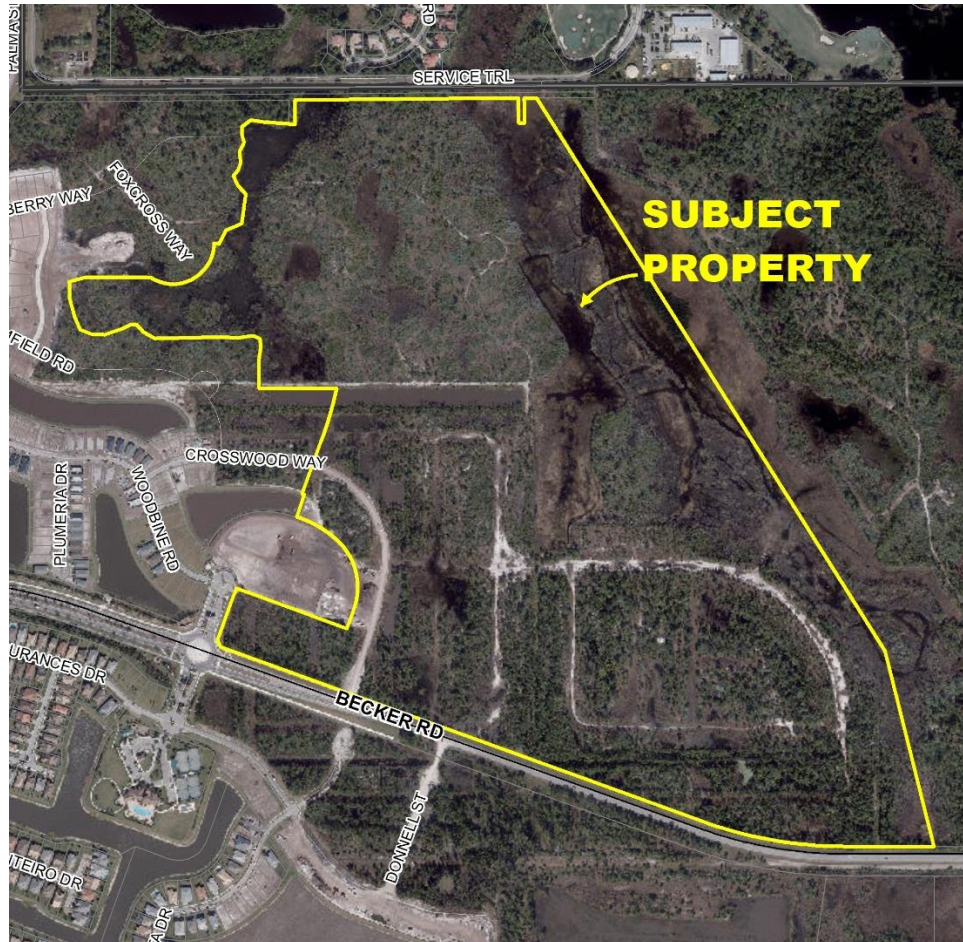




**Veranda Preserve East
Preliminary Subdivision Plat with Construction Plans
P21-241**



Aerial Map

SUMMARY

Applicant's Request:	The applicant is requesting approval of 464 homes upon the +/- 197-acre preliminary plat located within the Veranda PUD.
Applicant:	Kinan Husainy, Kimley-Horn
Property Owner:	Veranda St. Lucie Land Holdings, LLC
Location:	North of SE Becker Road and West of the Turnpike, within the Veranda PUD, West of Veranda Estates and East of Tesoro, encompassing approximately 197-acres.
Address:	TBD
Project Planner:	Laura H. Dodd, AICP

Project Description

The applicant is requesting approval of 464 lots upon the +/- 197-acre property. The proposal includes 282 age-restricted single family detached homes, 182 duplex homes, water management and preservation tracts, private right-of-way, and other associated infrastructure improvements.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this preliminary and final subdivision plat with construction plans on January 12, 2022.

