



**Veranda Plat No. 9
 Preliminary Subdivision Plat with Construction Plans
 P21-176**



Aerial Map

SUMMARY

Applicant's Request:	A request for the Replat of Tract 3 and Tract 3-A, according to the Plat of Veranda Plat No 8, for the purpose of creating the subdivision plat for a project known as Veranda Falls Townhomes.
Applicant:	Dennis Murphy, Culpepper & Terpening, Inc.
Property Owner:	VF II, LLC
Location:	Within the St. Lucie Land PUD, located at the intersection of Southbend Blvd./ Veranda Place in southern Port St. Lucie.
Address:	TBD

Project Planner:	Laura H. Dodd, AICP
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Project Description

To subdivide the property for development consistent with the St. Lucie Lands PUD. This preliminary subdivision plat with construction plans will provide for the creation of 230 townhome lots, private right of way, a recreational area tract, open space, landscaping, water management, and other associated infrastructure tracts upon the total +/- 25-acre property.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this final subdivision plat with construction plans on August 25, 2021.

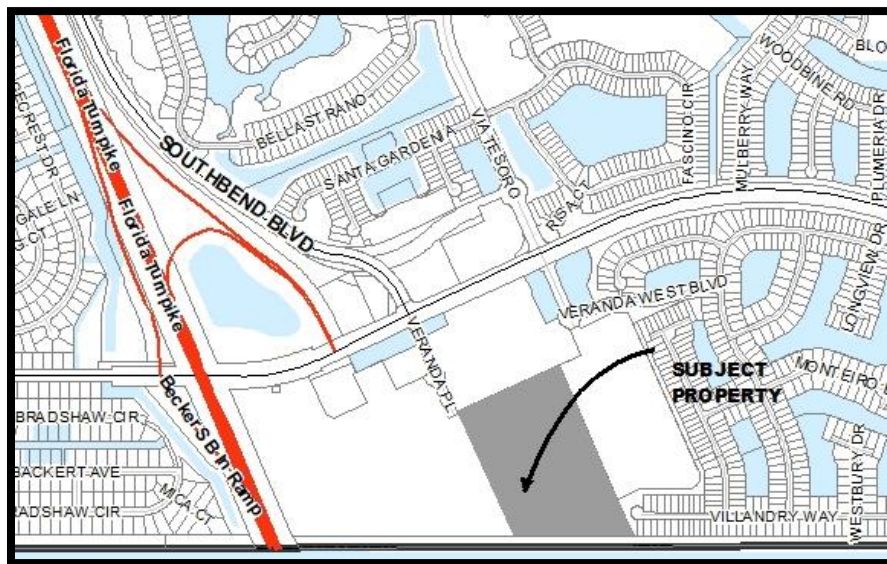
Location and Site Information

Parcel Number:	4434-703-0003-000-4
Property Size:	Total Development +/- 25 acres
Legal Description:	See Plat description
Future Land Use:	CG (General Commercial)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

