



**Arcadia at Veranda Falls
 Major Site Plan
 P23-004**



Project Location Map

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.
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

Project Description

This Major Site Plan application proposes to develop the 12.4-acre vacant 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, and dog park. 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).

Emergency secondary access into this community is provided via a connection through the City owned utility site located on the adjacent Florida Coast Surgical and Medical Center property, to our west. This would be access is for emergency use only.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan amendment at their meeting of February 8, 2023.

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)

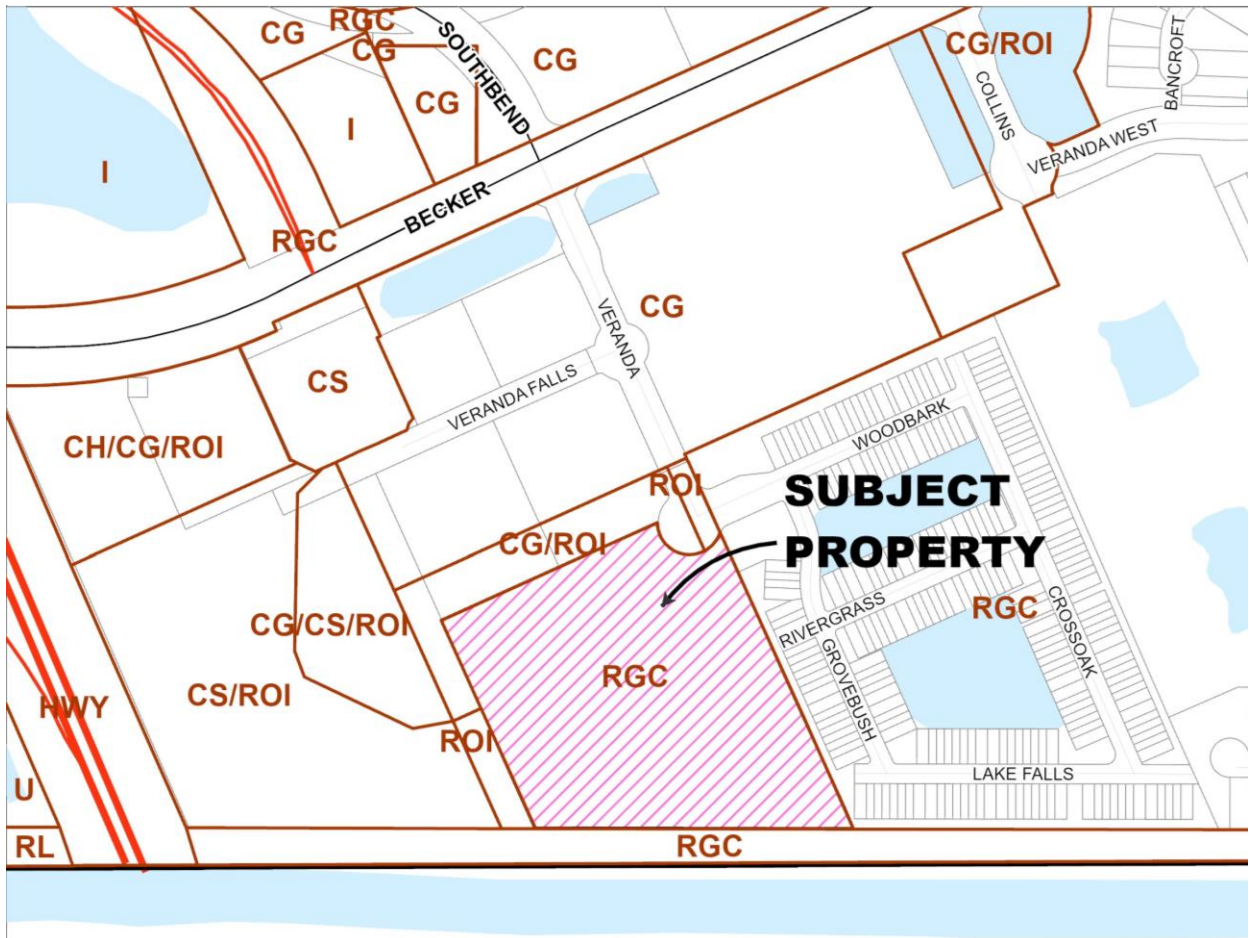
CG/ROI: General Commercial/ Residential Office Institutional

