

Arcadia at Veranda Falls

Major Site Plan

Project No. P23-004

City Council

November 27, 2023

Bethany Grubbs, Planner III

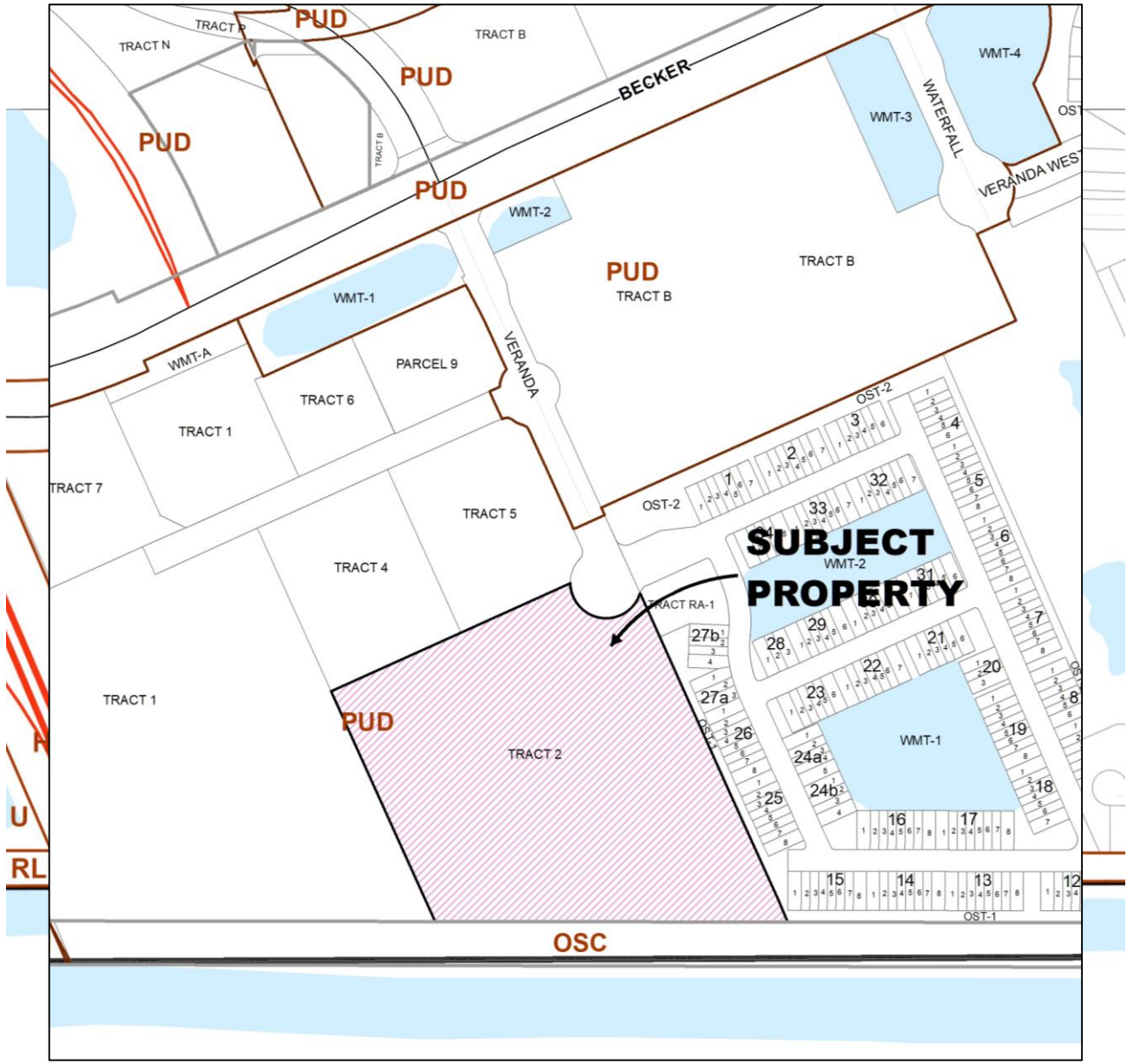


Request Summary

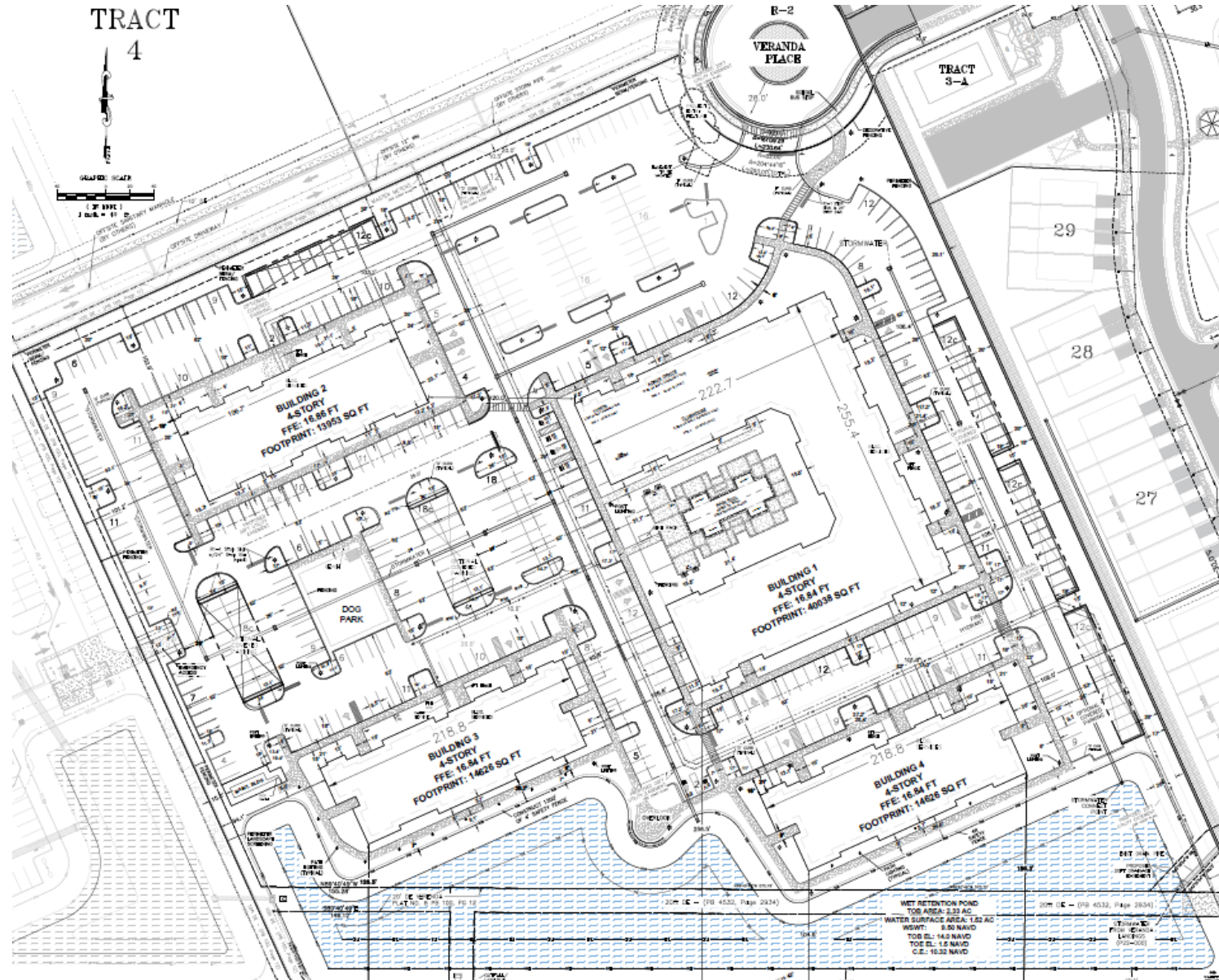
Applicant's Request:	This is an application for approval of a Major Site Plan for an apartment complex comprise of 252-units in four (4), four-story buildings.
Agent:	Dennis Murphy, Culpepper & Terpening, Inc.
Applicant/Property Owner:	VF II, LLC
Location:	The property is generally located on the south side of Becker Road and east of the Florida's Turnpike.

