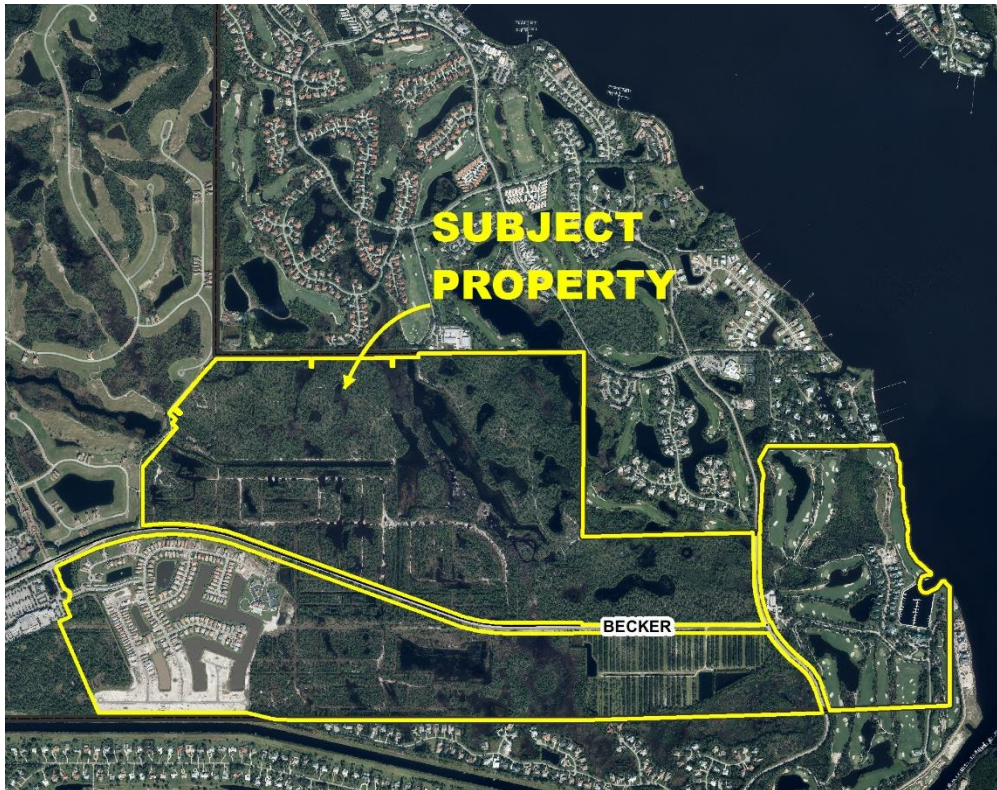




Veranda Amendment No. 8
Planned Unit Development Amendment
P20-223



Project Location Map

SUMMARY

Applicant's Request:	Amend the Veranda PUD (Planned Unit Development) development agreement document to provide for recommended changes to the overall development.
Applicant:	Dennis Murphy, Culpepper & Terpening
Property Owner:	Veranda St. Lucie Land Holdings, LLC
Location:	The property is located along the north and south side of Becker Road between Via Tesoro and Gilson Road, and on the east side of Gilson Rd., south of Harbor Ridge, north of Martin County
Project Planner:	Laura H. Dodd, AICP

Project Description

This is the eighth amendment to the Veranda PUD document and master development concept plan. The changes included with this amendment are:

- Graphics and associated language to update the development agreement document to provide for delineation of proposed changes, updated project and ordinance numbers, and verbiage for the approval and acceptance of said agreement; and
- Includes lot typical and standards for integration of lot 'Type P,' an estate home product; and
- Identify the 20-acre linear park abutting Becker Road; and
- Removal of emergency accesses from the northern section of Veranda Estates and relocation to the southeastern cul-de-sac; and
- Removal of cross-connection between Veranda Estates and Veranda Preserve East due to environmental restrictions; and
- Removal of secondary access requirement for the western access to Veranda Oaks in provision for an emergency access; and
- Revision to external circulation provisions to the Veranda shopping center development to adjust vehicular access to the rear of the building(s); and
- Revisions to the internal circulation and water management tract (WMT) layout within Veranda Oaks and Veranda Preserve East; and
- Addition of two (2) traffic rotaries along Becker Road, located at the entrances of Veranda Oaks/Estates and Veranda Preserve East/Veranda Gardens.

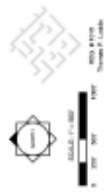
See the conceptual master plan changes graphic on the following page.



