

# Veranda Estates– Phase 1

FINAL SUBDIVISION PLAT APPLICATION  
WITH CONSTRUCTION PLANS

(P22-010)

City Council Meeting  
Laura H. Dodd, AICP



# Requested Application:

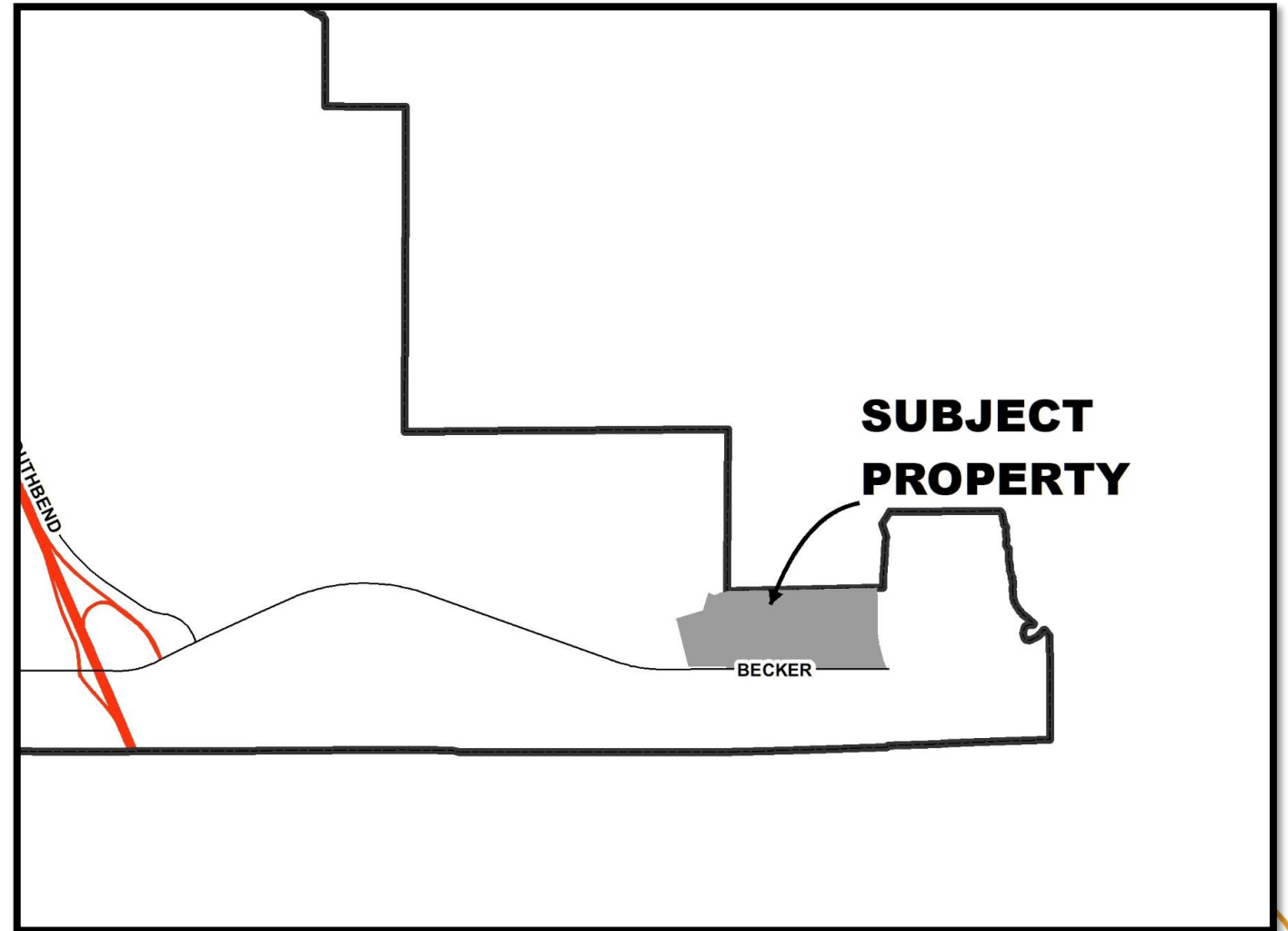
Applicant: Veranda St. Lucie Land Holdings, LLC

Agent: Kinan Husainy, Kimley Horn

Request: This application is a request for approval of **Veranda Estates Phase 1, a final plat with construction plans which includes the proposal for construction of 112 homes upon approximately 90-acres**, open space tracts, conservation area, private right of way, stormwater management tracts, and other associated infrastructure improvements.

