

# Veranda (St. Lucie Lands) Plat 8

PRELIMINARY AND FINAL SUBDIVISION PLAT  
APPLICATION

WITH CONSTRUCTION PLANS

(P21-140)

Laura H. Dodd, AICP



# Requested Application:

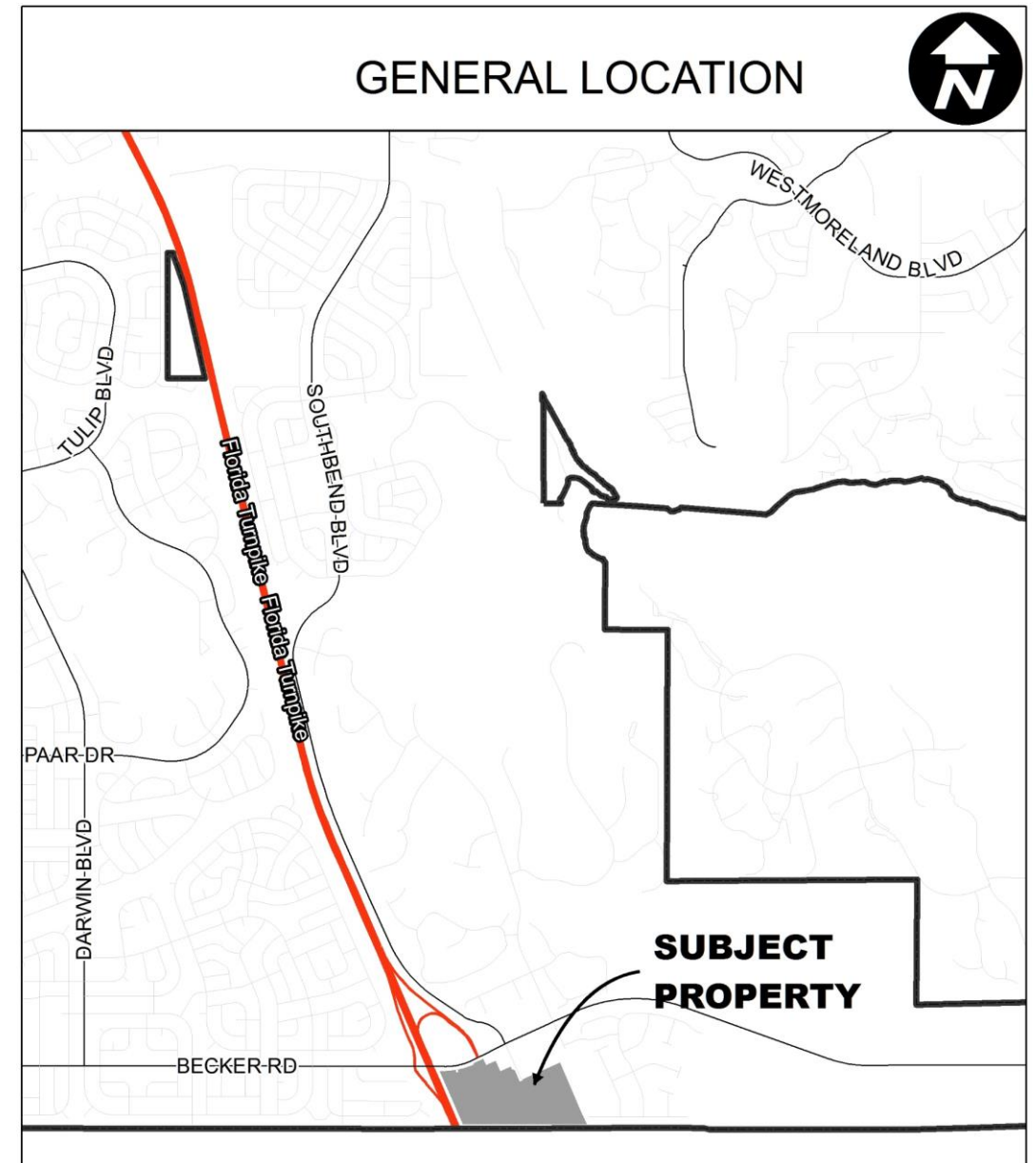
Applicant: Dennis Murphy, Culpepper & Terpening

Agent: VF II, LLC

Request: To subdivide the property for development consistent with the St. Lucie Lands PUD. This preliminary and final subdivision plat that will create seven (7) developable tracts and two (2) right of way tracts within the overall +/- 68-acre parcel.

