



**Veranda Plat No. 9 – Veranda Gardens East Phase 3
 Final Subdivision Plat with Construction Plans
 P20-205**

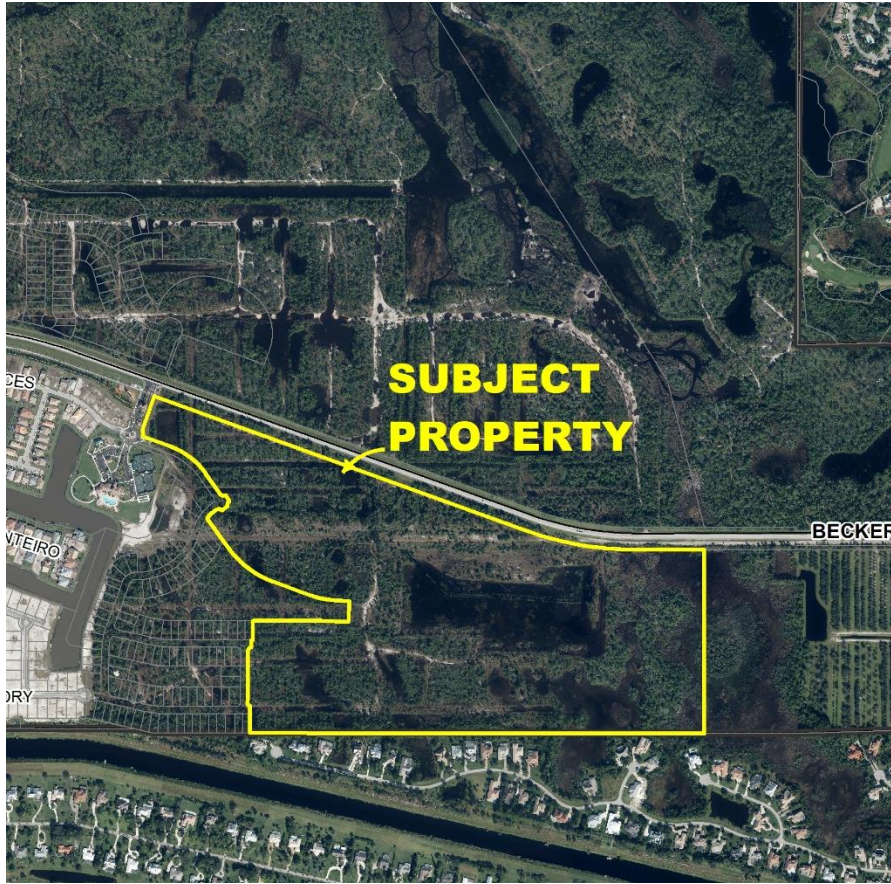


Figure 1. Aerial Map

SUMMARY

Applicant’s Request:	To subdivide the property for residential development, Phase 3 of the Veranda Gardens East development.
Applicant:	Dennis Murphy, Culpepper & Terpening
Property Owner:	Veranda St. Lucie Land Holdings, LLC
Location:	Tract A, according to Veranda Plat No 8, Veranda Gardens East, Phase 2, as recorded in Plat Book 85, page 27, public land records of St. Lucie County, Florida, lying in Section 35, Township 37S, range 40E, City of Port St. Lucie.
Project Planner:	Laura H. Dodd, Planner II

Project Description

This final subdivision plat application with construction plans is approximately 114 acres in size and consists of 106 single-family homes, one (1) open space tract, one (1) lakes stormwater management tract, approximately 83 acres (Tract A) for the remaining fourth phase of Veranda Gardens including a wetland preserve and conservation easement, and approximately 4.8 acres of native habitat preservation area. This plat also includes the private road rights-of-way to provide access for the residential lots.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this final subdivision plat with construction plans on November 25, 2020.

