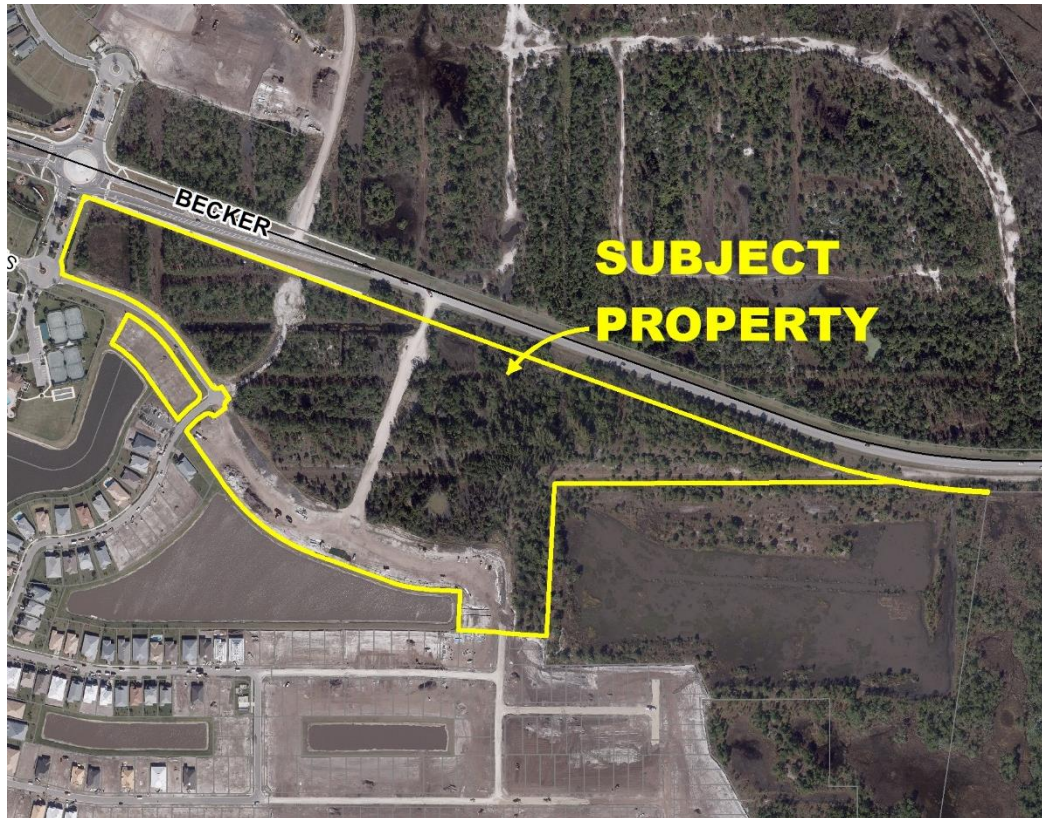




**Veranda Gardens East Phase 4
Final Plat with Construction Plans
P22-159**



Aerial Map

SUMMARY

Applicant's Request:	The applicant is requesting approval of the final plat and construction plans for Veranda Gardens East Phase 4, consisting of 122 single-family lots upon approximately 37 acres.
Applicant:	Garret Dinsmore
Property Owner:	Divosta Homes, LP
Location:	The project is located on the south side and abutting SE Becker Road, approximately one (1) mile west of the intersection of SE Becker and NW Gilson Road.
Address:	TBD
Project Planner:	Laura H. Dodd, AICP

Project Description

This is a request for approval of Veranda Gardens East Phase 4 Final Plat and Construction Plans. The proposed plat consists of 122 single-family residential lots upon +/- 37-acres, private right-of-way, water management tracts, open space and recreational tracts, 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 June 8, 2022.

