

Veranda Estates

PRELIMINARY SUBDIVISION PLAT APPLICATION
WITH CONSTRUCTION PLANS

(P20-221)

Laura H. Dodd, Planner II



Applicant & Owner:

- Kimley-Horn, acting as agent for owner Veranda St. Lucie Land Holdings, LLC.
- Kinan F. Husainy P.E., Project Engineer



Request:

Approval of a preliminary plat with construction plans for 238 single family residential lots proposed for development over two (2) phases upon the total +/- 209-acre property

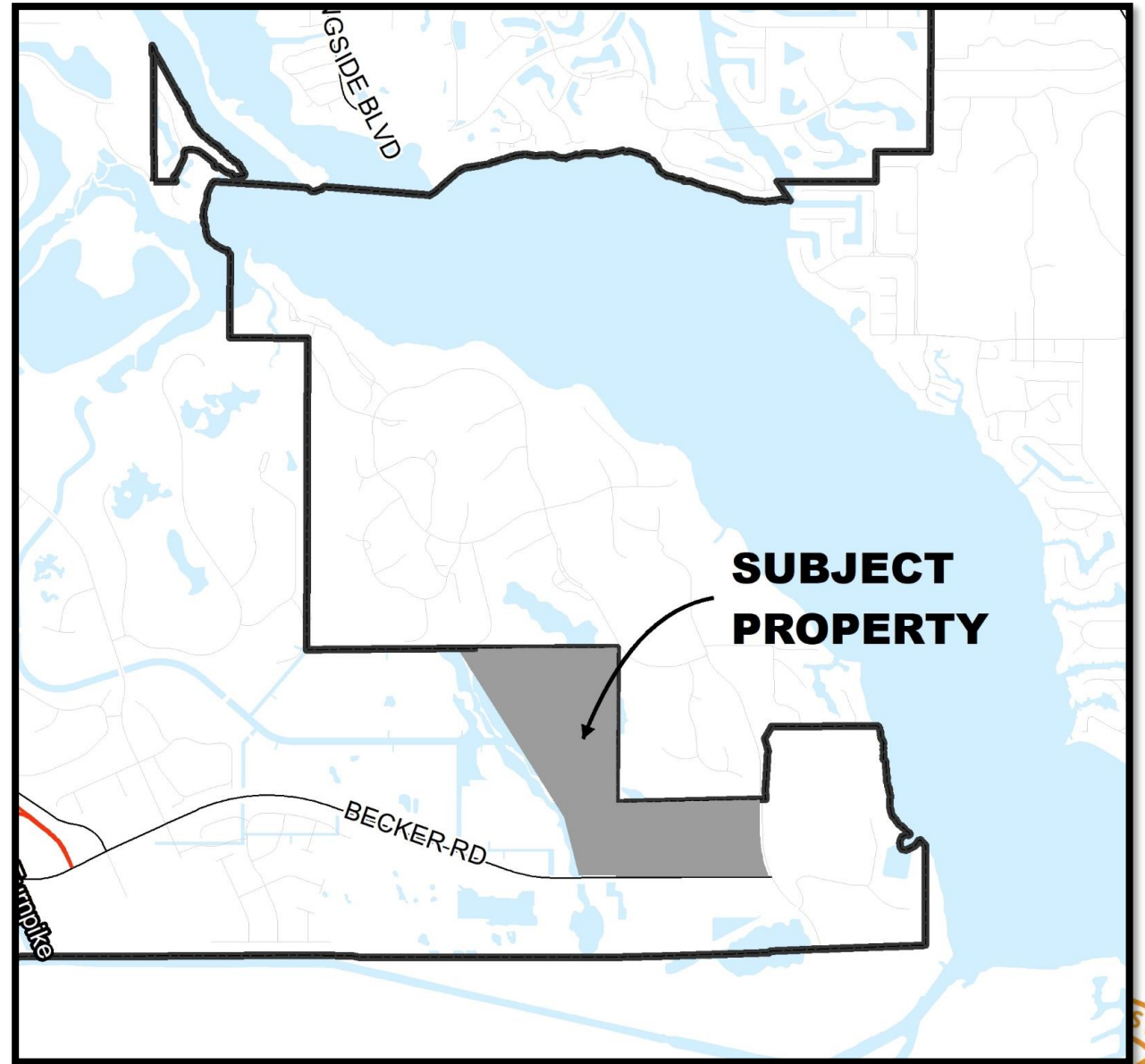
This application is a revision to the previously approved Veranda Estates Preliminary Plat (P20-005). The prior application was recommended for approval by the Planning and Zoning Board on May 26, 2020. City Council approved the application with conditions on August 10, 2020.