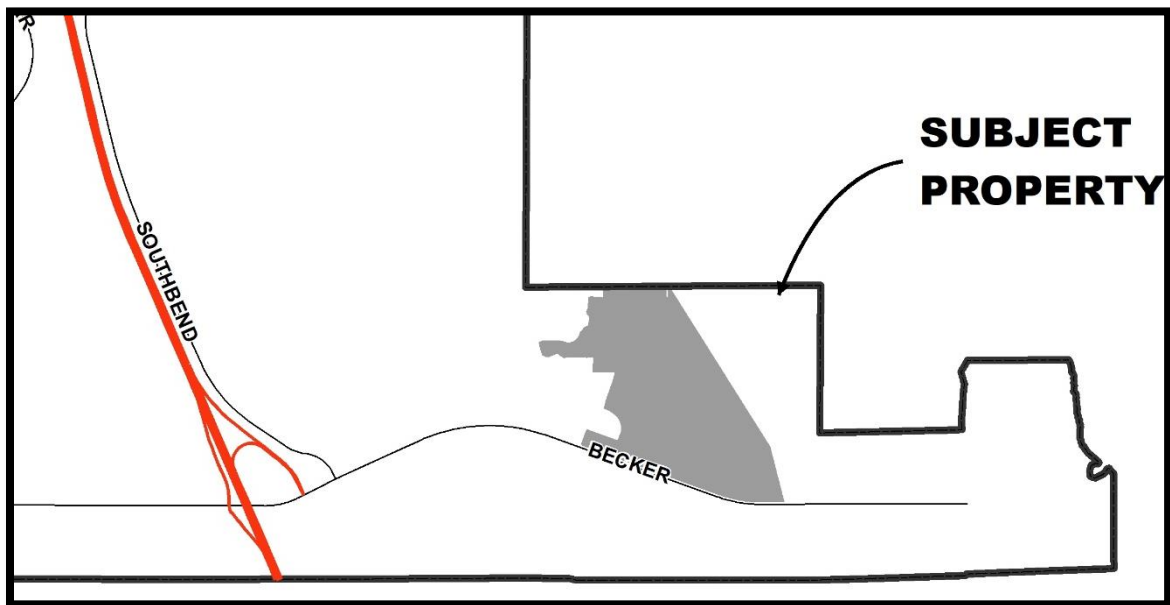
Location and Site Information

Parcel Number:	4434-502-0009-000-9
Property Size:	Total Development +/- 197 acres
Legal Description:	See Plat description
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

