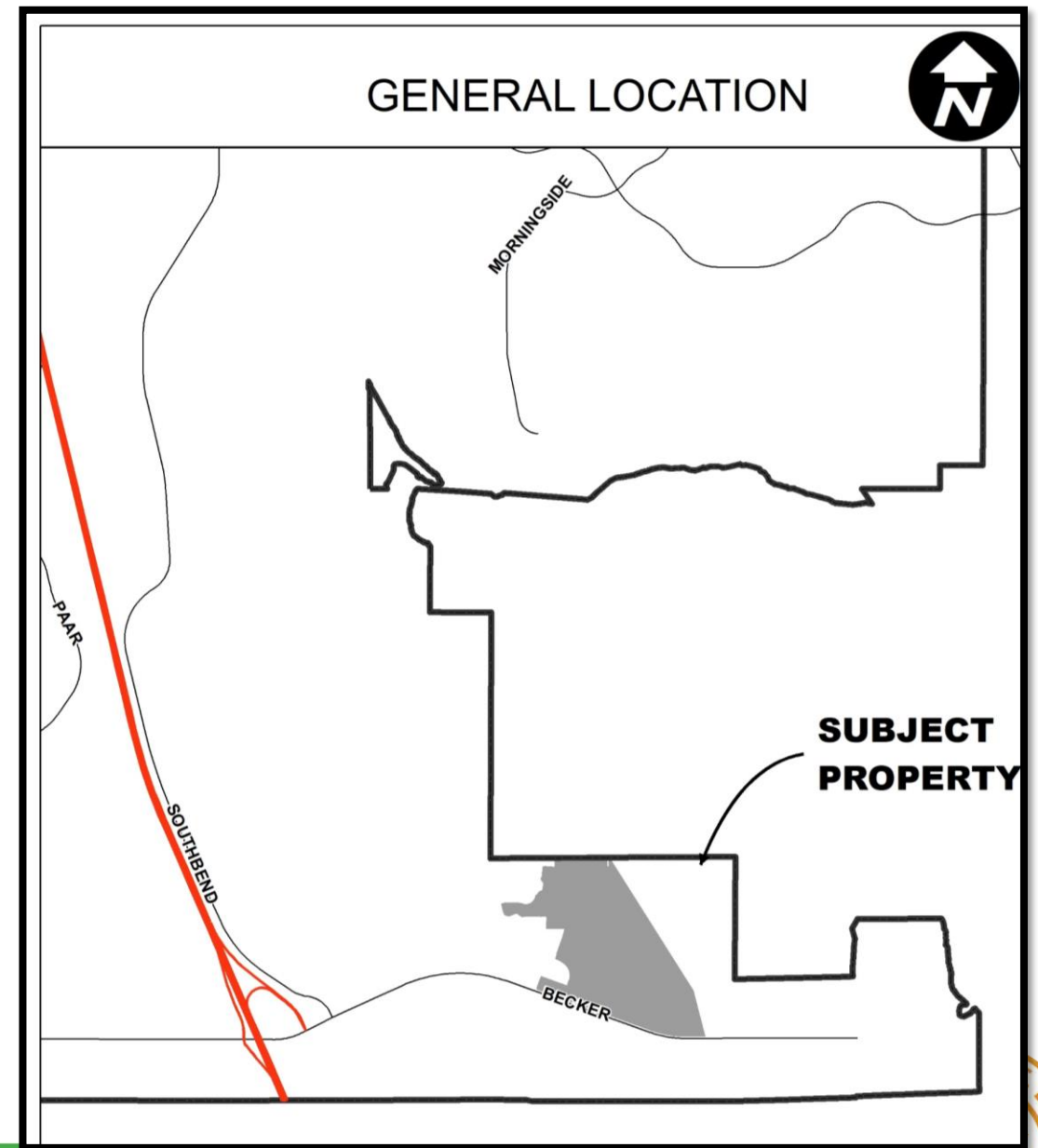
Applicant: Veranda St. Lucie Land Holdings, LLC

Agent: Kinan Husainy, Kimley Horn

Request: This application is a request for approval of **Veranda Preserve East, a preliminary plat with construction plans which includes a proposal for construction of an age restricted community of 464 homes upon approximately 197-acres**, open space tracts, residential lot access via private road right of way, stormwater management tracts, and other associated infrastructure improvements.