The revised includes four (4) more lots and realignment of right of way.

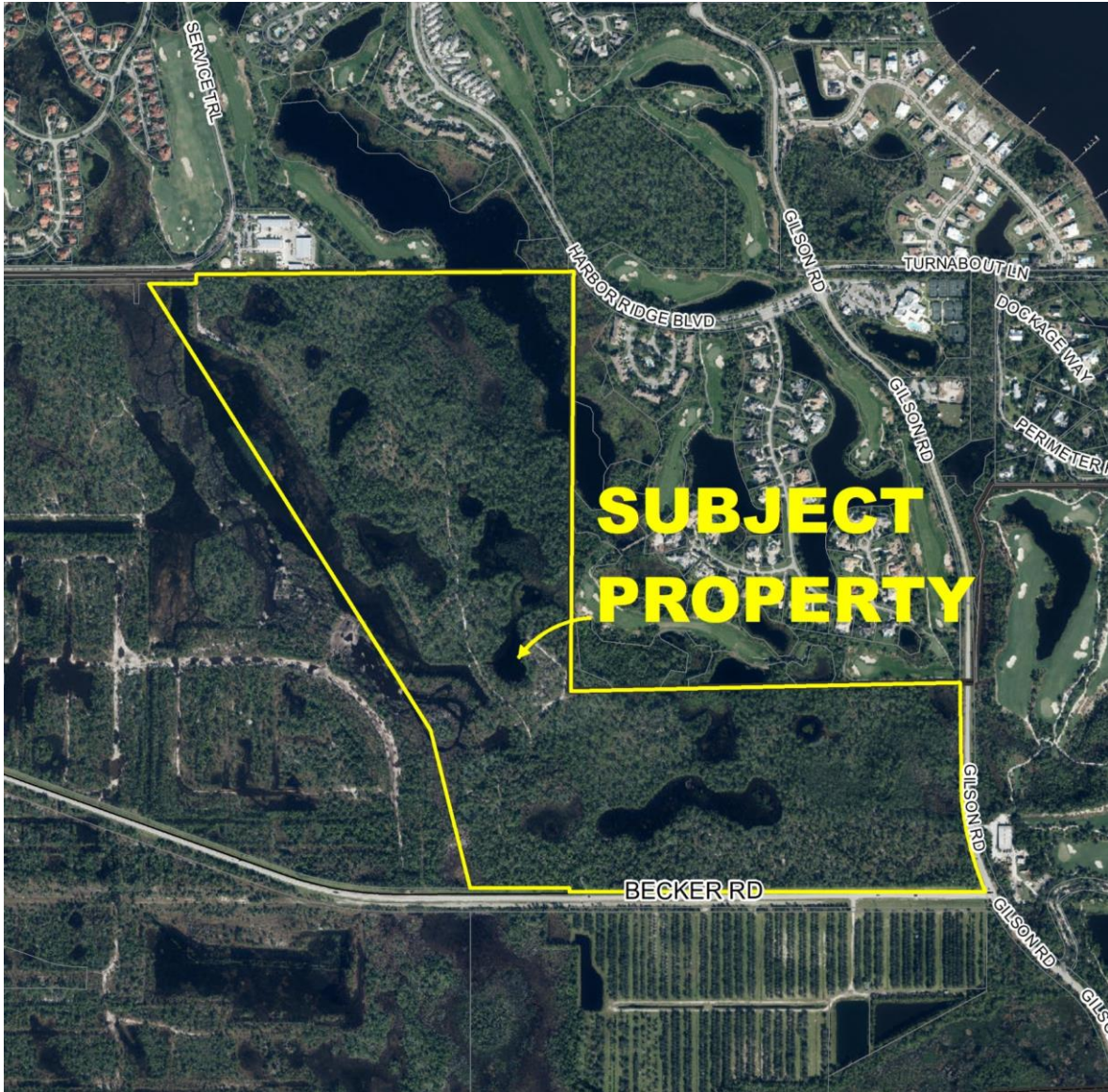


Location

The property lying northwest of the intersection of Becker and Gilson Rds., east of Veranda Preserve, and encompassing approximately 209 acres.



