



**Veranda Volaris at Port St. Lucie
 Major Site Plan
 P20-173**



Project Location Map

SUMMARY

Applicant's Request:	An application for site plan approval for a major site plan including 300 dwelling units in nine (9) apartment buildings, and one (1) clubhouse upon approximately twenty (20) acres.
Applicant:	Blaine Bergstresser, Kimley-Horn. Inc.
Property Owner:	Veranda St. Lucie Land Holdings, LLC
Location:	South of Becker Road, on the west side of the overall Veranda Planned Unit Development; Parcel 7 of Veranda Plat No.2
Project Planner:	Laura H. Dodd, Planner II

Project Description

An application for site plan approval including 300 dwelling units in nine (9) apartment buildings, and one (1) clubhouse upon approximately twenty (20) acres. The proposed project is located south of Becker Road and relatively on the western portion of the overall Veranda PUD (Planned Unit Development). The Veranda PUD Master Conceptual Plan (Ordinance 18-57) entitles this tract as multifamily development for up to 300 units.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the proposed site plan at their meeting of October 14, 2020 and recommended approval.

Location and Site Information

Parcel Number:	4434-720-0009-000-3
Property Size:	19.95 acres, more or less
Legal Description:	Parcel 7 of Veranda Plat No.2
Future Land Use:	ROI
Existing Zoning:	PUD
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG/ROI; RGC	PUD	Entry to Veranda; Tesoro Residential Community
South	ROI	PUD	Veranda PUD
East	ROI; RGC	PUD	Veranda PUD
West	ROI; CG	PUD	St. Lucie Lands PUD

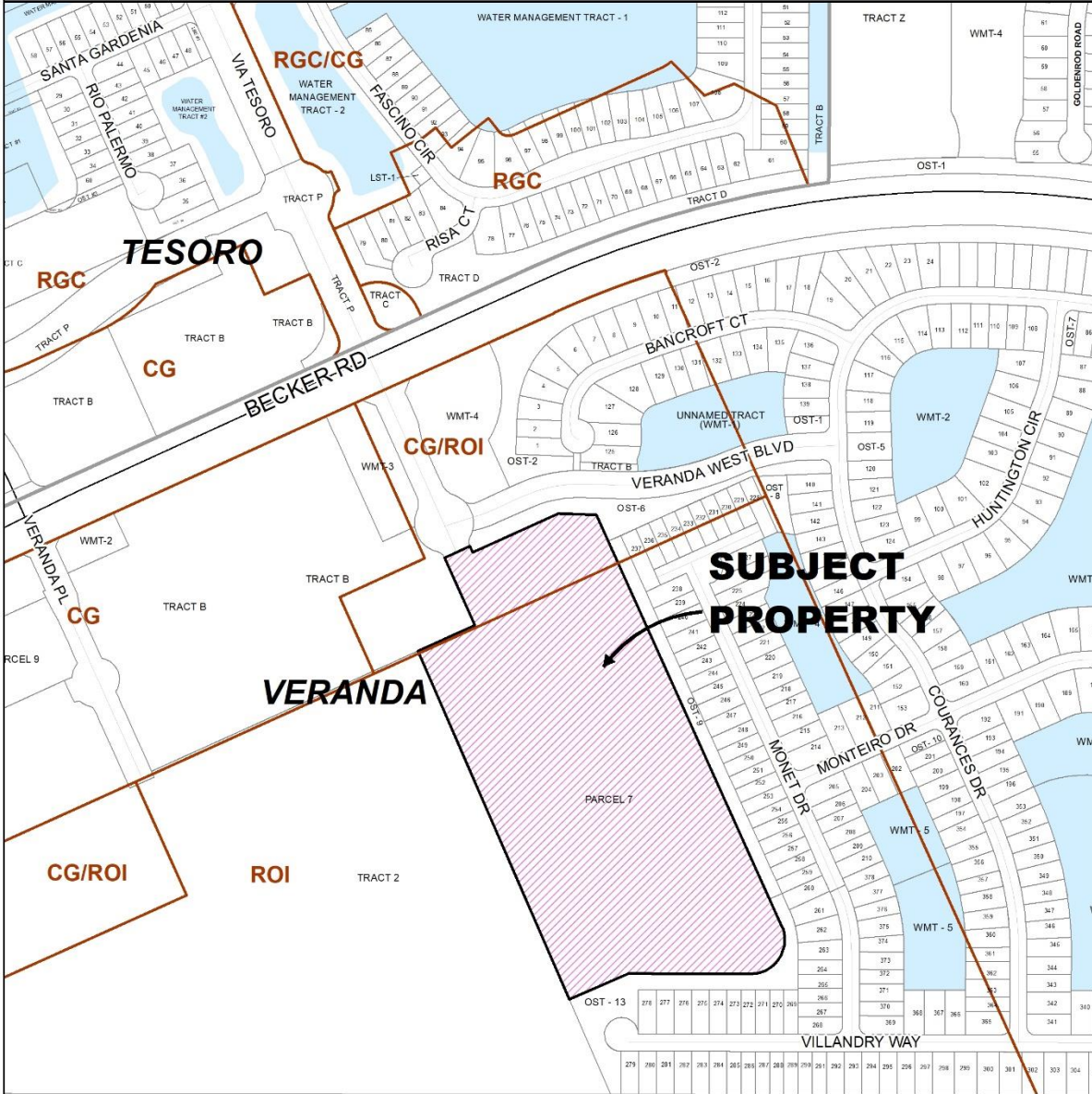
CG/ROI: General Commercial/ Residential Office Institutional