Location and Site Information

Parcel ID	4434-703-0004-010-7
Property Size:	Approximately 37-acres
Legal Description:	See associated Plat attachment.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant

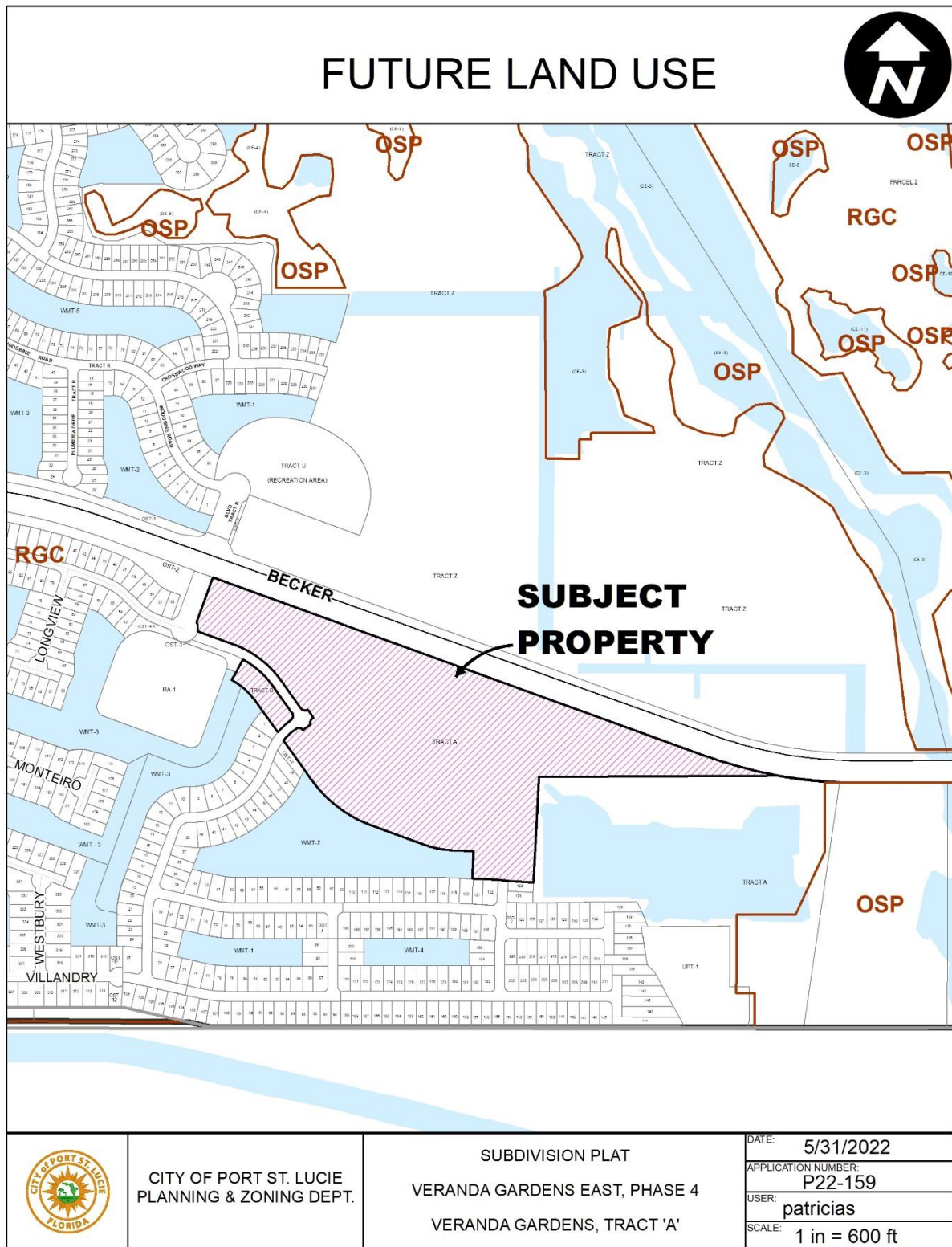
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSP; RGC	PUD	SE Becker Road; Veranda Developments
South, East, West	OSP; RGC	PUD	Veranda Developments; conservation tracts