Aerial

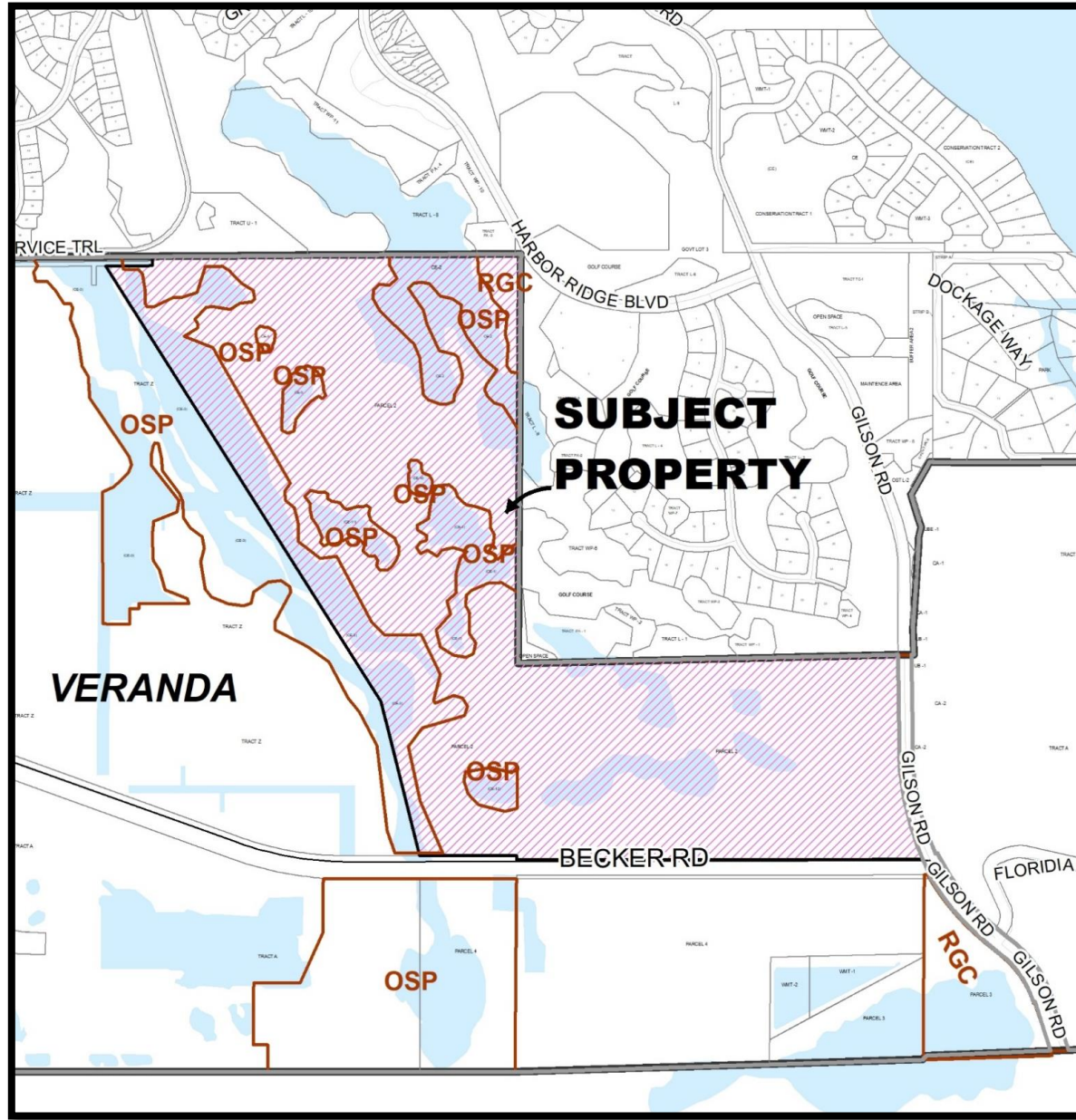


Direction	Future Land Use	Zoning	Existing Use
North	RE	PUD	Harbor Ridge Country Club
South, East, West	OSP; RGC	PUD	Veranda development; Floridian Golf Club



