

# **Veranda Oaks**

**Preliminary and Final Subdivision Plat  
with Construction Plans  
Project No. P22-316**

City Council  
April 10, 2023  
Bethany Grubbs, Planner III



# Request Summary

**Agent:** Dennis Murphy, Culpepper and Terpening, Inc.

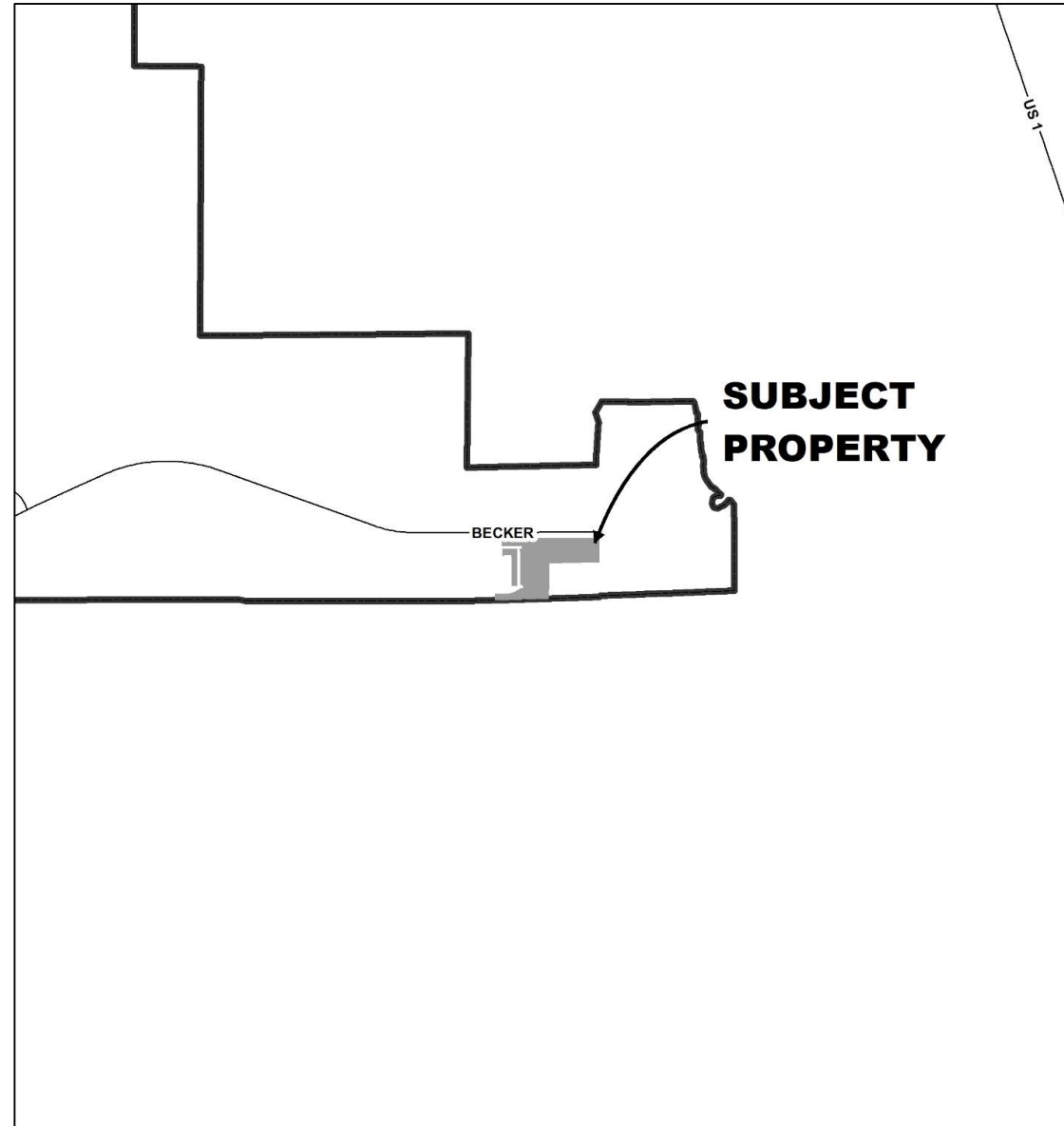
**Applicant / Property Owner:** Veranda St. Lucie Land Holdings, LLC

**Request:** Preliminary and final subdivision plat approval with construction plans for a project known as Veranda Oaks Plat No. 2, Phase 2. This subdivision plat consists of 27 single-family lots and is located on 33.563 acres in the Veranda PUD.



