

Veranda Oaks

PRELIMINARY SUBDIVISION PLAT APPLICATION
WITH CONSTRUCTION PLANS

(P20-128)

Laura H. Dodd, Planner II



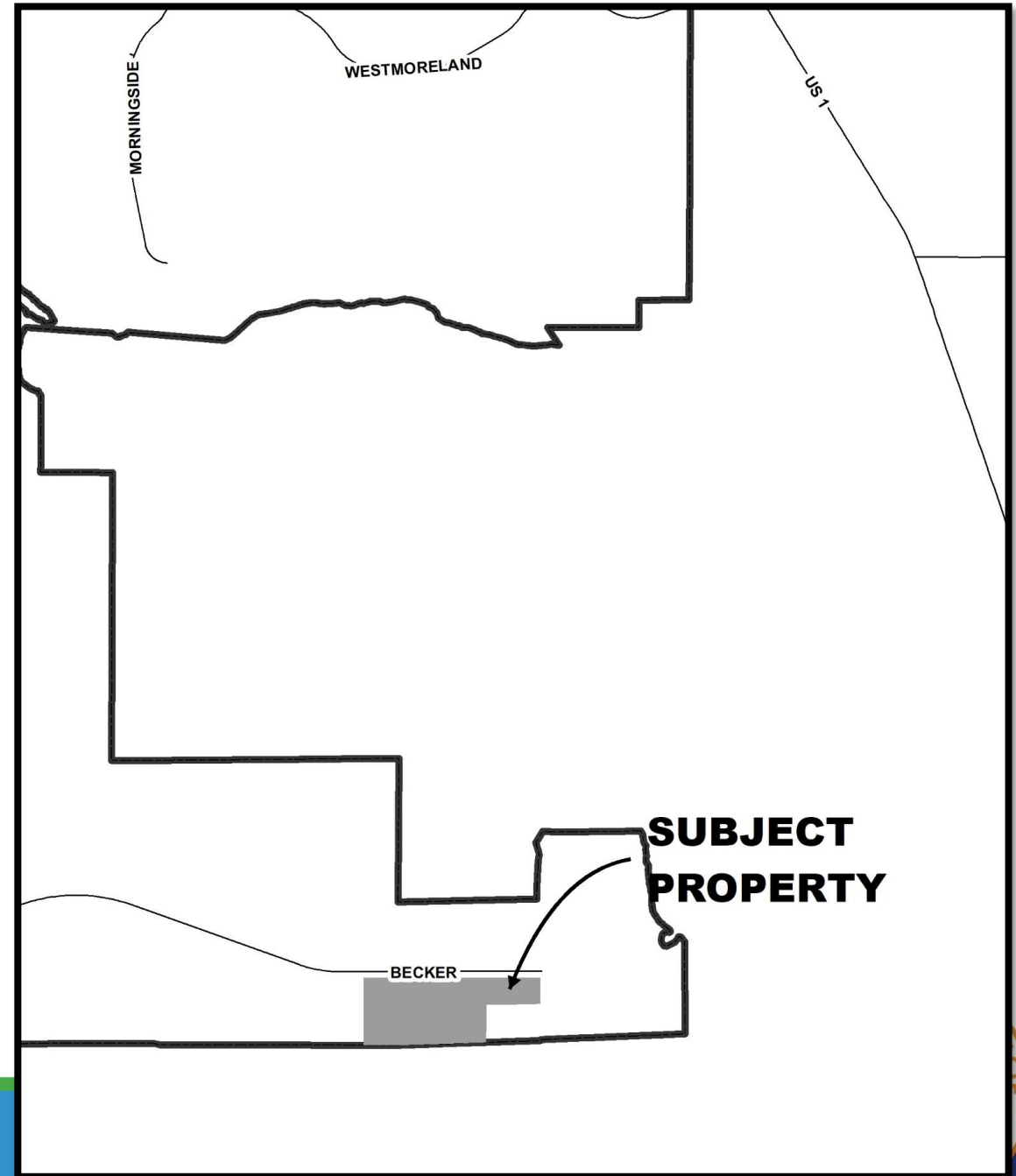
Applicant & Owner:

- Owner: Veranda St. Lucie Land Holdings, LLC.
- Agent: Dennis Murphy, Culpepper & Terpening, Inc
- Request: The Applicant is requesting approval of a preliminary plat with construction plans for 273 single family residential lots proposed for development upon the total +/- 76-acre property, located within the Veranda Planned Unit Development (PUD).

