



**Arcadia at Veranda Falls
 Off-Street Parking – Special Provision Request
 P23-004**



Project Location Map

SUMMARY

Applicant’s Request:	This is an application to allow an alternative parking plan for the Arcadia at Veranda Falls apartment complex containing 252-units in four (4), four-story buildings.
Applicant/Agent:	Dennis Murphy, Culpepper & Terpening, Inc.
Owner:	VF III, LLC
Location:	The property is generally located on the south side of Becker Road and east of the Florida’s Turnpike.
Project Planner:	Bethany Grubbs, Planner III

Location and Site Information

Parcel Numbers	4434-704-0002-000-0
Property Size:	12.4 acres
Legal Description:	Tract 2, Veranda Plat No. 8
Future Land Use:	RGC (Residential Golf Course)
Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI, CG	PUD	Vacant (Approved Hospital and Surgical Center)
South	RGC	OSC	C-23 Canal, Single-Family Residences (Martin County)
East	RGC	PUD	Veranda Landings Townhomes
West	RGC	PUD	Vacant (Approved Hospital and Surgical Center)

CG/ROI: General Commercial/ Residential Office Institutional, RGC: Residential Golf Course, PUD: Planned Unit Development, CG: General Commercial, OSC: Open Space Conservation

Project Description

On behalf of the applicant, VF III, LLC, Culpepper & Terpening, Inc., acting as agent, has submitted a request for a Special Provision regarding parking as per the provisions of Section 158.221(F) of the Zoning Code. The request is to allow a portion of the project’s required parking spaces be set aside as ‘reserved parking’ as opposed to having it constructed as part of the initial construction.

The Major Site Plan known as Arcadia at Veranda Falls was approved by the City Council on November 27, 2023. The project entails the development of the 12.4-acre property as a multi-family residential development to be known as Arcadia at Veranda Falls. The project proposes a 252-unit apartment complex in a series of four (4), four-story buildings. Unit sizes range from one-bedroom to three-bedroom units. Recreation and amenity areas include a 2,800 sq. ft. clubhouse, 1,380 sq. ft. fitness center, community swimming pool, dog park, and community green. Accessory use areas include an administrative office, maintenance building, a mail kiosk, and a bus stop.

The subject property is generally located on the south side of Becker Road and east of the Florida’s Turnpike, within the St. Lucie Lands Planned Unit Development (PUD). The site’s future land use designation is Residential Golf Course (RGC).

Zoning Code Requirements

The Planning and Zoning Board may, but need not, permit any development to have fewer parking spaces than required, if it finds that:

1. The developer has demonstrated, by clear and convincing evidence, that the required number of parking spaces will not be reasonably necessary for the proposed use in the foreseeable future.
2. The proposed development includes sufficient open space reserved for all the required parking spaces to be later provided, if deemed necessary by the Planning and Zoning Board, in conformance with all requirements and limitations of this Code; and

- The site plan amendment approval shall be conditioned upon the property owner providing all required parking spaces within one hundred twenty (120) days after they are deemed to be necessary by the Planning and Zoning Board.

Analysis

The purpose of the request is to plan for enhanced community amenities and use areas. The reserved parking area of 19 spaces is proposed within the community’s proposed community green.

The following table summarizes the required and reserved parking requests.