PUD: Planned Unit Development

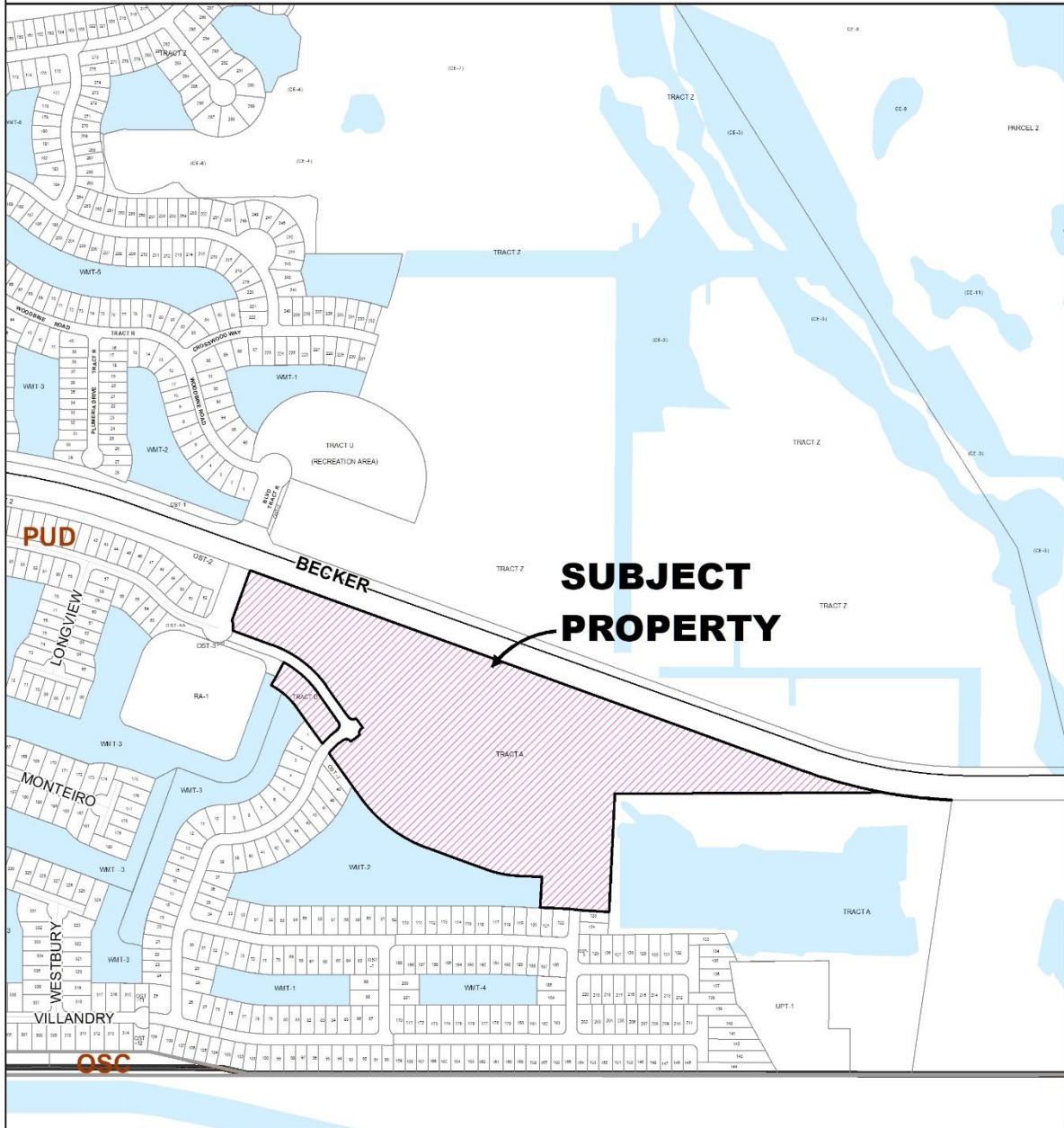
OSP: Preservation Open Space


RGC: Residential Golf Course



Future Land Use

EXISTING ZONING



	<p>CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.</p>	<p>SUBDIVISION PLAT VERANDA GARDENS EAST, PHASE 4 VERANDA GARDENS, TRACT 'A'</p>	<p>DATE: 5/31/2022 APPLICATION NUMBER: P22-159 USER: patricias SCALE: 1 in = 600 ft</p>
---	---	--	---

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:

<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>	<p>The transportation impacts to Becker Road are addressed within the fourth amendment to the development agreement (P18-115). With the completion of the required improvements (detailed below in Related Projects) adequate capacity is available to support the development.</p> <p>Veranda PUD Projected Buildout = 1,581 PM Peak Hour trips. Latest Developer Agreement trips = 1,654 PM Peak Hour trips</p> <p>Per the latest Developer Agreement, the available roadway capacity trips is higher than what is proposed and therefore acceptable.</p>
<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.

OTHER

Fire District: The proposed road construction 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.
- P18-054, as approved by City Council on July 23, 2018, Resolution 18-R53, is the approved Preliminary Plat and Construction Plans associated with Veranda Gardens East and the proposed plat.

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 June 8, 2022.