# Location

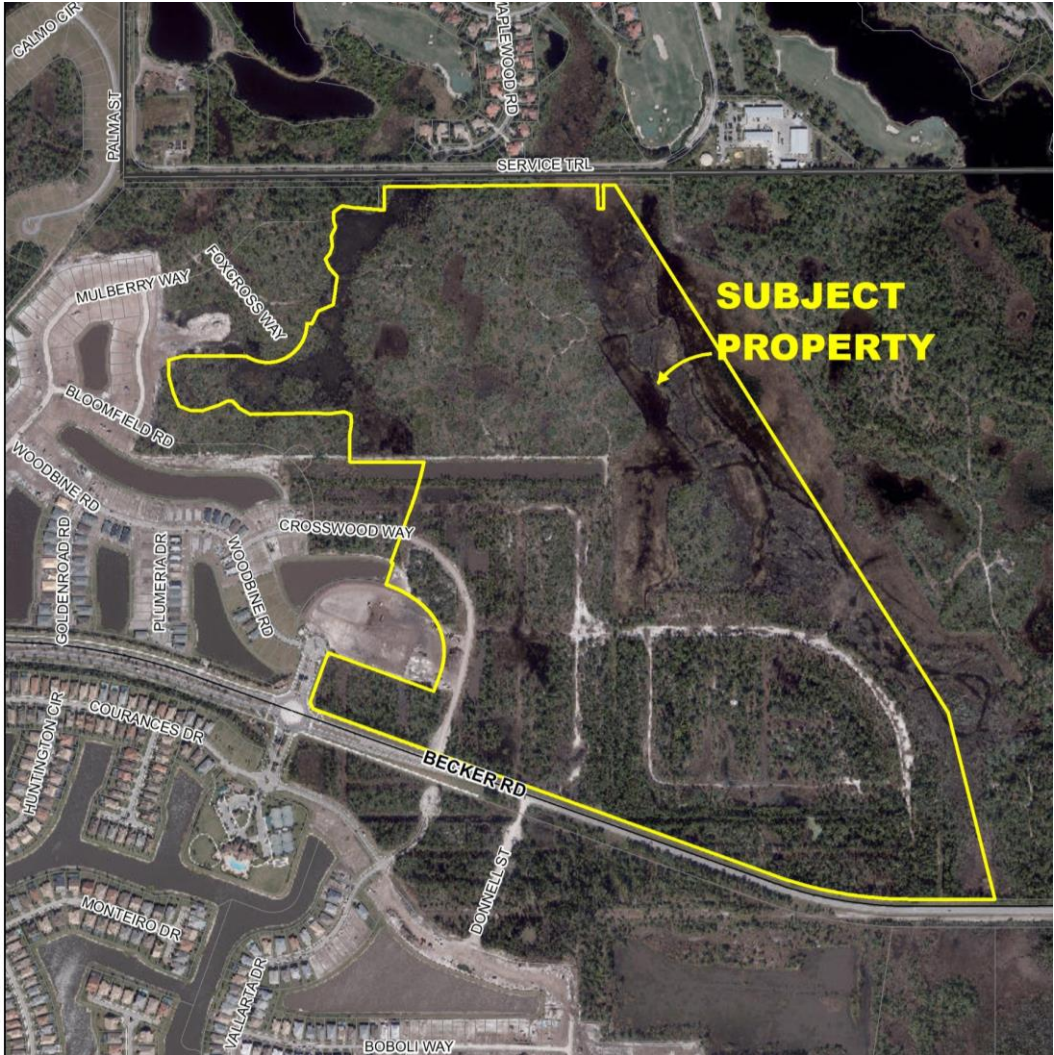
Direction	Future Land Use	Zoning	Existing Use
N	SLC	SLC	St. Lucie County; Harbour Ridge Subdivision
S	RGC <sup>1</sup>	PUD <sup>2</sup>	Becker Road
E	RGC <sup>1</sup>	PUD <sup>2</sup>	Tesoro PUD Platted Lots
W	RGC <sup>1</sup>	PUD <sup>2</sup>	Veranda Preserve Platted Lots