RGC: Residential Golf Course

PUD: Planned Unit Development

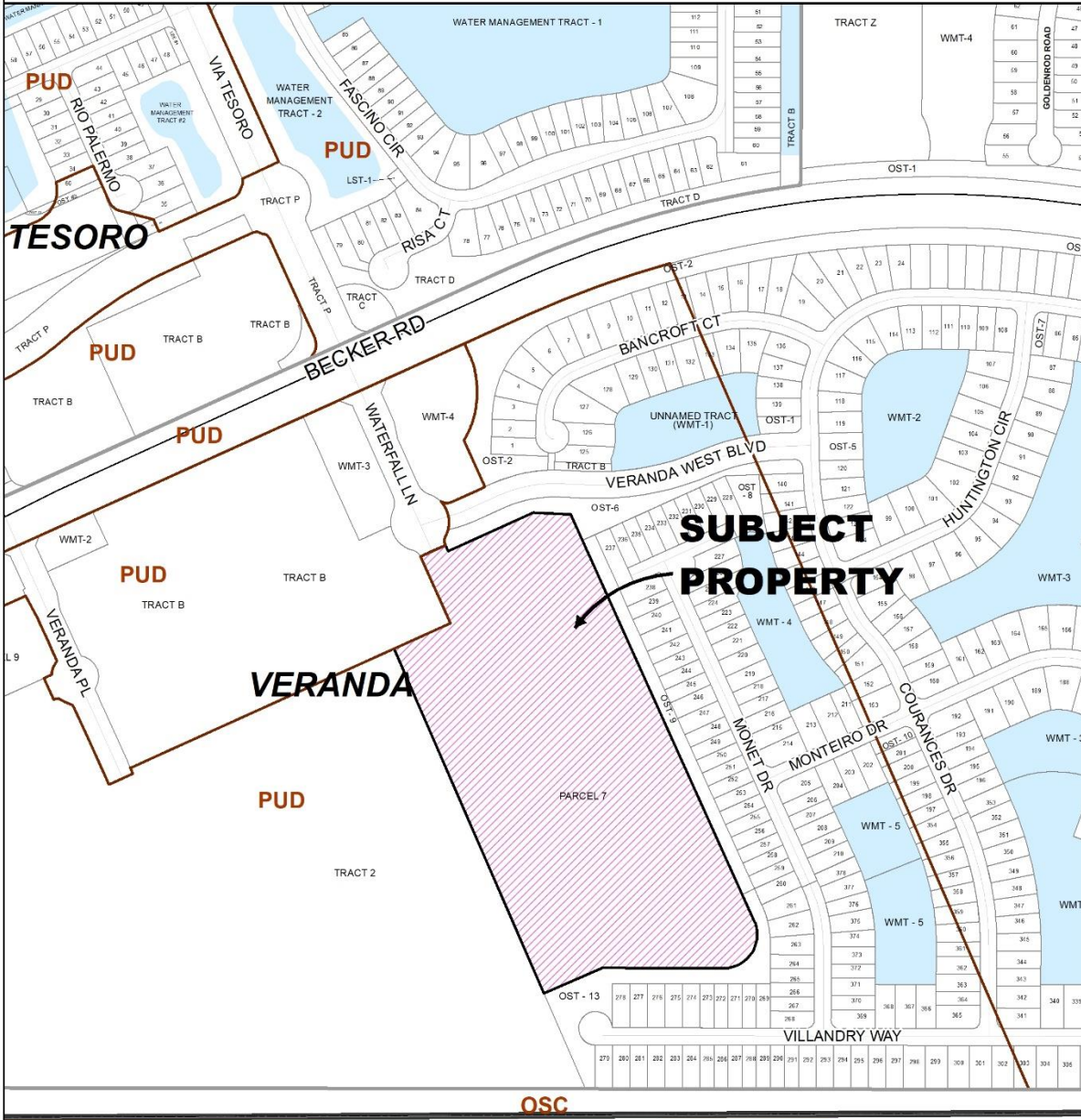
CG: General Commercial

FUTURE LAND USE



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SITE PLAN VOLARIS AT PORT ST. LUCIE VERANDA PLAT NO. 2, PARCEL 7	DATE: 9/23/2020
			APPLICATION NUMBER: P20-173
			USER: patricias
			SCALE: 1 in = 400 ft

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SITE PLAN VOLARIS AT PORT ST. LUCIE VERANDA PLAT NO. 2, PARCEL 7	DATE: 9/23/2020
			APPLICATION NUMBER: P20-173
			USER: patricias
			SCALE: 1 in = 400 ft

IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and the Veranda PUD and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>		
USE	Multi-family residential is a permitted use within the Veranda PUD and is delineated as the proposed use on the approved master development plan.		
DUMPSTER ENCLOSURE	The site plan provides for a trash compacting dumpster enclosure to accommodate refuse and recycling collection.		
ARCHITECTURAL DESIGN STANDARDS	The project is not subject to the current Citywide Design Standards since it is located in the RGC (Residential Golf Course) land use designation. The applicant has provided documentation that the proposed architectural elevation were reviewed and approved by HOA per the PUD.		
STACKING REQUIREMENTS	Not applicable.		
BUILDING HEIGHT	The proposed building height is 37 feet and 6 inches. The Maximum building height allowed for multi-family development is 75 feet.		
SETBACKS	Required	Provided	
	Front	15 feet	95+ feet
	Side	20 feet building separation	50+ feet Building separation
	Rear	20 feet	25 feet minimum
PARKING	The proposed development is required to provide for 601 parking spaces. The applicant is providing the 601 spaces with 563 standard spaces, 25 garages, and 13 accessible spaces.		
