

Veranda Volaris at Port St. Lucie Multifamily Development (P20-173)

City Council
Laura H. Dodd
Planner II



Overview:

Applicant: Blaine Bergstresser, Kimley Horn

Owner: Veranda St. Lucie Land Holdings, LLC

Request: Site plan approval for a multifamily apartment development including 300 dwelling units, nine (9) apartment buildings, and one (1) clubhouse upon approximately twenty (20) acres.

Aerial



Direction	Future Land Use	Zoning	Existing Use
North	CG/ROI; RGC	PUD	Entry to Veranda; Tesoro Residential Community
South	ROI	PUD	Veranda PUD
East	ROI; RGC	PUD	Veranda PUD
West	ROI; CG	PUD	St. Lucie Lands PUD

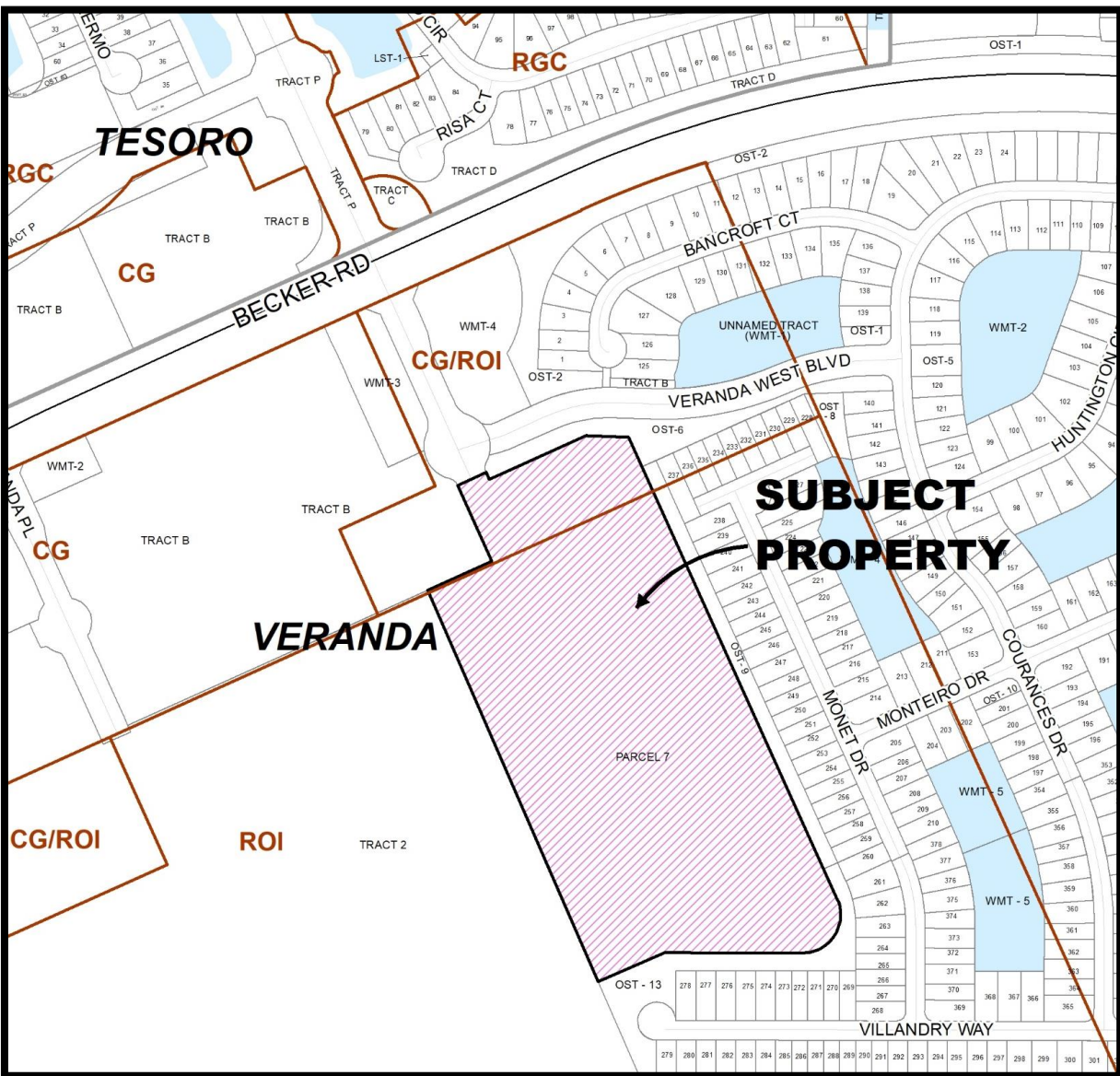


Future Land Use

- Land Use: ROI; CG/ROI



Direction	Future Land Use	Zoning	Existing Use
North	CG/ROI; RGC	PUD	Entry to Veranda; Tesoro Residential Community
South	ROI	PUD	Veranda PUD
East	ROI; RGC	PUD	Veranda PUD
West	ROI; CG	PUD	St. Lucie Lands PUD