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)



Site Plan



Color Rendering



Color Rendering



gla
GREEN
LIVING
ASSOCIATES

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Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The development is located in the PUD Zoning District. As per the St. Lucie Lands PUD, the proposed multi-family apartment complex is permitted.
DUMPSTER ENCLOSURE	The multi-family residential use will make use of interior waste collection areas in lieu of typical outdoor dumpster collection points. The waste will be collected via trash shoots that will drop into a roll off dumpster on the first floor of each building.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided documentation that the proposed architectural design shall adhere to the standards prescribed within the PUD. The plans were reviewed and approved by the Veranda Falls Property Owners Association who is in control of the architectural review for consistency throughout the overall Veranda Falls neighborhood.
PARKING REQUIREMENTS	The height of the apartment complex is proposed at 48', which complies with the maximum building height allowed per the Type "O" residential product type outlined in the PUD which is 60'.
BUILDING HEIGHT	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the PUD.
SETBACKS	The proposed development is required to provide for 482 parking spaces. The applicant is providing the 482 spaces.
BUFFER	The development is located in the PUD Zoning District. As per the St. Lucie Lands PUD, the proposed multi-family apartment complex is permitted.

Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	The Port St. Lucie Utility System Department will provide water and sewer service. A developer's agreement with the City Utility Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	A traffic impact analysis will be submitted and approved by the Public Works Department, demonstrating compliance with the Veranda Developers Agreement, prior to the issuance of any development permit.
PARKS AND OPEN SPACE	The obligation to provide for park and recreational facilities is addressed in the St. Lucie Lands Development Agreement, wherein, St. Lucie Lands has no further obligation to provide for net usable park lands. The obligation to provide for park space is the responsibility of the Veranda PUD, which shall provide for 20 net usable upland acres to satisfy this provision.
STORMWATER	The project will include a paving and drainage plan that is in compliance with the adopted level of service standard. Site drainage for this site will be integrated into the master stormwater permit for the St. Lucie Lands development area. The previously permitted outfall location for the project at large is located on this property along the south side of the property.
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	Prior to the issuance of any development permit, a letter certifying adequate concurrency is available for the development shall be provided by the St. Lucie County School Board in accordance with PSFE 2.1.

Traffic Impact Analysis

- Traffic Statement received November 2023, completed by Culpepper & Terpening, Inc.
- Reviewed by City Staff
- Found to be consistent with the latest PUD Development Agreement and the approved amendments.
- No proposed development at this time triggers greater than the previously approved traffic trips approved for this PUD from the Developer Agreement.



Traffic Obligations

- All Becker Road obligations within the latest Developer Agreement are almost complete.
- The provided Traffic Report indicates that the intersection of Becker Road and SE Veranda Place will operate at an acceptable Level of Service at this time, however nearly 100% of the trips for the PUD will be utilizing SE Veranda Place for access .
- As additional buildings are proposed for this area, the City may require adjustments to signal timing or other accommodations to be made to continue the acceptable level of service.



Staff Recommendation

- The Site Plan Review Committee recommended approval of the site plan amendment at their meeting of August 9, 2023.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan with the following conditions of approval:
 1. Prior to the issuance of any development permits, the applicant shall submit a Traffic Impact Analysis that demonstrates compliance with the Veranda Developer's Agreement.
 2. Prior to the issuance of any development permits, the applicant shall submit a letter certifying that the project meets school concurrency from the St. Lucie County School District.
 3. Within ninety (90) days of the issuance of the first building permit the applicant must elect one of four methods to meet the requirement for providing public art.

