



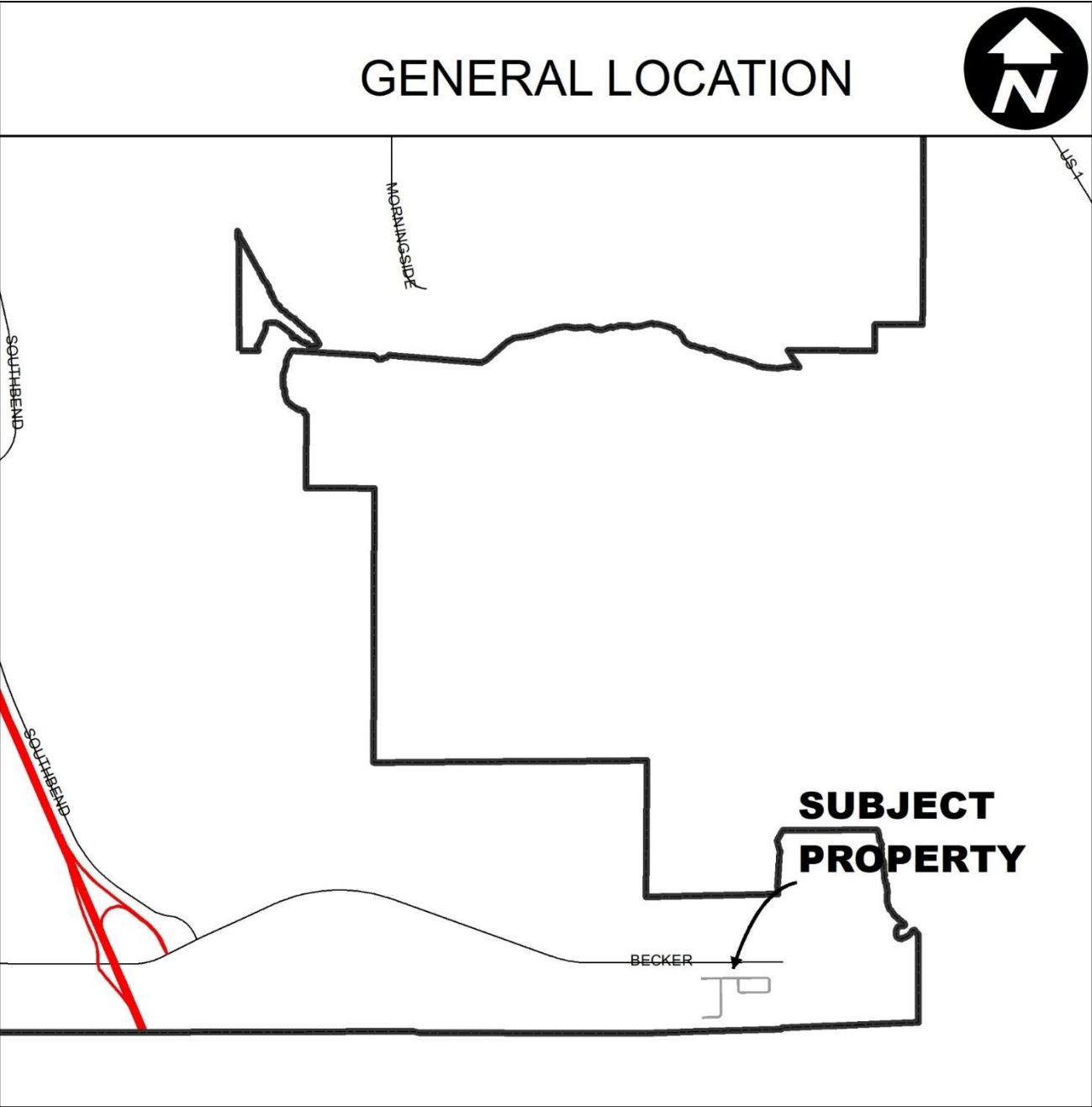
Rename Sandpiper Circle to Ranch Oak Circle
Street Name Change Request
(P25-003)