# Location

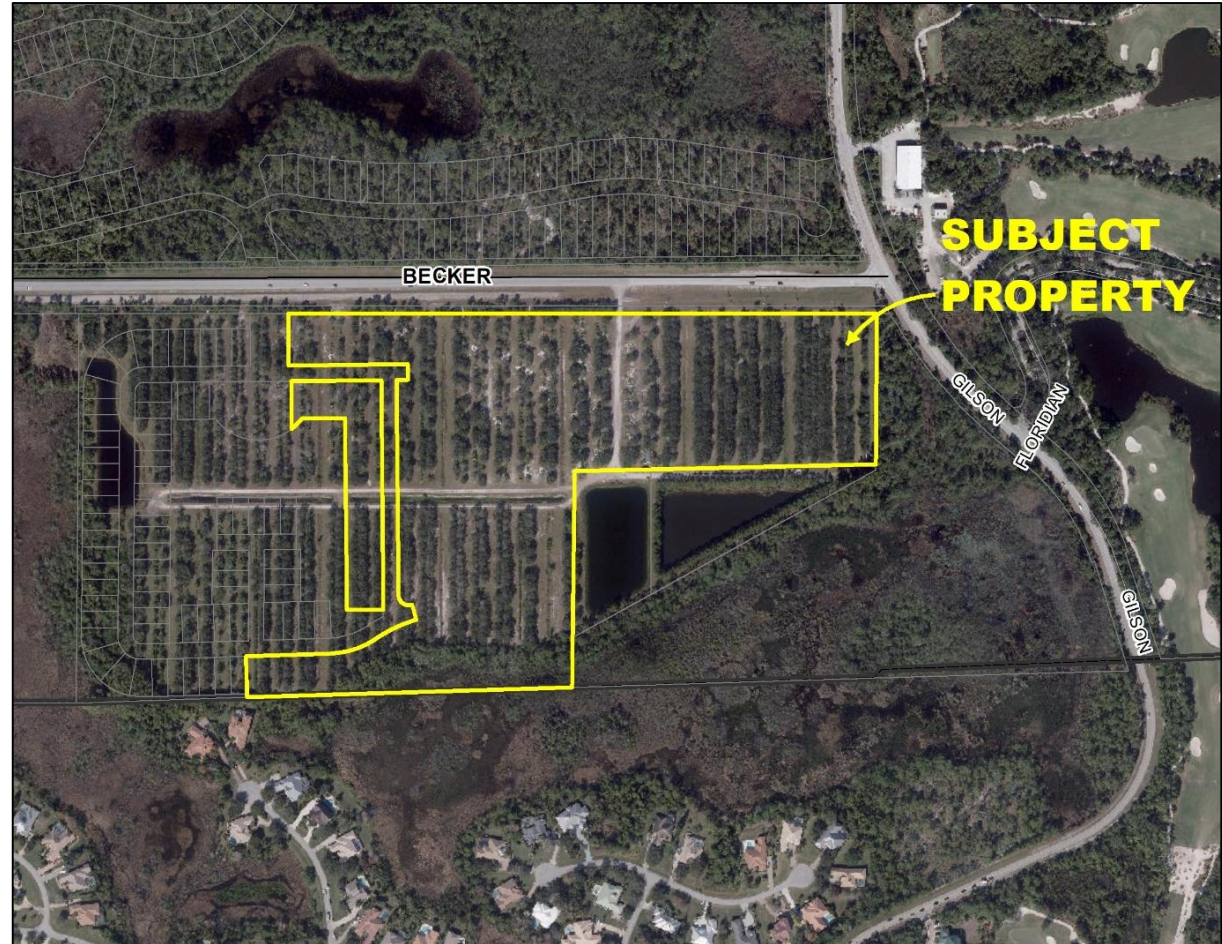
The property is located at the intersection of SE Becker Road and SE Gilson Road, on the south side of SE Becker Road, within the southeastern corner of the Veranda PUD.



# Aerial

## Surrounding uses

| Direction | Future Land Use    | Zoning             | Existing Use                                |
|-----------|--------------------|--------------------|---|
| North     | SLC                | SLC                | St. Lucie County; Harbour Ridge Subdivision |
| South     | RGC, Martin County | PUD, Martin County | Residential Subdivision                     |
| East      | RGC                | PUD                | Veranda Parcel 3 Vacant Land                |
| West      | RGC                | PUD                | Veranda Oak Phase 1 Platted Lots            |