Location and Site Information

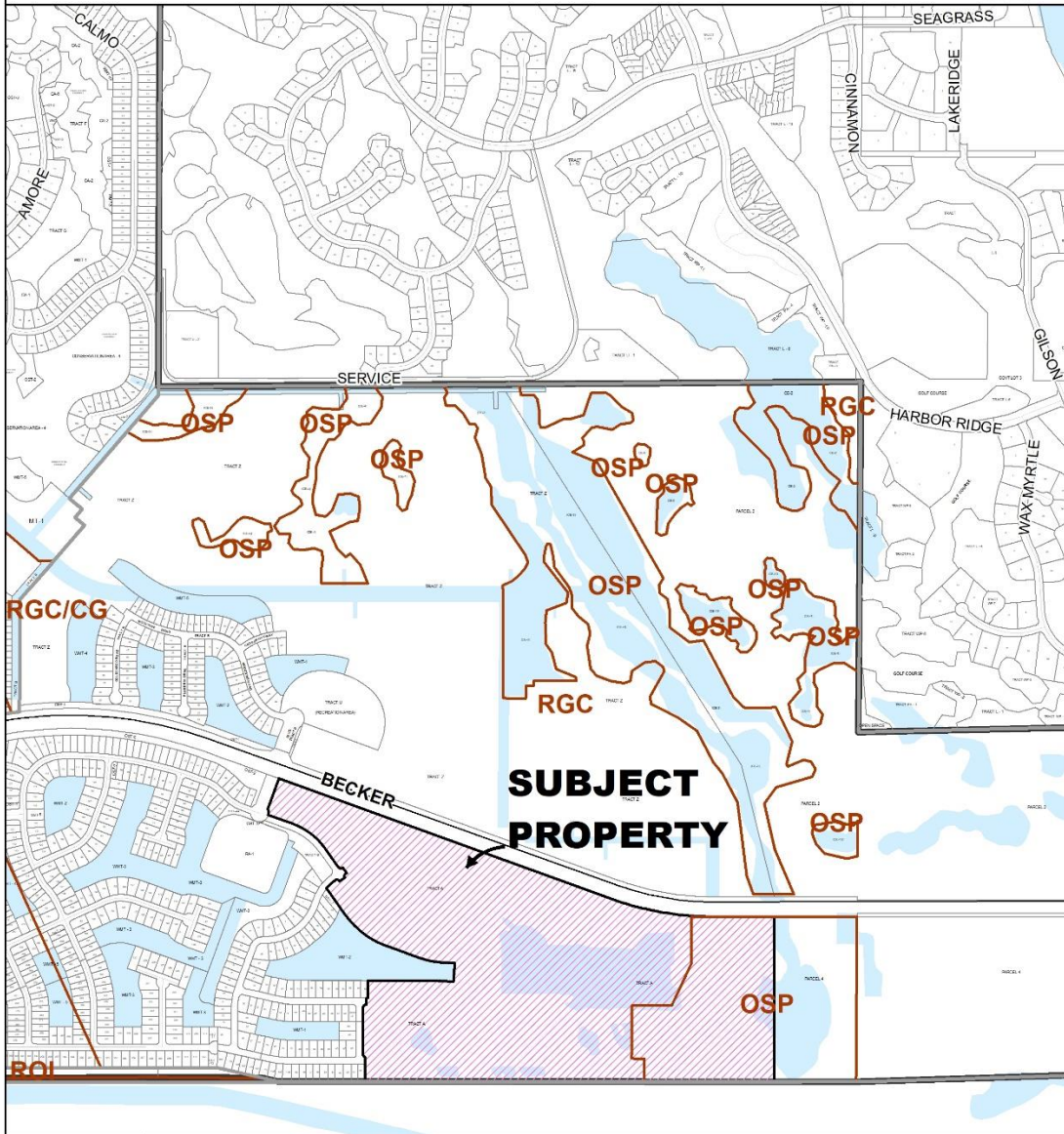
Property Size:	114 acres
Legal Description:	See attached plat.
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land


Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
N	RGC ¹	PUD ²	Veranda PUD
S	Martin County	Martin County	Crane Watch Club; Martin County; Canal
E	RGC ¹	PUD ²	Veranda PUD
W	RGC ¹	PUD ²	Veranda PUD

