



**Veranda West Phase 3 Final Plat
 Final Subdivision Plat with Construction Plans
 P21-212**

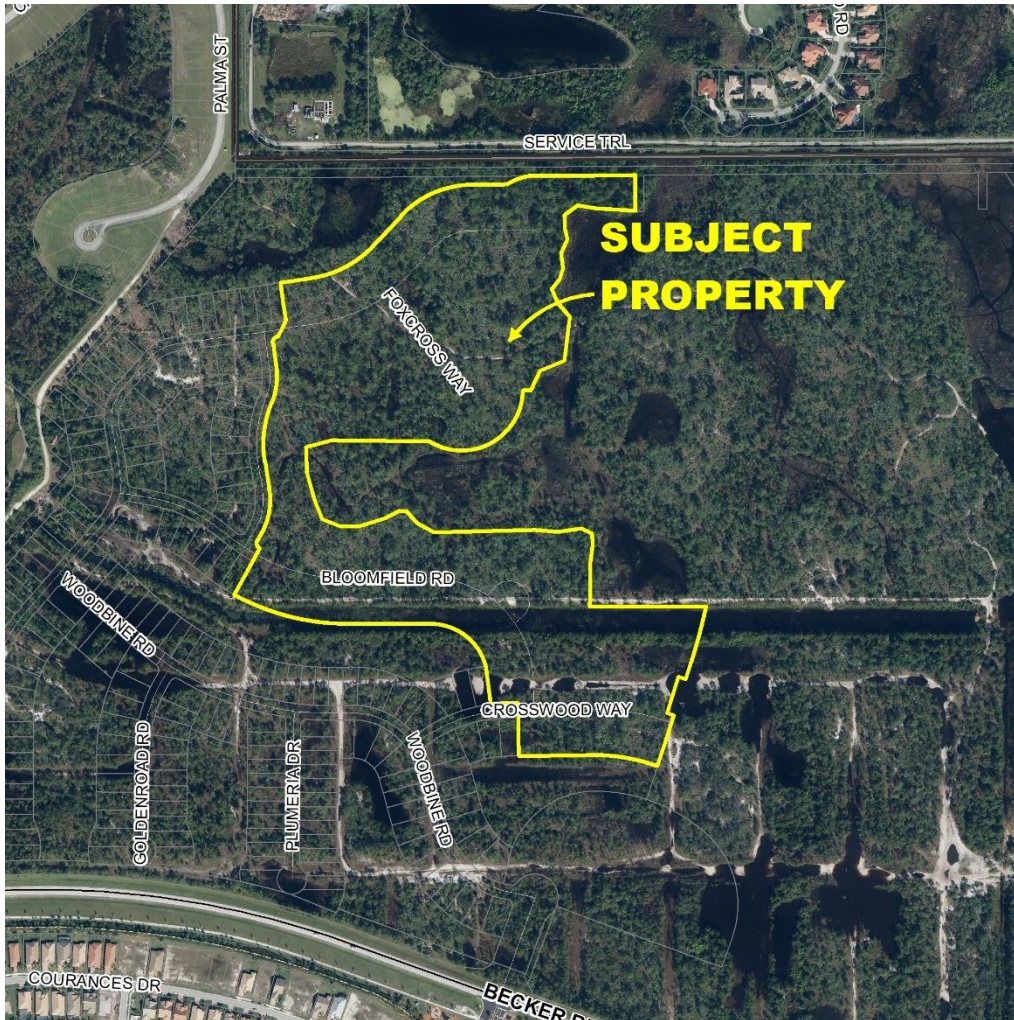


Figure 1. Aerial Map

SUMMARY

Applicant's Request:	To subdivide the property for residential development. Phase 3 of the Veranda Preserve development.
Applicant:	Kinan Husainy, Kimley Horn
Property Owner:	Veranda St. Lucie Land Holdings, LLC
Location:	North of Becker Road, East of the Florida Turnpike, Abutting the Eastern Boundary of the Tesoro PUD.
Project Planner:	Laura H. Dodd, AICP

Project Description

This final subdivision plat application with construction plans is approximately 34 acres and consists of 120 single-family homes, open space tracts, residential lot access via private road right of way, stormwater management tracts, and other associated infrastructure improvements.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this final subdivision plat with construction plans on September 22, 2021.