BUFFER	The Veranda PUD permits landscape buffering in lieu of an architectural wall providing it is demonstrated that it will meet or exceed the code requirements. The applicant is meeting the code required landscape buffer. Please find the buffering exhibit attached under separate heading.		

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The developer is required to preserve 120 acres of uplands and 150 acres of wetlands within the overall PUD to satisfy all habitat preservation requirements under Section 157 of the City's Land Development Code. The subject property does not contain any wetlands or rare habitat. It is anticipated that approximately ten (10) gopher tortoises will need to be relocated.

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with the requirements of Chapter 160, City Code and the Veranda Development Agreement regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	Port St Lucie Utility Systems is the provider. A service agreement is required.
<i>Traffic Circulation</i>	A traffic impact analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under separate heading.

<i>Parks and Recreation Facilities</i>	The Veranda PUD is required to provide for 20 acres of park space. The Applicant has indicated they shall exceed the requirement by developing a linear park abutting Becker Road.
<i>Stormwater Management Facilities</i>	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.
<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>	The School Board of St. Lucie staff reviewed the site plan. Adequate capacity is available for the development.

OTHER

Fire District: The access location (external and internal) has 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.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan and recommends approval. The Site Plan Review Committee reviewed the request at their meeting of June 10, 2020 and recommended approval.