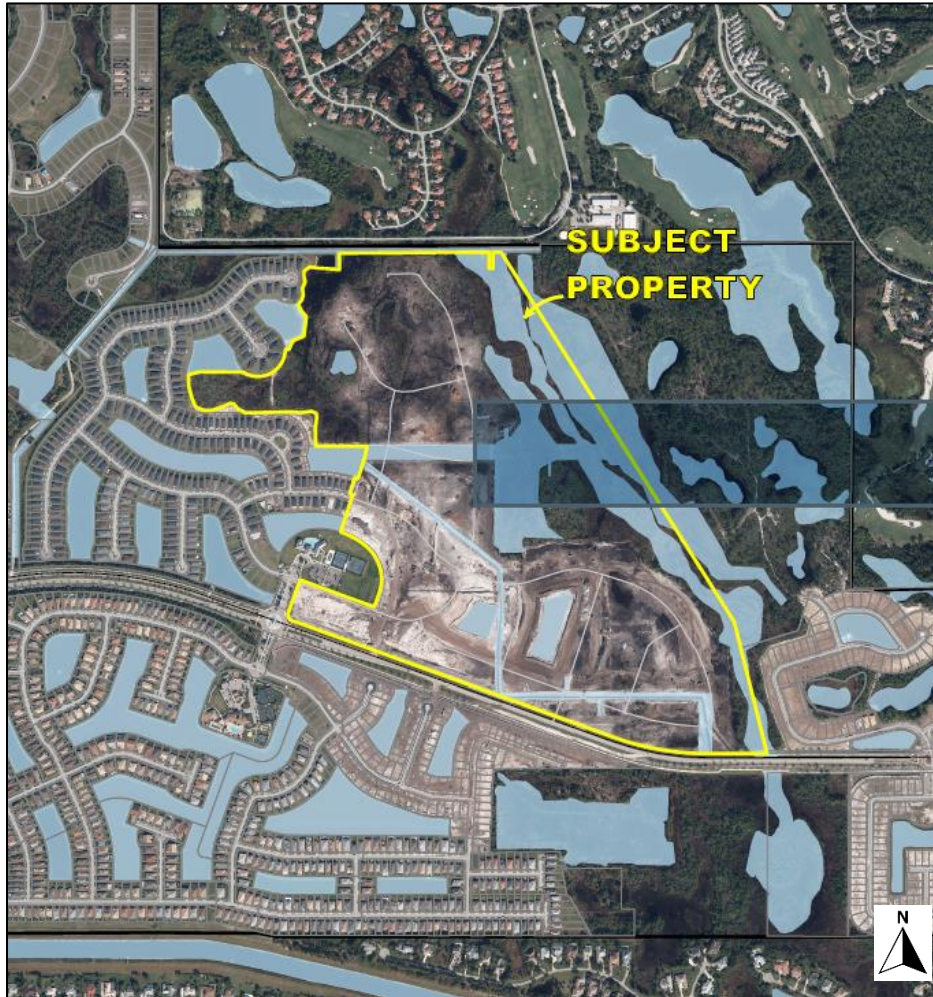


**Replat of Veranda Preserve East  
Preliminary and Final Subdivision Plat  
P23-089**



**Aerial Map**

**SUMMARY**

Applicant's Request:	Approval of a preliminary and final subdivision plat for Replat of Veranda Preserve East.
Applicant:	Kinan Husainy, PE, Kimley-Horn & Associates, Inc.
Property Owner:	AG EHC II (LEN) Multi State 1, LLC
Location:	Within the Veranda PUD, North of SE Becker Road and West of the Turnpike. West of Veranda Estates and East of Tesoro.
Project Planner:	Bethany Grubbs, Planner III

**Project Description**

AG EHC II (LEN) Multi State 1, LLC, has applied for a preliminary and final plat for a project known as Replat of Veranda Preserve East. This is a request to replat the open tracts adjacent to Lots 228, 229, and 230, to include Open Space Tract 27 and adjust the boundary of Open Space Tract 15.

The Veranda Preserve East Final Subdivision Plat (P22-329) was approved in 2023, creating 464 lots upon the 196.86-acre property. The project included 282 age-restricted single family detached homes, 182 duplex homes, water management, open space, and preservation tracts, private right-of-way, and other associated infrastructure improvements.

There have been no changes to the approved construction plans, including landscape and irrigation since the initial approval was recorded. A bond is in place for the previously approved final plat. This replat requires no additional bonding.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee unanimously recommended approval of the preliminary and final subdivision plat on May 24, 2023.

