

# **Veranda Preserve East**

**Final Subdivision Plat with Construction Plans**

**Project No. P22-329**

City Council

February 13, 2023

Bethany Grubbs, Planner III



# Request Summary

**Agent:** Kinan Husainy, PE, Kimley-Horn & Associates

**Applicant / Property Owner:** AG EHC II (Len) Multi State 1, LLC

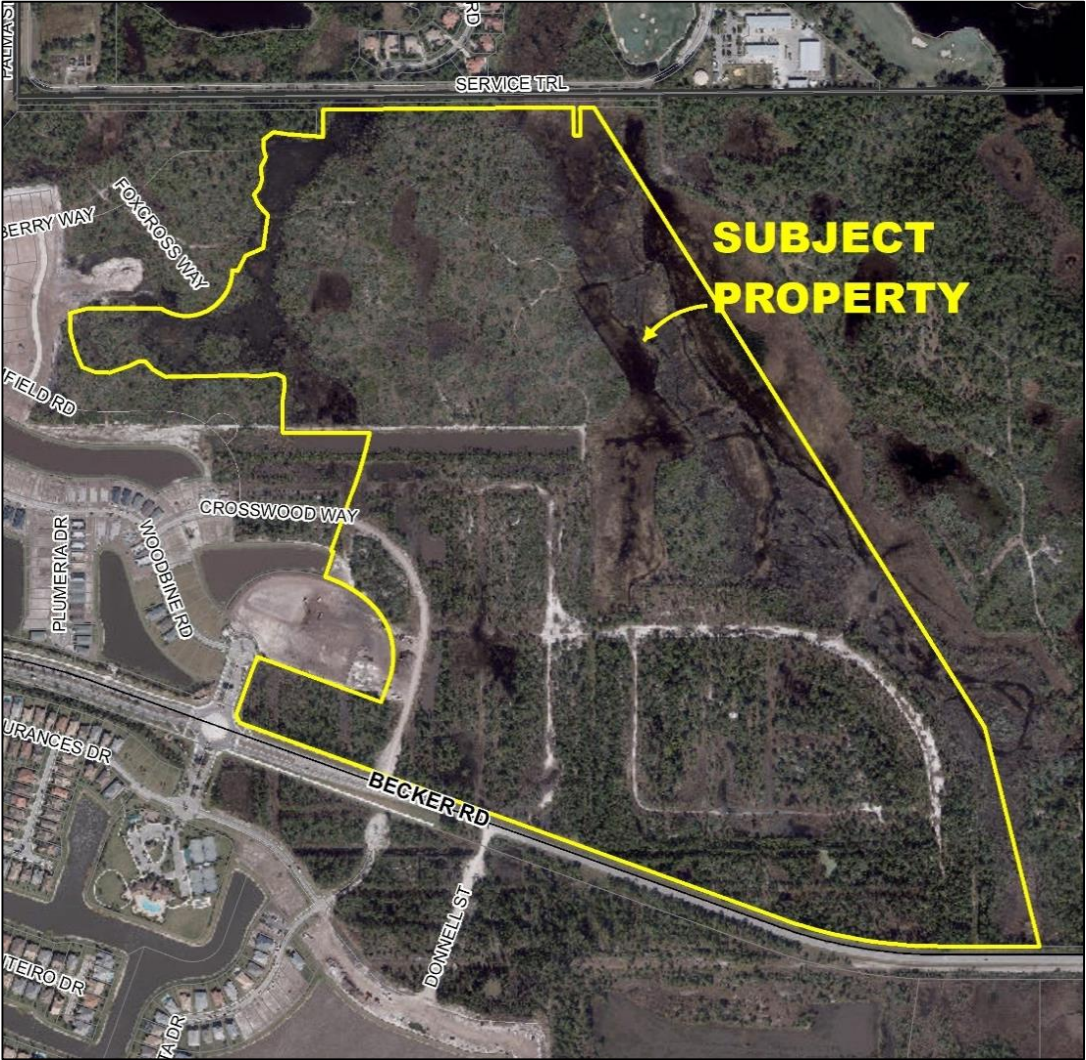
**Request:** Approval of 464 residential lots upon the +/- 197-acre area located within the Veranda PUD.

