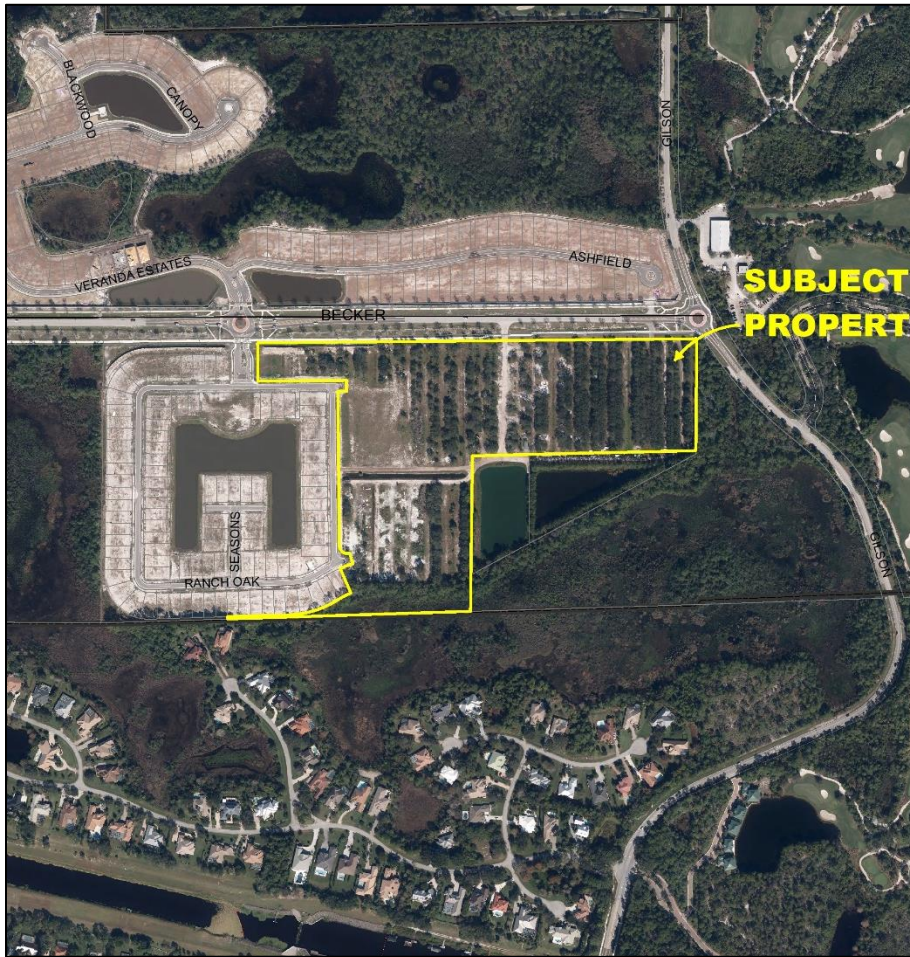


**Veranda Oaks Plat No. 3, Phases 3 & 4  
Final Subdivision Plat with Construction Plans  
P23-146**



**Aerial Map**

**SUMMARY**

Applicant's Request:	Approval of a final subdivision plat with construction plans for 114 single-family residential lots located within the Veranda PUD.
Applicant:	Dennis Murphy, Culpepper & Terpening, Inc.
Property Owner:	Veranda St. Lucie Land Holdings, LLC
Location:	Within the southeast section of the Veranda PUD, South of SE Becker Road and West of Gilson Road
Project Planner:	Bethany Grubbs, Planner III

**Project Description**

Veranda St. Lucie Land Holdings, LLC, has applied for a final plat for a project known as Verandas Oaks Plat No. 3, Phases 3 & 4. The project includes the creation of 114 single-family lots, a private right-of-way tract, a water management tract, and an open space tract, and associated infrastructure improvements.

The Engineer of Record has provided a subdivision bond and cost estimate for the subdivision infrastructure associated for the required subdivision infrastructure at Veranda Oaks Plat No. 3 Phases 3 & 4.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee unanimously recommended approval of the final subdivision plat with construction plans on September 13, 2023.

