

Veranda Gardens East Phase 4

FINAL SUBDIVISION PLAT APPLICATION
WITH CONSTRUCTION PLANS
(P22-159)

City Council Meeting
Laura H. Dodd, AICP



Requested Application:

Owner: DiVosta Homes

Applicant: Garret Dinsmore

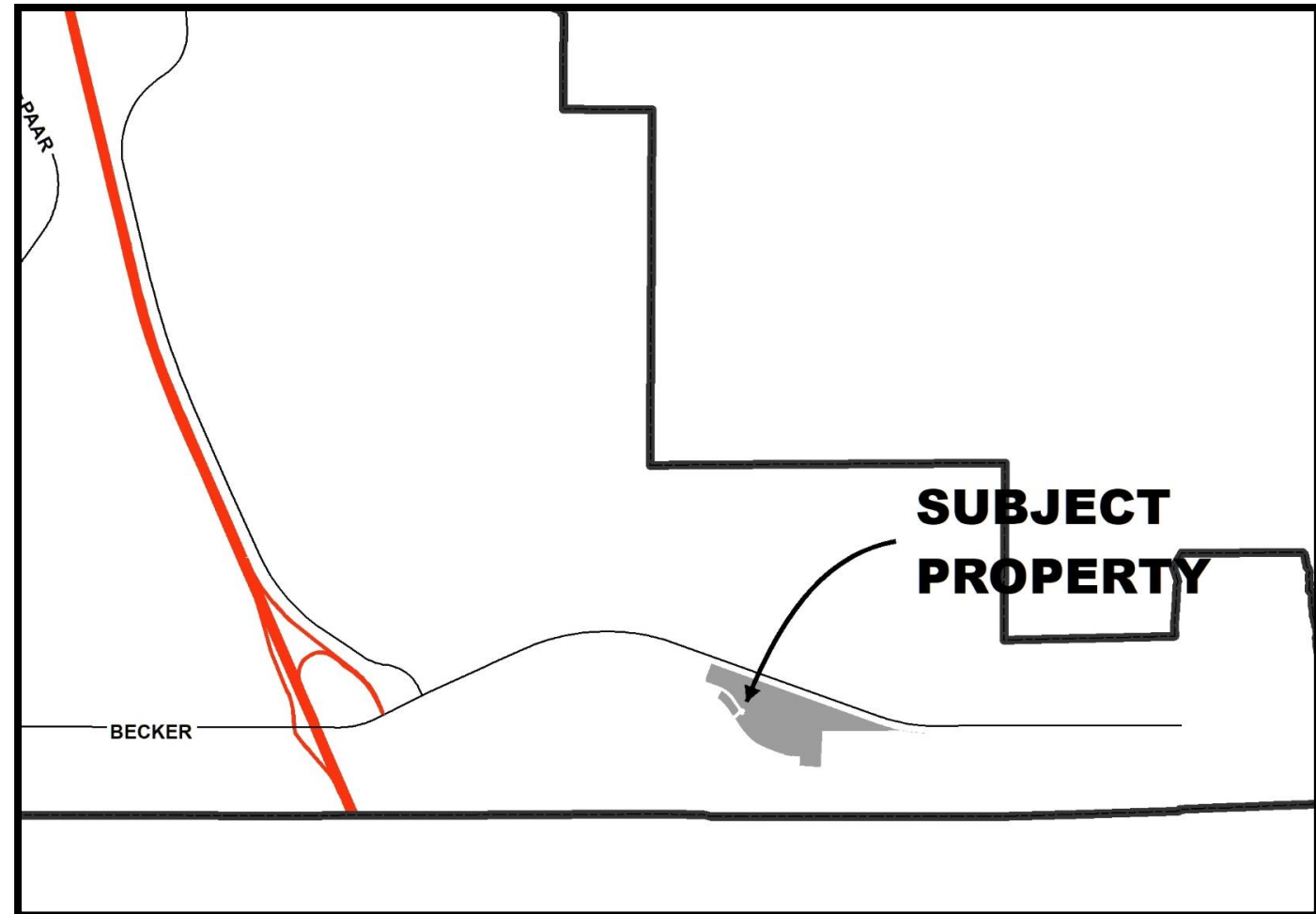
Agent: Aarthi Elangovan, Bowman Engineering

Request: This application is a request for approval of **the final plat and construction plans for Veranda Gardens East Phase 4, including 122 single family homes on +/- 37-acres**, open space tracts, conservation area, private right of way, stormwater management tracts, and other associated infrastructure improvements.