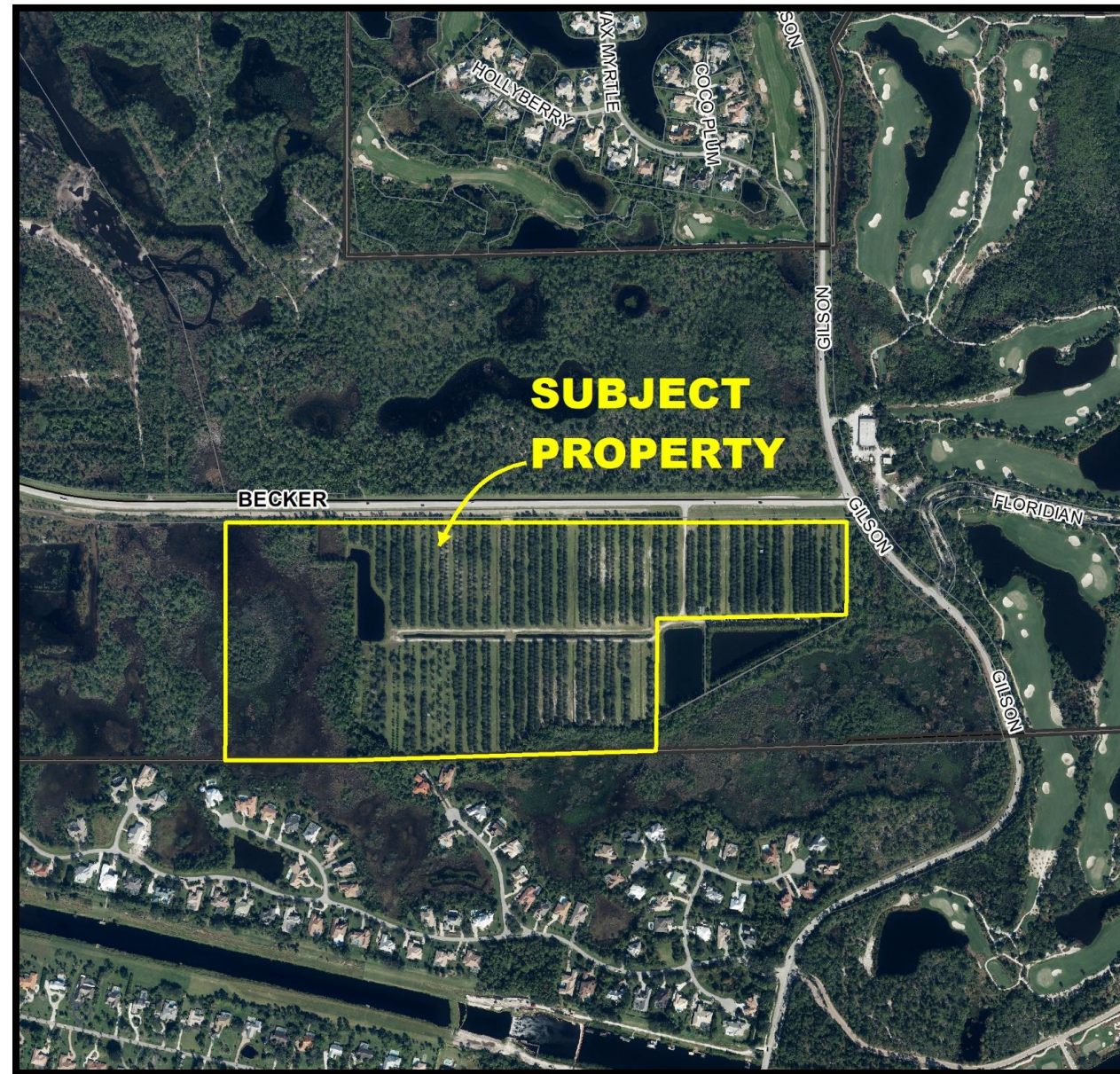


Location

The property lies on the south side of SE Becker Road, on the southwest side of the intersection of Becker and Gilson Roads, on the southeastern section of the overall Veranda PUD; +/- 76 acres.