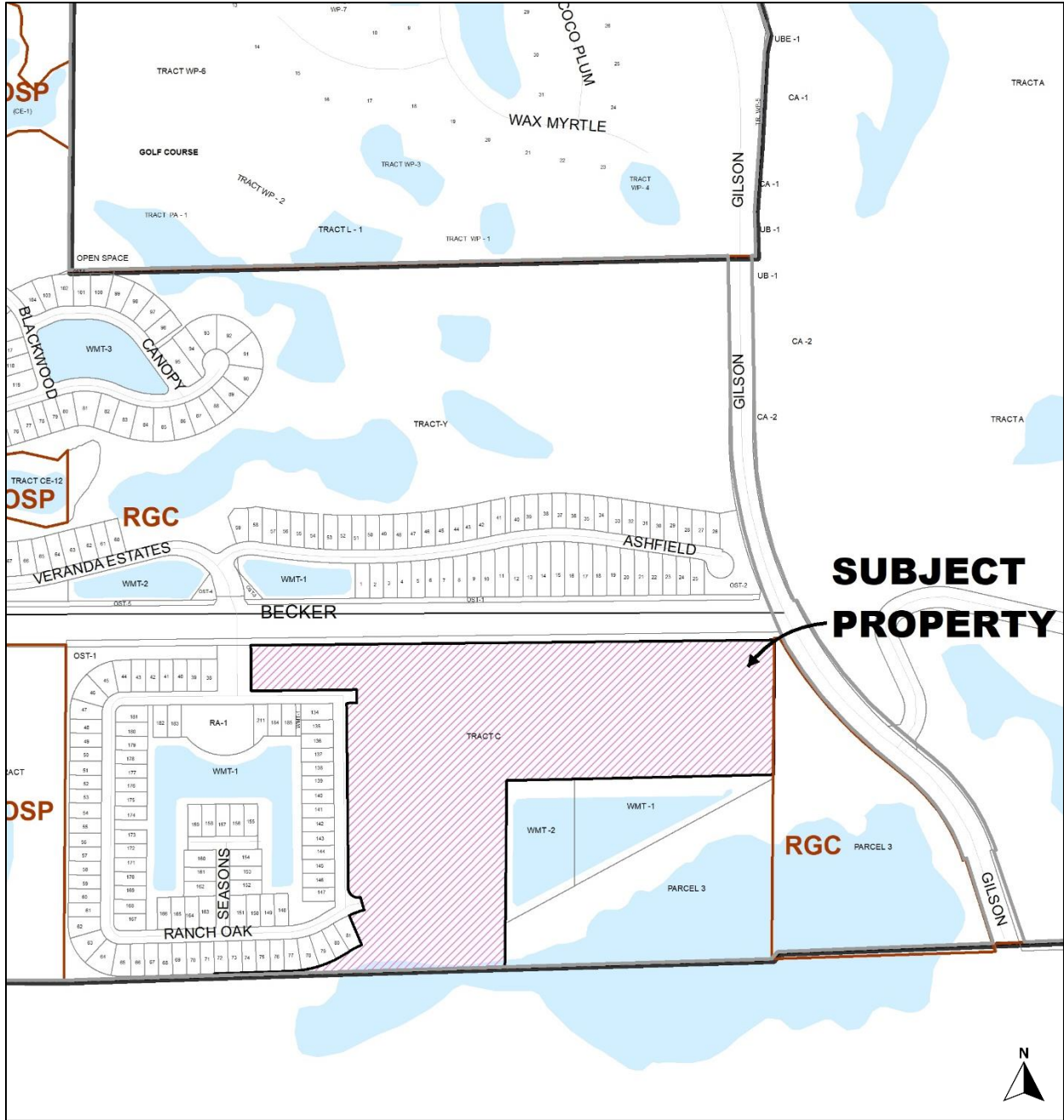
**Location and Site Information**

Parcel Number:	4435-704-0002-000-3
Property Size:	29.53 acres, more or less
Legal Description:	Being a replat of Tract C, according to the Plat of Veranda Oaks Plat No. 2 (OR Book 117 Pages 1-6)
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

