

Veranda

Planned Unit Development (PUD) Amendment No. 8 (P20-223)

Planning and Zoning Board
Laura H. Dodd, AICP

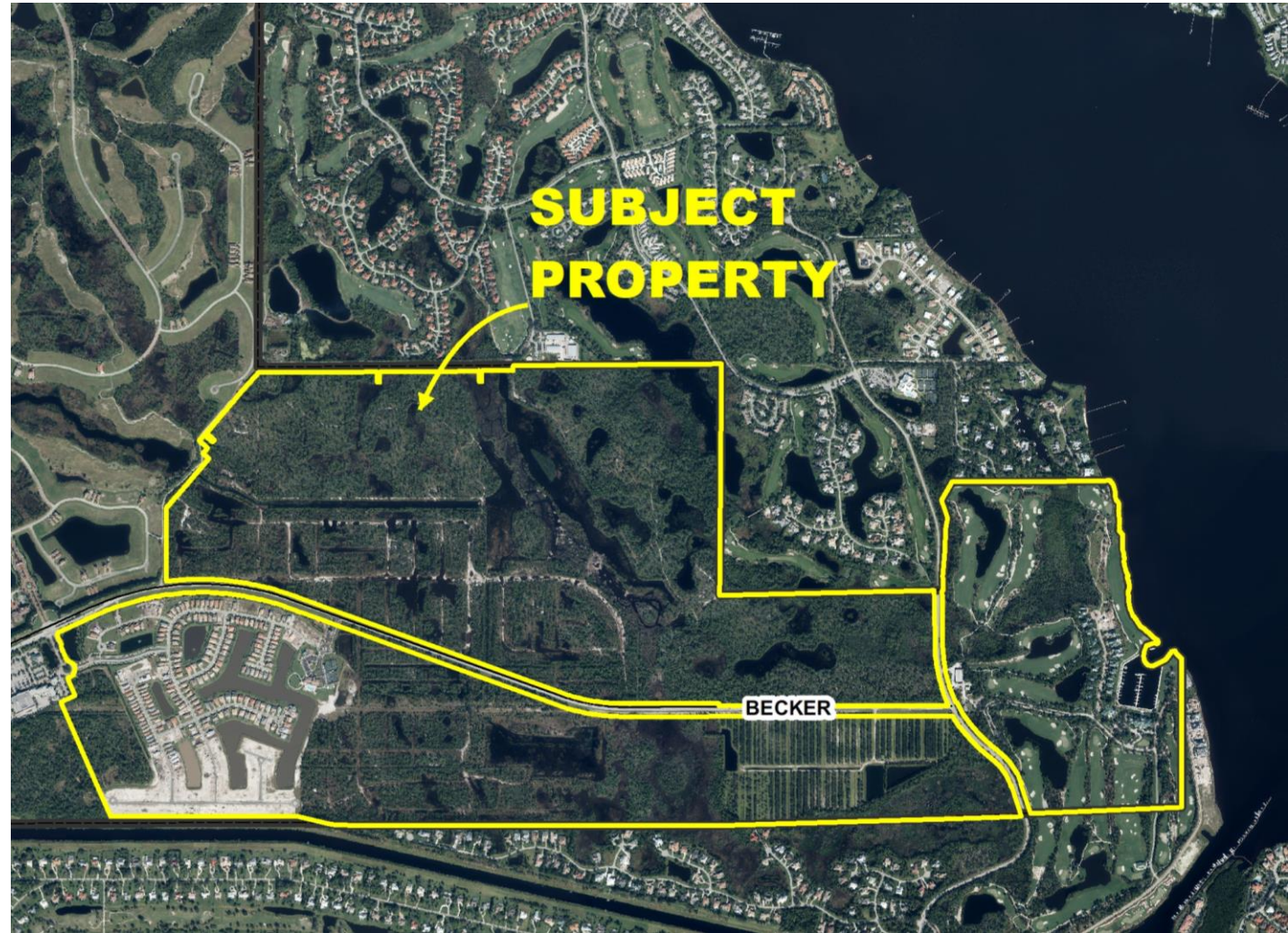


- **PUD amendment:** In short summary, the changes include updates to agreement project and ordinance numbers in provision for adoption, revisions in internal and external circulation and transportation infrastructure, and the addition of an estate-style home product.