# Location

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

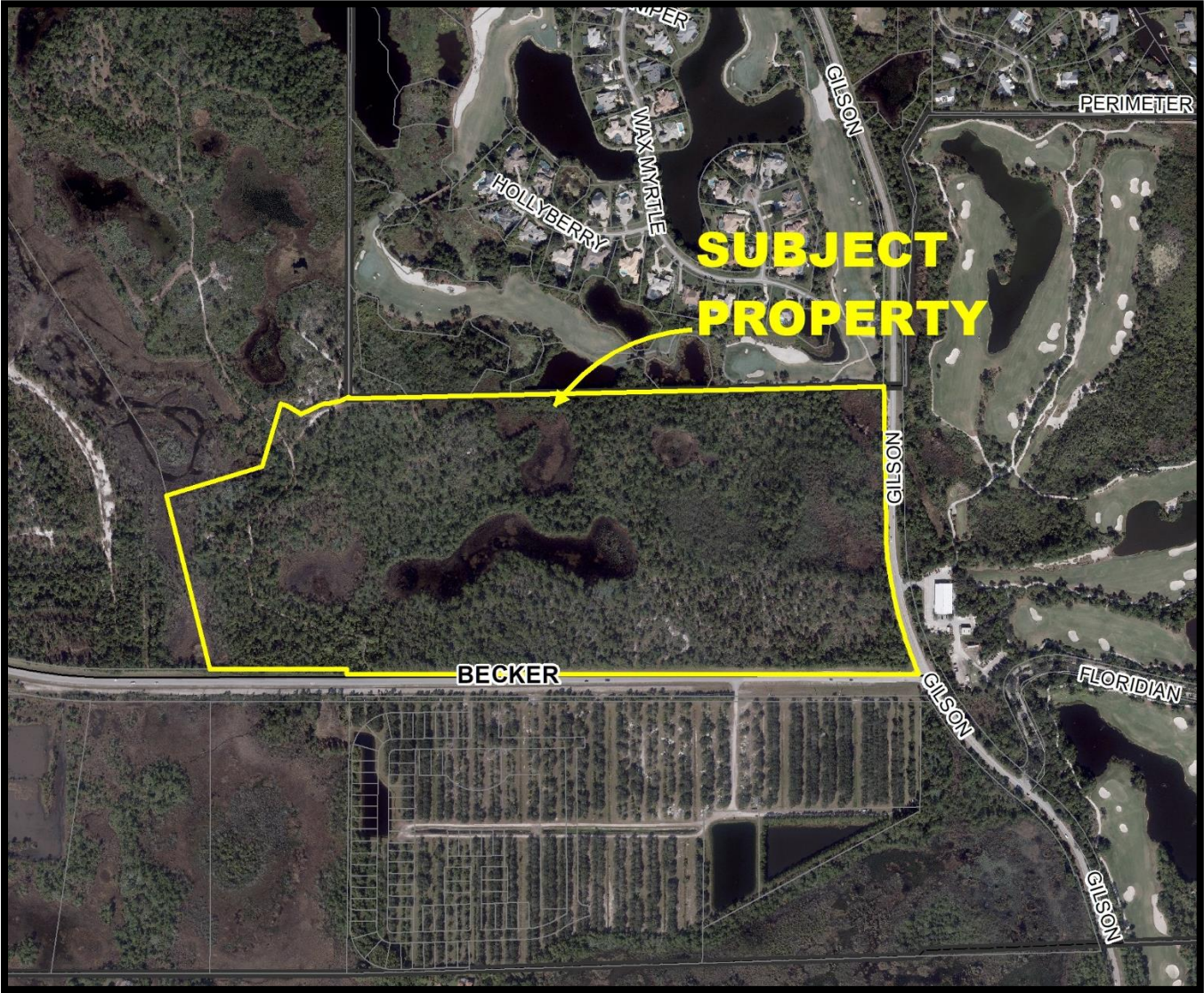




# Aerial



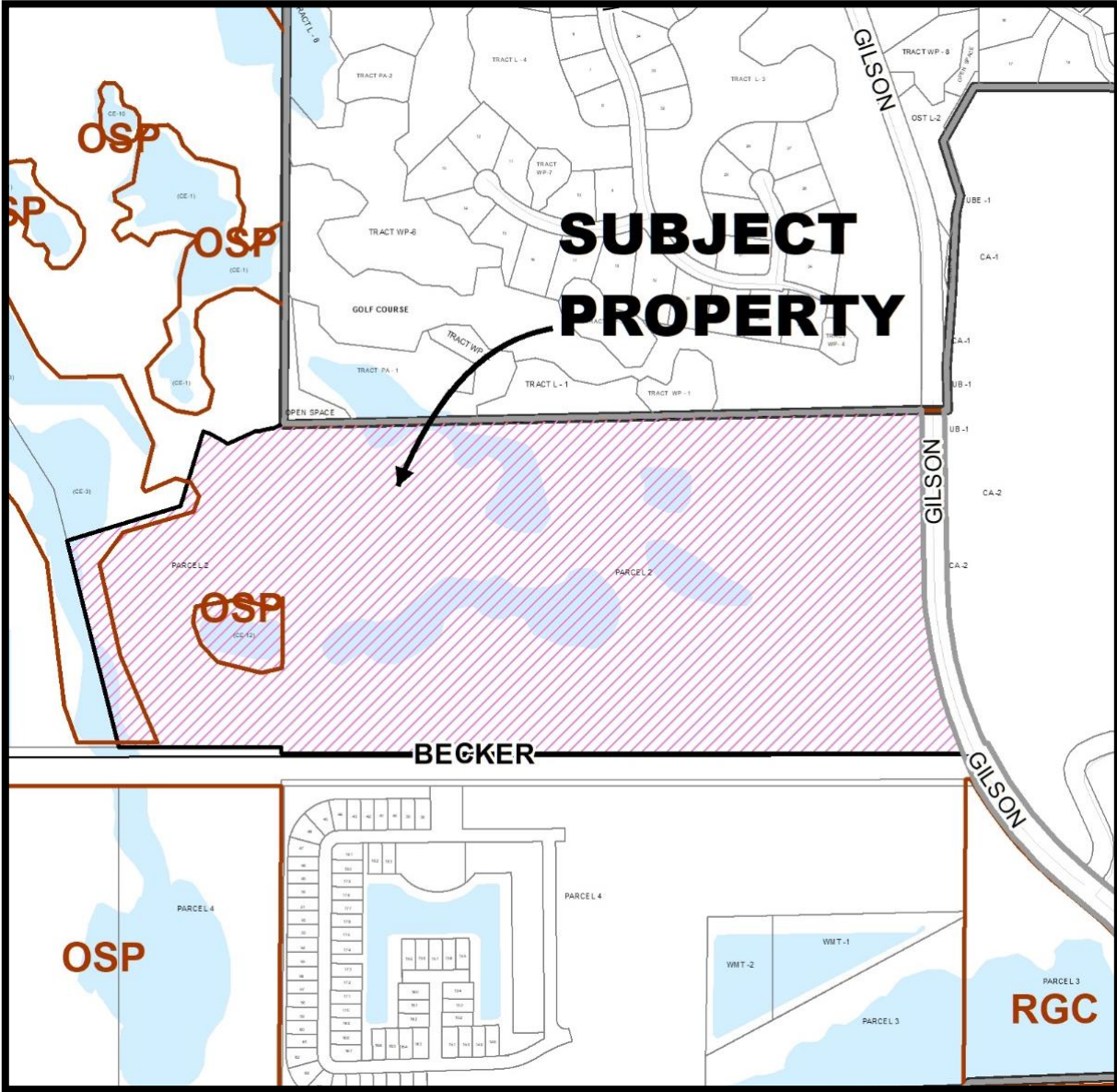
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North	RE	PUD	Harbor Ridge Country Club
South, East, West	OSP; RGC	PUD	Veranda development; Floridian Golf Club