Location

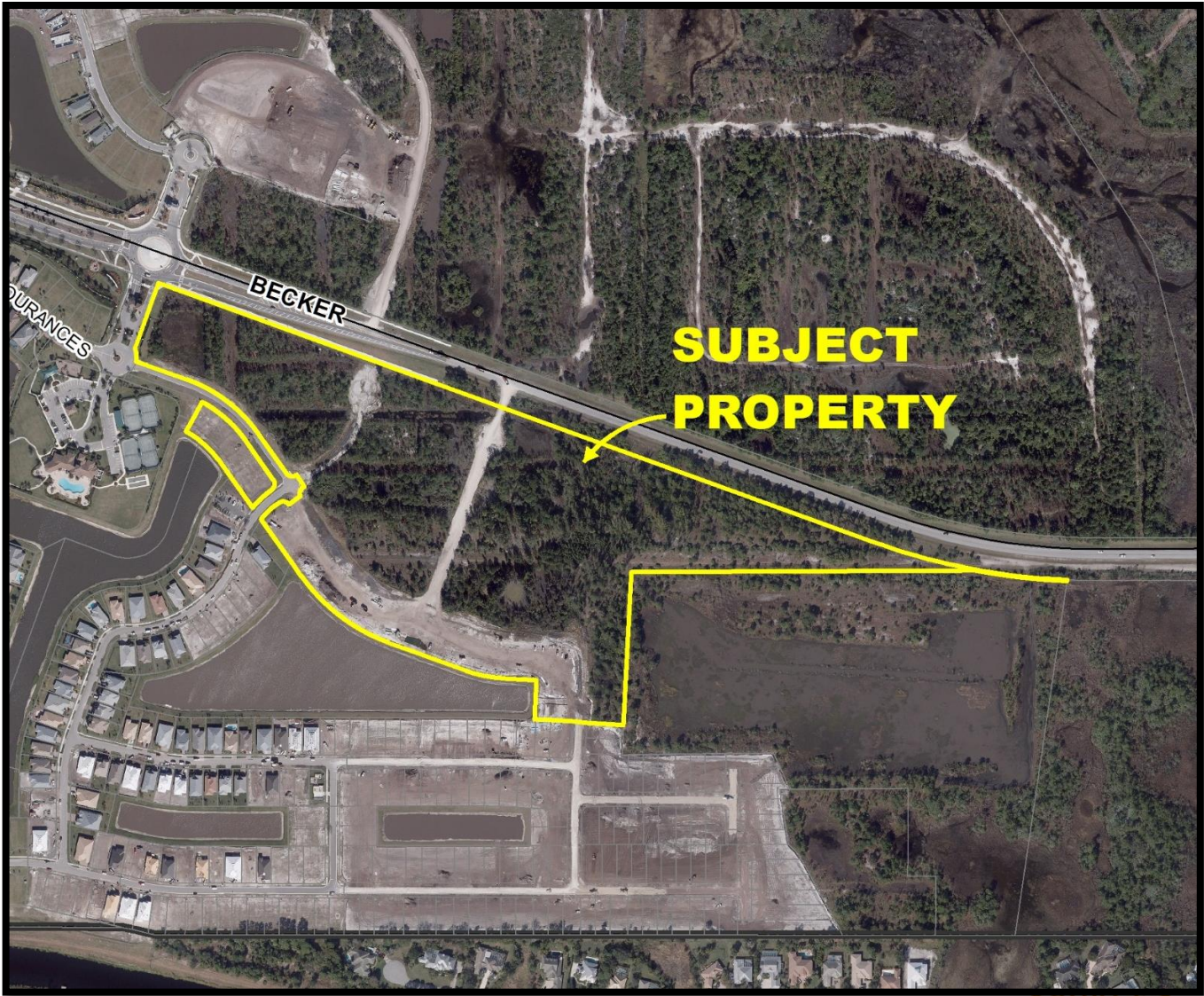
South side and abutting SE Becker Road, approximately one (1) mile west of the intersection of SE Becker and NW Gilson Road.