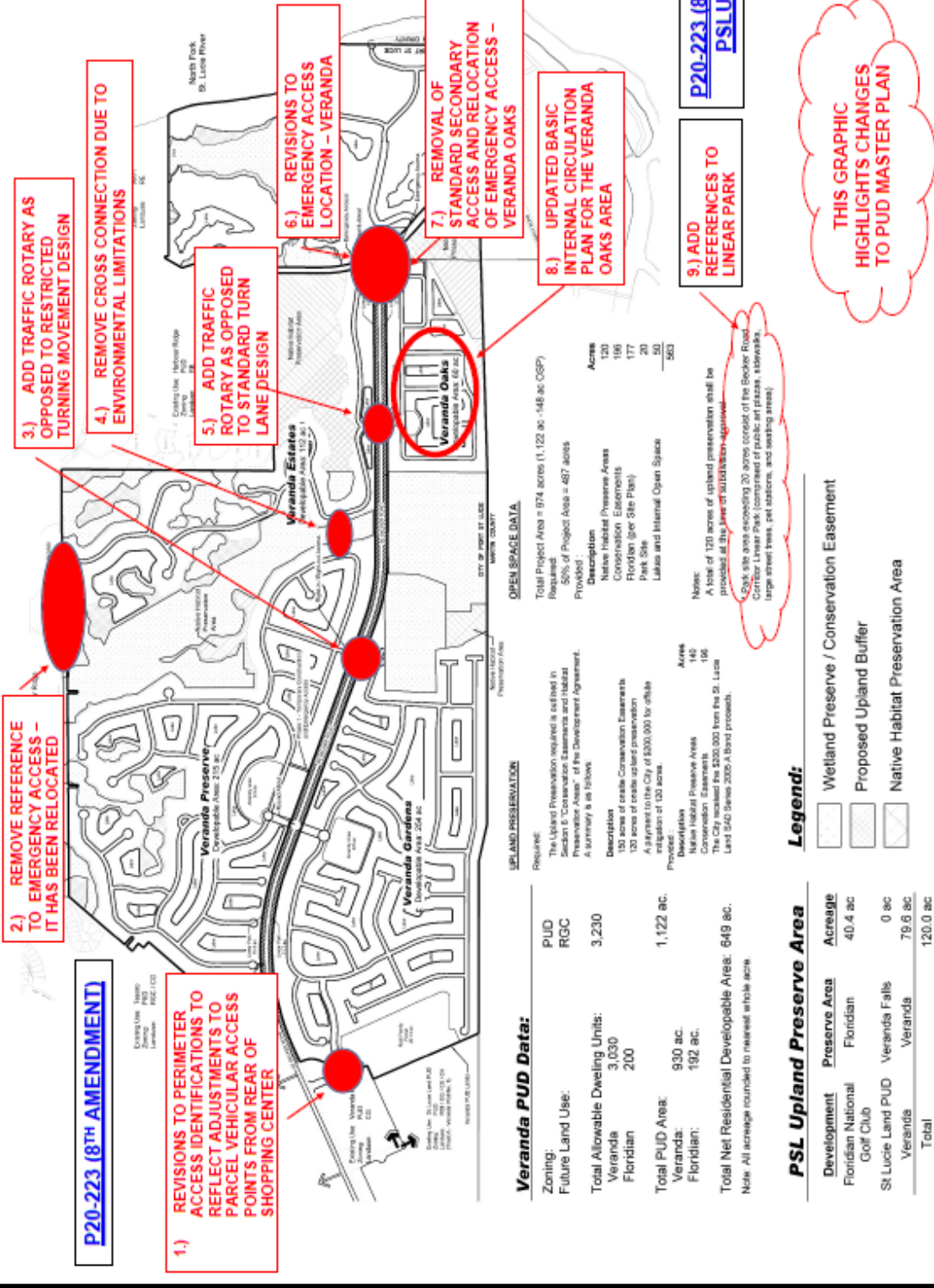
Project Title: Veranda PUD
Amendment No. 8
City of Fort Lauderdale, Florida
Conceptual Master Plan
City of Fort Lauderdale No. P20-223
October 4, 2020

Veranda PUD
 Amendment No. 8
 City of Fort Lauderdale, Florida
 Conceptual Master Plan
 City of Fort Lauderdale No. P20-223
 October 4, 2020
 DMR by: **luedo**