Aerial



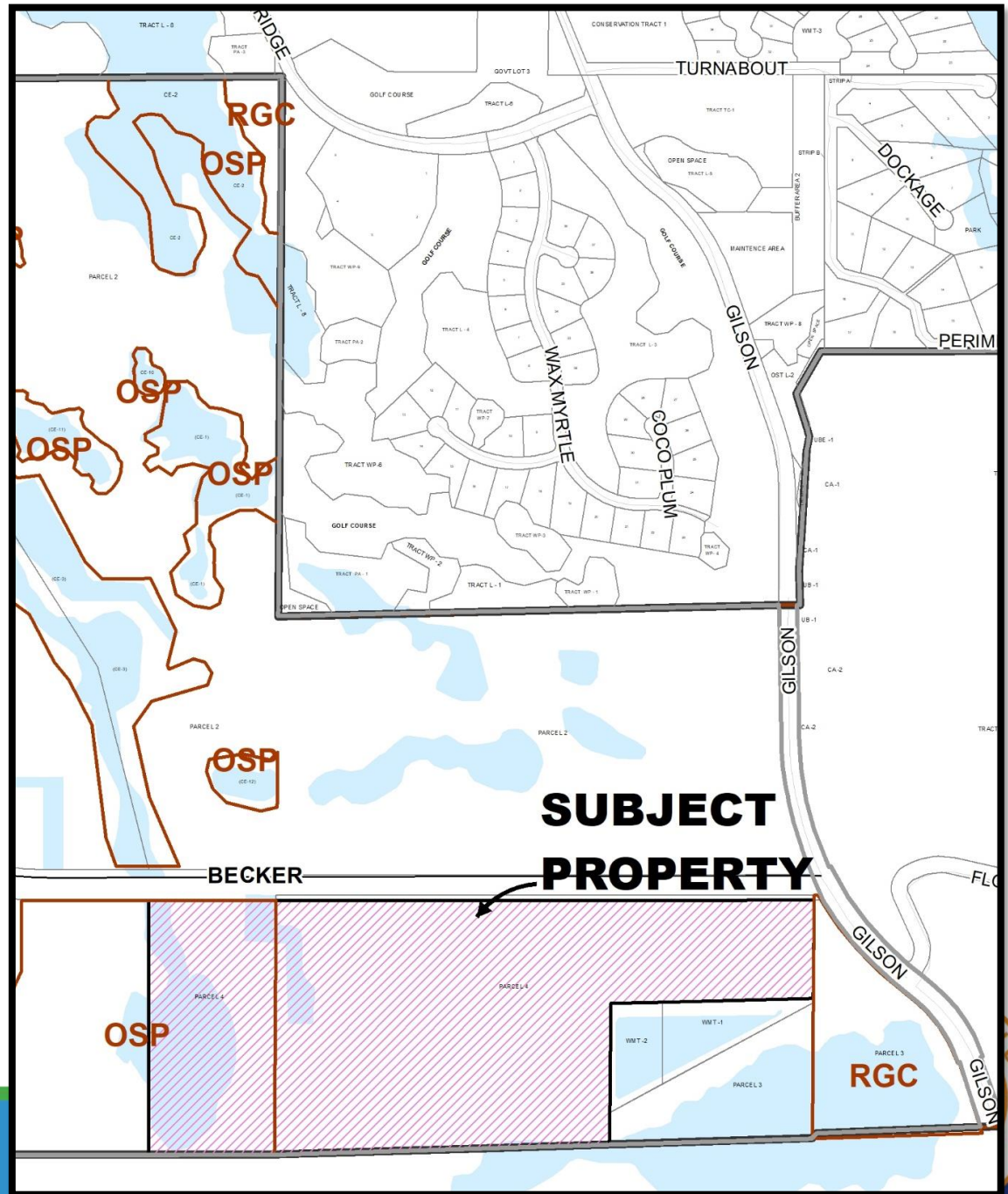
**SUBJECT
PROPERTY**

Direction	Future Land Use	Zoning	Existing Use
North	OSP; RGC	PUD	Vacant; Veranda Estates Planned Development
East	OSP; RGC	PUD	Floridian Golf Club
West	OSP; RGC	PUD	Veranda Gardens
South	Martin County	Martin County	Crane Watch Club; Canal



