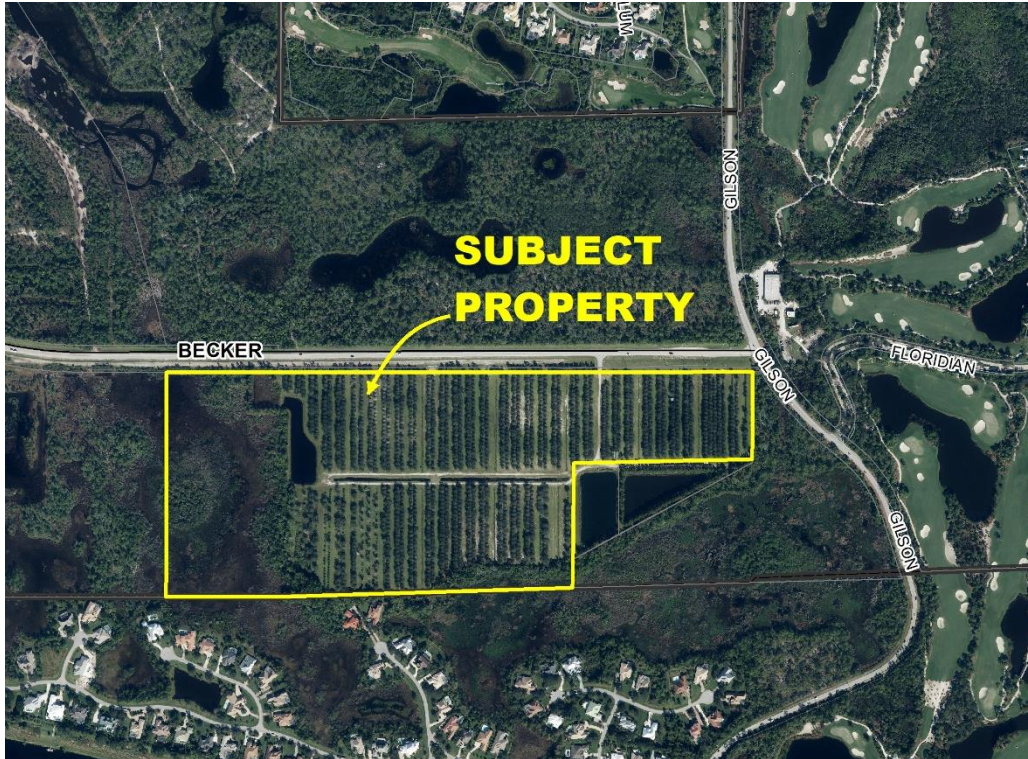




**Veranda Oaks
 Preliminary Subdivision Plat with Construction Plans
 P20-128**



Project Location Map

SUMMARY

Applicant's Request:	The Applicant is requesting approval of a preliminary plat with construction plans for 273 single family residential lots proposed for development upon the total +/- 76-acre property
Applicant:	Dennis Murphy, Culpepper & Terpening, Inc
Property Owner:	Veranda St. Lucie Land Holdings, LLC
Location:	The property lies on the south side of SE Becker Road, in the southeastern section of the overall Veranda PUD.
Address:	n/a
Project Planner:	Laura H. Dodd, Planner II

Project Description

Through this preliminary plat application, 273 single family residential lots are proposed for development upon the total +/- 76-acre property. Other elements include private road rights-of-way, recreational tract, two (2) water management tracts, conservation/open space tracts, private road rights-of-way, street trees, and landscaping.

Prior Reviews

The proposed preliminary plat and construction plans were reviewed and recommended for approval by the Site Plan Review Committee on September 23, 2020. The Planning and Zoning Board recommended approval of the application on April 6, 2021.

Location and Site Information

Parcel ID	4434-702-0006-000-2
Property Size:	Approximately 76-acres
Legal Description:	See associated Plat attachment.
Future Land Use:	OSP (Preservation Open Space); RGC (Residential Golf Course)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Agricultural