- 282 age-restricted single-family detached homes
- 182 duplex homes

# Aerial

## Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC	SLC	St. Lucie County; Residential and golf course
South	RGC	PUD	Becker Road and residential
East	RGC	PUD	Tesoro PUD Platted Lots
West	RGC and OSP	PUD	Residential

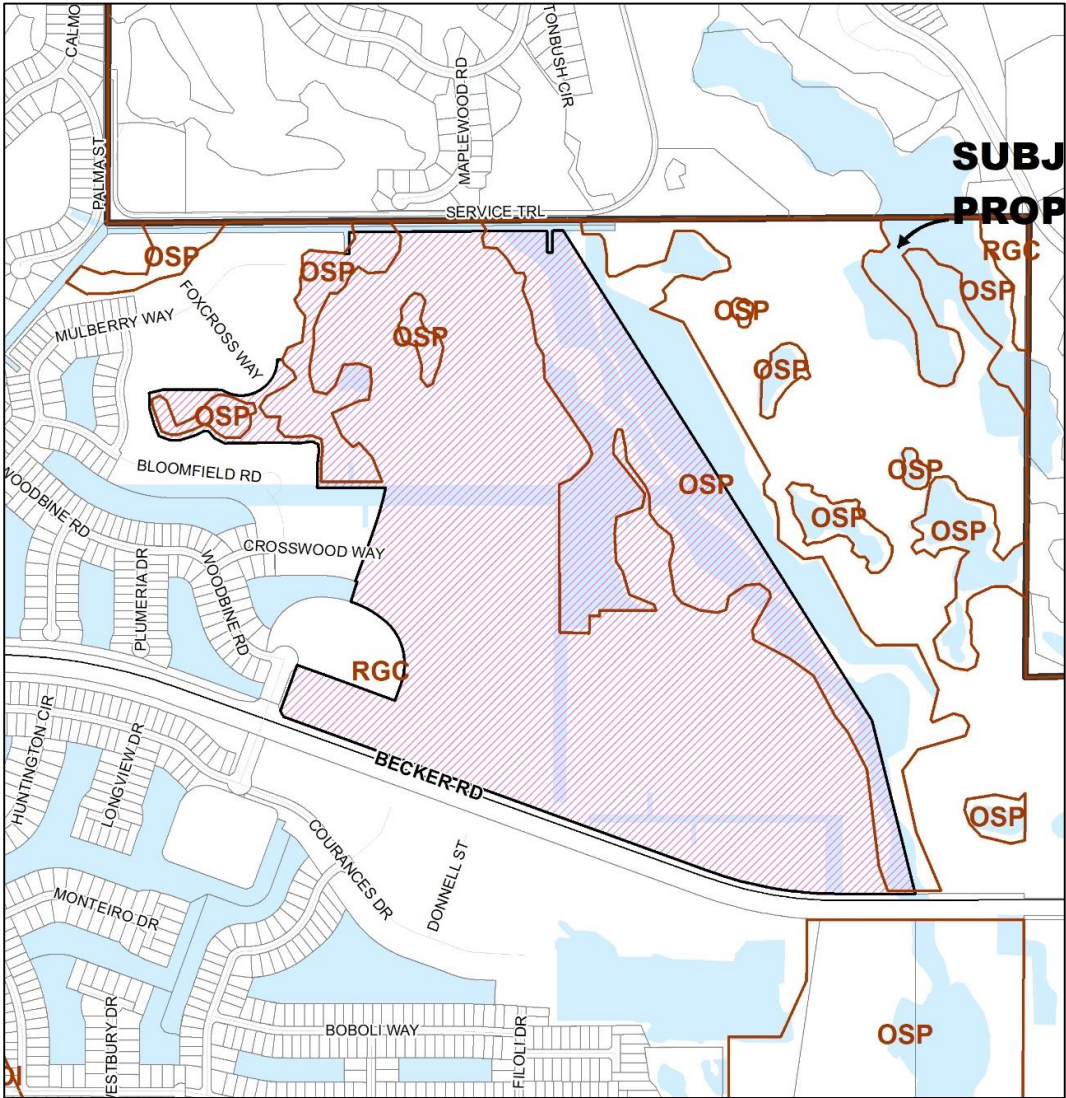




# Land Use

RGC (Residential Golf Course)