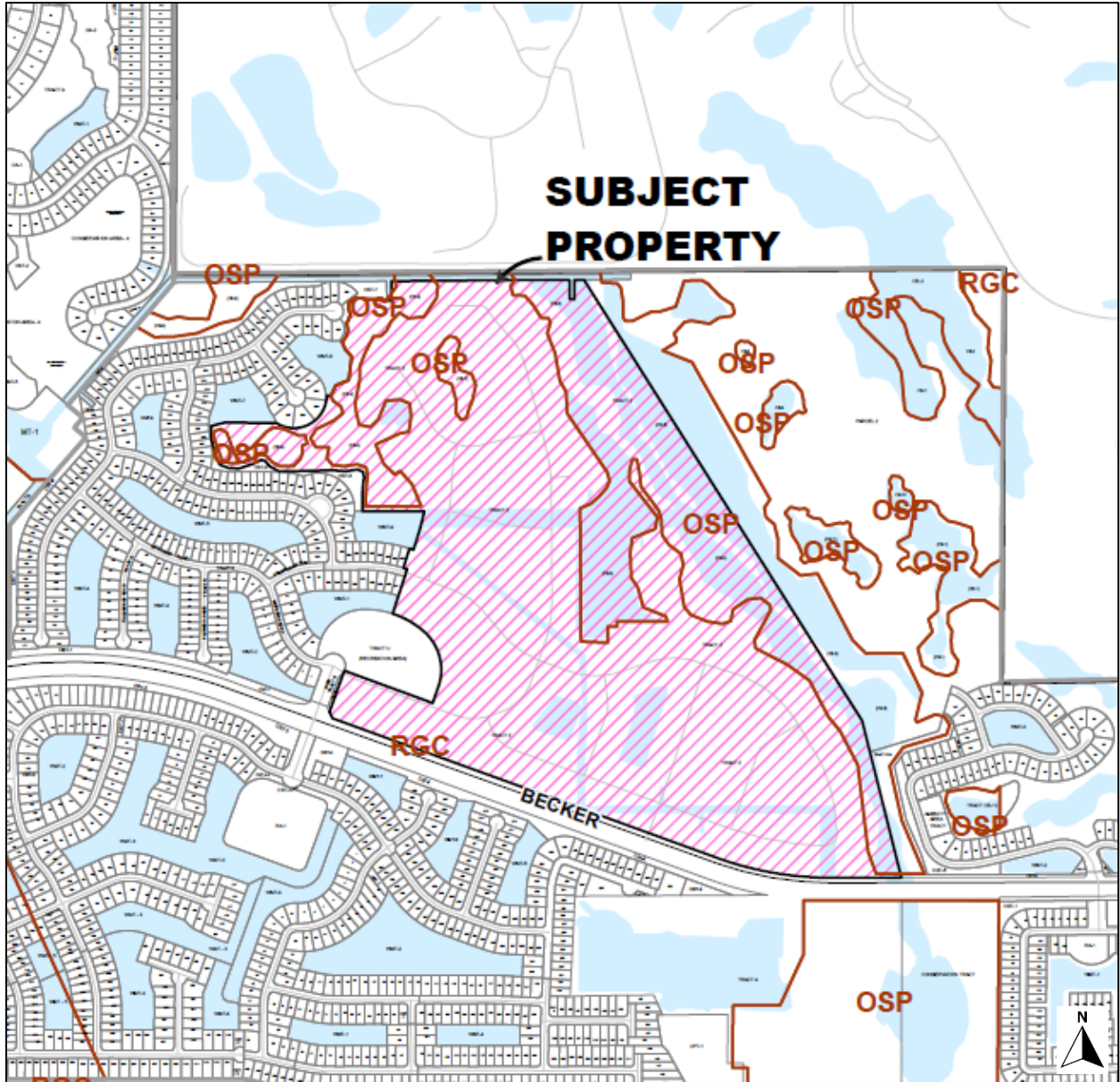
**Location and Site Information**

Parcel Number:	4434-502-0009-000-9
Property Size:	196.86 acre, more or less
Legal Description:	See Plat description
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant land

