

LOCATION MAP
(NTS)

**APPROVED BY CITY OF PORT ST. LUCIE
CITY COUNCIL**

CONDITIONS: YES NO

DATE: 11/27/2023

- 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 Developers 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.

F:\2022\22-139.001 - veranda falls apartments\site plan - base plan for arcadia_231110x3_transmittal.dwg Plotted: 11/21/2023 8:04 AM By: DENNIS MURPHY

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-8497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

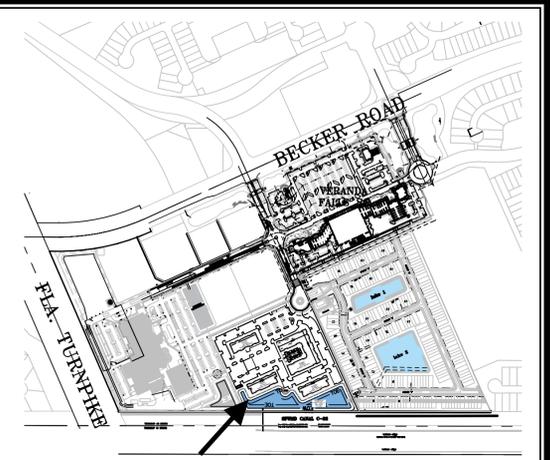
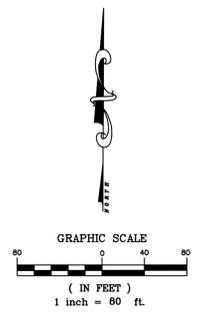
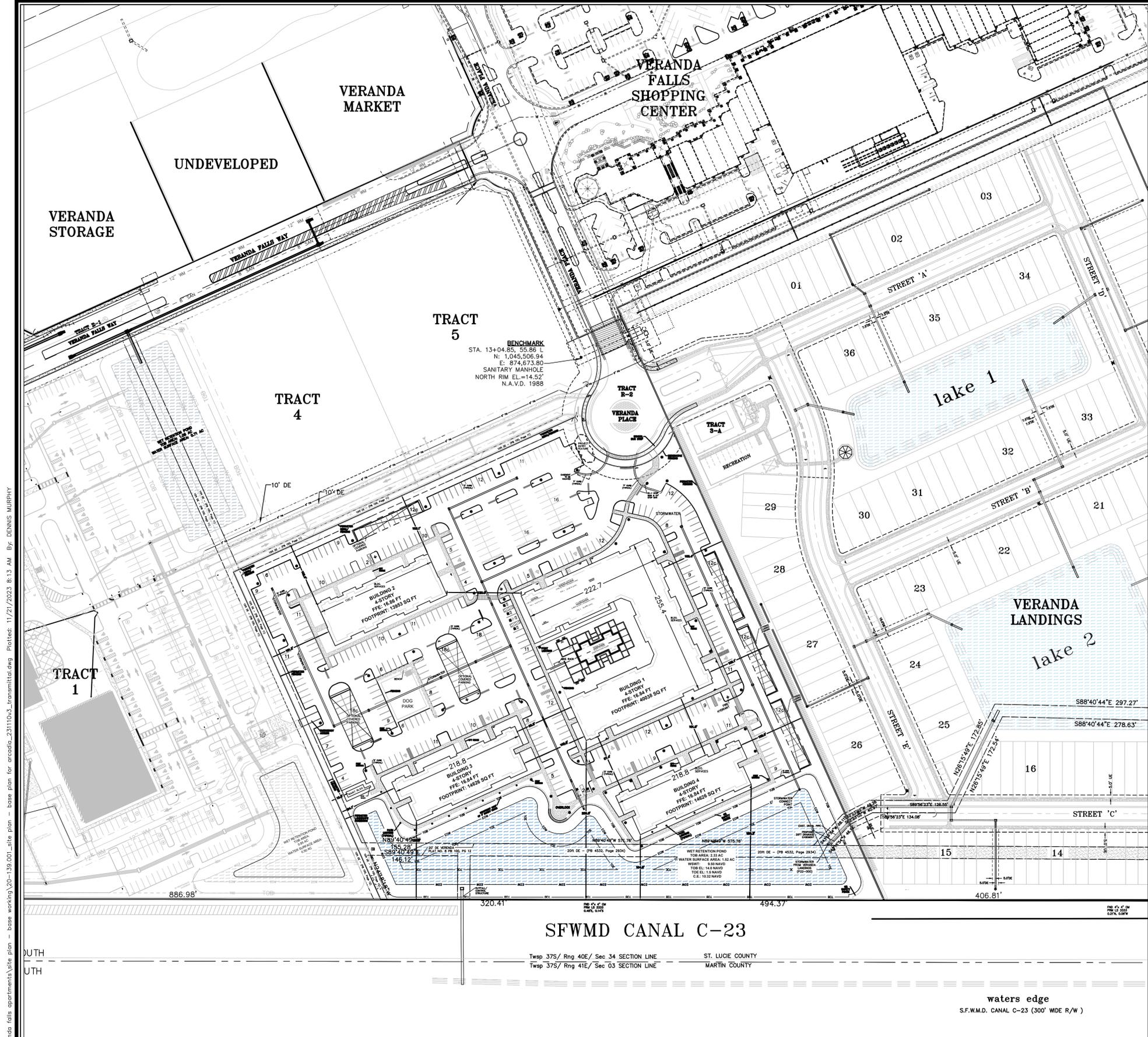
- REVISIONS -		BY	DATE
UPDATED PER SPRC COMMENTS		DJM	23.11.10