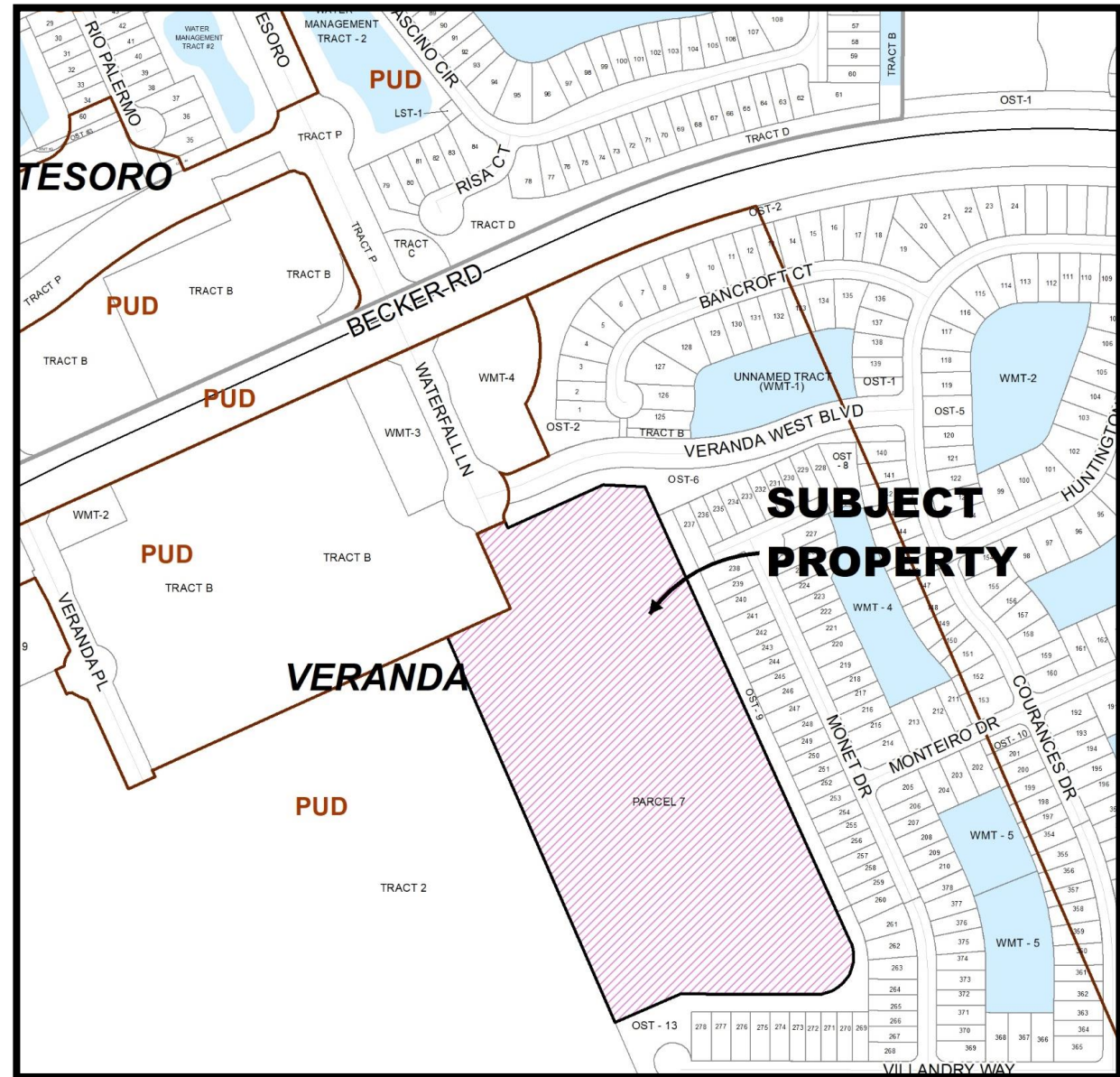


Zoning

- Zoning: PUD



Direction	Future Land Use	Zoning	Existing Use
North	CG/ROI; RGC	PUD	Entry to Veranda; Tesoro Residential Community
South	ROI	PUD	Veranda PUD
East	ROI; RGC	PUD	Veranda PUD
West	ROI; CG	PUD	St. Lucie Lands PUD



Zoning Review

CRITERIA	FINDINGS	
USE	Multi-Family. Multi-family residential is a permitted use within the Veranda PUD and is delineated as the proposed use on the approved master development plan.	
DUMPSTER ENCLOSURE	The site plan provides for a trash compacting dumpster enclosure to accommodate refuse and recycling collection.	
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided documentation that the proposed architectural design shall adhere to the standards prescribed within the PUD.	
STACKING REQUIREMENTS	Not applicable.	
BUILDING HEIGHT	The proposed building height is 37 feet and 6 inches. Maximum building height allowed for multi-family development is 75 feet.	
SETBACKS		
	Required	Provided
Front	15 feet	95+ feet
Side	20 feet building separation	50+ feet Building separation
Rear	20 feet	25 feet minimum
PARKING	The proposed development is required to provide for 601 parking spaces. The applicant is providing the 601 spaces with 563 standard spaces, 25 garages, and 13 accessible spaces.	
BUFFER	Veranda permits landscape buffering in lieu of an architectural wall providing it is demonstrated that it will meet or exceed the code requirements. The applicant is meeting the code required landscape buffer.	

Concurrency Review

Sanitary Sewer and Potable Water Facilities	Port St Lucie Utility Systems is the provider. A service agreement is required.
Traffic Circulation	A traffic impact analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under separate heading.
Parks and Recreation Facilities	The Veranda PUD is required to provide for 20 acres of park space. The Applicant has indicated they shall exceed the requirement by developing a linear park abutting Becker Road as well as amenity areas within the developments.
Stormwater Management Facilities	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.
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	Public school consultants were contacted in review of this application. Adequate capacity is available for the development.

