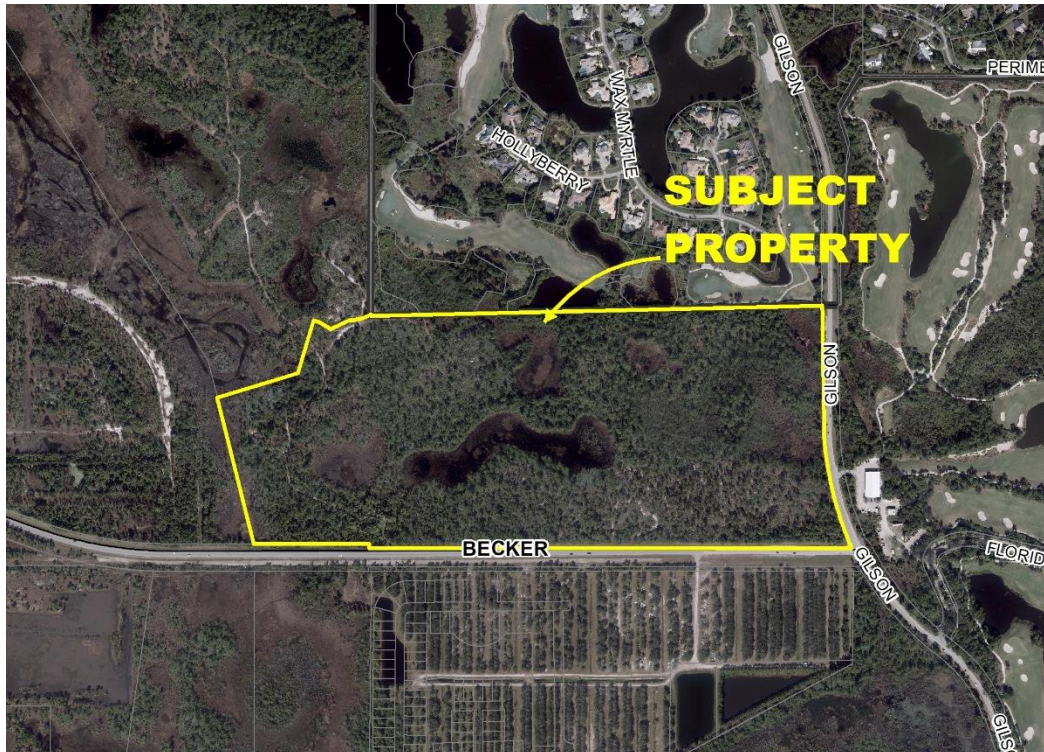




**Veranda Estates – Phase 1  
Final Plat with Construction Plans  
P22-010**



**Aerial Map**

**SUMMARY**

Applicant's Request:	The applicant is requesting approval of the final plat and construction plans for Veranda Estates Phase 1, consisting of 116 single-family detached homes upon approximately 90 acres.
Applicant:	Kinan Husainy, Kimley Horn
Property Owner:	Veranda St. Lucie Land Holdings, LLC
Location:	North of SE Becker Road, West of SE Gilson Road
Address:	TBD
Project Planner:	Laura H. Dodd, AICP

**Project Description**

The applicant is requesting approval of 116 lots upon the +/- 90-acre property. The Phase 1 final plat proposal includes 116 single family detached 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 final subdivision plat with construction plans on January 26, 2022.

**Location and Site Information**

Parcel ID	4434-702-0004-000-8
Property Size:	Approximately 90-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:	Vacant