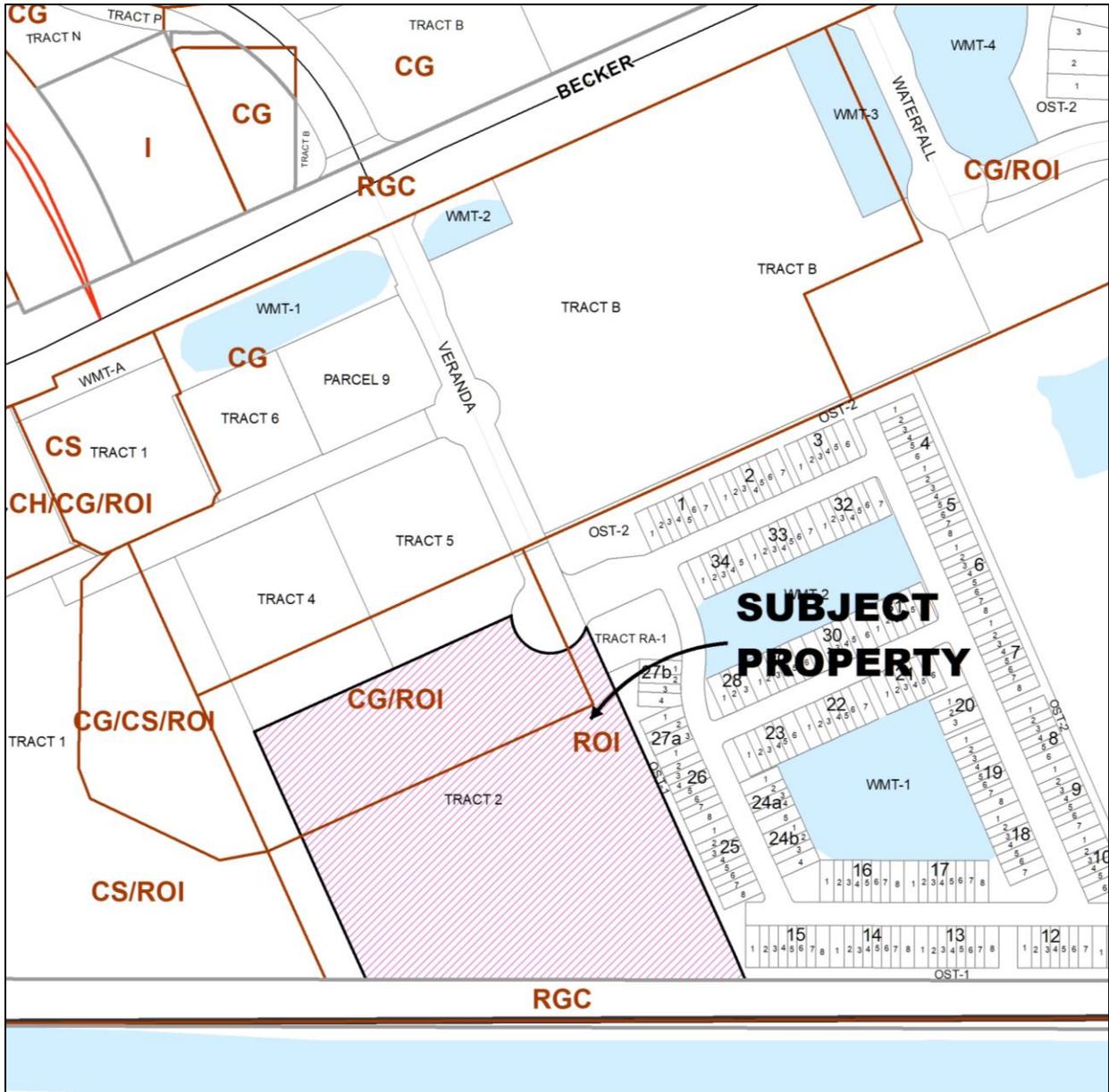
<u>Unit Type</u>	<u>PUD Parking Requirement</u>			
	<u>rate/unit</u>	<u>units</u>	<u>rgd pkg</u>	
studio & 1 bdrm	1.6	103	165	
2 and 3 bdrm	1.8	149	268	
guest	0.2	252	50	
		provided (base)		483 paved
		alternative pkg layout		464 paved
				19 reserved
				483 total

The proposed development requires 483 parking spaces per the minimum requirements of the code. Based on the unit count, of the 483 spaces, 50 are required to be guest spaces.