RGC: Residential Golf Course

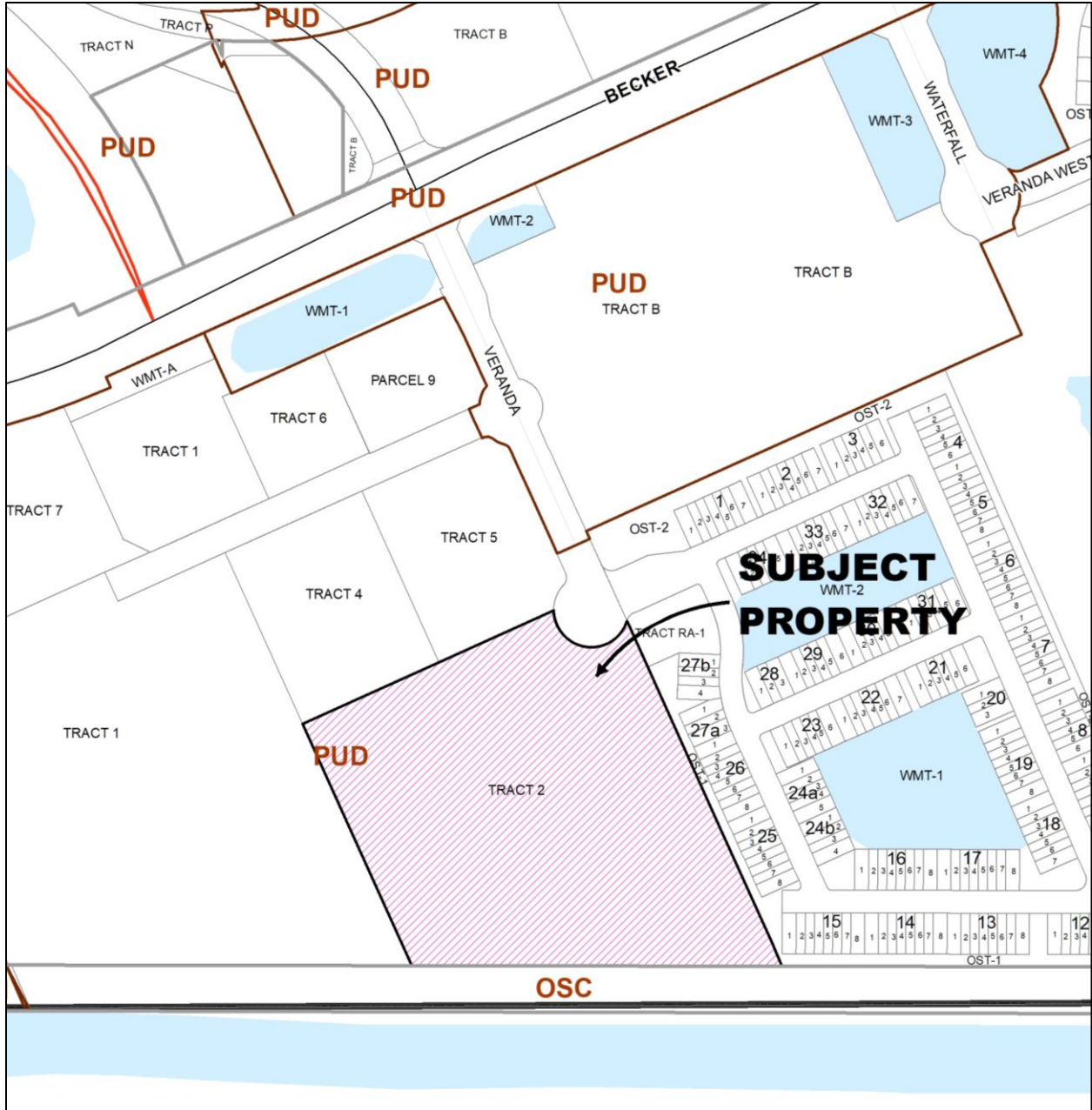
PUD: Planned Unit Development

CG: General Commercial

OSC: Open Space Conservation



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of the Veranda PUD Development Agreement, and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
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.
BUILDING HEIGHT	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'.
SETBACKS	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the PUD.
PARKING	The proposed development is required to provide for 482 parking spaces. The applicant is providing the 482 spaces.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code and documented as follows:

Native Habitat/Tree Protection:

A total of one hundred twenty acres of upland preservation/mitigation is required and has been provided throughout the overall Veranda and St. Lucie Lands PUD.

Wildlife Protection: Surveys for listed plant and animal species shall be submitted for review prior to issuance of clearing permits.

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>Sewer/Water Service:</i>	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.
<i>Transportation</i>	A traffic statement was submitted and approved by the Public Works Department (see attached memo). A traffic impact analysis is still required to be submitted and approved by the Public Works Department, demonstrating compliance with the Veranda Developers Agreement, prior to the issuance of any development permit.

<i>Parks/Open Space</i>	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.
<i>Stormwater</i>	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.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	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.

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 the Art in Public Places Ordinance. All private development meeting the applicability requirements of Chapter 162 must elect one of four methods for providing public art within ninety (90) days of the issuance of the first building permit. Veranda Falls (Veranda/St. Lucie Lands PUDs) has depleted the art credits received from the installation of the Veranda Sails.

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the proposed site plan on February 8, 2023. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s 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 the projects 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.