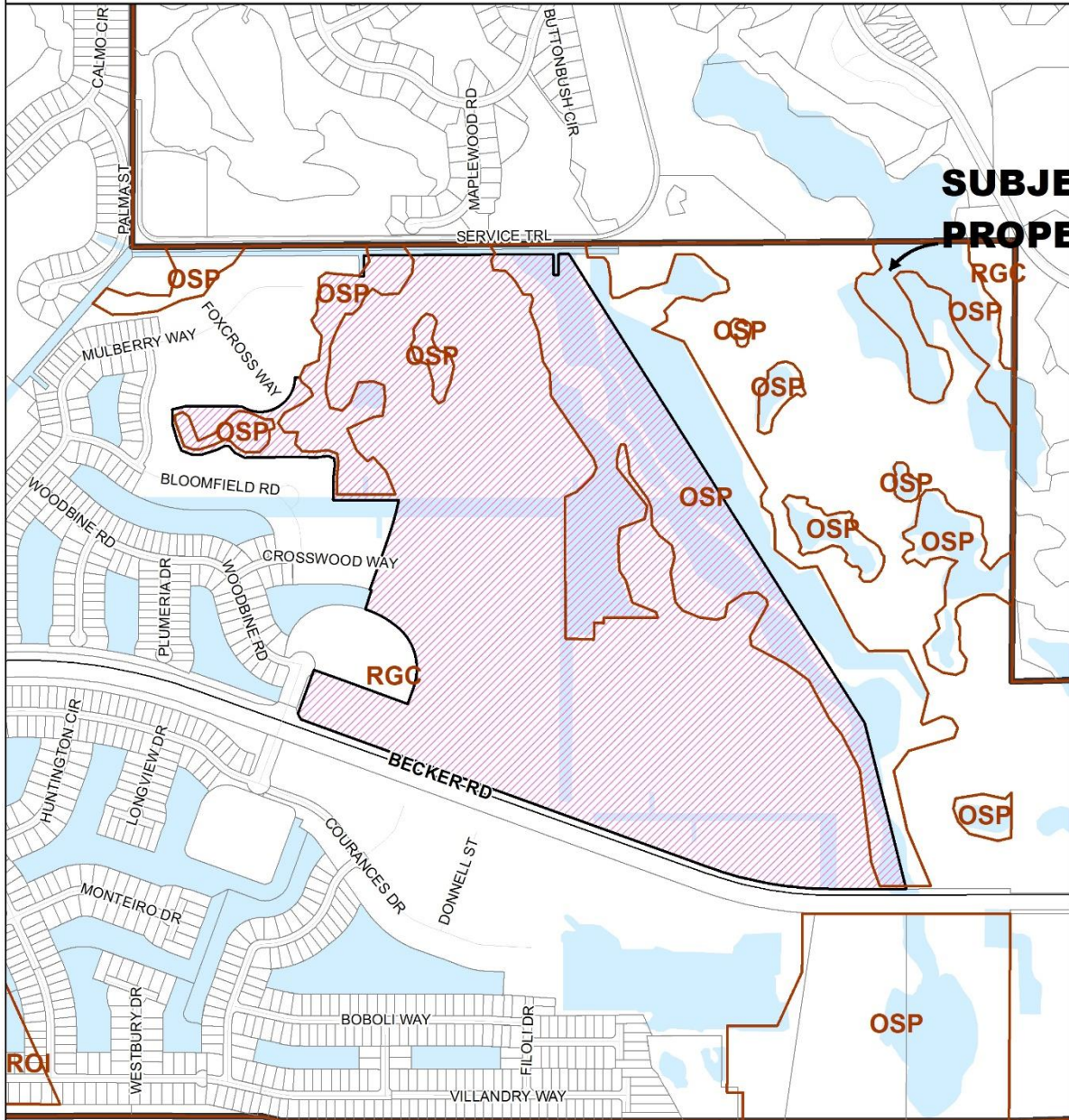
Direction	Future Land Use	Zoning	Existing Use
N	SLC	SLC	St. Lucie County; Harbour Ridge Subdivision
S	RGC ¹	PUD ²	Becker Road
E	RGC ¹	PUD ²	Tesoro PUD Platted Lots
W	RGC ¹	PUD ²	Veranda Preserve Platted Lots