Applicant – Dennis Murphy, Culpepper & Terpening
Owner – Veranda St. Lucie Land Holdings, LLC



Direction	Future Land Use	Zoning	Existing Use
N	Residential Estate	PUD (SLC)	Existing residential lots
S	Agricultural Ranchette	RE-1/2 A (Martin Co.)	Existing residential lots
E	N/A	N/A	St. Lucie River
W	CG/ROI	PUD	Existing shopping center/ vacant land

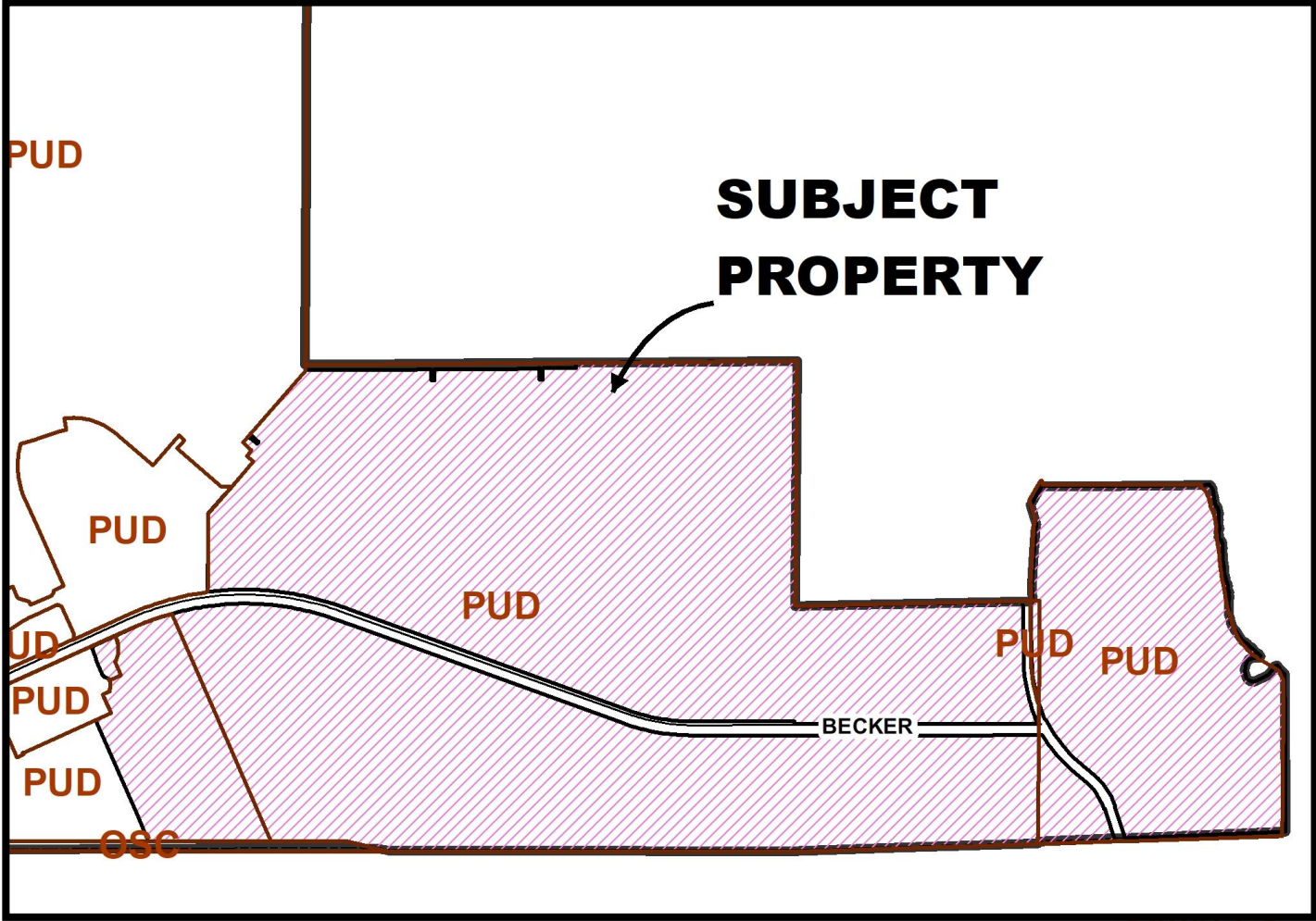


AERIAL

CityofPSL.com



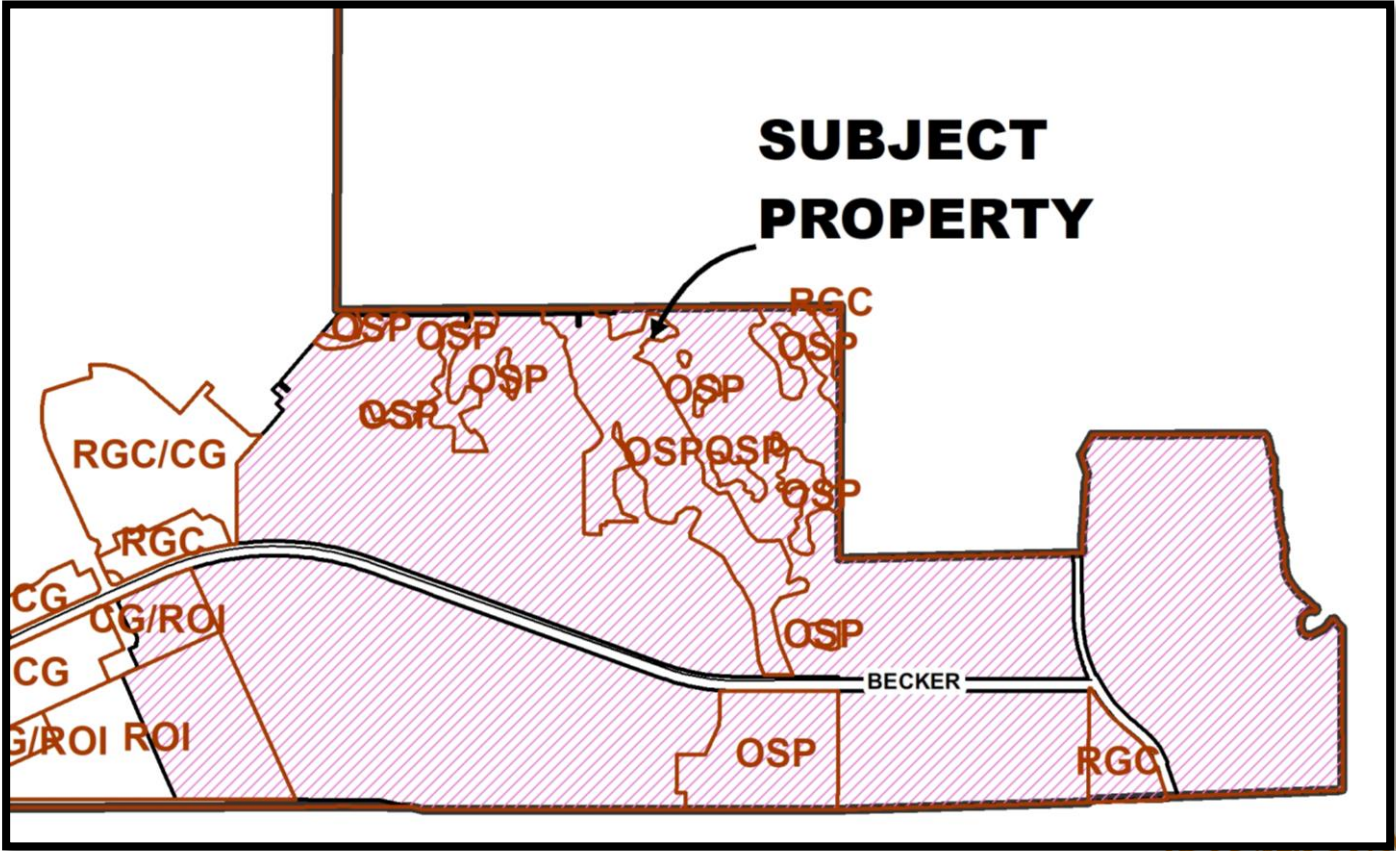
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ZONING MAP



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FUTURE LAND USE MAP



- Graphics and associated language to update the development agreement document to provide for delineation of proposed changes, updated project and ordinance numbers, and verbiage for the approval and acceptance of said agreement; and
- Includes lot typical and standards for integration of lot 'Type P,' an estate home product; and
- Identify the 20-acre linear park abutting Becker Road; and
- Removal of emergency accesses from the northern section of Veranda Estates and relocation to the southeastern cul-de-sac; and
- Removal of cross-connection between Veranda Estates and Veranda Preserve East due to environmental restrictions; and
- Removal of secondary access requirement for the western access to Veranda Oaks in provision for an emergency access; and
- Revision to external circulation provisions to the Veranda shopping center development to adjust vehicular access to the rear of the building(s); and
- Revisions to the internal circulation and water management tract (WMT) layout within Veranda Oaks and Veranda Preserve East; and
- Addition of two (2) traffic rotaries along Becker Road, located at the entrances of Veranda Oaks/Estates and Veranda Preserve East/Veranda Gardens.