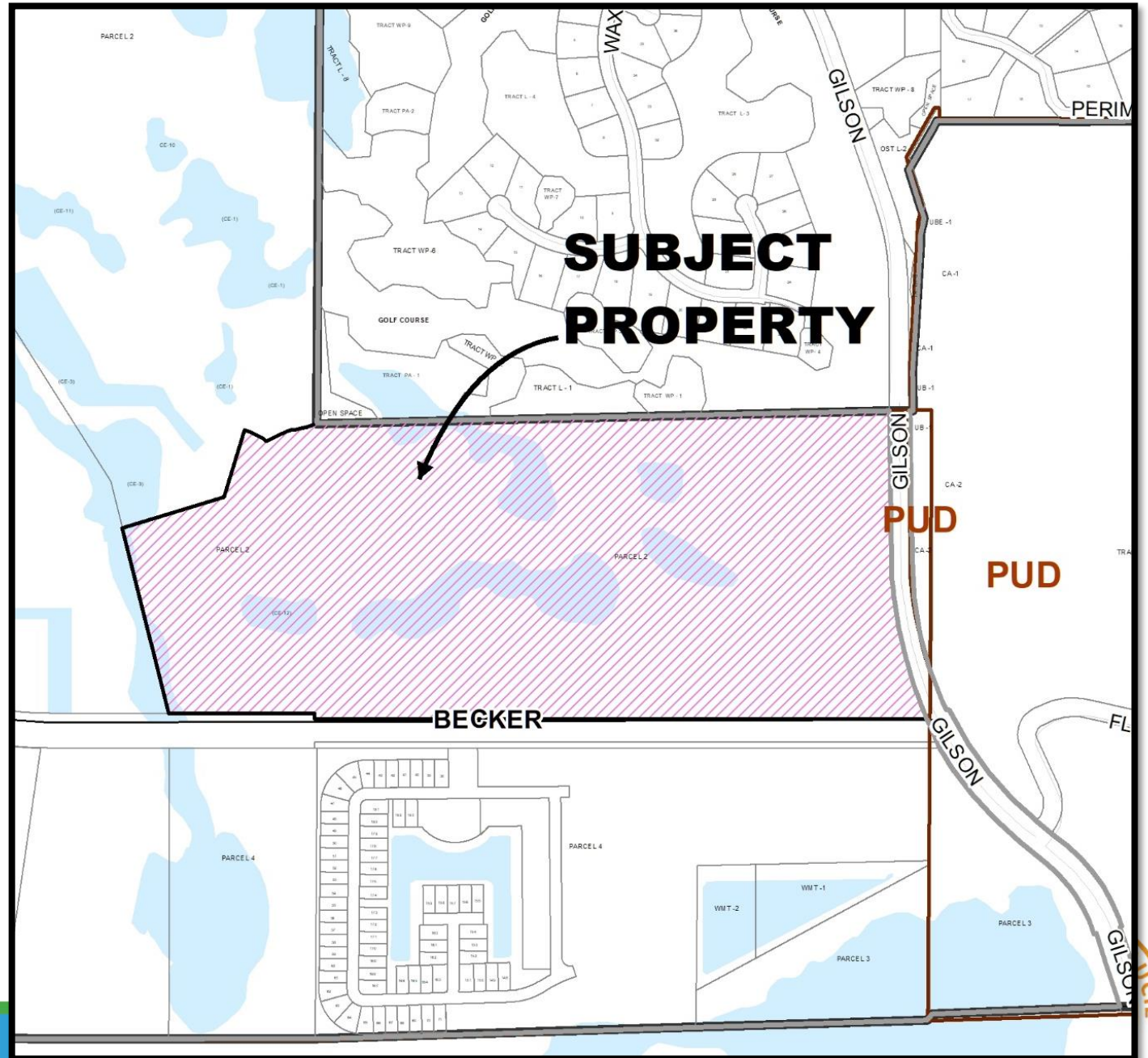
# Land Use

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



# Zoning

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



# Concurrency Review

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







L4E 1  
PHASE 2  
118.66 AC

COPYING OF THE WATER MAP MUST BE  
COMPLETED PRIOR TO THE TURNING  
OF ANY PORTION OF THE PROJECT

PHASE 1  
90.33 AC

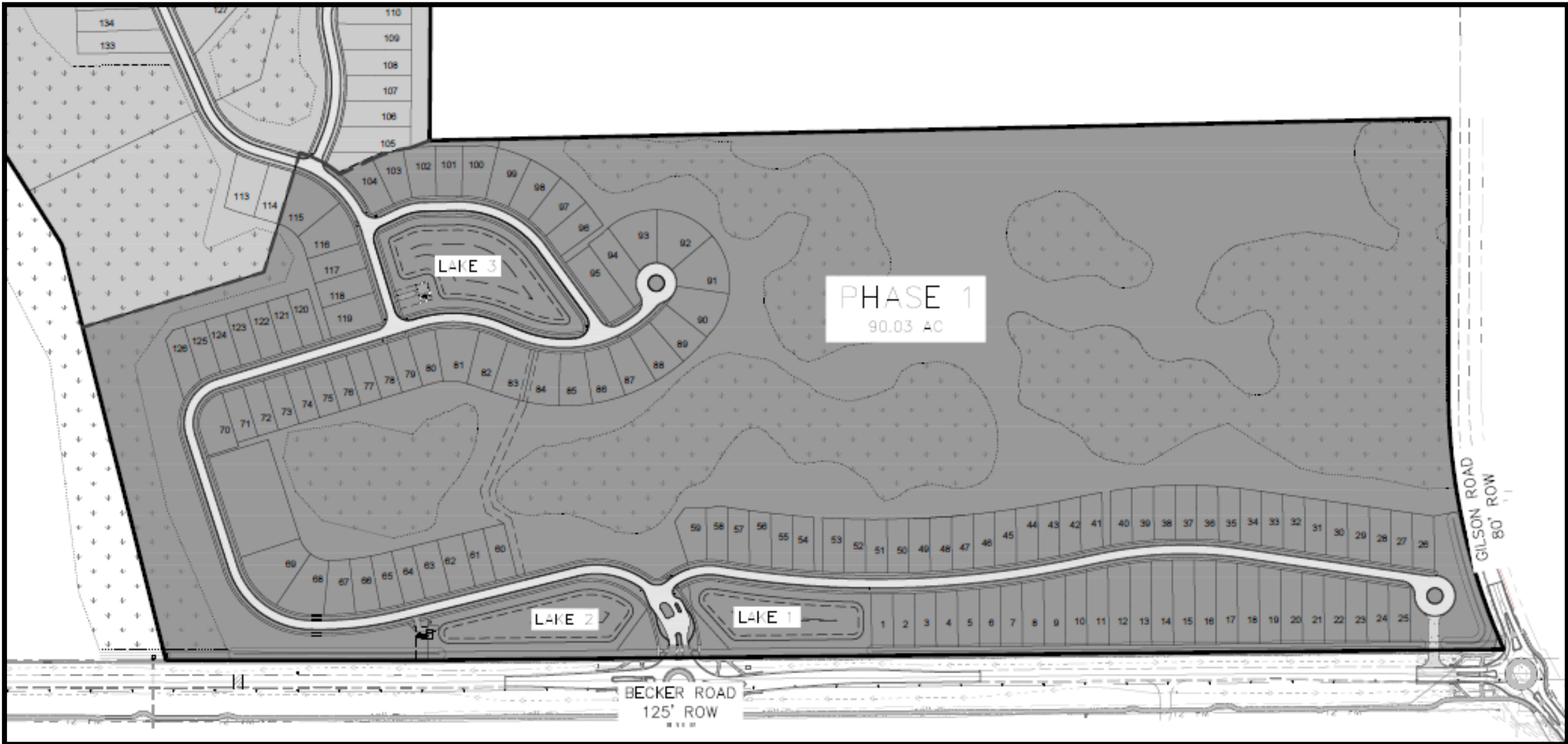
L4E 3

L4E 2

L4E 1

E10 ROAD  
125' ROW  
1:1000





PHASE 1  
90.03 AC

LAKE 3

LAKE 2

LAKE 1

BECKER ROAD  
125' ROW

GILSON ROAD  
80' ROW

# Traffic Impact Analysis

- Traffic Analysis received January 2020
- Traffic Analysis completed by Kimley-Horn and Associates, Inc. for Green Pointe, LLC
- 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



# Becker Road Obligations - **Satisfied**

Prior to the first residential building permit being issued within Veranda Oaks or Veranda Estates

- 2 Lane undivided roadway from Veranda Gardens Blvd Roundabout going east to Gilson Road with a 10' wide multiuse path, 6' wide sidewalk, landscaping, pedestrian lighting and drainage.
- A single lane roundabout at the intersection of Becker Road and Gilson Road.
- A single lane roundabout at the intersection of Becker Road and Veranda Oaks.





# Recommendation

Site Plan Review Committee recommended approval at their meeting on January 26, 2022.