# Aerial



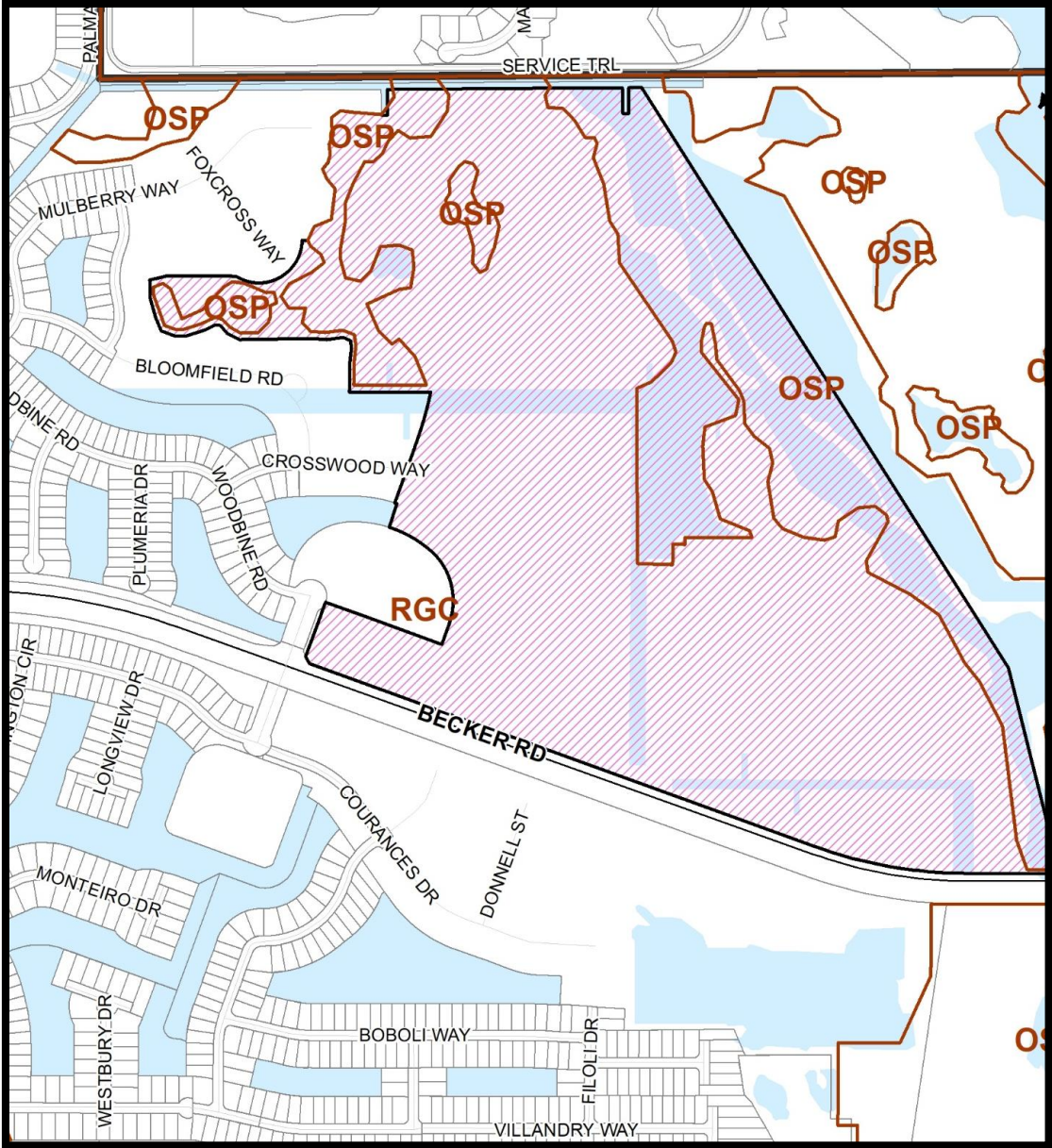
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