Planning and Zoning Board
March 4, 2025
Bethany Grubbs, Senior Planner

Request Summary

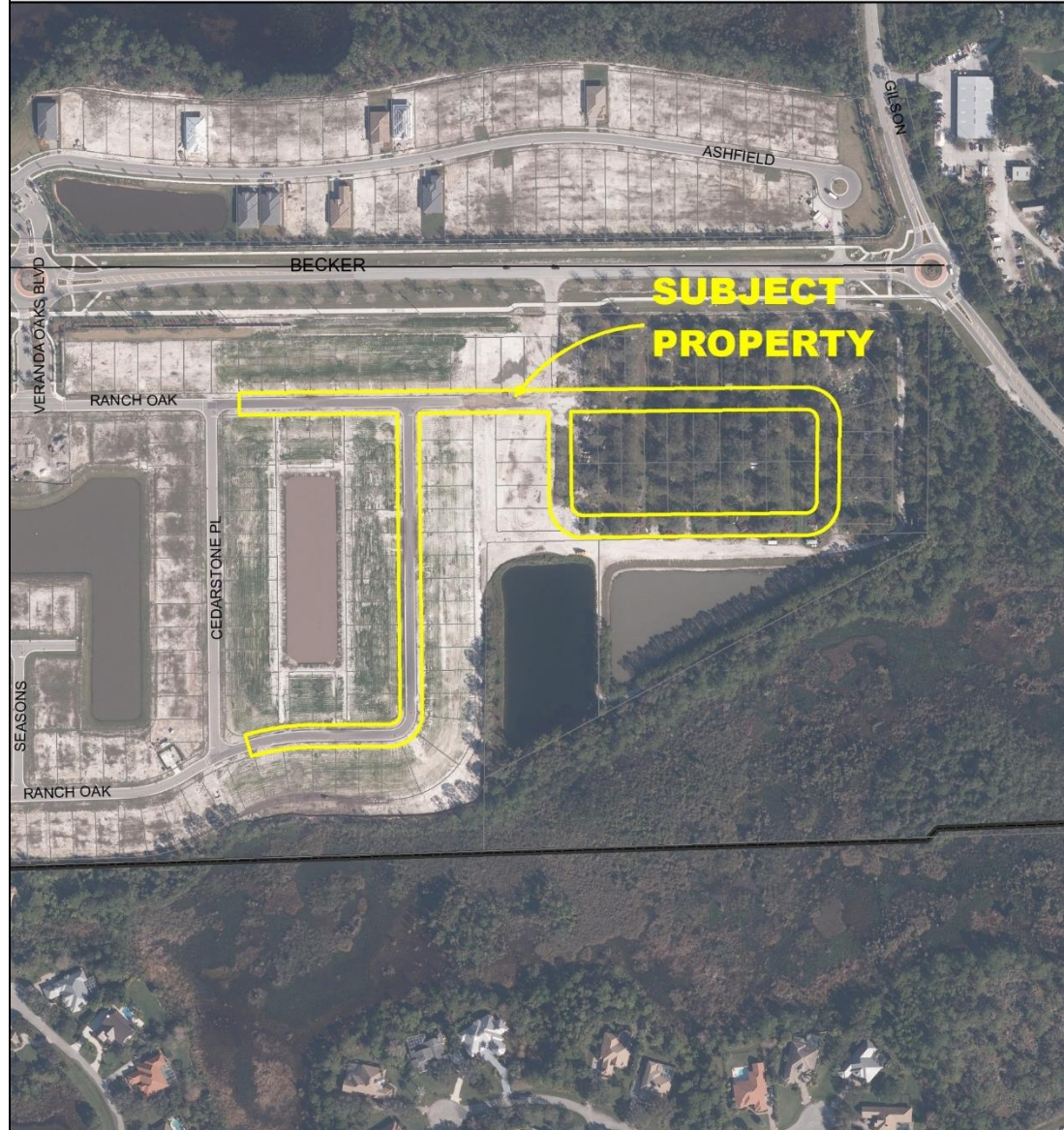
Applicant's Request:	A request to change a duplicate street name for the road right-of-way referred to as Sandpiper Circle, within the Veranda Oaks development, to Ranch Oak Circle.
Applicant/Property Owner:	Veranda St. Lucie Land Holdings, LLC
Agent:	Dennis Murphy, Culpepper & Terpening, Inc.
Location:	The road right-of-way for Sandpiper Circle is located on the south side of Becker Road, west of Gilson Road.

Location



Aerial

AERIAL



**SUBJECT
PROPERTY**

Request

- This is a request to support changing a duplicate street name within the Veranda Oaks development.
- The street name of Sandpiper Circle is already approved for a road right-of-way located in the Villas and Sandpiper Bay development.
- To resolve the duplication, the applicant proposes extending the existing street name "Ranch Oak Circle" to cover the area currently labeled as Sandpiper Circle
- This change affects 54 undeveloped residential lots with one property owner.

Analysis

- St. Lucie County has approved the use of "Ranch Oak Circle" as the official street name within the Veranda Oaks development. This name will replace the existing "Sandpiper Circle" designation, which is currently shown on the plat and represents the continuation of the circle.
- If City Council is in agreement with the proposed name change, St. Lucie County will be notified. The street name change request will then be presented to the St. Lucie County Board of County Commissioners for approval via resolution. After the resolution is approved, the County will notify all public safety offices, the post office, and update the St. Lucie County mapping systems.

Staff Recommendation

The Planning & Zoning (P&Z) Department staff finds the petition to be consistent with the intent and direction of the City's Land Development Regulations and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council