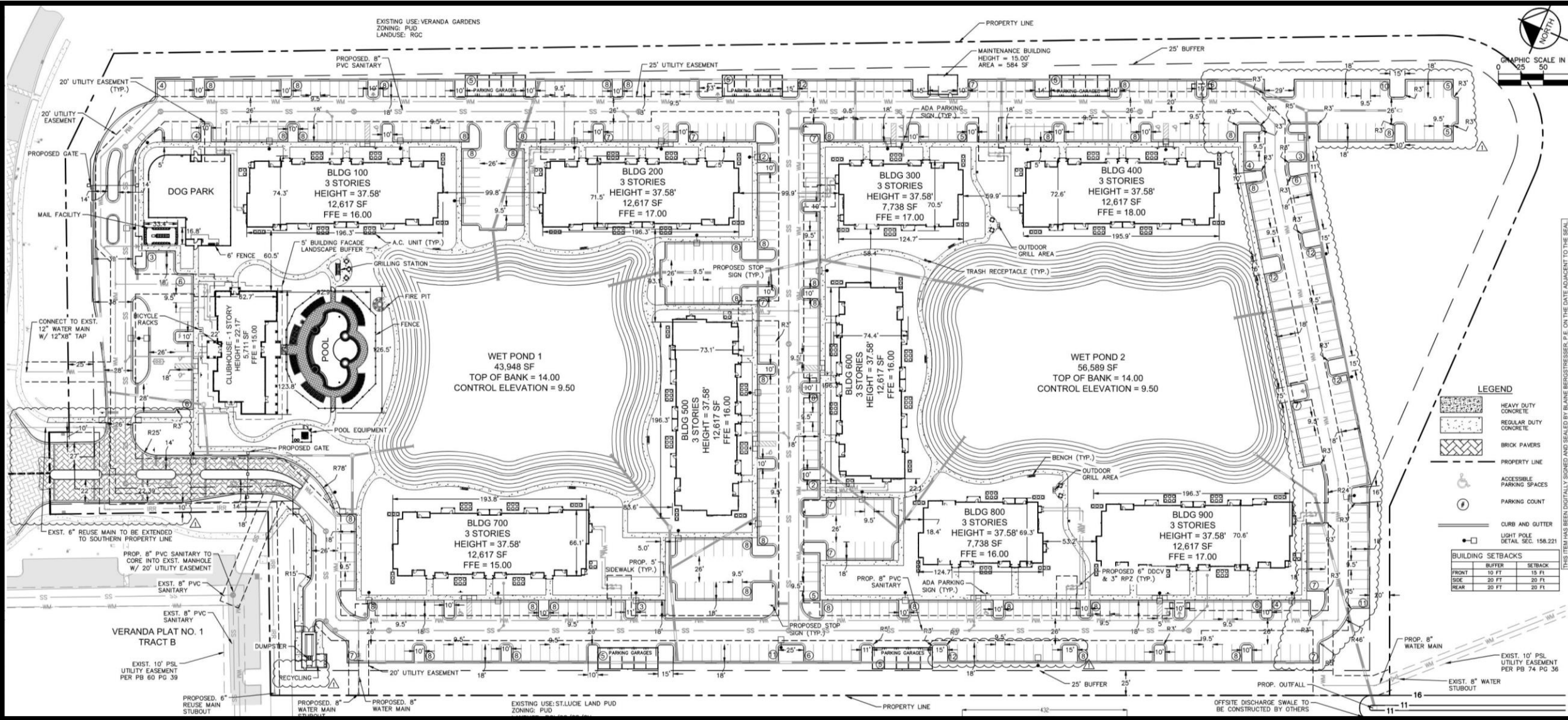
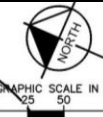


Other

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.





