

VERANDA PRESERVE WEST MODEL HOME SALES CENTER

- Minor Site Plan Application
- Project No. P19-035
- City Council Meeting of July 22, 2019



Proposed Project

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

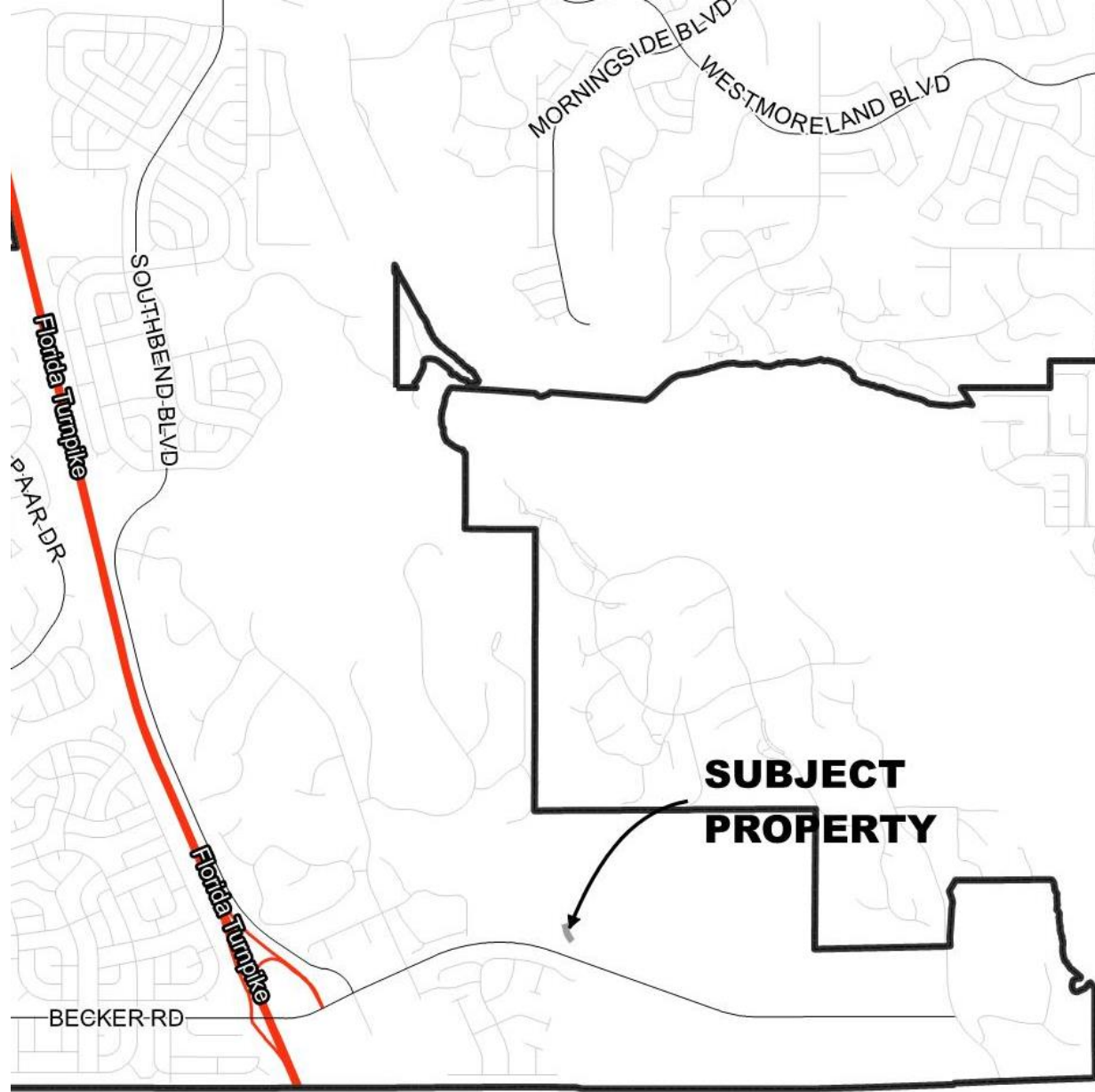


Applicant and Owner

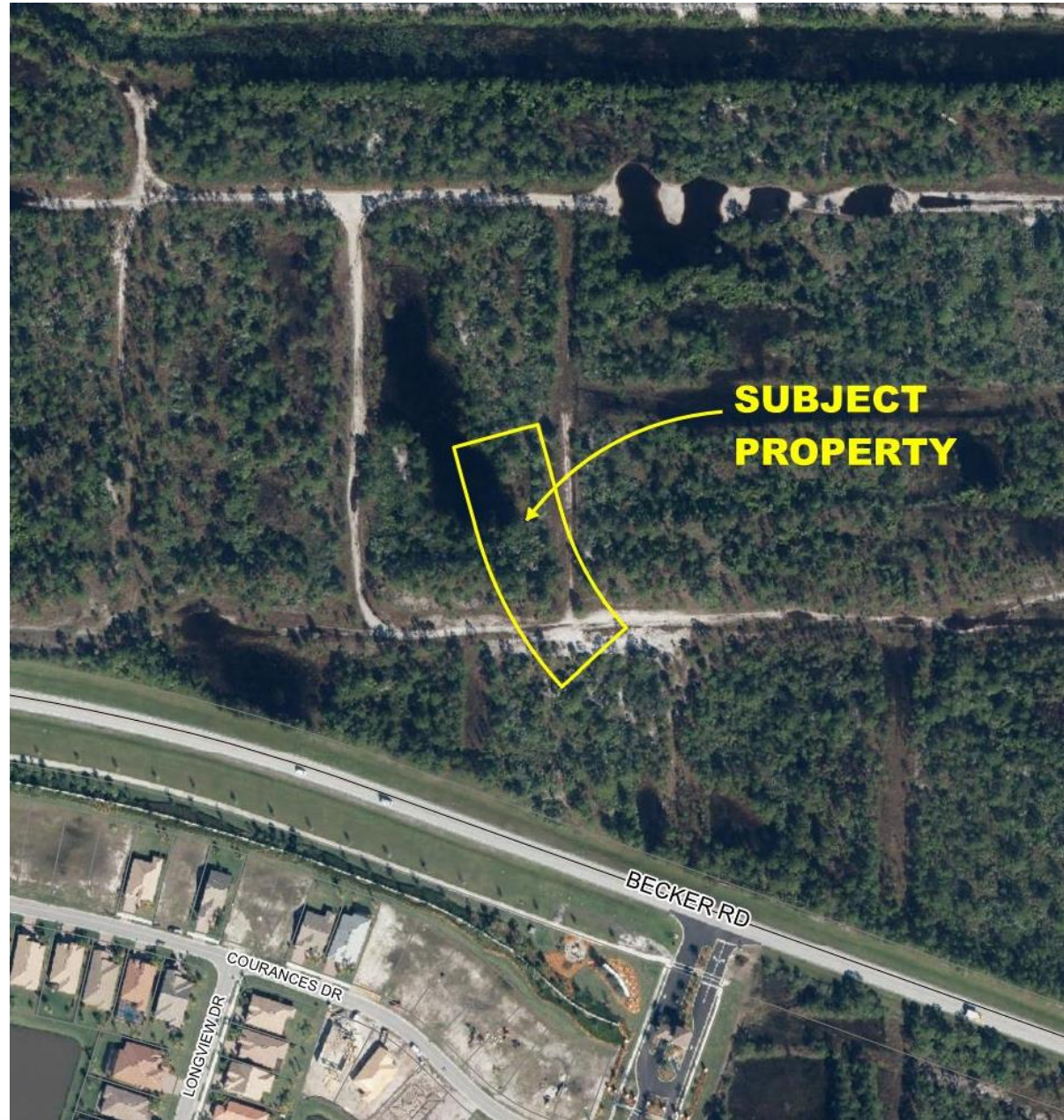
Lucido and Associates is acting as the agent for the owner,
Veranda St. Lucie Land Holding, LLC