P20-223 (8TH AMENDMENT)
PSLUD 11-842-02



1 of 1



3.) ADD TRAFFIC ROTARY AS OPPOSED TO RESTRICTED TURNING MOVEMENT DESIGN

4.) REMOVE CROSS CONNECTION DUE TO ENVIRONMENTAL LIMITATIONS

5.) ADD TRAFFIC ROTARY AS OPPOSED TO STANDARD TURN LANE DESIGN

6.) REVISIONS TO EMERGENCY ACCESS LOCATION - VERANDA

7.) REMOVAL OF STANDARD SECONDARY ACCESS AND RELOCATION OF EMERGENCY ACCESS - VERANDA OAKS

8.) UPDATED BASIC INTERNAL CIRCULATION PLAN FOR THE VERANDA OAKS AREA

9.) ADD REFERENCES TO LINEAR PARK

THIS GRAPHIC HIGHLIGHTS CHANGES TO PUD MASTER PLAN

2.) REMOVE REFERENCE TO EMERGENCY ACCESS - IT HAS BEEN RELOCATED

P20-223 (8TH AMENDMENT)

1.) REVISIONS TO PERIMETER ACCESS IDENTIFICATIONS TO REFLECT ADJUSTMENTS TO PARCEL VEHICULAR ACCESS POINTS FROM REAR OF SHOPPING CENTER

OPEN SPACE DATA

Total Project Area = 674 acres (1,122 ac. - 148 ac. OSP)
 Required: 50% of Project Area = 487 acres
 Provided:

Description	Acres
Native Habitat Preserve Areas	120
Conservation Easements	196
Florida (SFR 816 Pkg)	117
Public Open Space	20
Linear and Internal Open Space	40
Total	593

Notes:
 A total of 120 acres of upland preservation shall be provided at the time of subdivision approval.
 City site area exceeding 20 acres consists of the Becker Road Center Linear Park (consists of public art plaza, sidewalk, large street trees, pet stations, and seating area).

UPLAND PRESERVATION

Requirement:
 The Upland Preservation required is defined in Section 6 Conservation Easements and Habitat Preservation Areas, of the Development Agreement. A summary is as follows:

Description	Acres
100 acres of onsite Conservation Easements	140
100 acres of onsite upland preservation	196
A payment to the City of \$200,000 for offsite mitigation of 100 acres.	
Total	336

Notes:
 The City received the \$200,000 from the St. Lucie Land S&P Series 2009 A bond proceeds.

Veranda PUD Data:

Zoning:	PUD
Future Land Use:	RGC
Total Allowable Dwelling Units:	3,230
Veranda:	3,030
Floridian:	200
Total PUD Area:	1,122 ac.
Veranda:	930 ac.
Floridian:	192 ac.
Total Net Residential Developable Area:	649 ac.

Note: All acreage rounded to nearest whole acre.

Legend:

- Wetland Preserve / Conservation Easement
- Proposed Upland Buffer
- Native Habitat Preservation Area

PSL Upland Preserve Area

Development	Preserve Area	Acreage
Floridian National	Floridian	40.4 ac
Golf Club	Floridian	0 ac
St Lucie Land PUD	Veranda Falls	0 ac
Veranda	Veranda	79.6 ac
Total		120.0 ac

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this PUD amendment on November 4, 2020.

The City Council approved the prior amendments to the Veranda PUD in association with the following information:

- Becker PUD (aka Veranda) established the Veranda PUD, a residential development along Becker Road that included a threshold of 3,131 dwelling units (P05-459). The housing types for this development include both single family and multi-family units.
- Veranda PUD Amendment No. 1 added the 204-acre Floridian Golf Course to the Veranda PUD without changing the approved density (P09-004).
- Veranda PUD Amendment No. 2 revised lot typicals, clarified accessory uses, and revised vehicle and pedestrian access standards (P10-116).
- Veranda PUD Amendment No. 3 added 99 residential units, and the addition of an additional of 68 acres, giving Veranda a gross density of 2.88 du per acre (P13-090).
- Veranda PUD Amendment No. 4 revised the master development conceptual plan (P13-164).
- Veranda PUD Amendment No. 5 provided parking standards for the amenity centers within the PUD and updated roadway alignment on the concept plan (P15-050).
- Veranda PUD Amendment No. 6 updated setback standards (P17-118)
- Veranda PUD Amendment No. 7 revised the conceptual master development plan and development standards and removed multiple exhibits from prior development approvals.

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board’s agenda.