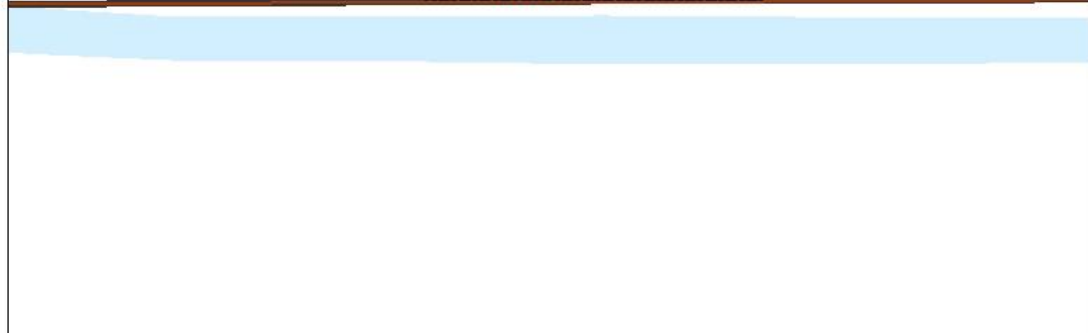
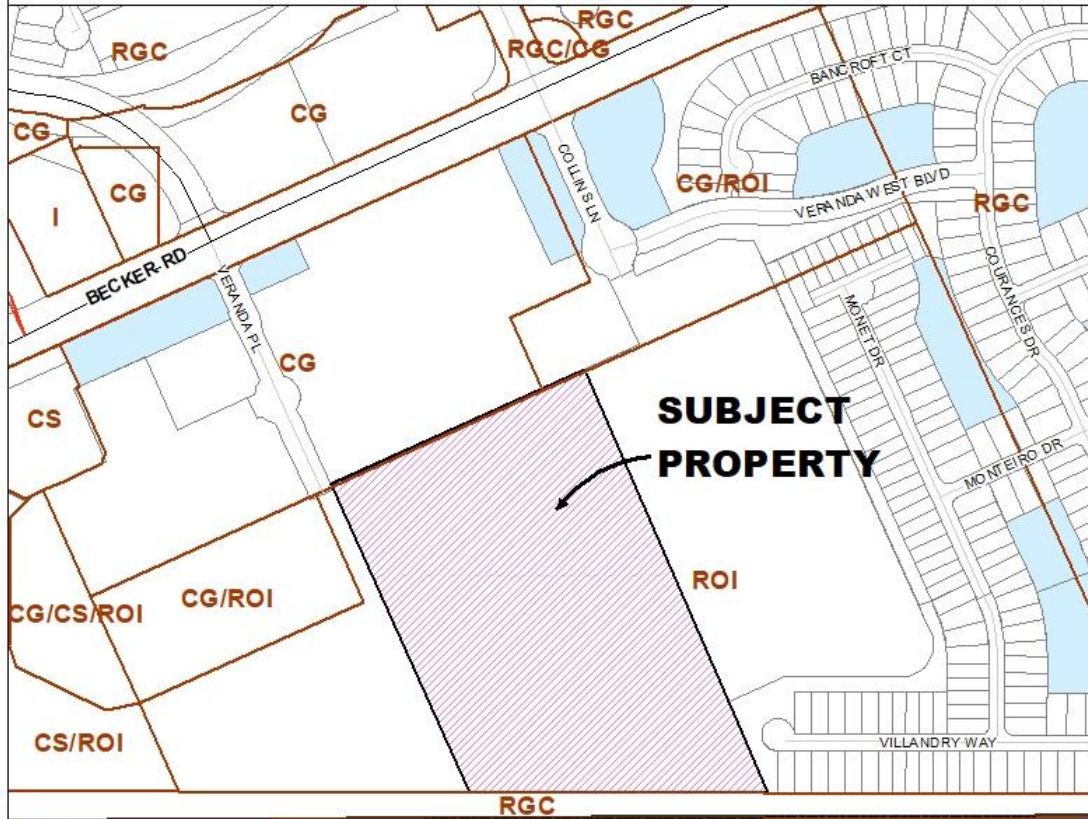
Direction	Future Land Use	Zoning	Existing Use
North	CG	MPUD	St. Lucie Lands Commercial Development
South	OSC	OSC	Water Mgmt. Dist. Canal
East	ROI	MPUD	Veranda Volaris Multifamily
West	CG	MPUD	Vacant St. Lucie Lands PUD

CG – General Commercial; ROI – Residential/Office/Institutional; MPUD - Master Planned Unit Development; OSC – Open Space Conservation