**Surrounding Uses**

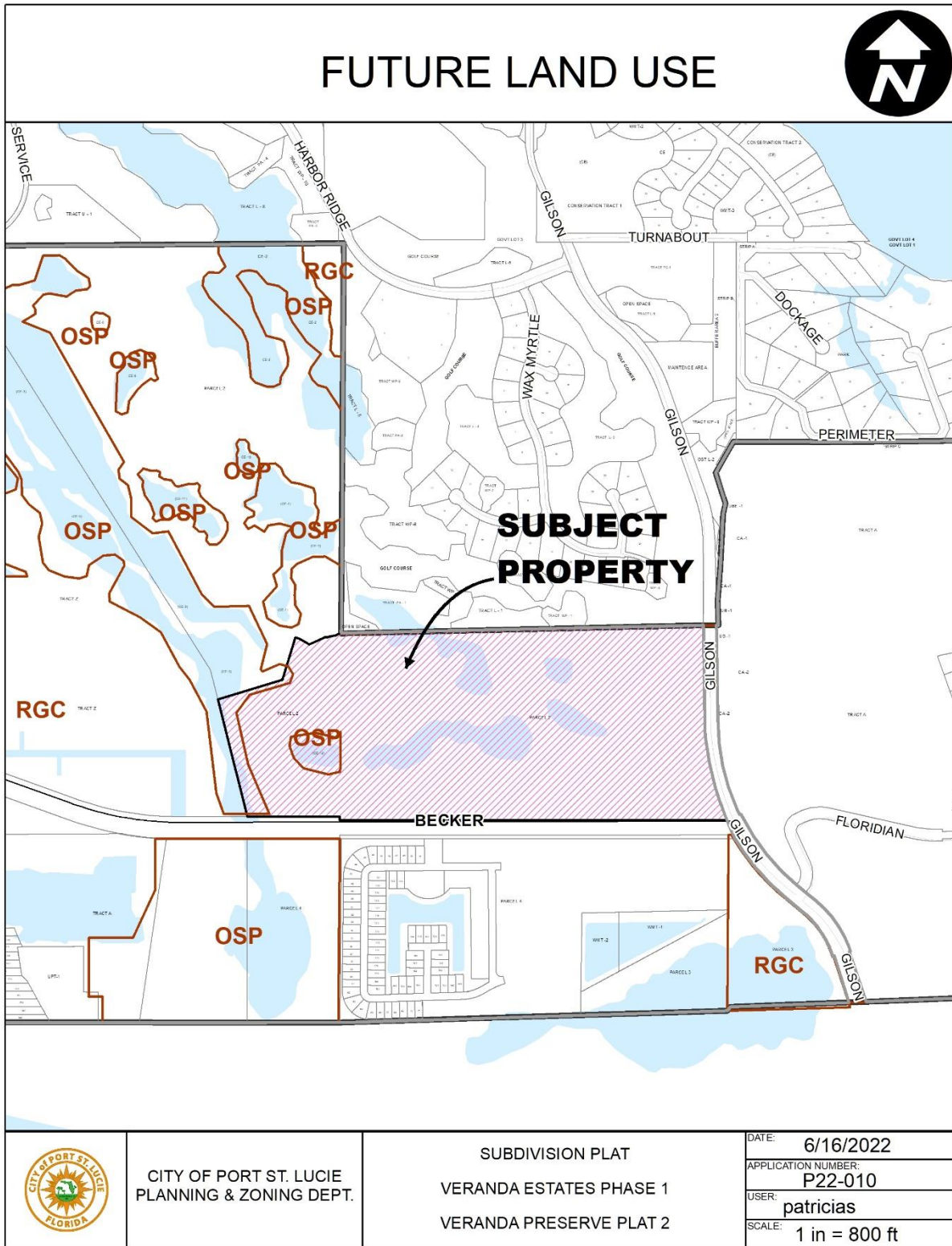
Direction	Future Land Use	Zoning	Existing Use
North	RE	PUD	Harbor Ridge Country Club
South, East, West	OSP; RGC	PUD	Veranda development; Floridian Golf Club

RE: Residential Estate (County Classification)