1. - Residential Golf Course, 2. - Planned Unit Development

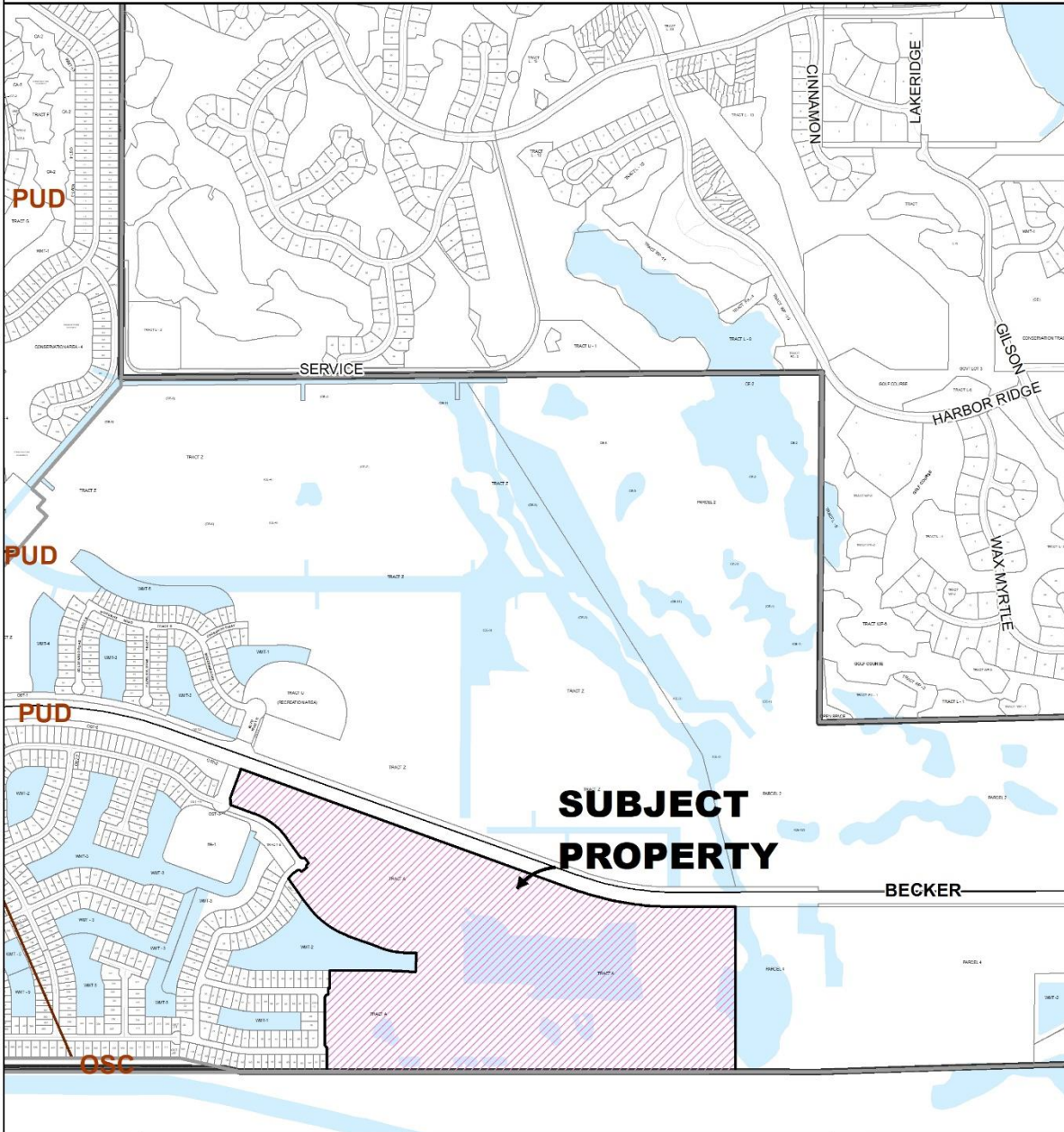
FUTURE LAND USE




	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT VERANDA PLAT 9 - VERANDA GARDENS EAST VERANDA PLAT NO. 8, REPLAT TRACT 'A'	DATE: 2/10/2021
			APPLICATION NUMBER: P20-205
			USER: patricias
			SCALE: 1 in = 1,000 ft

Future Land Use Map

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT VERANDA PLAT 9 - VERANDA GARDENS EAST VERANDA PLAT NO. 8, REPLAT TRACT 'A'	DATE: 2/10/2021
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Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

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

<i>Sanitary Sewer and Potable Water Facilities</i>	Sewer/water will be provided by Port St. Lucie Utility Systems Department. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<i>Traffic Circulation</i>	The overall Veranda 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 within P18-115, adequate capacity is available to support the development.
<i>Parks and Recreation Facilities</i>	In future phases, as indicated by the Veranda Development Agreement, the applicant will need to provide a 20-acre linear park site for recreational uses.
<i>Stormwater Management Facilities</i>	Project will include paving and drainage plans that are in compliance with the adopted level of service
<i>Solid Waste</i>	Adequate capacity is available for future development.
<i>Public School Concurrency Analysis</i>	The School Board of St. Lucie County reviewed this application. Adequate capacity is available for the development.

Native Habitat/Tree Protection: Upland preservation/mitigation requirements for the Veranda Planned Unit Development are addressed in the Development Agreement. The overall Veranda PUD is required to provide for 150 acres of conservation easements and 120 acres of upland preserve. An upland preservation tract is provided on this plat and the fourth and final Veranda Gardens plat will include dedication of additional required conservation area.

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.

RELATED PROJECTS

P18-054 Veranda Gardens East Preliminary Plat and Construction Plans

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Veranda Gardens East Phase 3 Final Plat with Construction Plans on November 25, 2020.