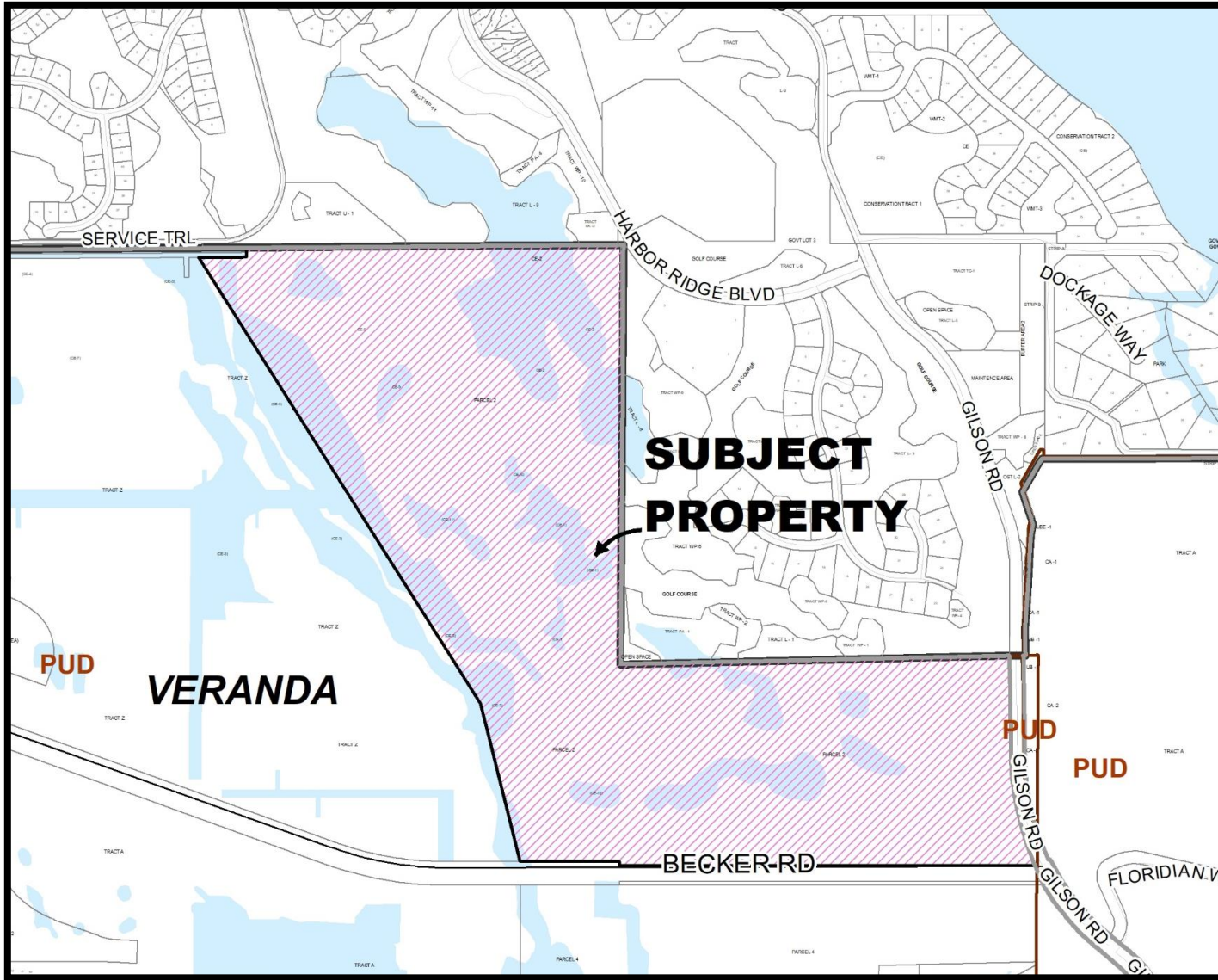
Land Use

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



Zoning

PUD (PLANNED UNIT DEVELOPMENT)



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.

Recommendation

The Site Plan Review Committee recommended approval of the preliminary plat with construction plans on November 25, 2020 with the following condition:

- **The applicant shall amend the Veranda Planned Unit Development Conceptual Master Plan to indicate a secondary emergency access point, connecting to Becker Road, prior to final plat approval.**

The Planning and Zoning Board recommended approval on January 5, 2021.