Location and Site Information

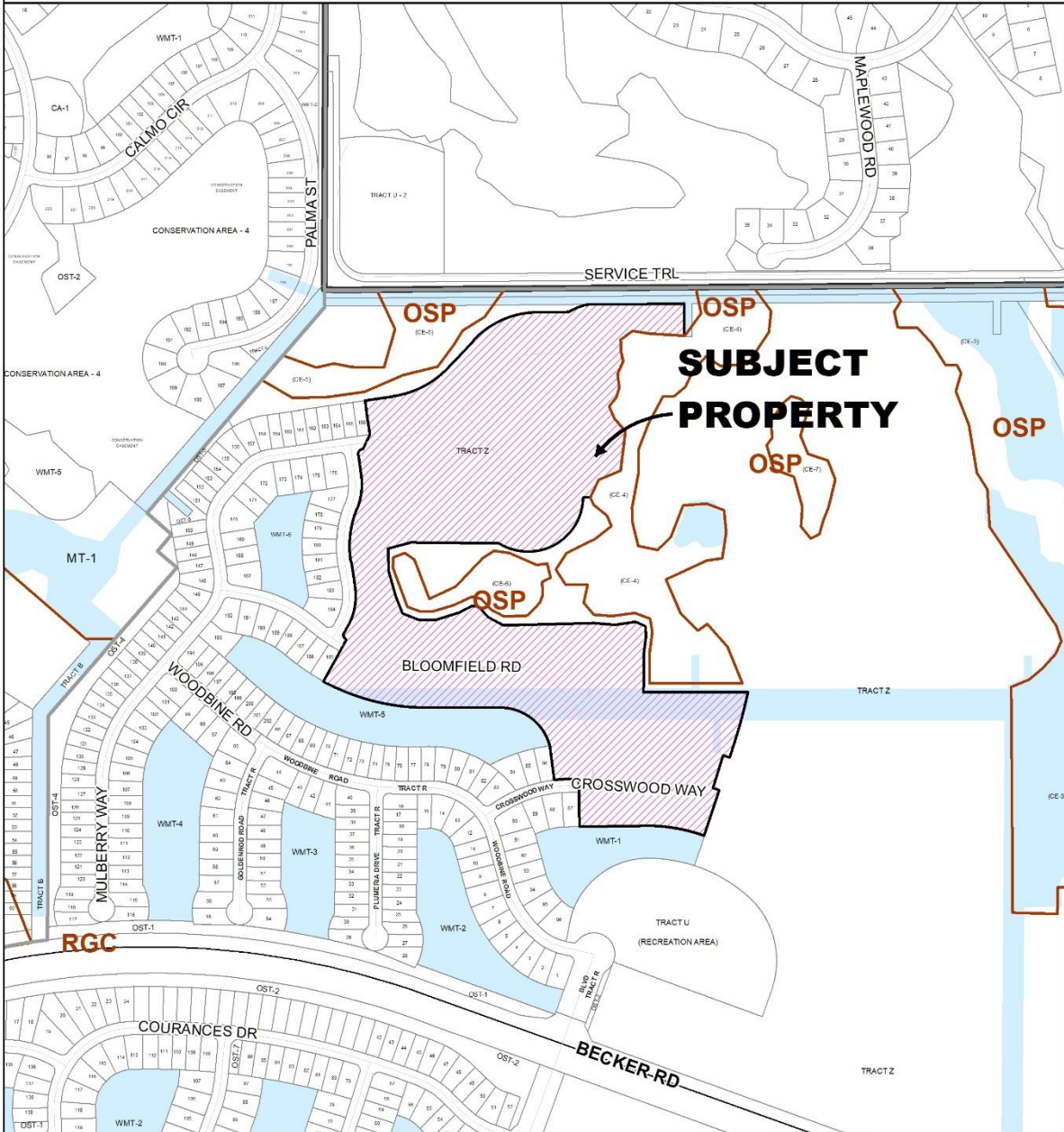
Property Size:	34 acres
Legal Description:	See plat.
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land