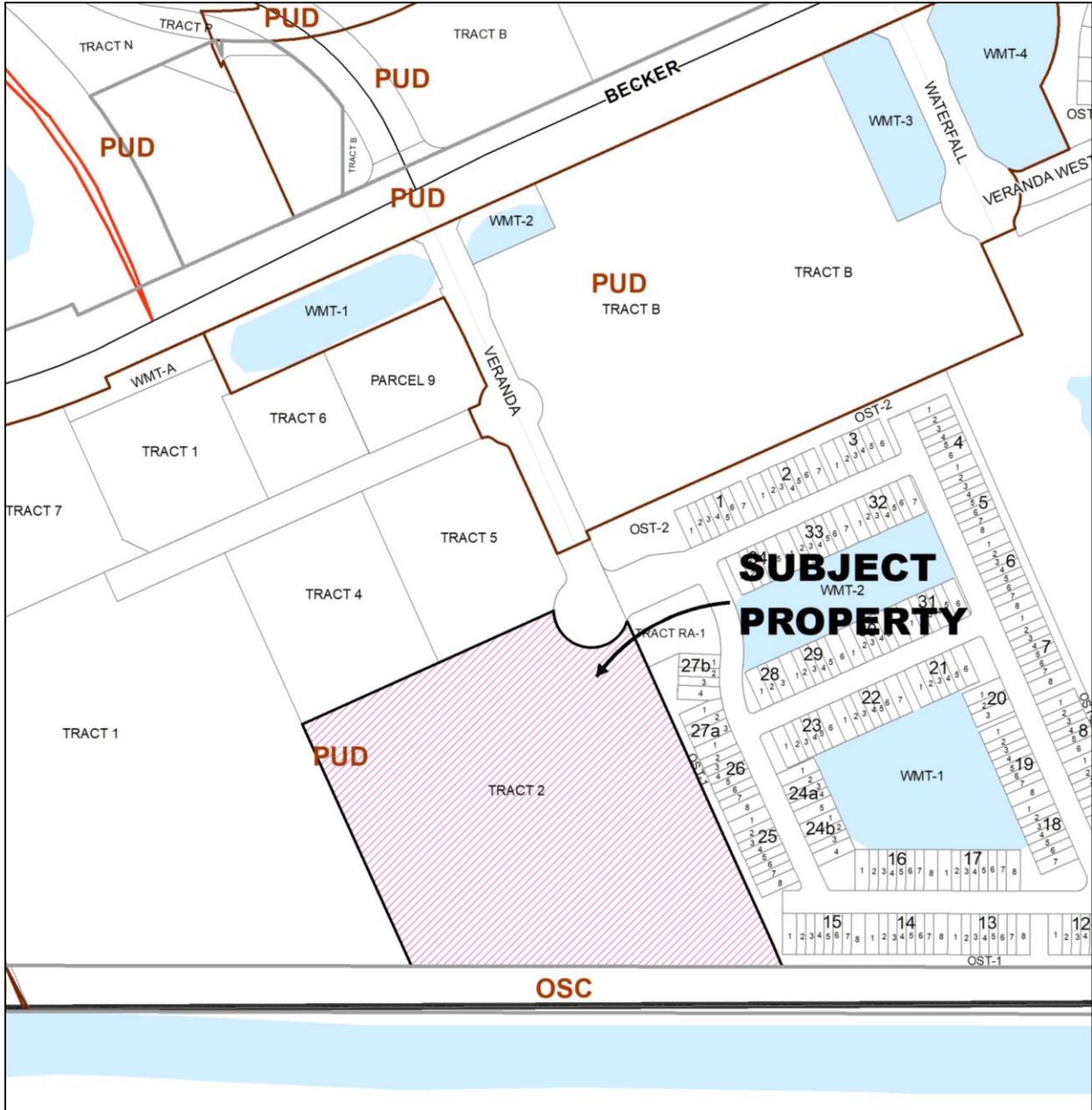
The applicant has indicated that 464 paved parking spaces shall be enough parking to satisfy the needs of the community. An alternative parking plan has been submitted to demonstrate how an additional 19 parking spaces can be reconfigured for guest parking by removing the community green amenity and reconfiguring the dog park if the parking needs to be provided in the future.

The applicant has indicated that he developer has constructed similar projects around the nation. Based on observations from other like market conditions, the developer believes that the reduction of 19 spaces will not be reasonably necessary for the proposed development in the foreseeable future. The proposed development includes sufficient common open space onsite reserved on site to construct the 19 additional required guest parking spaces, if deemed necessary by the Planning and Zoning Board, in conformance with all requirements and limitations of this Code. It is important to note that the removal and reconfiguration of the common open space will not create a deficiency in the required open space for the site.

Furthermore, the applicant previously requested to reduce the parking ratios within the PUD regulation book and deviate from the direct standards of the zoning code. Staff did not support a change in the PUD regulation book as the code has a built-in mechanism to request reserved parking. This allows a site-by-site review versus a broad application.



Future Land Use Map



Zoning Map

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Comprehensive Plan, and recommends approval with the following condition of approval:

1. Approval of a site plan amendment shall be conditioned upon the property owner providing all required parking spaces within one hundred twenty (120) days after they are deemed to be necessary by the Planning and Zoning Board.