Direction	Future Land Use	Zoning	Existing Use
North	OSP; RGC	PUD	SE Becker Road; Veranda Developments
South, East, West	OSP; RGC	PUD	Veranda Developments; conservation tracts



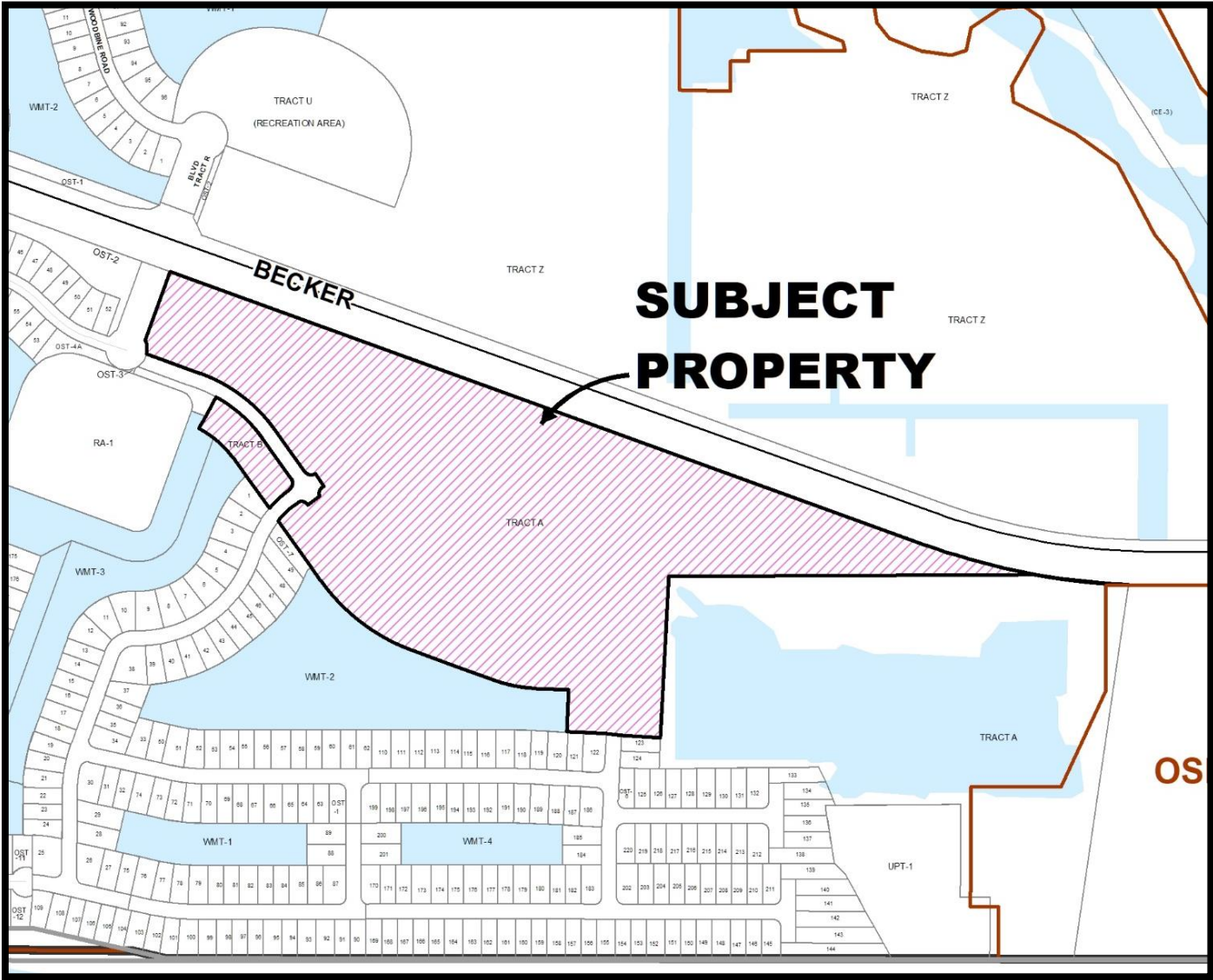
Aerial

Direction	Future Land Use	Zoning	Existing Use
North	OSP; RGC	PUD	SE Becker Road; Veranda Developments
South, East, West	OSP; RGC	PUD	Veranda Developments; conservation tracts