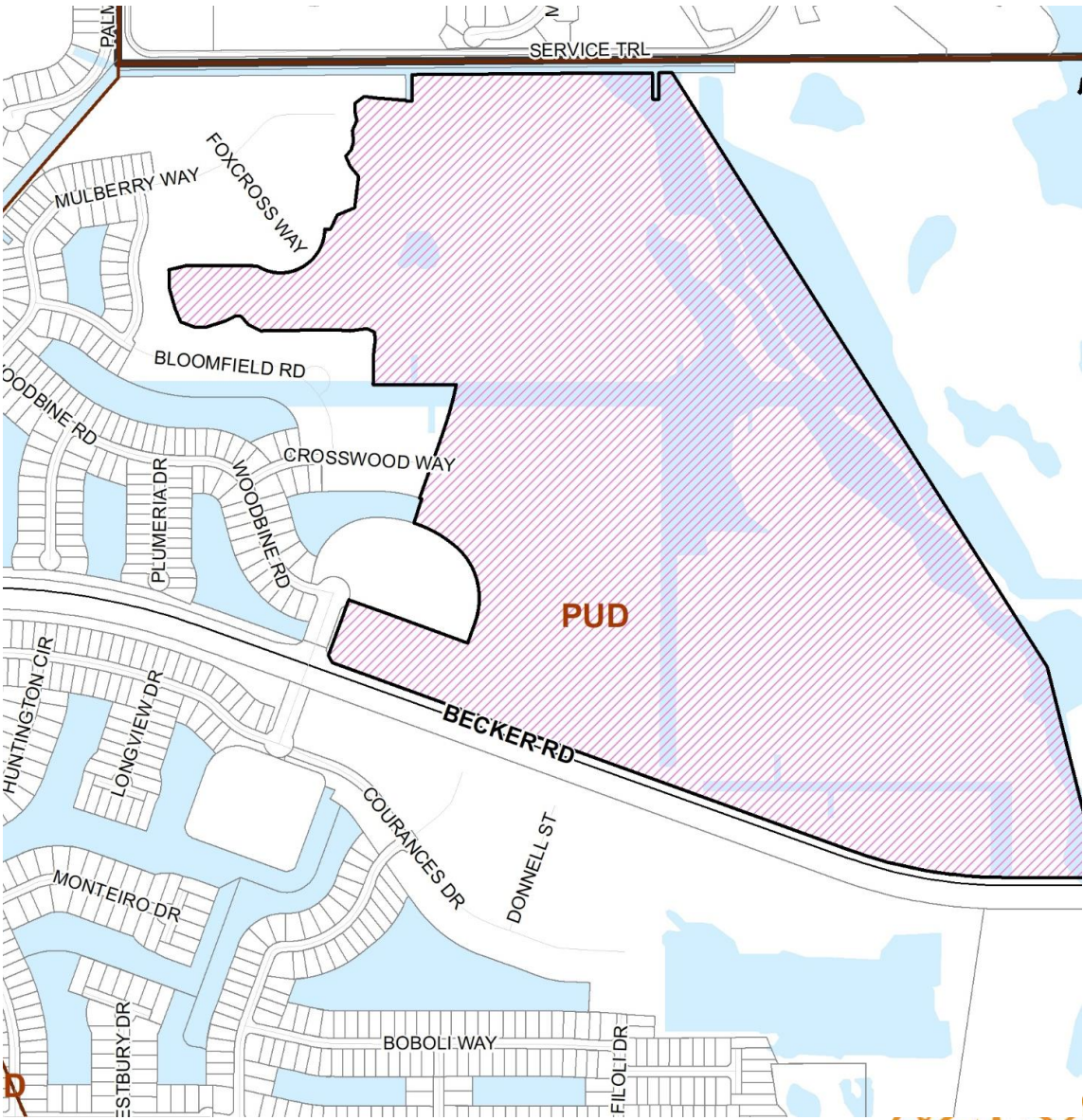
# Land Use

