



**Veranda Estates
 Preliminary Subdivision Plat with Construction Plans
 P20-221**



Project Location Map

SUMMARY

Applicant's Request:	The Applicant is requesting approval of a preliminary plat with construction plans for 238 single family residential lots proposed for development over two (2) phases upon the total +/- 209-acre property
Applicant:	Kinan Husainy, P.E.
Property Owner:	Veranda St. Lucie Land Holdings, LLC
Location:	The property lies northwest of the intersection of Becker and Gilson Roads, east of Veranda Preserve, and encompasses approximately 209 acres.
Address:	n/a
Project Planner:	Laura H. Dodd, Planner II

Project Description

Through this preliminary plat application, 238 single family residential lots are proposed for development over two (2) phases upon the total +/- 209-acre property. Other elements include water management tracts, conservation/open space tracts, private road rights-of-way, street trees, and landscaping.

This application is a revision to the previously approved Veranda Estates Preliminary Plat and Construction Plans (P20-005). The prior application was recommended for approval by the Planning and Zoning Board on May 26, 2020, including a special permission request to exceed cul-de-sac length. City Council approved the application with conditions on August 10, 2020.

The revised plans include the addition of four (4) more lots and realignment of road right-of- way.

Location and Site Information

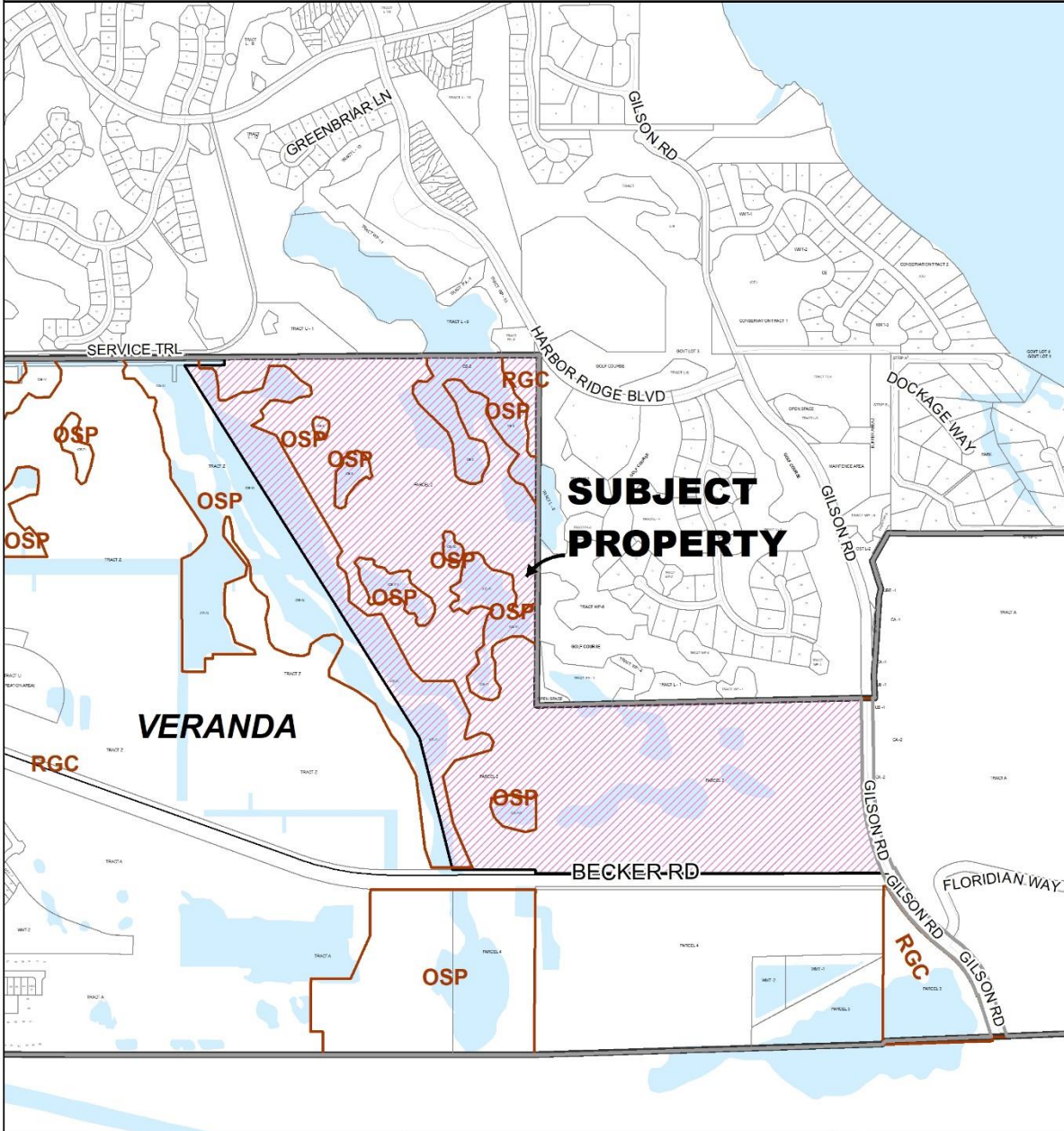
Parcel ID	444-702-0004-000-8
Property Size:	Approximately 208.98 acres
Legal Description:	Parcel-2 of Veranda Plat No. 2, According to The Plat Thereof, As Recorded in Plat Book 68, Page 29, Of the Public Records of St. Lucie County, Florida.
Future Land Use:	OSP (Preservation Open Space); RGC (Residential Golf Course)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land