Surrounding Uses

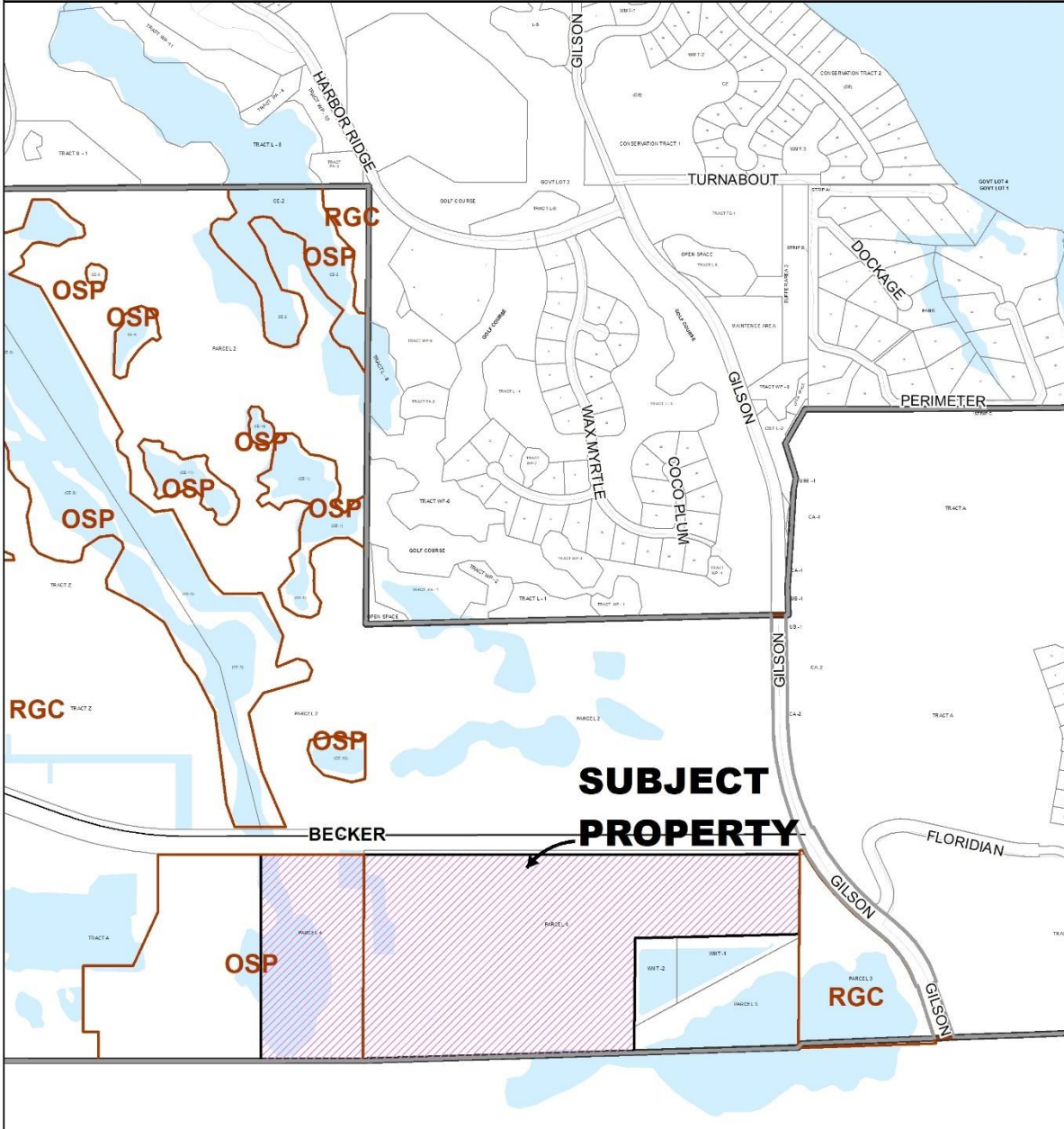
Direction	Future Land Use	Zoning	Existing Use
North	OSP; RGC	PUD	Vacant; Veranda Estates Planned Development
East	OSP; RGC	PUD	Floridian Golf Club
West	OSP; RGC	PUD	Veranda Gardens
South	Martin County	Martin County	Crane Watch Club; Canal