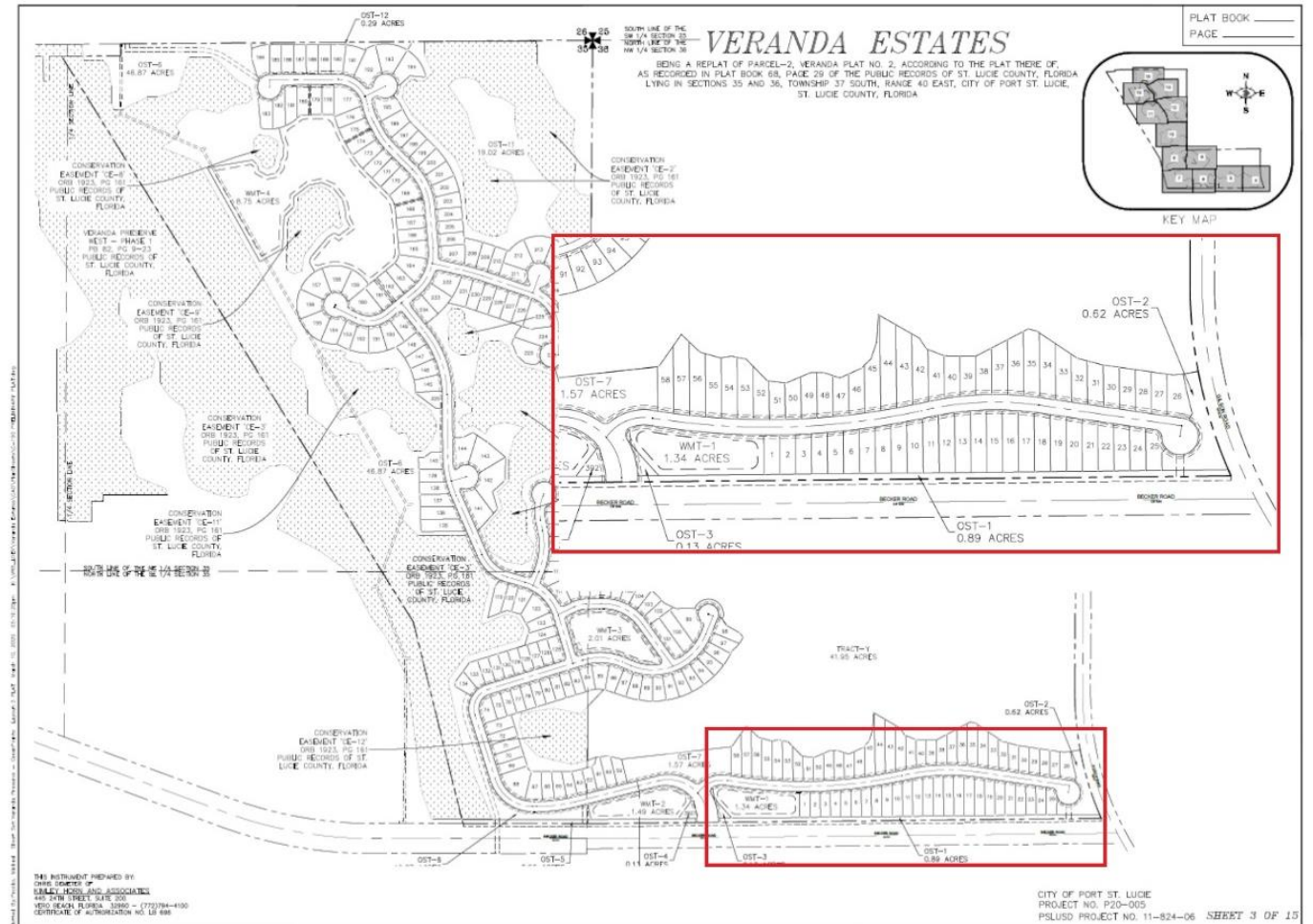


Request to exceed cul-de-sac length

Sec. 156.098. - Cul-de-Sacs.

Permanent dead-end streets shall not exceed one thousand (1,000) feet in length without special permission of the Planning and Zoning Board; except where, due to unusual circumstances, a greater length may be deemed necessary.

The Planning and Zoning Board approved the cul-de-sac length at their May 5, 2020 meeting.



The proposed length is approximately 1,850 feet.