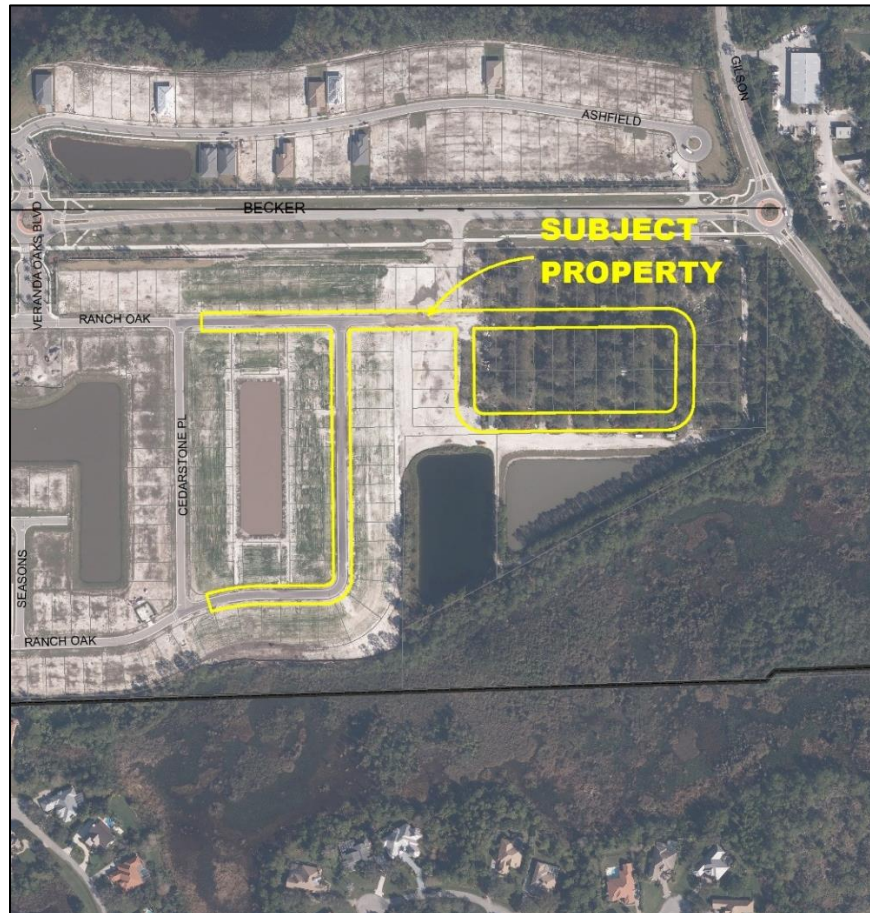




Rename Sandpiper Circle to Ranch Oak Circle
Street Name Change Request
P25-003



Aerial Map

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:	Dennis Murphy, Culpepper & Terpening, Inc.
Property Owner:	Veranda St. Lucie Land Holdings, LLC
Location:	The road right-of-way for Sandpiper Circle is located on the south side of Becker Road, west of Gilson Road.
Application Type:	Request to rename a private road right-of-way.
Project Planner:	Bethany Grubbs, Senior Planner

Project Description

This is a request for a street name change within the Veranda Oaks development, specifically for the section of roadway currently named "Sandpiper Circle." The applicant seeks to rename this section due to the duplication of the street name with another "Sandpiper Circle" located in another development, Villas of Sandpiper Bay. To resolve the duplication, the applicant proposes extending the existing street name "Ranch Oak Circle" to cover the area currently labeled as Sandpiper Circle in Veranda Oaks, Plat No. 2, Phase 3 and 4. This change will affect 54 residential lot addresses, but there are no existing homes or structures on the affected street segment. A copy of the plat is attached for reference.

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.

Public Notice Requirements

Notice of the street name request was sent to the owners of property affected by the street name change.

STAFF RECOMMENDATION

Planning and Zoning Department staff finds the petition to be consistent with the City's Land Development Regulations and recommends approval of the request.

Planning and Zoning Board Action Options:

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

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.