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



Location Map

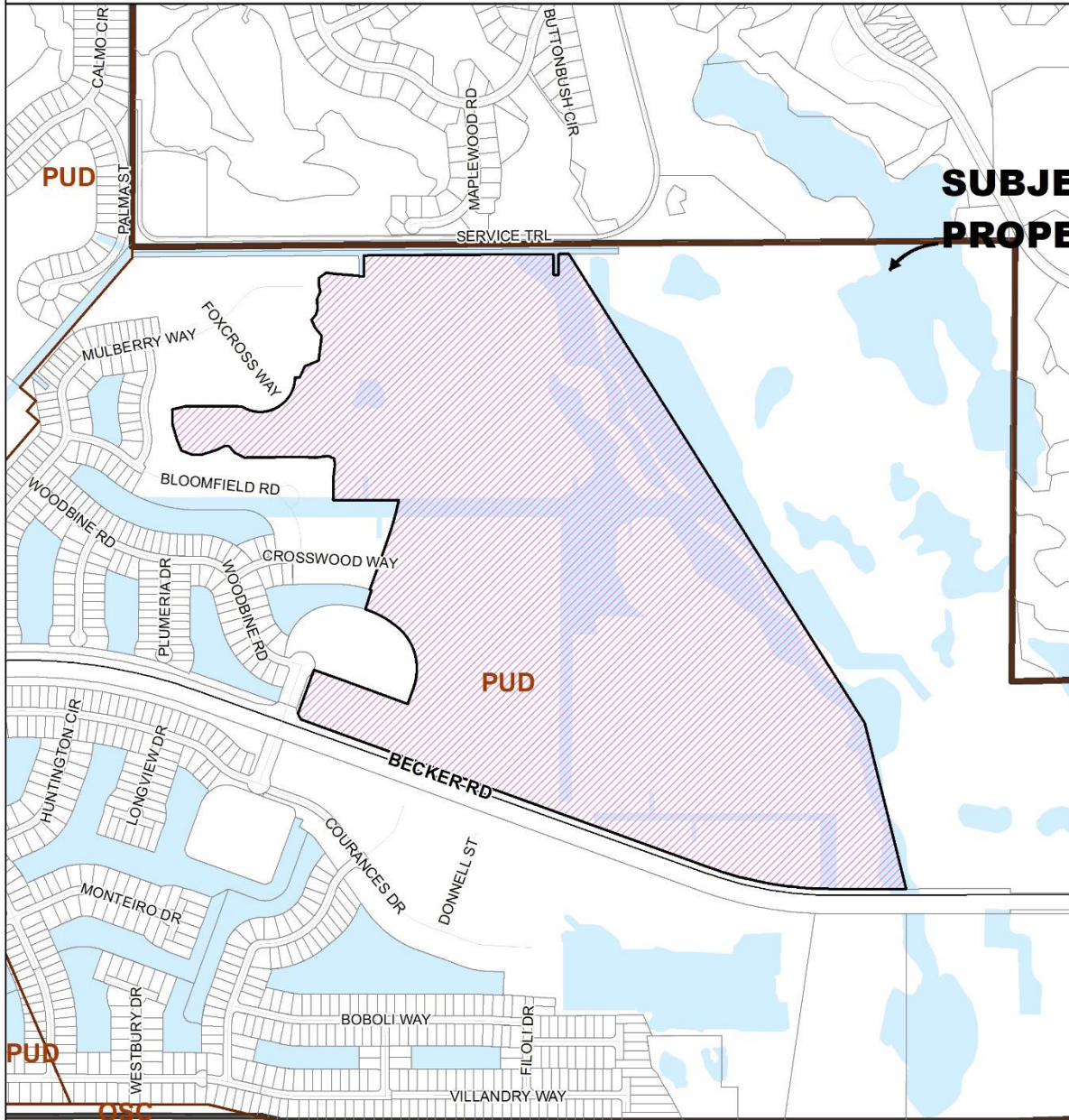
FUTURE LAND USE



	<p>CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.</p>	<p>PROJECT TYPE DESCRIPTION 1 DESCRIPTION 2</p>	<p>DATE: 2/18/2022 APPLICATION NUMBER: P21-241 USER: ldodd SCALE: 1 in = 796 ft</p>
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Future Land Use

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PROJECT TYPE
DESCRIPTION 1
DESCRIPTION 2

DATE: 2/18/2022
APPLICATION NUMBER: P21-241
USER: ldodd
SCALE: 1 in = 796 ft

Zoning

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code 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>	Public Works staff has reviewed and recommended approval of the project internal and external conditions for transportation concurrency and level of service. The project is consistent with the Veranda Development Agreement.
<i>Parks and Recreation Facilities</i>	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.
<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. The School Board has reviewed the application and recommended approval and concurred adequate capacity is available.

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: A total of one hundred twenty acres of upland preservation/mitigation was required throughout the overall Floridian, Veranda PUD, and St. Lucie Lands PUD. The Veranda PUD has provided for preservation of +/- 79.56 acres.

OTHER

Fire District: The proposed road construction plans have been reviewed by the Fire District for safety purposes.

Art in Public Places: 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.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, and City Subdivision Code. The Site Plan Review Committee recommended approval of this preliminary and final subdivision plat with construction plans on January 12, 2022.