

January 12, 2024

Ms. Bethany Grubbs, Planner III
City of Port St. Lucie Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099

Subject: Arcadia Apartment Homes at Veranda Falls (P23-004) / Alternative Parking

Dear Ms. Grubbs:

Attached is our application for the implementation of an alternative parking plan for the Arcadia Apartment community at Veranda Falls. As part of our initial site planning activities, it was proposed that a portion of the projects required parking be set aside as 'reserved parking' as opposed to having it constructed in our initial work efforts. During the final stages of the site plan review process for this project, we were advised that the alternative parking plan proposed for this site needed to be processed in accord with the provisions of Section 158.221(F) of the City Zoning Code as opposed to the base site plan action. It should be noted that the project site was not required to be presented to the Planning Commission for review or action. This project was only required to be presented to the City Council.

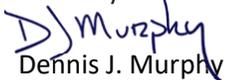
Specifically, what we were seeking to achieve through this post approval action is to provide for enhanced community use areas (open space) on this site consistent with the intent of the broader development goals and objectives of the Veranda Falls community (St. Lucie Lands PUD). Alternate site designs were considered but due to parcel shape and stormwater design limitations, we were prevented from making significant site modifications that would have permitted the layout we are proposing.

Attached are two general site plan sheets for the arcadia apartment community project. Sheet 3 of 5 is that which was approved as part of the final site plan for this project. Sheet 4 of 5 depicts the reserved parking plan for this project that permits the development of our community green area. The following table summarizes this reserved parking request.

Unit Type	PUD Parking Requirement			
	rate/unit	units	rqd pkg	
studio & 1 bdrm	1.6	103	165	
2 and 3 bdrm	1.8	149	268	
guest	0.2	252	50	
		provided (base)	483	paved
		alternative pkg layout	464	paved
			19	reserved
			483	total

Please let me know if there are any questions in regard to this submission.

Sincerely


Dennis J. Murphy
Principal Planner