**Surrounding Uses**

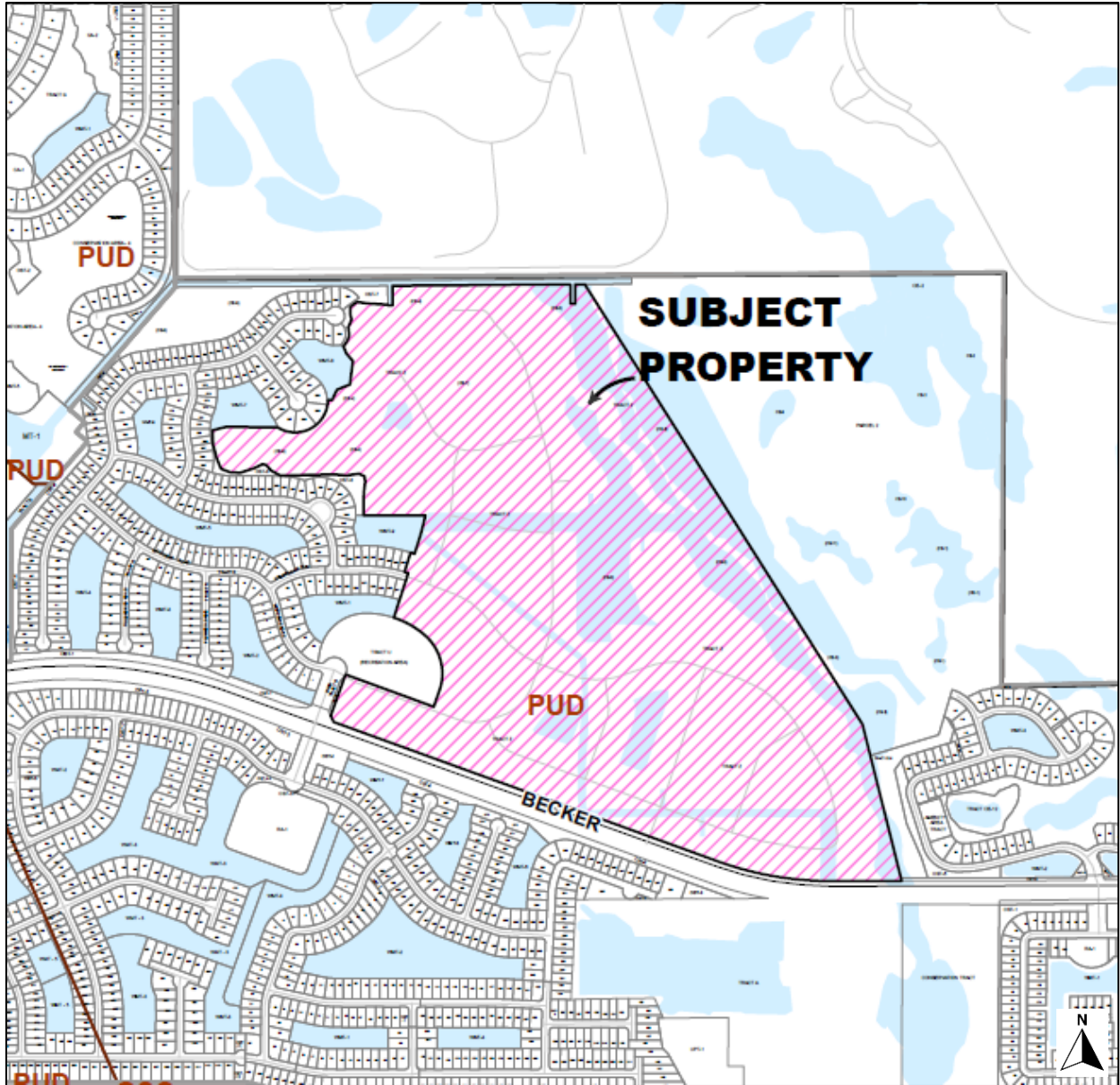
Direction	Future Land Use	Zoning	Existing Use
North	SLC	SLC	Harbour Ridge Subdivision, St. Lucie County
South	RGC	PUD	Becker Road, Veranda Gardens East
East	RGC	PUD	Tesoro PUD
West	RGC	PUD	Veranda Preserve West

1. - Residential Golf Course, 2. - 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 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.
<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 shall provide for 20 net usable upland acres to satisfy this provision.
<b><i>Stormwater Management Facilities</i></b>	The project includes paving and drainage plans which meet the required level of service. The construction plans were approved with the Veranda Preserve East Plat (P22-329).
<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:** A total of one hundred twenty acres of upland preservation/mitigation was required throughout the overall Floridian, Veranda PUD, and St. Lucie Lands PUD. The Veranda PUD has provided for preservation of +/- 79.56 acres.

### **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**

P21-241 - Veranda Preserve East Preliminary Plat with Construction Plans

P22-329 - Veranda Preserve East Final Plat with Construction Plans

**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 May 24, 2023 Site Plan Review Committee meeting.