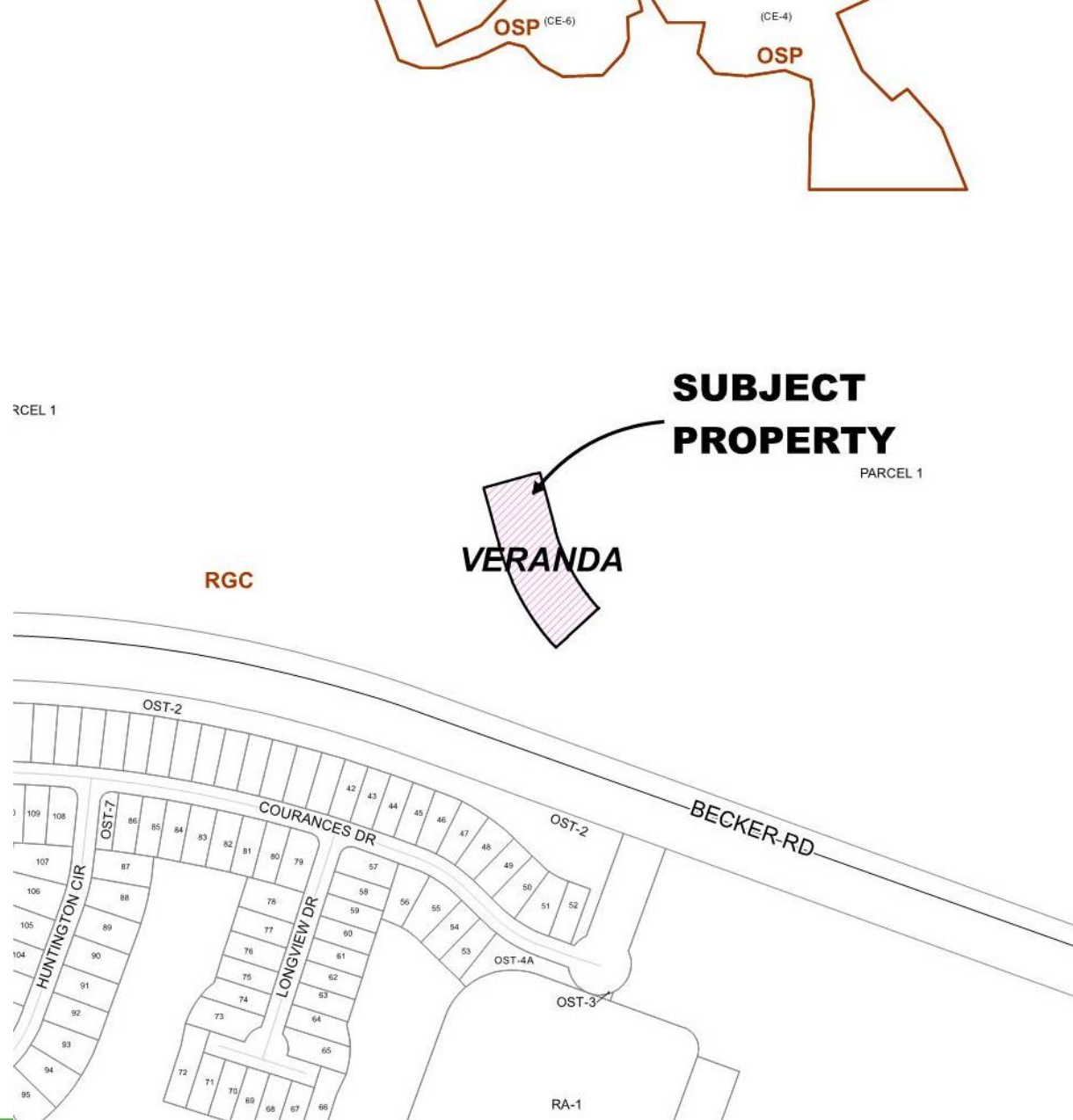
Subject property



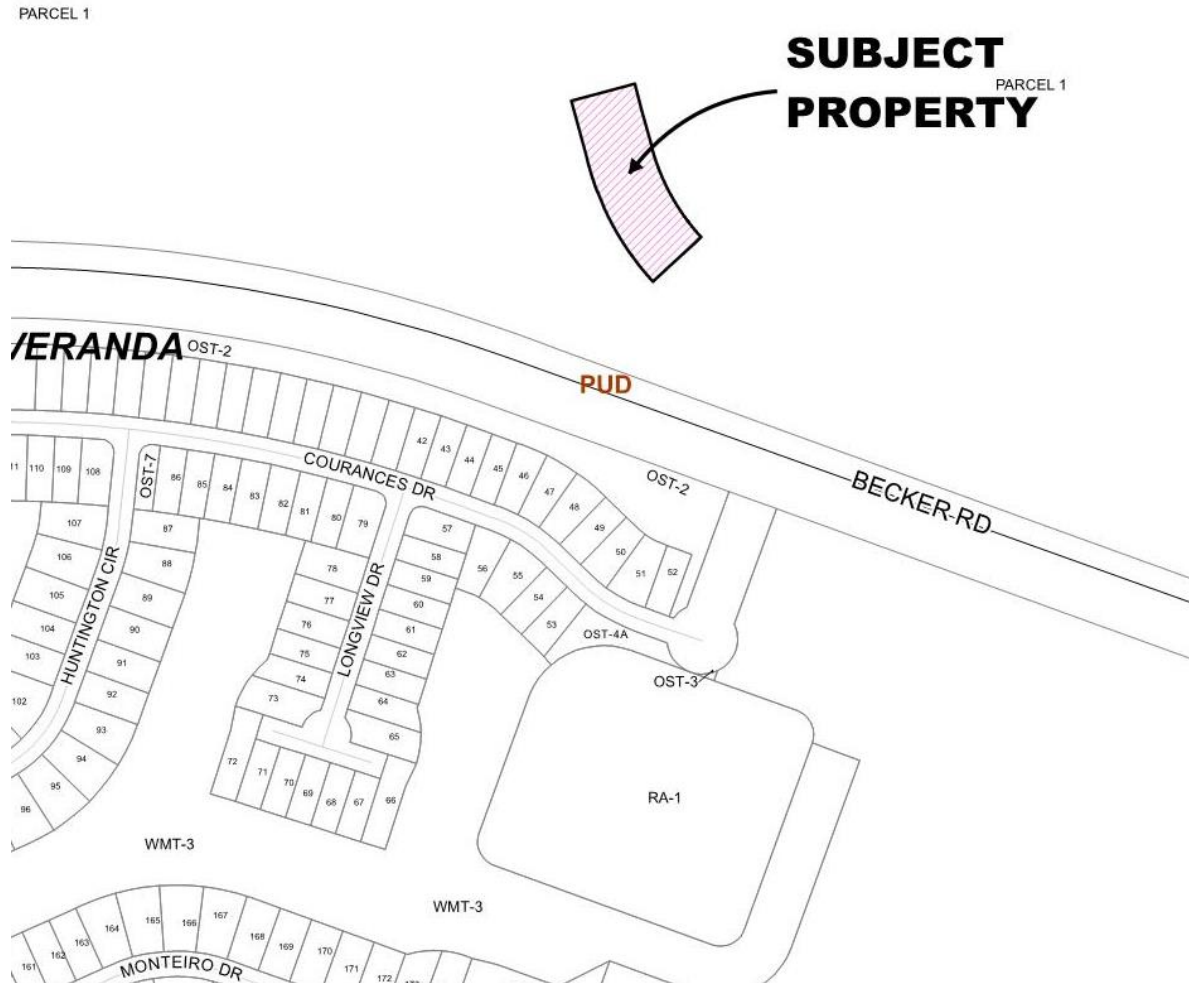
Aerial



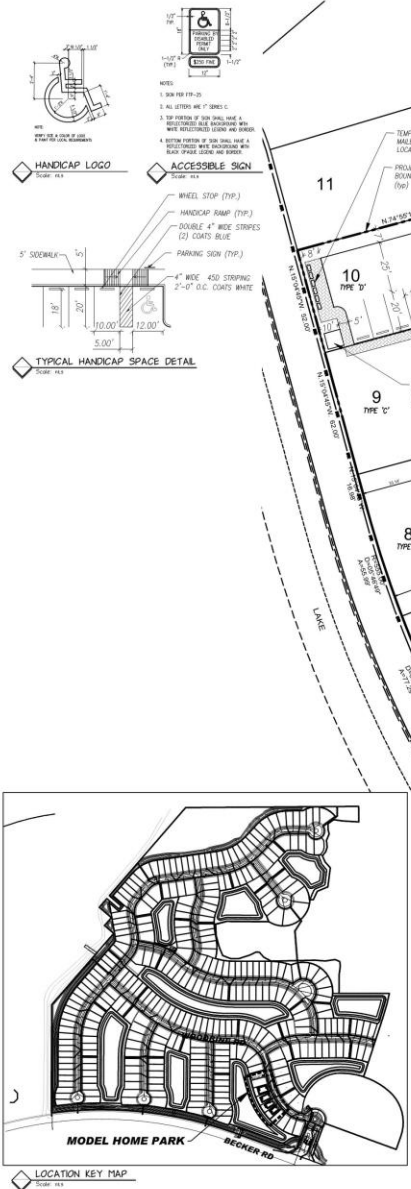
Land Use



Zoning



Proposed Site Plan



Site Data

Total Site Area: 47,815 sf (1.09 ac) 100%
 Future Land Use Designation: PUD
 Existing Zoning: PUD
 Building Height: 30' max
 Total Building SF: 11,771 sf

Pervious / Impervious Calculations

Impervious Area:	18,588 sf (0.43 ac)	41%
Building Coverage:	11,771 sf (0.27 ac)	60%
Pavement:	6,728 sf (0.15 ac)	33%
Scrubland:	1,089 sf (0.03 ac)	7%
Pervious Area:	29,227 sf (0.64 ac)	59%
Landscape:	29,227 sf (0.64 ac)	100%

Parking Requirements
 Parking Provided: (includes 1 ADA space) 9 Spaces

Building Setback Requirements (C' and D' Lot Types)

Front:	Required 10'	Provided 10'
Side:	Required 5'	Provided 5'
Side:	Required 5'	Provided 5'
Rear:	Required 20'	Provided 20'

LEGAL DESCRIPTION
 LOTS 5, 6, 7, 8, 9, and 10, VERANDA PRESERVE WEST - PHASE 1, PARCELS 1 OF VERANDA PLAT NO. 2, AS RECORDED IN PLAT BOOK 08, PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, SAID LAND LYING IN SECTION 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE COUNTY, FLORIDA CONTAINING 309.38 ACRES MORE OR LESS.