Direction	Future Land Use	Zoning	Existing Use
N	SLC	SLC	St. Lucie County; Harbour Ridge Subdivision
S	RGC <sup>1</sup>	PUD <sup>2</sup>	Becker Road
E	RGC <sup>1</sup>	PUD <sup>2</sup>	Tesoro PUD Platted Lots
W	RGC <sup>1</sup>	PUD <sup>2</sup>	Veranda Preserve Platted Lots



# Zoning

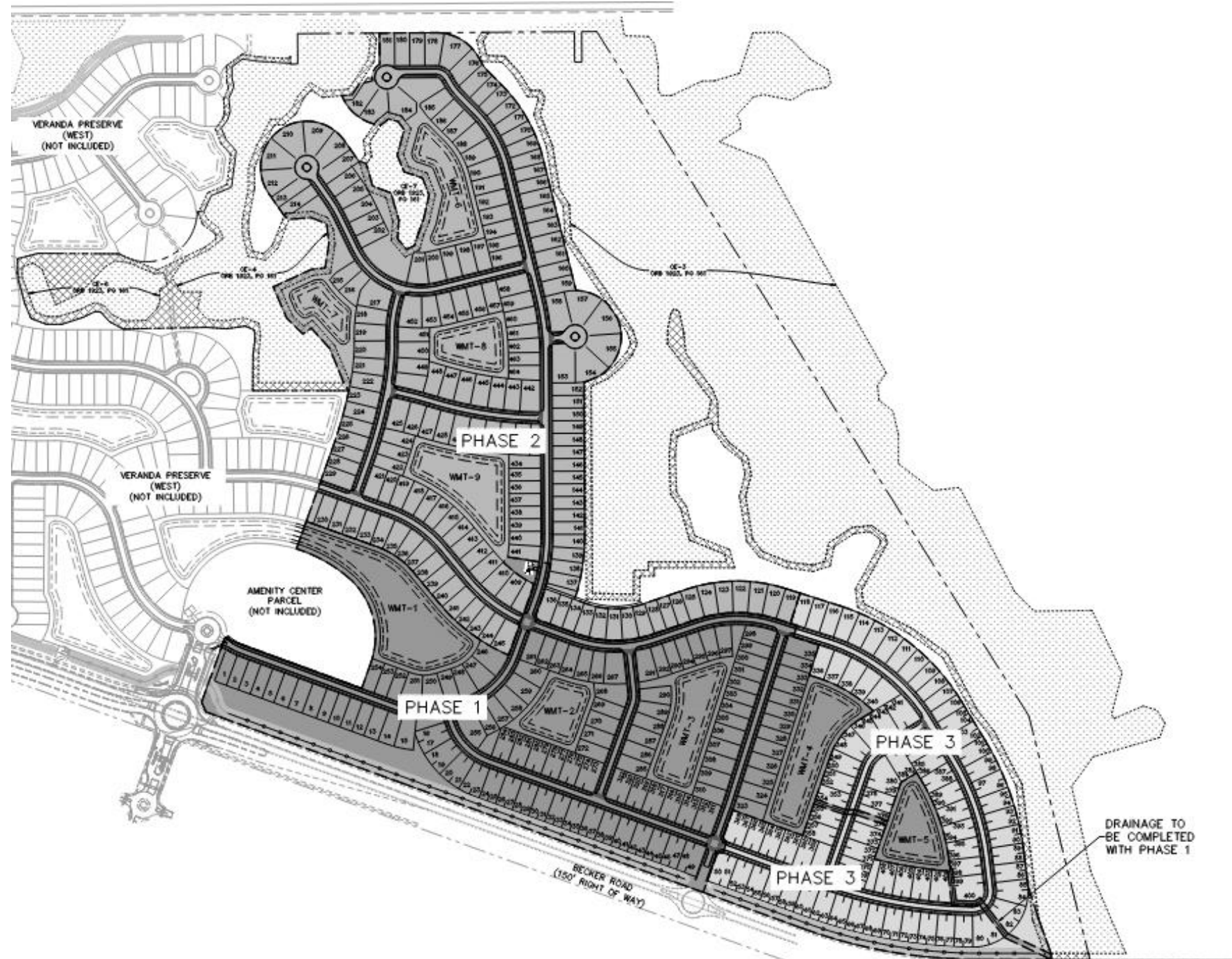
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# Concurrency Review

<b>Sanitary Sewer and Potable Water Facilities</b>	<b>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.</b>
<b>Traffic Circulation</b>	Public Works staff has reviewed and recommended approval of the project internal and external conditions for transportation concurrency and level of service.
<b>Parks and Recreation Facilities</b>	The obligation to provide for park and recreational facilities is addressed in the Veranda Development Agreement. The Veranda Development shall provide for 20 net usable upland acres to satisfy this provision.
<b>Stormwater Management Facilities</b>	The project includes paving and drainage plans which meet the required level of service.
<b>Solid Waste</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>Public School Concurrency Analysis</b>	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 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

The Planning and Zoning Board recommended approval at their meeting on March 1, 2022.