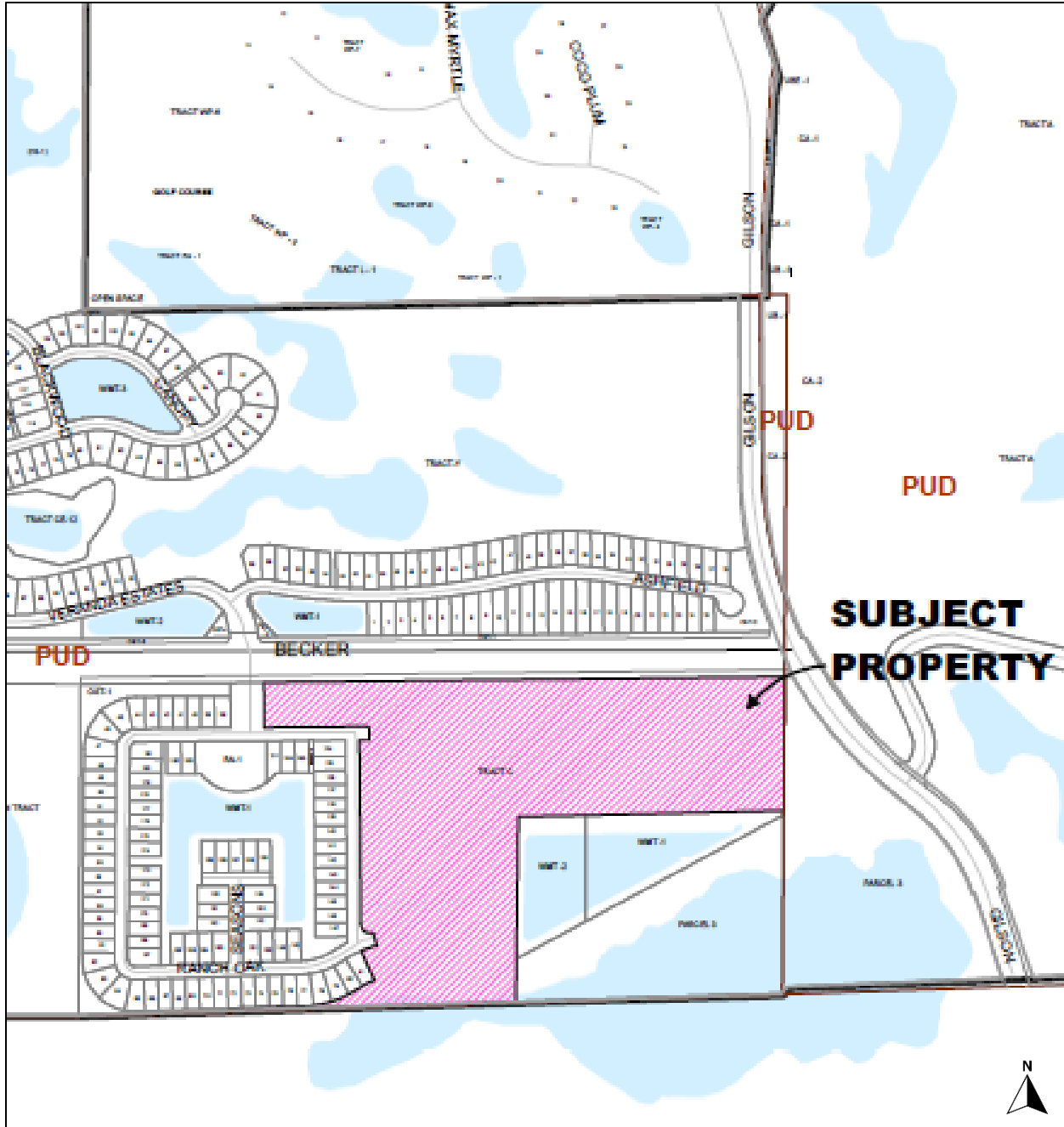
**Surrounding Uses**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
North	RGC	PUD	Veranda Estates Phase 1, Single Family Residences
South	Martin County	Martin County	Single-Family Residences
East	RGC	PUD	Veranda Plat No. 2 - Vacant
West	RGC	PUD	Veranda Oaks Phase 1, Single-Family Residences

RGC-Residential Golf Course, PUD-Planned Unit Development



Future Land Use



Zoning

## IMPACTS AND FINDINGS

### **CONCURRENCY REVIEW (CHAPTER 160)**

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

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	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.
<b><i>Traffic Circulation</i></b>	Public Works staff has reviewed and recommended approval of the project. The project is consistent with the Veranda PUD Development Agreement. This application includes the third and fourth phase of Veranda Oaks. This is the last plat of this development. This Final plat is a portion of the previously reviewed preliminary plat within Resolution 21-R55, approved on 5/10/2021. The residential unit count is consistent with the latest approved Developer Agreement (P18-115). The traffic trip calculations within the Developer Agreement establishes the Becker Road typical section for up to 1,654 PM Peak hour trips from residential and the current buildout residential PM Peak hour trips is on track to be 1,581 trips. The available trips is higher than what the developer is proposing and therefore acceptable.
<b><i>Parks and Recreation Facilities</i></b>	The obligation to provide for park and recreational facilities is addressed in the Veranda Development Agreement. The Veranda Development is providing 20 net usable upland acres to satisfy this provision through the creation of a linear greenway, along Becker Road, and where abutting the Veranda developments. The linear park is publicly accessible and allow usable park space for Veranda developments.
<b><i>Stormwater Management Facilities</i></b>	The project includes paving and drainage plans which meet the required level of service.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	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:** Upland preservation/mitigation requirements for Veranda have been defined within the development agreement to require: 150 acres of onsite conservation easements, 120 acres of onsite upland preservation, and payment to the City of \$200,000 for offsite mitigation of 120 acres. The developer has satisfied these conditions. Pertaining specifically the Veranda Oaks plat, it includes a 7.9-acre upland preserve, open space tract to be dedicated and maintained by the homeowner’s association.

**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 with the large-scale public art piece, Veranda Sails.

**Related Projects**

P20-128 - Veranda Oaks Preliminary Plat with Construction Plans

P18-115 - as approved by City Council on April 13, 2020, by Resolution 20-R37, is the fourth amendment to the Veranda development agreement. The fourth amendment proposes that Becker Road be 4-laned from Via Tesoro to Veranda Gardens Blvd. with a round-a-bout at Veranda Gardens Blvd. The section from the Veranda Gardens Blvd to Gilson Road, and abutting Veranda Estates, is proposed to be two lanes with round-a-bouts at the Veranda Preserve Multifamily entrance, the Veranda Estates/Veranda Oaks entrances and at Gilson Road.

**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 and final subdivision plat at the September 13, 2023, Site Plan Review Committee meeting.