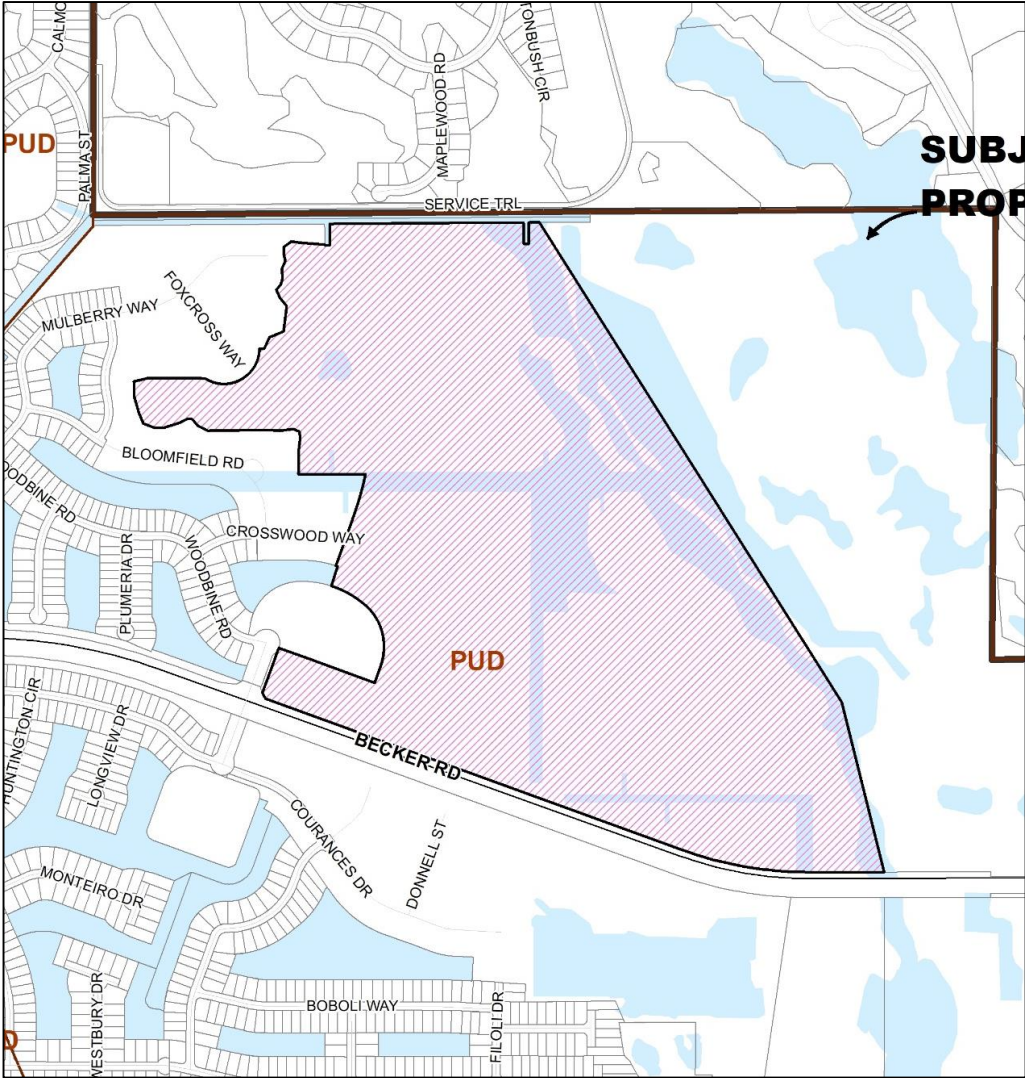
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# Zoning

MPUD (Master Planned Unit Development)

Direction	Future Land Use	Zoning	Existing Use
North	SLC	SLC	St. Lucie County; Residential and golf course
South	RGC	PUD	Becker Road and residential
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# General Layout



# Traffic Impact Analysis

- Traffic Analysis received October 2021
- Traffic Analysis completed by MacKenzie Engineering & Planning, Inc.
- 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



# Traffic Trip Counts

All Becker Road obligations within the latest Developer Agreement are currently under construction.

Veranda PUD Projected Buildout = 1,581 PM Peak Hour trips

Latest Developer Agreement trips = 1,654 PM Peak Hour trips

Per the latest Developer Agreement, the available roadway capacity trips are higher than what is proposed and therefore acceptable.



# Concurrency Review

<b>Sanitary Sewer and Potable Water Facilities</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>Traffic Circulation</b>	Public Works staff has reviewed and recommended approval of the project. See attached Public Works Traffic memo. The project is consistent with the Veranda Development Agreement.
<b>Parks and Recreation Facilities</b>	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.
<b>Stormwater Management Facilities</b>	The project includes paving and drainage plans which meet the required level of service.
<b>Solid Waste</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>Public School Concurrency Analysis</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.

# Recommendation

Site Plan Review Committee recommended approval of the final subdivision plat with construction plans at their meeting on November 23, 2022.