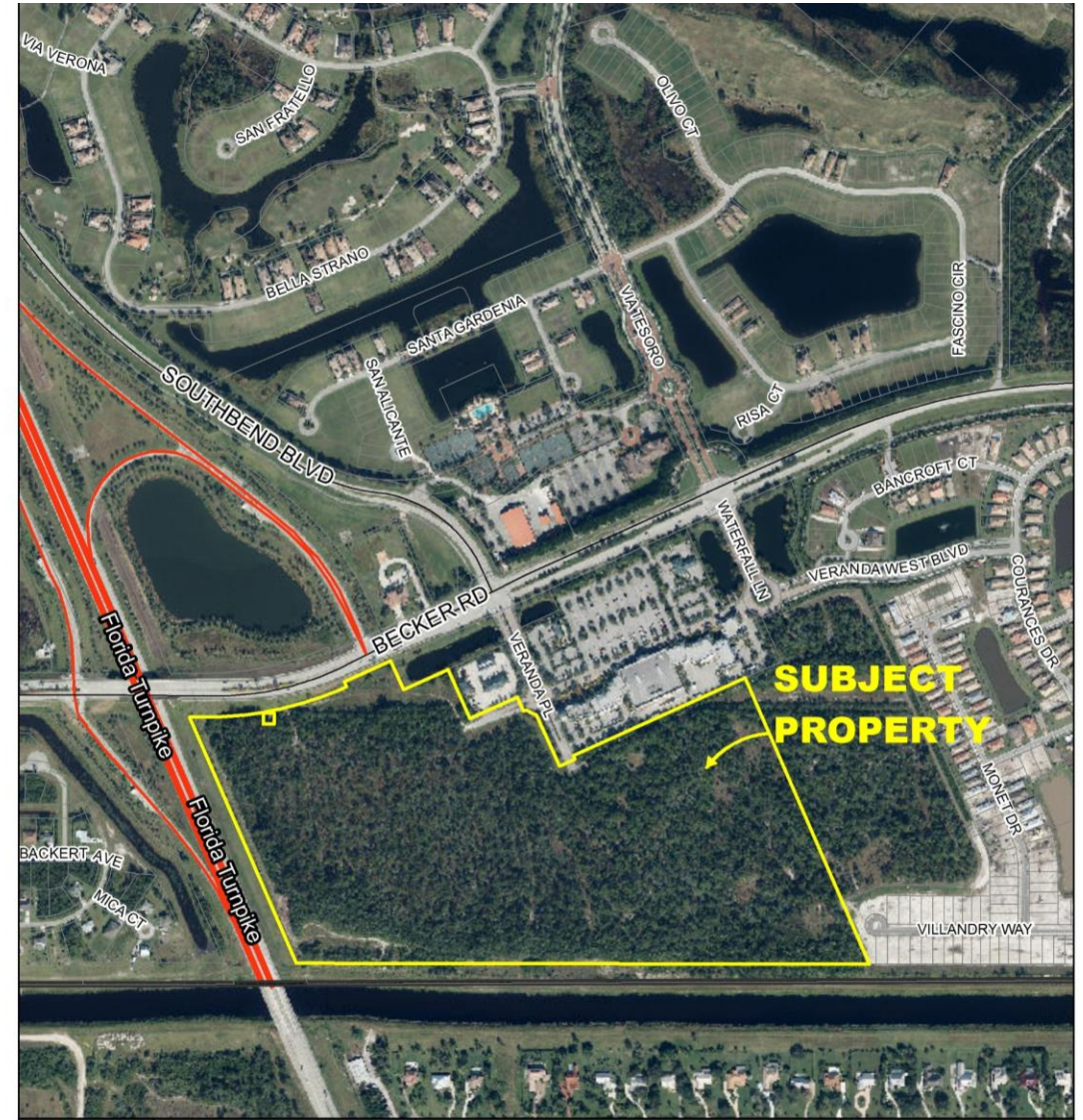
# Location

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	HWY	I	Florida Turnpike



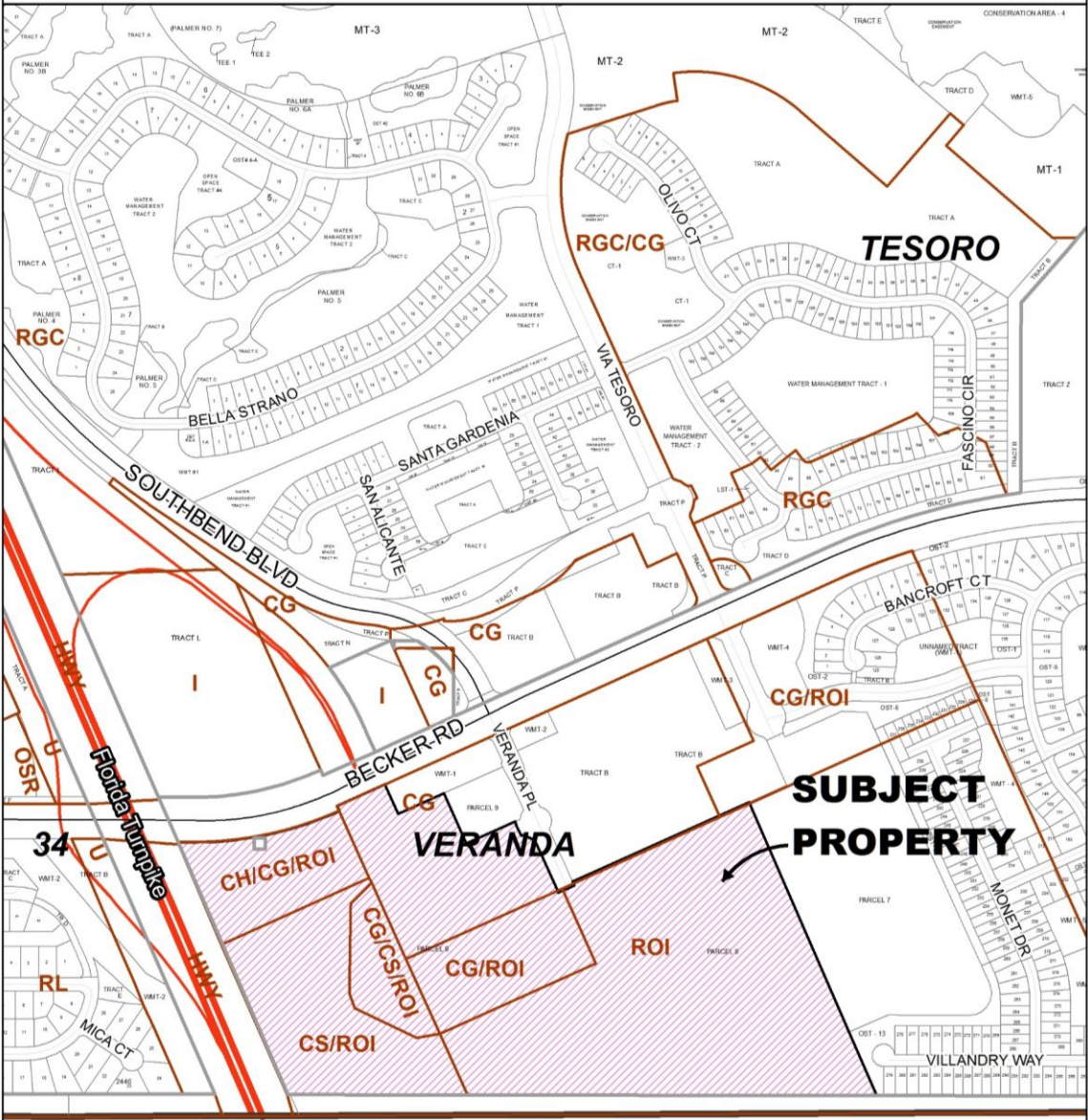
# Aerial

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	HWY	I	Florida Turnpike



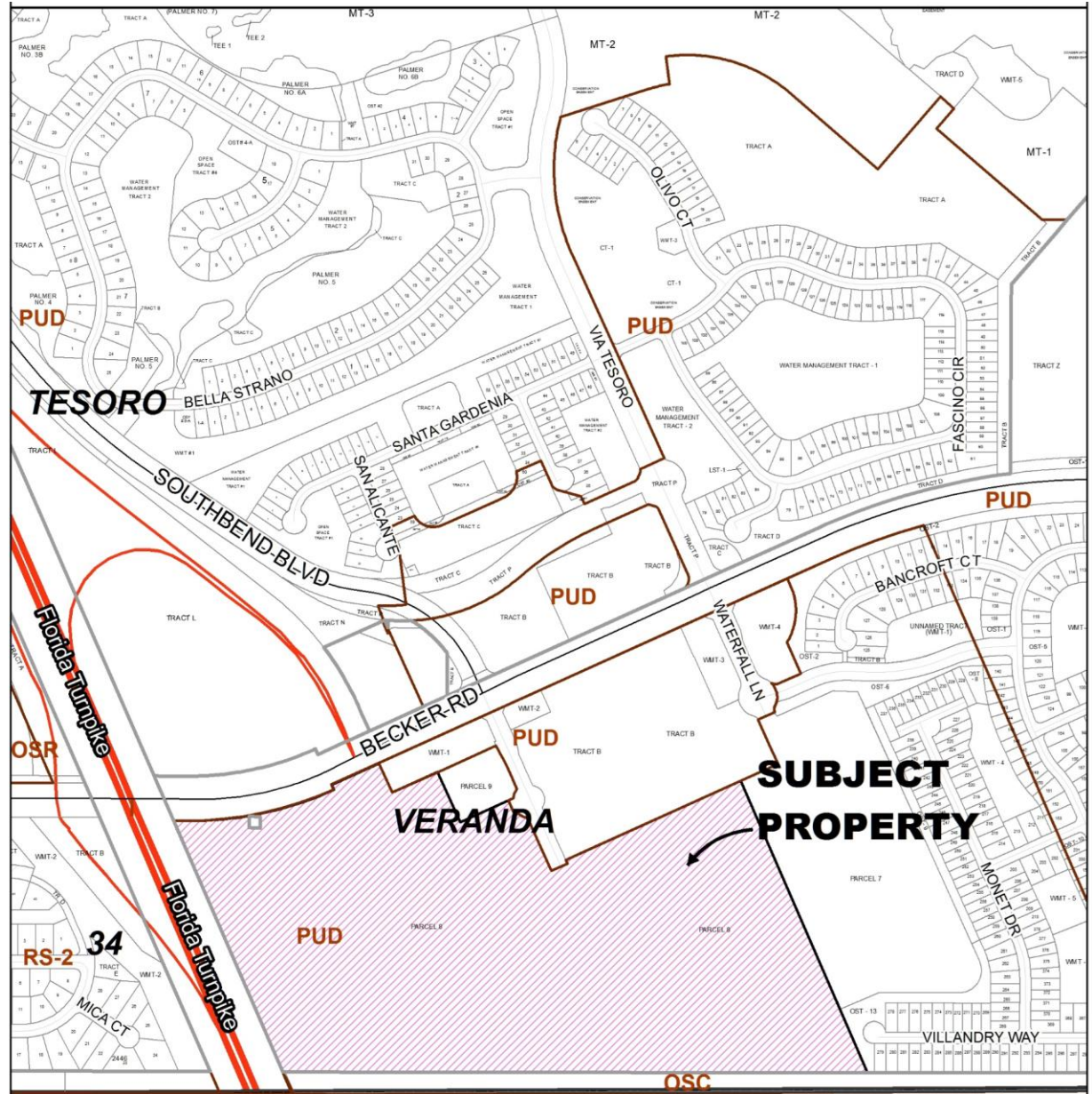
# Land Use

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	HWY	I	Florida Turnpike



# Zoning

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	HWY	I	Florida Turnpike





# Concurrency Review

<p><b>Sanitary Sewer and Potable Water Facilities</b></p>	<p>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.</p>
<p><b>Traffic Circulation</b></p>	<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><b>Parks and Recreation Facilities</b></p>	<p>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.</p>
<p><b>Stormwater Management Facilities</b></p>	<p>The project includes paving and drainage plans which meet the required level of service.</p>
<p><b>Solid Waste</b></p>	<p>Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.</p>
<p><b>Public School Concurrency Analysis</b></p>	<p>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.</p>





# Recommendation

Site Plan Review Committee recommended approval at their meeting of October 27, 2021.

The Planning and Zoning Board recommended approval at their meeting of November 2, 2021.