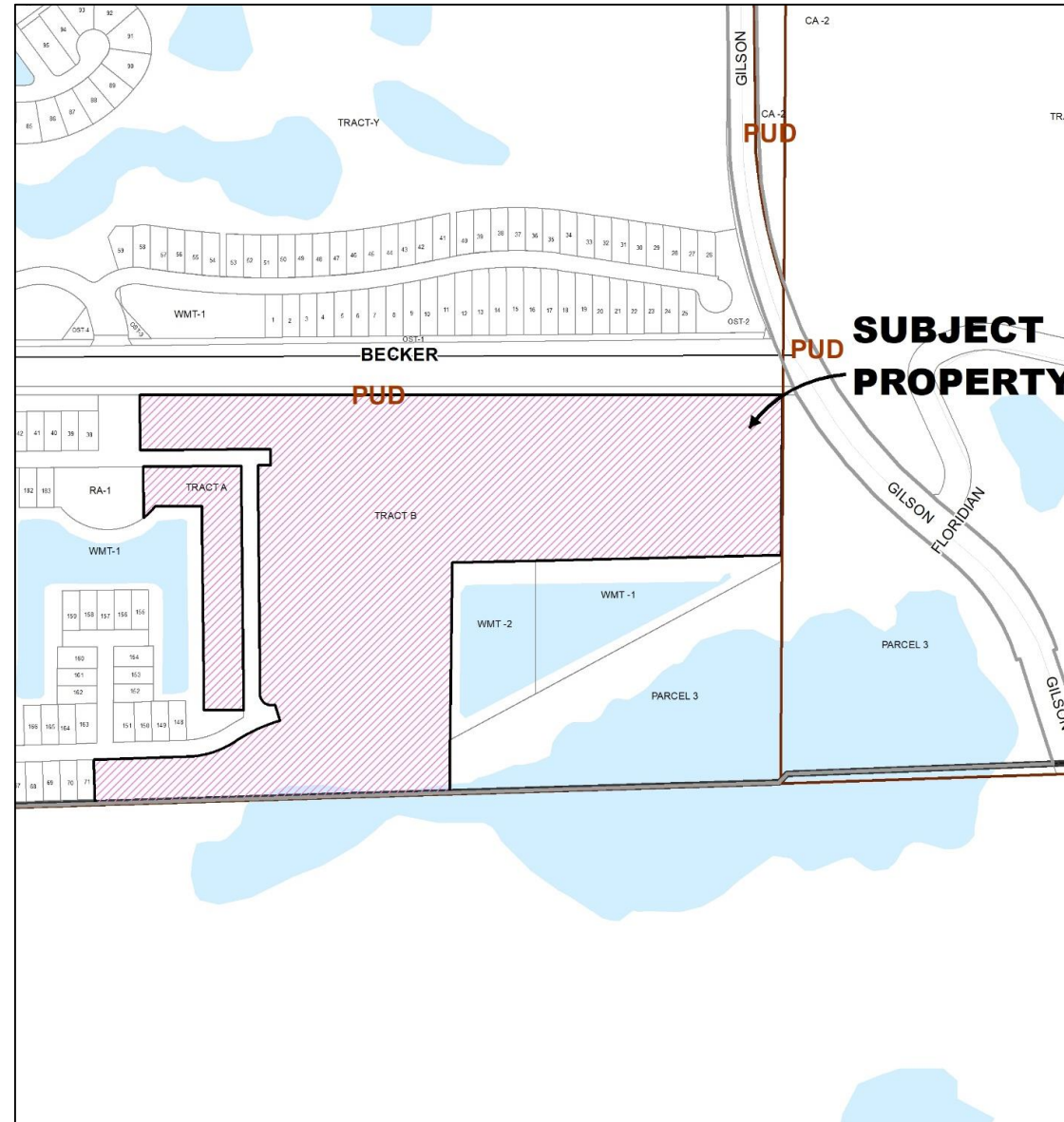






# Zoning

PUD (Planned Unit Development)



# Traffic Impact Analysis

- Traffic Analysis received April 2021.
- Traffic Analysis completed by MacKenzie Engineering & Planning, Inc. for Green Pointe, LLC.
- 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



# Becker Road Obligations - **Satisfied**

Prior to the first residential building permit being issued within Veranda Oaks or Veranda Estates.

- 2 Lane undivided roadway from Veranda Gardens Blvd Roundabout going east to Gilson Road with a 10' wide multiuse path, 6' wide sidewalk, landscaping, pedestrian lighting, and drainage.
- A single-lane roundabout at the intersection of Becker Road and Gilson Road.
- A single-lane roundabout at the intersection of Becker Road and Veranda Oaks.





# Concurrency Review

|  |  |
|--|--|
| <b>Sanitary Sewer and Potable Water Facilities</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>Traffic Circulation</b>                         | Public Works staff has reviewed and recommended approval of the project.<br><br>The Veranda Oaks 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, which results in 1,654 peak hour net external two-way trips. With the completion of the required improvements adequate capacity is available to support the development. |
| <b>Parks and Recreation Facilities</b>             | The PUD and development agreement require the applicant to provide 20 net usable acres for parks and recreation facilities.  |
| <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.   |

# Recommendation

Site Plan Review Committee recommended approval of the preliminary and final subdivision plat with construction plans at their meeting on November 23, 2022.