Surrounding Uses

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

1. - Residential Golf Course, 2. - Planned Unit Development

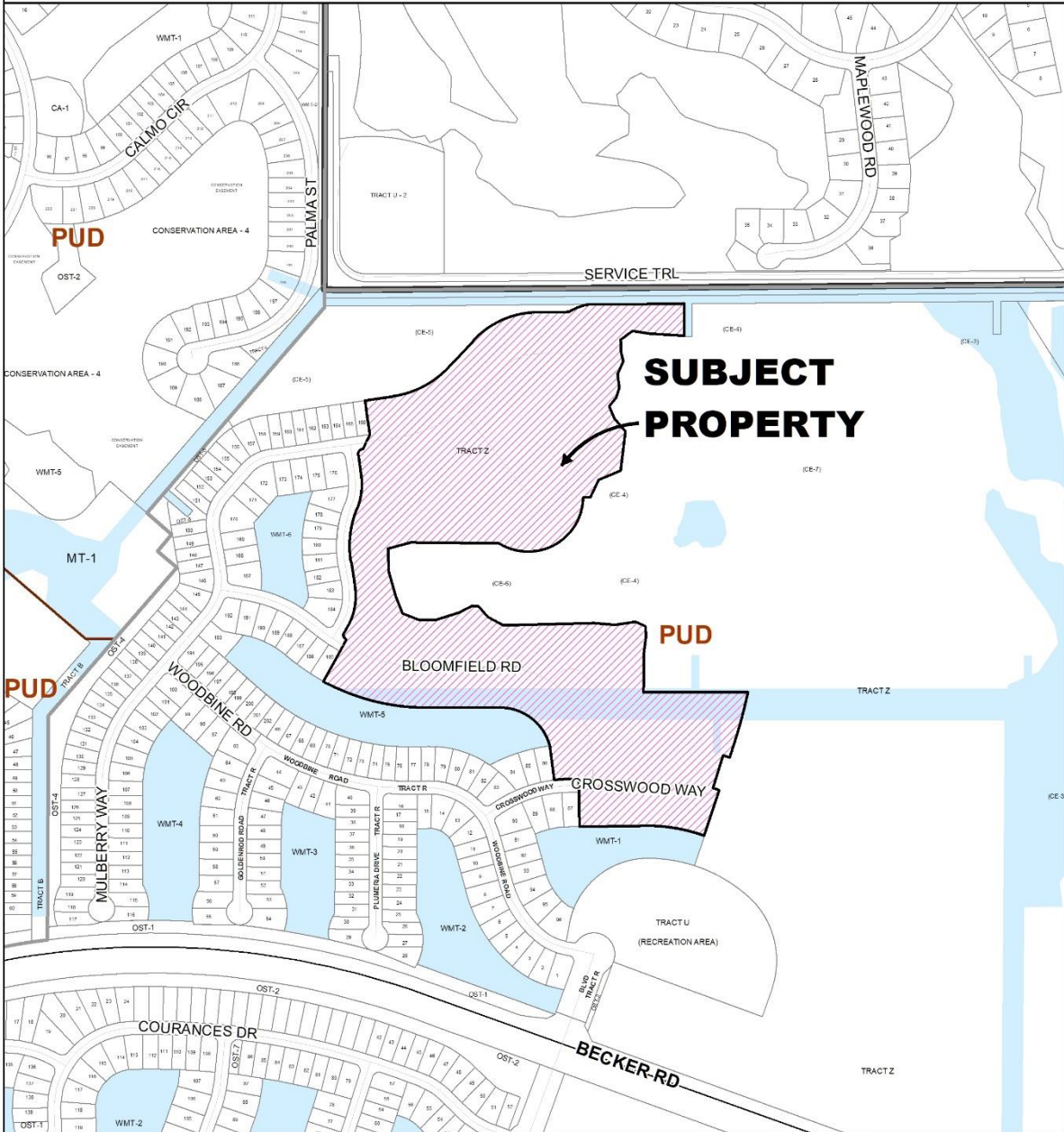
FUTURE LAND USE




	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT VERANDA PRESERVE WEST - PHASE 3 VERANDA PRESERVE PUD	DATE: 1/10/2022
			APPLICATION NUMBER: P21-212
			USER: patricias
			SCALE: 1 in = 500 ft

Future Land Use Map

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT VERANDA PRESERVE WEST - PHASE 3 VERANDA PRESERVE PUD	DATE: 1/10/2022
			APPLICATION NUMBER: P21-212
			USER: patricias
			SCALE: 1 in = 500 ft

Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, and the Veranda Planned Unit Development Developer’s Agreement, regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	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.
<i>Traffic Circulation</i>	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 3 rd 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.
<i>Parks and Recreation Facilities</i>	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.
<i>Stormwater Management Facilities</i>	Project will include paving and drainage plans that are in compliance with the adopted level of service
<i>Solid Waste</i>	Adequate capacity is available for future development.
<i>Public School Concurrency Analysis</i>	Public school consultants were contacted in review of this application. Adequate capacity is available for the development.

Native Habitat/Tree Protection: Upland preservation/mitigation requirements for the Veranda Planned Unit Development are addressed in the Development Agreement. All upland mitigation requirements have been met. The site has been previously cleared.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. Per Resolution 20-R88 the public art requirements for the Veranda PUD have been satisfied.

RELATED PROJECTS

- P18-101: Veranda Preserve West Preliminary Subdivision Plat with Construction Plans (Resolution 18-R92)

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Veranda West Final Plat Phase 3 with Construction Plans on September 22, 2021.

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.