PUD: Planned Unit Development

OSP: Preservation Open Space

RGC: Residential Golf Course

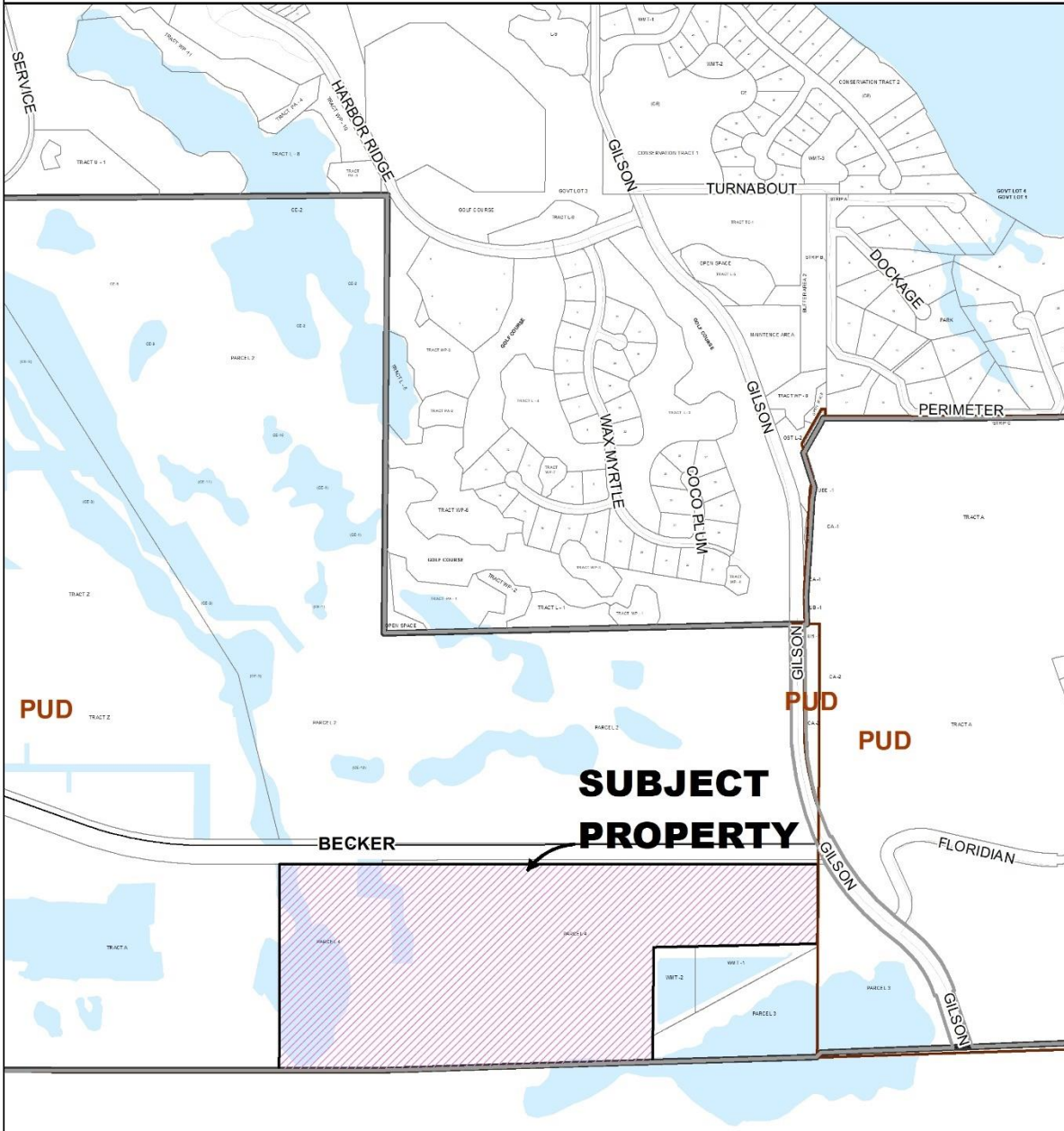
FUTURE LAND USE




	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT VERANDA OAKS VERANDA PLAT NO. 2, PARCEL 4	DATE: 3/18/2021
			APPLICATION NUMBER: P20-128
			USER: patricias
			SCALE: 1 in = 800 ft

Future Land Use

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT VERANDA OAKS VERANDA PLAT NO. 2, PARCEL 4	DATE: 3/18/2021
			APPLICATION NUMBER: P20-128
			USER: patricias
			SCALE: 1 in = 800 ft

Zoning

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code and the Veranda PUD, regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	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.
<i>Traffic Circulation</i>	The Veranda Estates 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 below in Related Projects) adequate capacity is available to support the development.
<i>Parks and Recreation Facilities</i>	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.
<i>Stormwater Management Facilities</i>	The project includes paving and drainage plans which meet the required level of service.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	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.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection: Upland preservation/mitigation requirements for Veranda have been defined within the development agreement to require: 150 acres of onsite conservation easements, 120 acres of onsite upland preservation, and payment to the City of \$200,000 for offsite mitigation of 120 acres. The developer has satisfied these conditions. Pertaining specifically the Veranda Oaks plat, it includes a 7.9-acre upland preserve, open space tract to be dedicated and maintained by the homeowner's association.

OTHER

Fire District: The proposed road construction plans and utility construction plans have 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:

- P18-115, as approved by City Council on April 13, 2020 by Resolution 20-R37, is the fourth amendment to the Veranda development agreement. The fourth amendment proposes that Becker Road be 4-laned from Via Tesoro to Veranda Gardens Blvd. with a round-a-bout at Veranda Gardens Blvd. The section from the Veranda Gardens Blvd to Gilson Road, and abutting Veranda Estates, is proposed to be two lanes with round-a-bouts at the Veranda Preserve Multifamily entrance, the Veranda Estates/Veranda Oaks entrances and at Gilson Road.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this preliminary subdivision plat with construction plans on September 23, 2020.

The Planning and Zoning Board recommended approval of the application on April 6, 2021.