Location Map

FUTURE LAND USE

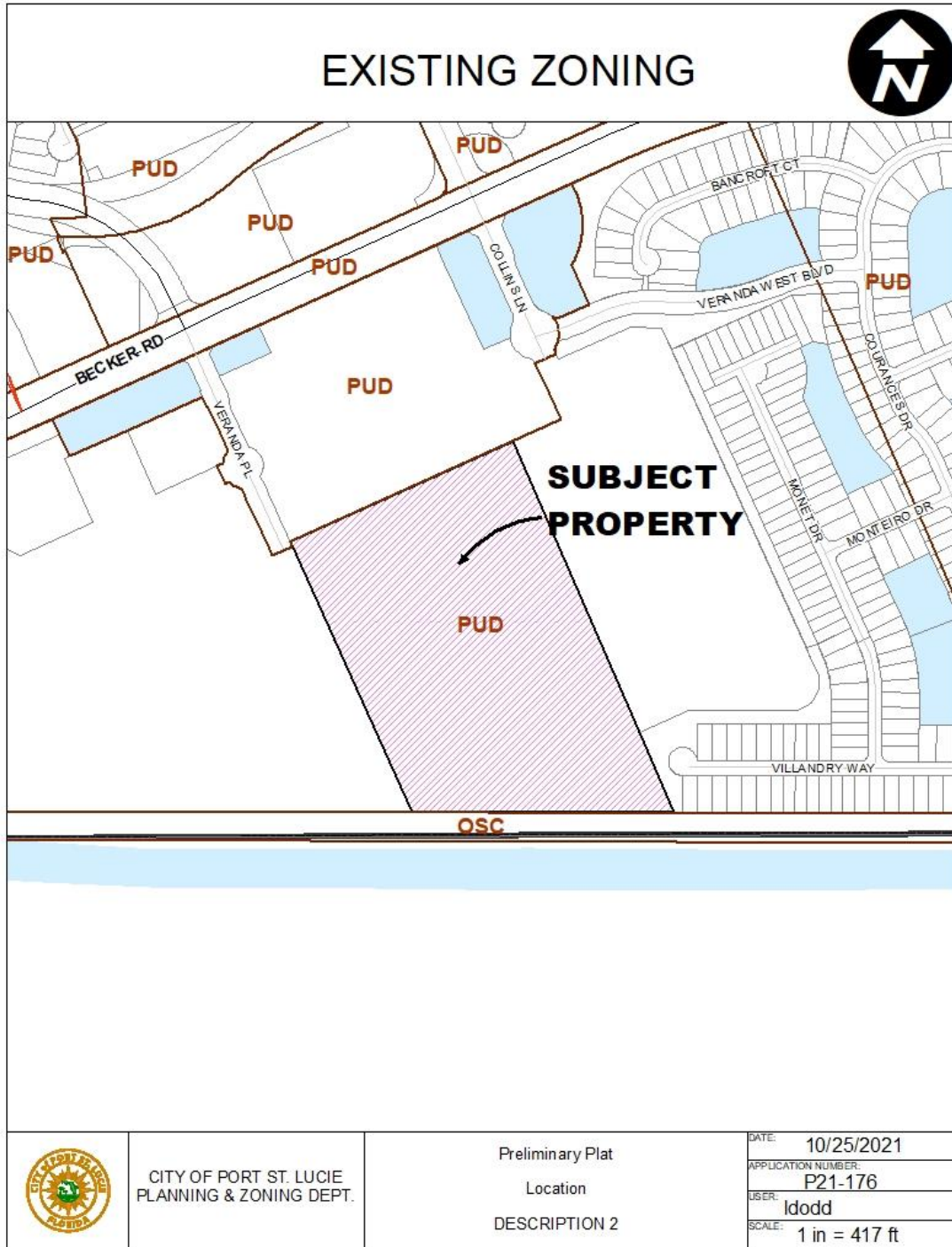


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Preliminary Plat
Location
DESCRIPTION 2

DATE:	10/25/2021
APPLICATION NUMBER:	P21-176
USER:	ldodd
SCALE:	1 in = 417 ft

Future Land Use



Zoning

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code 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>Public Works staff has reviewed and recommended approval of the project internal and external conditions for transportation concurrency and level of service. All transportation impacts for the St. Lucie Lands PUD have been satisfied through obligation to contribute \$4 million dollars toward the expansion of Becker Road Bridge.</p> <p>The proposed townhome development shall generate 1,515 AADT (average annual daily traffic) and 123 PM Peak trips. The proposed density is approximately 40% of the gross approved density for the development and previously mitigated transportation impacts.</p>
<i>Parks and Recreation Facilities</i>	The obligation to provide for park and recreational facilities is addressed in the St. Lucie Lands Third Amendment Development Agreement, wherein, St. Lucie Lands has no further obligation to provide for net usable park lands. The obligation to provide for park space is the responsibility of the Veranda PUD, which shall provide for 20 net usable upland acres to satisfy this provision.
<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. The School Board has reviewed the application and recommended approval and concurred adequate capacity is available.

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: A total of one hundred twenty acres of upland preservation/mitigation was required throughout the overall Floridian, Veranda PUD, and St. Lucie Lands PUD. The Florida has provided for 40.44 acres and the Veranda PUD has provided for preservation of 79.56 acres. The St. Lucie Lands PUD has no further obligation for the preservation/mitigation of native upland habitat.

OTHER

Fire District: The proposed road construction plans have been reviewed by the Fire District for safety purposes.

Art in Public Places: The Applicant has elected to contribute to fund. Whereas, they shall contribute an amount equal to eighty percent (80%) of one percent (1%) of the total construction costs for deposit to the art in public places funds. The public art assessment must be paid in full prior to the issuance of a certificate of occupancy except for subdivision plats which are required to submit the public art assessment in full at the time of recording of the final plat.

RELATED PROJECTS:

P21-140 Veranda Plat 8 Final Plat with Construction Plans

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 preliminary subdivision plat with construction plans on August 25, 2021.