EXISTING USE: VERANDA GARDENS
ZONING: PUD
LANDUSE: RGC

PROPERTY LINE

MAINTENANCE BUILDING
HEIGHT = 15.00'
AREA = 584 SF

25' BUFFER

GRAPHIC SCALE IN FT
0 25 50

DOG PARK

BLDG 100
3 STORIES
HEIGHT = 37.58'
12,617 SF
FFE = 16.00

BLDG 200
3 STORIES
HEIGHT = 37.58'
12,617 SF
FFE = 17.00

BLDG 300
3 STORIES
HEIGHT = 37.58'
7,738 SF
FFE = 17.00

BLDG 400
3 STORIES
HEIGHT = 37.58'
12,617 SF
FFE = 18.00

CLUBHOUSE - 1 STORY
HEIGHT = 22.17'
FFE = 15.00

POOL

WET POND 1
43,948 SF
TOP OF BANK = 14.00
CONTROL ELEVATION = 9.50

BLDG 500
3 STORIES
HEIGHT = 37.58'
12,617 SF
FFE = 16.00

BLDG 600
3 STORIES
HEIGHT = 37.58'
12,617 SF
FFE = 16.00

WET POND 2
56,589 SF
TOP OF BANK = 14.00
CONTROL ELEVATION = 9.50

BLDG 700
3 STORIES
HEIGHT = 37.58'
12,617 SF
FFE = 15.00

BLDG 800
3 STORIES
HEIGHT = 37.58'
7,738 SF
FFE = 16.00

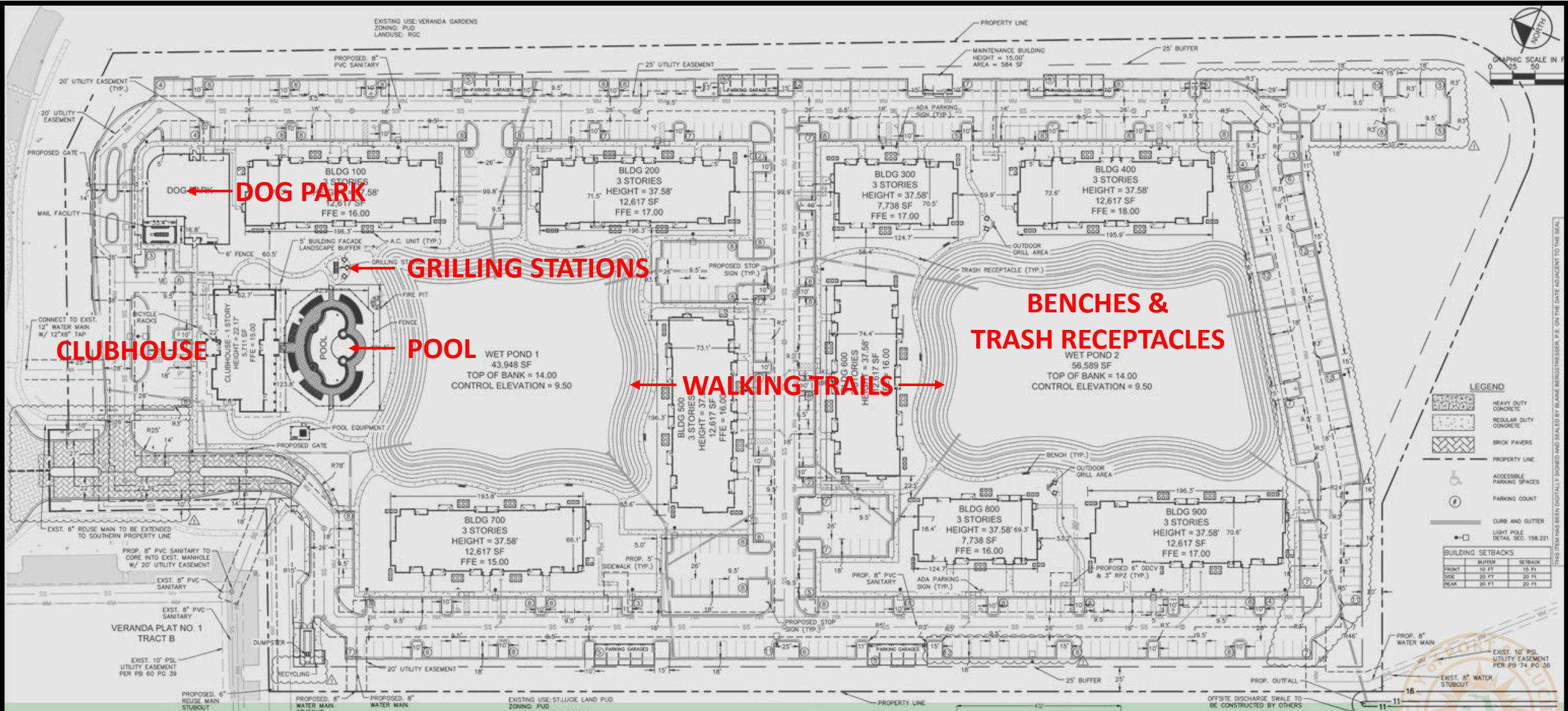
BLDG 900
3 STORIES
HEIGHT = 37.58'
12,617 SF
FFE = 17.00