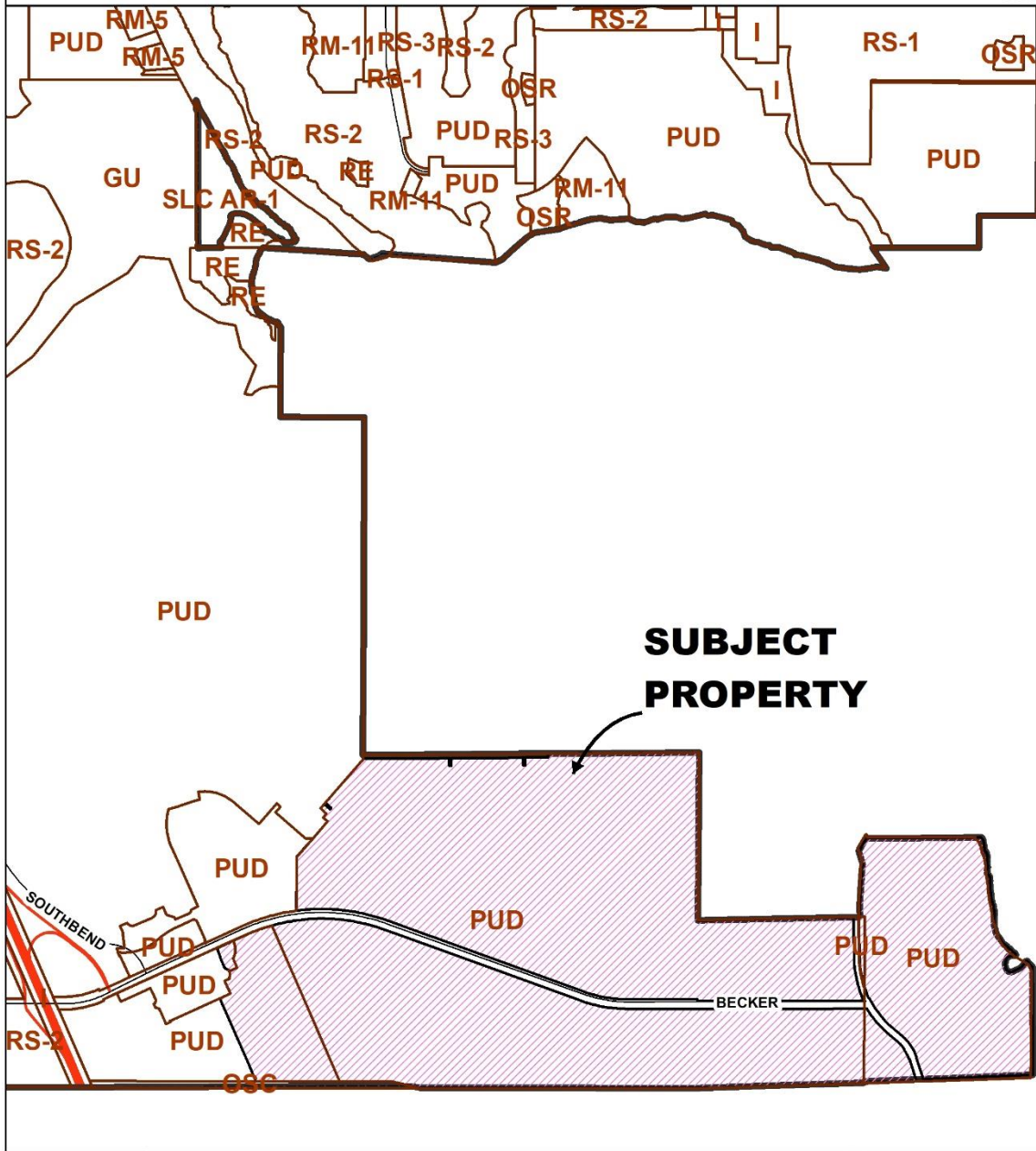
Location and Site Information


Property Size:	1,121.9 acres
Legal Description:	See deeds within amended agreement.
Future Land Use:	Residential Gold Course; Open Space Preservation; Residential/Office/Institutional
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant land; Developed SFR and MF homes
Proposed Use:	Single family and multifamily residential

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
N	Residential Estate	PUD (SLC)	Existing residential lots
S	Agricultural Ranchette	RE-1/2 A (Martin Co.)	Existing residential lots
E	N/A	N/A	St. Lucie River
W	CG/ROI	PUD	Existing shopping center/ vacant land