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

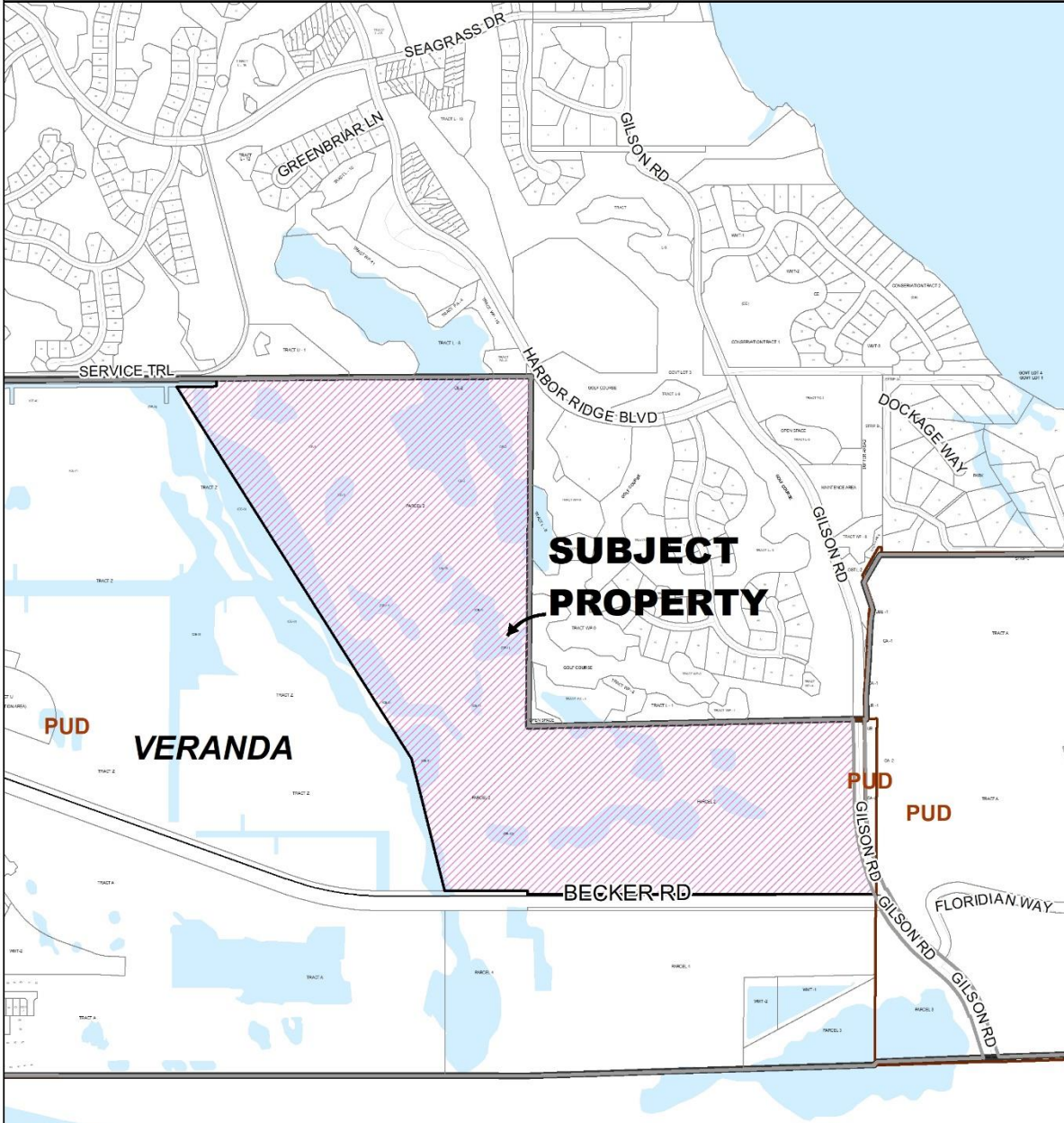
FUTURE LAND USE




	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT VERANDA ESTATES VERANDA, PLAT NO. 2, PARCEL 1	DATE: 3/9/2020
			APPLICATION NUMBER: P20-005
			USER: patricias
			SCALE: 1 in = 1,000 ft

Future Land Use

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT VERANDA ESTATES VERANDA, PLAT NO. 2, PARCEL 1	DATE: 3/9/2020
			APPLICATION NUMBER: P20-005
			USER: patricias
			SCALE: 1 in = 1,000 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, 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>	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 rd 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.
<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.
<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 plans and utility construction plans have been reviewed by the Fire District for safety purposes.

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.
- P20-005, as approved by City Council on August 10, 2020 by Resolution 20-R87, was the initial preliminary plat and construction plan application for this project. The application was a request for approval of 234 single family residential lots over two (2) phases upon the total +/- 209-acre property. Other elements include four (4) water management tracts, conservation/open space tracts, private road rights-of-way, street trees, and landscaping. The approval was conditioned that, "The applicant amends the Veranda PUD Conceptual Master Plan to indicate a secondary emergency access point, connecting to Becker Road, prior to final plat approval." This application also included a request to exceed cul-de-sac length to the Planning and Zoning Board, which is detailed below.

Cul-de-sac Length: Per Section 156.098, of the City's Subdivision Regulations, cul-de-sacs shall not exceed one thousand (1,000) feet in length without special permission of the Planning and Zoning Board; except where, due to unusual circumstances, a greater length may be deemed necessary.

The Applicant is requesting special permission to exceed the maximum cul-de-sac length; the maximum length permitted is 1,000 feet and the proposed length is approximately 1,850 feet. As a point of consideration for the special request, it should be noted that environmental constraints (e.g. wetlands and conservation area) located to the north of the cul-de-sac prohibits a loop road from being constructed and necessitated the long cul-de-sac segment. Further, with the preliminary plat and construction plan, the applicant is proposing to construct an emergency ingress/egress at the terminus of the cul-de-sac, connecting to Becker Road.

The special request to exceed cul-de-sac length was approved by the Planning and Zoning Board on May 5, 2020.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended conditional approval of this preliminary subdivision plat with construction plans on November 25, 2020 providing for the following condition:

1. The applicant amends the Veranda PUD Conceptual Master Plan to indicate a secondary emergency access point, connecting to Becker Road, prior to final plat approval.