ITEMIZED CHANGES



P20-223 (8TH AMENDMENT)

1.) REVISIONS TO PERIMETER ACCESS IDENTIFICATIONS TO REFLECT ADJUSTMENTS TO PARCEL VEHICULAR ACCESS POINTS FROM REAR OF SHOPPING CENTER

2.) REMOVE REFERENCE TO EMERGENCY ACCESS - IT HAS BEEN RELOCATED

3.) ADD TRAFFIC ROTARY AS OPPOSED TO RESTRICTED TURNING MOVEMENT DESIGN

4.) REMOVE CROSS CONNECTION DUE TO ENVIRONMENTAL LIMITATIONS

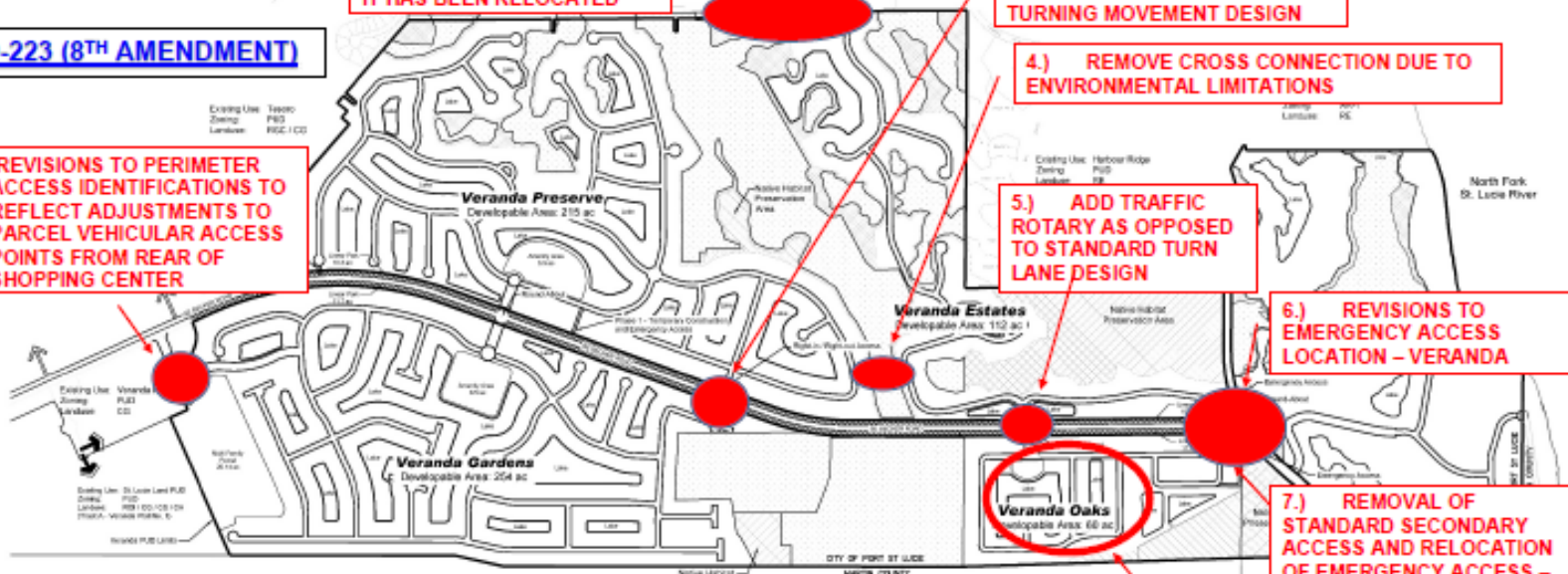
5.) ADD TRAFFIC ROTARY AS OPPOSED TO STANDARD TURN LANE DESIGN

6.) REVISIONS TO EMERGENCY ACCESS LOCATION - VERANDA

7.) REMOVAL OF STANDARD SECONDARY ACCESS AND RELOCATION OF EMERGENCY ACCESS - VERANDA OAKS

8.) UPDATED BASIC INTERNAL CIRCULATION PLAN FOR THE VERANDA OAKS AREA

9.) ADD REFERENCES TO LINEAR PARK



Veranda PUD Data:

Zoning:	PUD
Future Land Use:	RG-C
Total Allowable Dwelling Units:	3,230
Veranda	3,030
Floridian	200
Total PUD Area:	1,122 ac.
Veranda:	930 ac.
Floridian:	192 ac.
Total Net Residential Developable Area:	649 ac.

Note: All acreage rounded to nearest whole acre.

UPLAND PRESERVATION

Required:
The Upland Preservation required is outlined in Section 5 "Conservation Easements and Habitat Preservation Areas" of the Development Agreement. A summary is as follows:

Description
150 acres of onsite Conservation Easements
120 acres of onsite upland preservation
A payment to the City of \$200,000 for offset mitigation of 120 acres.

Provided:
Description
Native Habitat Preserve Areas 140
Conservation Easements 196
The City received the \$200,000 from the St. Lucie Land S&D Series 2005 A Bond proceeds.

OPEN SPACE DATA

Total Project Area = 974 acres (1,122 ac - 148 ac OSP)

Required:
50% of Project Area = 487 acres

Provided:

Description	Acres
Native Habitat Preserve Areas	120
Conservation Easements	196
Floridian (per Site Plan)	177
Park Site	20
Lakes and Internal Open Space	50
Total	563

Notes:
A total of 120 acres of upland preservation shall be provided at the level of subdivision approval.

*Park site area exceeding 20 acres consist of the Becker Road Corridor Linear Park (comprised of public art plazas, sidewalks, large street trees, pet stations, and seating areas)

PSL Upland Preserve Area

Development	Preserve Area	Acreage
Floridian National Golf Club	Floridian	40.4 ac
St Lucie Land PUD	Veranda Falls	0 ac
Veranda	Veranda	79.6 ac
Total		120.0 ac

Legend:

	Wetland Preserve / Conservation Easement
	Proposed Upland Buffer
	Native Habitat Preservation Area



Project Team:

Client: Veranda PUD
 Design: Lucido & Associates
 Engineer: [Name]
 Planner: [Name]
 Surveyor: [Name]

Veranda PUD
 Amendment No. 8
 City of Port St. Lucie, Florida
 Conceptual Master Plan
 City of Port St. Lucie No. P20-
 October 4, 2020
 Date By Description

P20-223 (8TH AMENDMENT)
PSLUD 11-842-02

SCALE: 1" = 500'

DESIGN: [Name] DATE: [Date]
 CHECKED: [Name] DATE: [Date]
 PROJECT NUMBER: [Number]
 DRAWING NUMBER: [Number]
 SHEET: 1 of 1

THIS GRAPHIC HIGHLIGHTS CHANGES TO PUD MASTER PLAN



This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.

- This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RGC (Residential Golf Course) allows a maximum density of 5 dwelling units per acre, while ROI (Medium Density Residential) allows a maximum density of 11 dwelling units an acre. The projected project density is 2.88 dwelling units per acre. It includes 561 acres of open space and meets policy 1.1.4.7 requiring 50% open space.
- Furthermore, with the variety of housing types being offered the PUD is consistent with Objective 3.1.1 of the Housing Element with states the City should assist in “providing dwelling units of various types, sizes, and costs to meet the needs of future residents.”



Traffic Impact Analysis

- Traffic Analysis received October 2021
- Traffic Analysis completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by City Staff
- Found to be consistent with the latest Veranda Development Agreement and operate at an acceptable level of service.
- Found to be consistent with the PUD. No proposed PUD changes warrant any changes to the previously approved Development Order conditions.



Roadway Capacity

All Becker Road obligations within the latest Developer Agreement are currently under construction.

Veranda PUD Projected Buildout = 1,581 PM Peak Hour trips

Latest Developer Agreement trips = 1,654 PM Peak Hour trips

Per the latest Developer Agreement, the available roadway capacity trips is higher than what is proposed and therefore acceptable.

The Planning and Zoning Board the recommended approval of the PUD amendment on March 1, 2022.