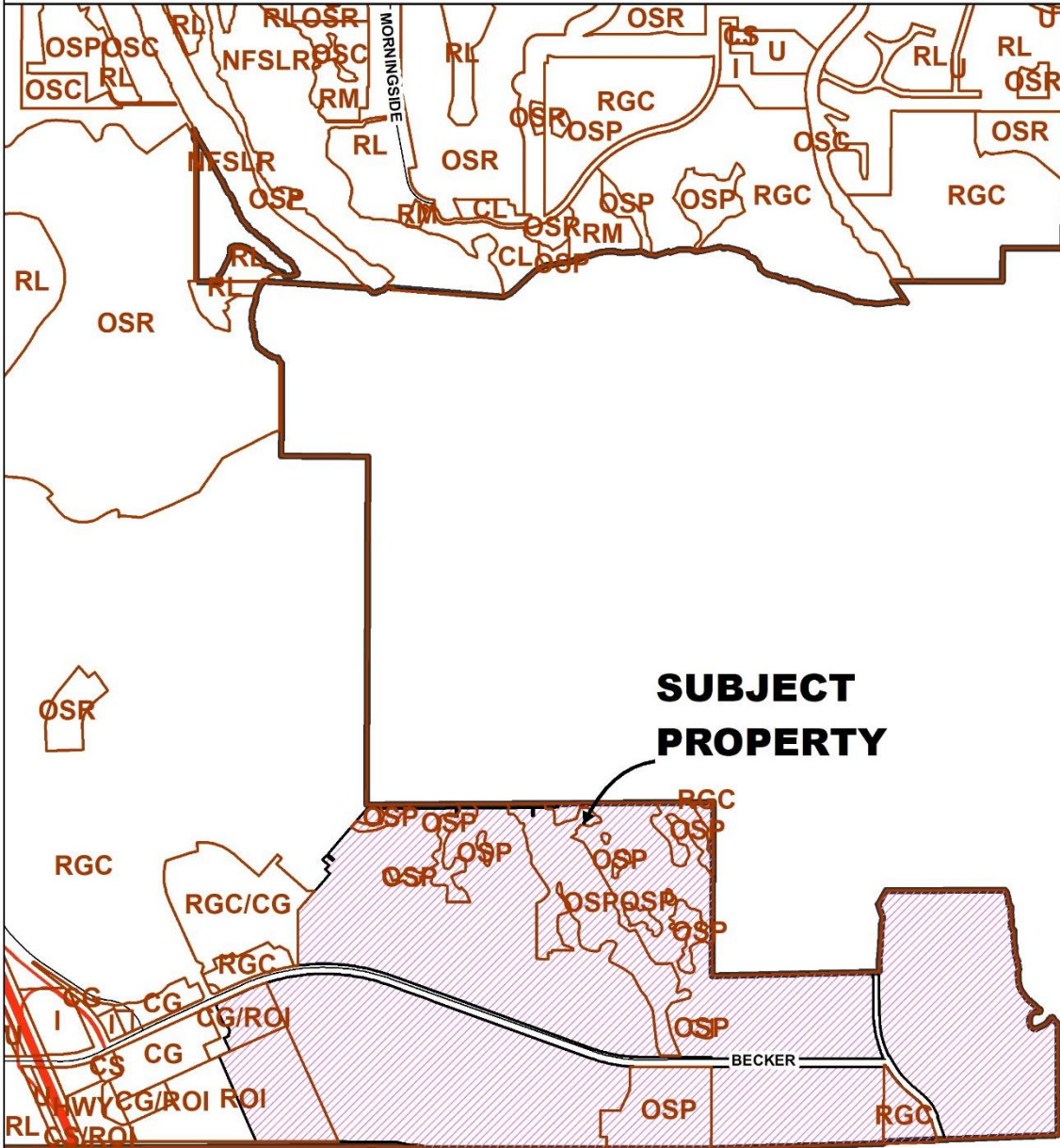
EXISTING ZONING




	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	PUD AMENDMENT VERANDA PUD - AMENDMENT NO. 8 VERANDA PUD	DATE: 1/13/2021
			APPLICATION NUMBER: P20-223
			USER: patricias
			SCALE: 1 in = 0.4 miles

Zoning Map

FUTURE LAND USE



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	PUD AMENDMENT VERANDA PUD - AMENDMENT NO. 8 VERANDA PUD	DATE: 1/13/2021
			APPLICATION NUMBER: P20-223
			USER: patricias
			SCALE: 1 in = 0.4 miles

Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RGC (Residential Golf Course) allows a maximum density of 5 dwelling units per acre, while ROI (Medium Density Residential) allows a maximum density of 11 dwelling units an acre. The projected project density is 2.88 dwelling units per acre. It includes 561 acres of open space and meets policy 1.1.4.7 requiring 50% open space.

Furthermore, with the variety of housing types being offered the PUD is consistent with Objective 3.1.1 of the Housing Element with states the City should assist in “providing dwelling units of various types, sizes, and costs to meet the needs of future residents.”

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this PUD amendment on November 4, 2020.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.