PUD: Planned Unit Development

OSP: Preservation Open Space

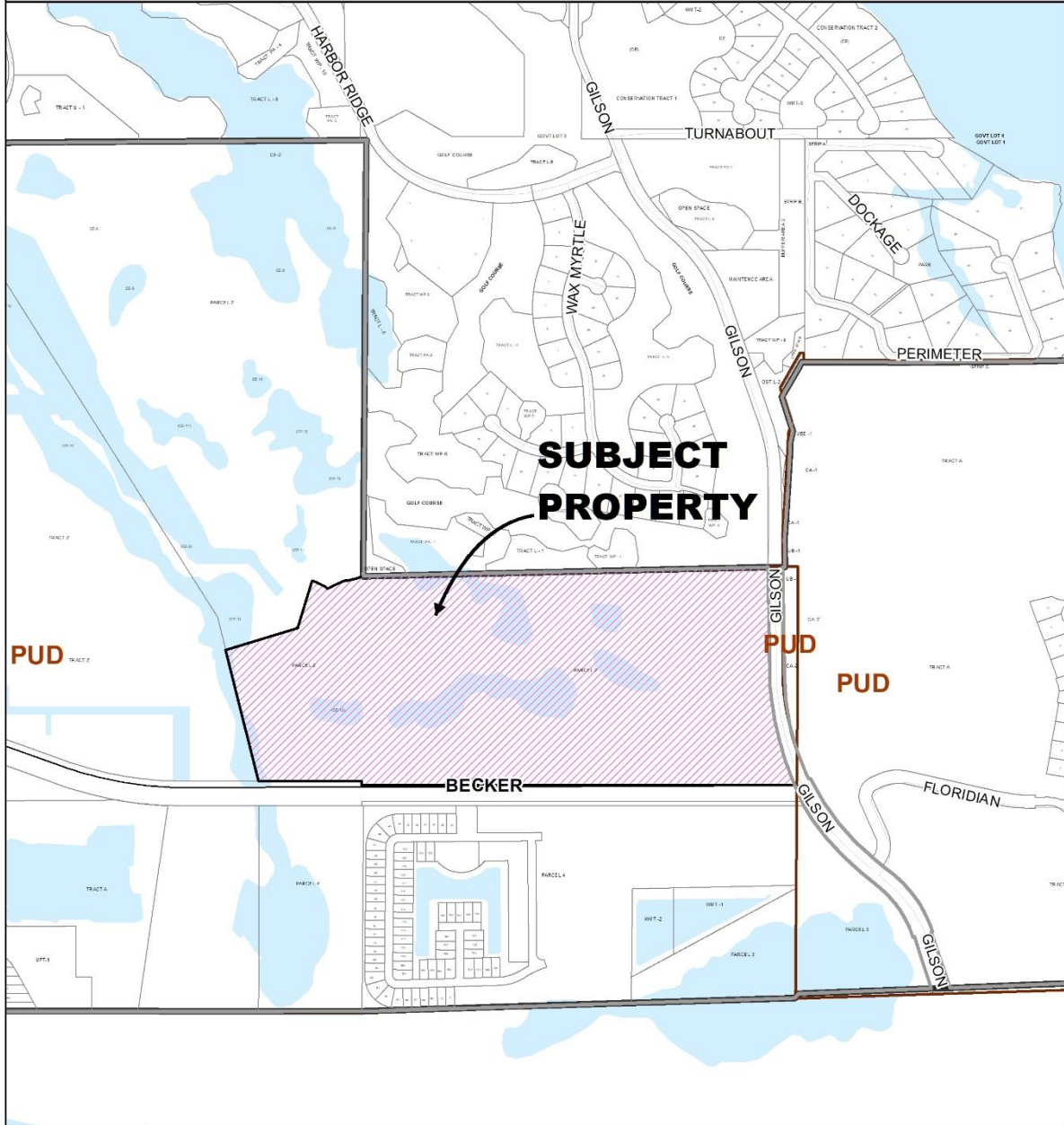
RGC: Residential Golf Course



Future Land Use



# EXISTING ZONING



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

SUBDIVISION PLAT  
VERANDA ESTATES PHASE 1  
VERANDA PRESERVE PLAT 2

DATE: 6/16/2022

APPLICATION NUMBER:  
P22-010

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 as amended, regarding provision of adequate public facilities and documented as follows:

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

## **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.

## **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.
- P20-221, Veranda Estates Preliminary Plat and Construction Plans
- P20-223 Veranda PUD Amendment No. 8. The eighth amendment to the Veranda PUD impacts the approvals of this (P22-018) application as it permits the secondary, full access located on the eastern side of the property to transition to a secondary emergency access.

## **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 final subdivision plat with construction plans on January 26, 2022.