



**City of Port St. Lucie
Planning and Zoning Department
A City for All Ages**

TO: CITY COUNCIL – MEETING OF JULY 22, 2019
FROM: KATHERINE H. HUNTRESS, PLANNER
RE: VERANDA PRESERVE WEST MODEL HOME SALES CENTER
SITE PLAN APPLICATION
PROJECT NO. P19-035
DATE: JUNE 19, 2019

PROPOSED PROJECT: The proposed project consists of three model homes, a sales center, and a temporary parking lot.

APPLICANT: Lucido and Associates

OWNER: Veranda St. Lucie Land Holdings, LLC

LOCATION: This property is located on the south side of Woodbine Road, north of Becker Road, east of SE Somerset Drive, and west of NW Gilson Road.

LEGAL DESCRIPTION: Lots 5, 6, 7, 8, 9 and 10, Parcel 1 of Veranda Plat No. 2.

SIZE: 0.94 acres

FUTURE LAND USE: Residential Golf Course (RGC)

EXISTING ZONING: Veranda Planned Unit Development (PUD)

EXISTING USE: Vacant land

SURROUNDING USES:

	Future Land Use	Zoning	Existing Use
N, S, E, W	RGC	PUD	Vacant land

RGC: Residential Golf Course Future Land Use
PUD: Planned Unit Development Zoning District

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

Sewer/Potable Water: Port St. Lucie will be the provider of utilities for the proposed project. 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.

Transportation Circulation: This has previously been addressed through the Development Agreement. The Development Agreement committed the developer to transportation infrastructure improvements including cost-sharing of the Becker Road/Turnpike Interchange, and the four laning of Becker Road from Florida's Turnpike to Gilson Road. Along the south side of Becker Road, an eight-foot wide pedestrian/bicycle way is proposed, and a six-foot wide sidewalk is proposed along the north side of Becker Road with a crosswalk connection to Southbend Boulevard.

Parks/Open Space: This has previously been addressed through the Development Agreement. This agreement requires the developer to set aside 20 acres of net useable upland for parks for the Veranda PUD area.

Stormwater: Veranda Plat No. 2 includes a paving and drainage plan that is in compliance with the adopted level of service standard.

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: This has previously been addressed through the Development Agreement. As identified in the Development Agreement, the developer agreed to contribute the amount of \$1,867,390.00 to the School Board of St. Lucie County for public school facilities.

ZONING REVIEW: The project has been reviewed for compliance with the requirements of the Veranda Planned Unit Development (PUD) and documented as follows:

Use: The proposed use three model homes, a model home sales center, and associated parking which are permitted uses in the PUD document.

Building Height: The maximum building height of the proposed model homes will not exceed 35 feet.

Setbacks: The proposed setbacks shown on the site plan are in accordance with the required setbacks of the PUD zoning district.

Parking: There are 9 parking spaces provided including 1 handicapped space.

Dumpster Enclosure: N/A

Architectural Design Standards: N/A

NATURAL RESOURCE PROTECTION: 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: This has previously been addressed through the Development Agreement. All required preservation and conservation areas for Veranda are shown on the Veranda PUD Concept Plan. This area does not include any preserve areas per the PUD.

Wildlife Protection: This has previously been addressed through the Development Agreement. All required preservation and conservation areas for Veranda are shown on the Veranda PUD Concept Plan. This area does not include any conservation areas per the PUD.

OTHER:

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Art in Public Places: The Public Art Requirement for Veranda has previously been addressed. To meet the public art requirement, the Developer has agreed to provide a major piece, or pieces, of art to be installed in a prominent or public place. A bond has been submitted by the applicant to ensure that funds are available for this art piece(s).

STAFF RECOMMENDATION: The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan. The Site Plan Review Committee reviewed the request at their meeting on April 10, 2019 and unanimously recommended approval.