LEGEND

- HEAVY DUTY CONCRETE
 - REGULAR DUTY CONCRETE
 - BRICK PAVERS
 - PROPERTY LINE
 - ACCESSIBLE PARKING SPACES
 - PARKING COUNT
 - CURB AND GUTTER
 - LIGHT POLE
- UTILITY EASEMENT PER PB 74 PG 36
- | BUILDING SETBACKS | |
|-------------------|-------|
| FRONT | 10 FT |
| REAR | 20 FT |
| SIDE | 20 FT |
| REAR | 20 FT |



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BLAINE BERSTRESSER, P.E. ON THE DATE ADJACENT TO THE SEAL.



ELEVATION LEGEND



MATERIAL KEYNOTE



LAP SIDING - REFER TO KEYNOTE LEGEND FOR TYPE



MANUFACTURED STONE VENEER - REFER TO KEYNOTE LEGEND FOR MANUFACTURER



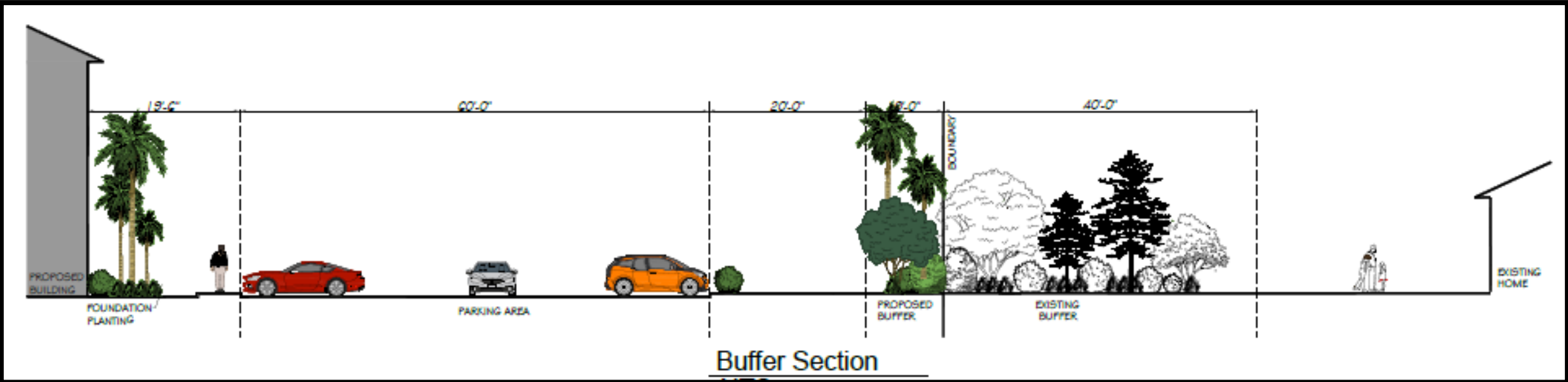
SHINGLE SIDING - REFER TO KEYNOTE LEGEND FOR TYPE



BOARD AND BATTEN - REFER TO KEYNOTE LEGEND FOR TYPE



Detail Buffer Plan



Buffer Section

Recommendation

The Site Plan Review Committee reviewed the site plan at their meeting on October 14, 2020 and recommended approval.