Notes:

- All models shall be dry model with water service for sales center bathrooms coming from a temporary water and sewer.
- The primary water contractor and authorized representative shall provide pricing, removal, and disposal of trees within the project limits and shall be responsible for maintenance of the area from the edge of pavement to the property line with the City's right-of-way in accordance with Code Section 11.08(g).
- Proposed building heights are approximate. Final building heights shall be determined at time of building permit.

General Notes:

- Hazardous waste disposal shall comply with all federal, state and local regulations.
- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall be constructed in accordance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
- Landscape shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie.
- No landscaping other than grass shall be located within 10' of a City utility line or appurtenance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18" below City mains. (All measurements as taken from outside to outside).
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- This application is not verified for any municipal fees. All fees are calculated at time of payment. This includes specifically report fees, copied preserve fees and any administrative review fees for City Departments. No fees are verified based on date of City Council approval.
- Signs are not part of the review and shall be permitted separately from this application. (See Chapter 155 Sign Code; City of Port St. Lucie Land Development Regulations and Section III of the Architectural Design Standards.)

Traffic Statement

The proposed Sales Center has been designed to include 9 parking stalls to accommodate more than the maximum number of patrons that have been seen during peak hours at similar sites.

Drainage Statement

The stormwater for this project is part of the overall Veranda PUD master drainage system. Phase one of this development and the conceptual design of the overall stormwater system for the project was permitted under ERP permit # 36-120520-P application # 138217-868 issued by SFWMD.

As part of this ERP permit the sales center area is shown as being developed with homes, parking area, and sidewalks as well as the accompanying underground infrastructure. The land use for the sales matches what has been accounted for in the application and permit referenced above. The lowest elevation of the parking area is above the 10 year - 24 hour storm event as well as the minimum road crown as dictated by the ERP Permit. The minimum finished floor elevations of the homes have also been designed to meet or exceed the permitted minimum and 100 year - zero discharge storm event.

lucido & associates
 7514 Ocean Blvd., Suite 200, Fort Pierce, FL 34946 (772) 225-1100, Fax (772) 225-1100
 185 Avenue A, Suite 204, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
 807 South Thurston Avenue, Ocala, Florida 34462 (888) 888-8882, Fax (352) 359-8884

Key / Location:

Project Team:
 Owner/Developer: Veranda St. Lucie Land Holdings, LLC
 7807 Baymeadows Forest E., Suite 205
 Jacksonville, FL 32256
 904-999-2483
 Engineer: Samsky/Horn
 445 24th Street, Suite 203
 Vero Beach, FL 32960
 772-794-4100
 Landscape Architect/Land Planner: Lucido & Associates
 701 E. Ocean Blvd
 Stuart, FL 34984
 772-225-2100

VERANDA PRESERVE WEST
 City of Port St. Lucie, FL
 Model Home Park
 Site Plan
 March 20, 2019

Date	By	Description
4/26/19	MY	Response to SPRC
6/17/19	MY	Submit to CC Overview

SCALE: 1" = 20'

REG # 1018
 Thomas P. Lucido

City of Port St. Lucie Project # P19-035

Designer	MY	Sheet
Manager	SG	
Project Number	19-265	
Municipal Number	---	
Computer File		

1 of 1

Copyright Lucido & Associates. This document and its contents are the property of Lucido & Associates. No reproduction, reuse, modification or any other document, which may be required, without the express written consent of Lucido & Associates is prohibited by law.



Concurrency Review

- This application is compliant with the Development Agreement regarding provisions of adequate public facilities



Zoning Review

- The proposed uses are permitted in the PUD
- All required setbacks are being met



Natural Resource & Public Art

Environmental/Wildlife Protection:

- 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.

Public Art:

- The developer has agreed to provide a major piece, or pieces of art to be installed in a prominent public place. A bond has been submitted by the applicant to ensure that funds are available for this art piece(s).

Recommendation

The Site Plan Review Committee reviewed the request on April 10, 2019, and recommended approval of the site plan.