Land Use

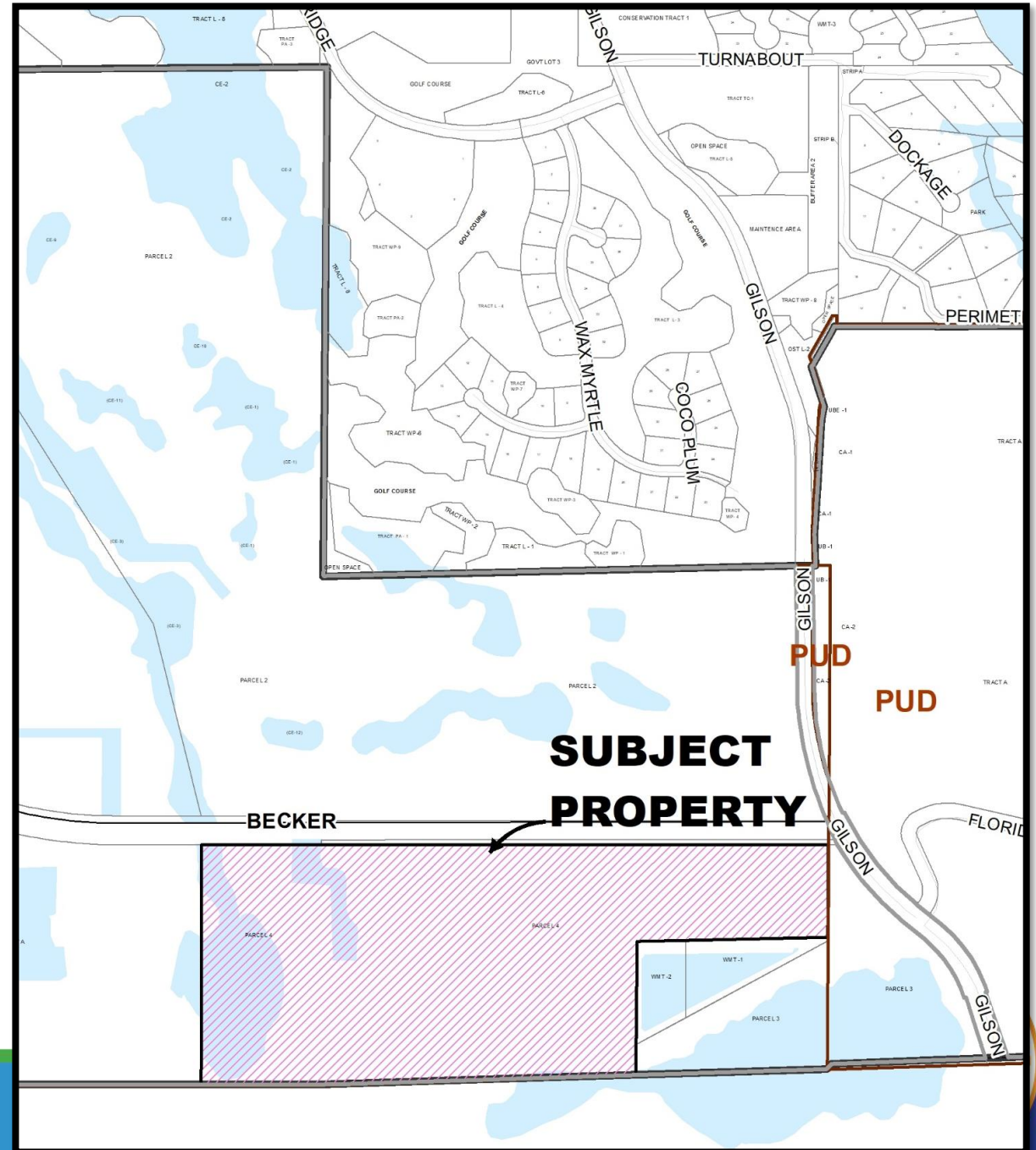
OSP (Preservation Open Space)
RGC (Residential Golf Course)



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Zoning

PUD (PLANNED UNIT DEVELOPMENT)



Direction	Future Land Use	Zoning	Existing Use
North	OSP; RGC	PUD	Vacant; Veranda Estates Planned Development
East	OSP; RGC	PUD	Floridian Golf Club
West	OSP; RGC	PUD	Veranda Gardens
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Concurrency Review

Sanitary Sewer and Potable Water Facilities	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.
Traffic Circulation	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 adequate capacity is available to support the development.
Parks and Recreation Facilities	The PUD and development agreement require the applicant to provide for 20 net usable acres of for parks and recreation facilities.
Stormwater Management Facilities	The project includes paving and drainage plans which meet the required level of service.
Solid Waste	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
Public School Concurrency Analysis	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.

Traffic Impact Analysis

- Traffic Analysis received December 2019
- Traffic Analysis completed by MacKenzie Engineering & Planning, Inc. for Green Pointe, LLC
- Reviewed by City Staff
- 3rd party consultant (O'Rourke Engineering & Planning) hired by City to review
- Found to be consistent with the latest Veranda Development Agreement and operate at an acceptable level of service.
- Traffic Circulation Plan was reviewed by Staff and found to be in compliance with Public Works Policy #19-01



Becker Road Obligations

Prior to the first residential building permit being issued within Veranda Oaks or Veranda Estates

- 2 Lane undivided roadway from Veranda Gardens Blvd Roundabout going east to Gilson Road with a 10' wide multiuse path, 6' wide sidewalk, landscaping, pedestrian lighting and drainage.
- A single lane roundabout at the intersection of Becker Road and Gilson Road.
- A single lane roundabout at the intersection of Becker Road and Veranda Oaks.



Recommendation

The Site Plan Review Committee recommended approval of the preliminary plat with construction plans on September 23, 2020.

The Planning and Zoning Board recommended approval of the preliminary plat with construction plans on April 6, 2021.