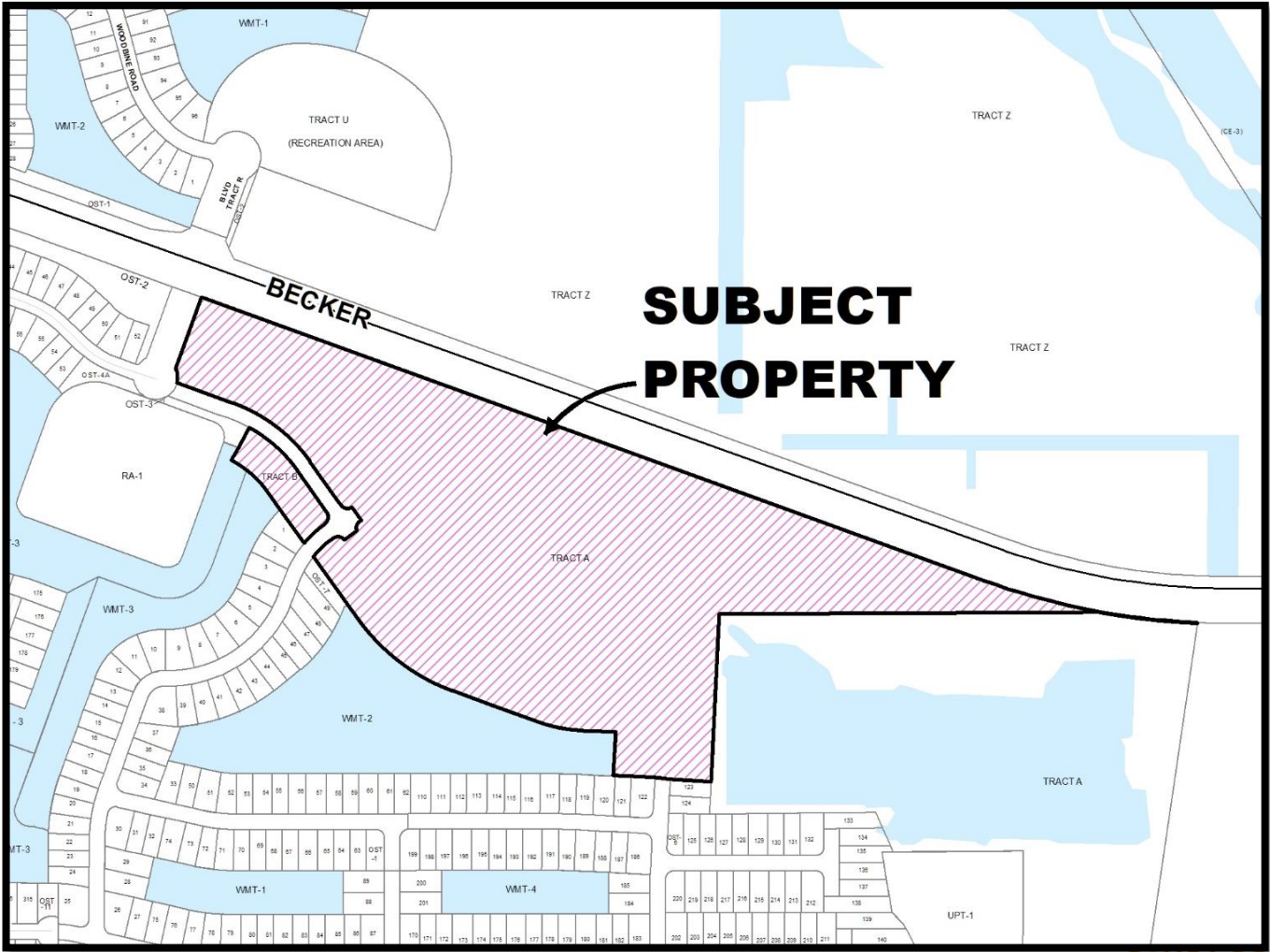
Land Use

Direction	Future Land Use	Zoning	Existing Use
North	OSP; RGC	PUD	SE Becker Road; Veranda Developments
South, East, West	OSP; RGC	PUD	Veranda Developments; conservation tracts



Zoning

Direction	Future Land Use	Zoning	Existing Use
North	OSP; RGC	PUD	SE Becker Road; Veranda Developments
South, East, West	OSP; RGC	PUD	Veranda Developments; conservation tracts



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	The transportation impacts to Becker Road are addressed within the fourth amendment to the development agreement (P18-115). With the completion of the required improvements (detailed below in Related Projects) adequate capacity is available to support the development.
Parks and Recreation Facilities	The PUD and development agreement require the applicant to provide for 20 net usable acres of for parks and recreation facilities. The Veranda PUD is providing for the 20 net usable acres through the creation of a linear greenway, along Becker Road, and where abutting the Veranda developments. The linear park proposed will be publicly accessible and allow usable park space for Veranda developments.
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.

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 on June 8, 2022.