DESIGNED	BY	DATE

ARCADIA @ VERANDA FALLS

AREA SITE PLAN

DATE: 23-10-02
HORIZ. SCALE: 1:80
VERT. SCALE: #####
JOB No. 20-139.001
SHEET **1 of 5**



LOCATION MAP
 (NTS)

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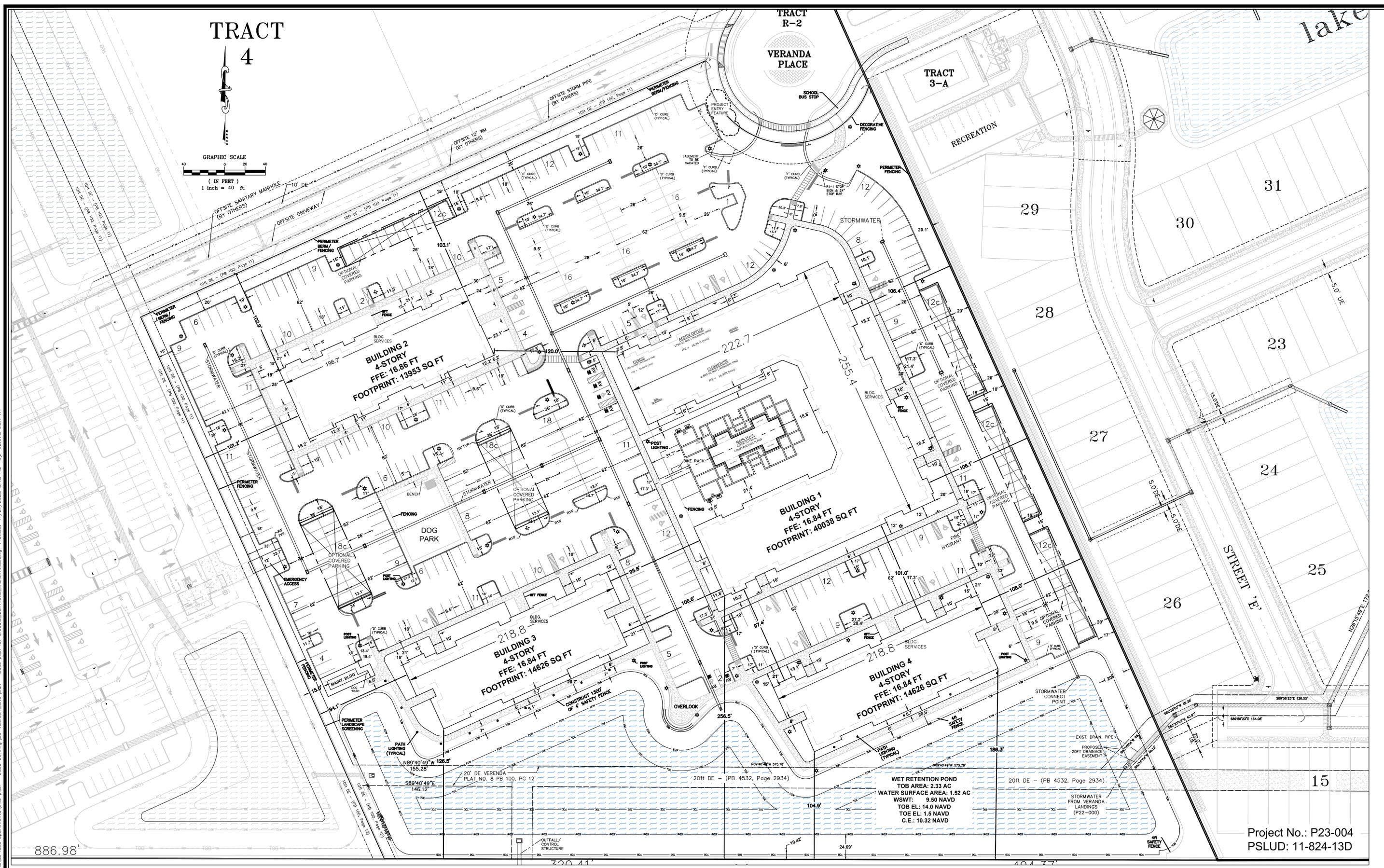
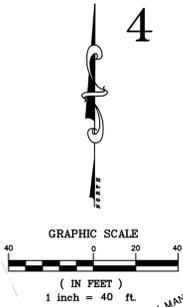
	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	DJM	10-02-23
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

ARCADIA @ VERANDA FALLS

SITE AERIAL

DATE: 23-10-02
HORIZ. SCALE: 1:80
VERT. SCALE: ####
JOB No. 20-139.001
SHEET 2 of 5

TRACT
4



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Project No.: P23-004
PSLUD: 11-824-13D

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- REVISIONS -		BY	DATE

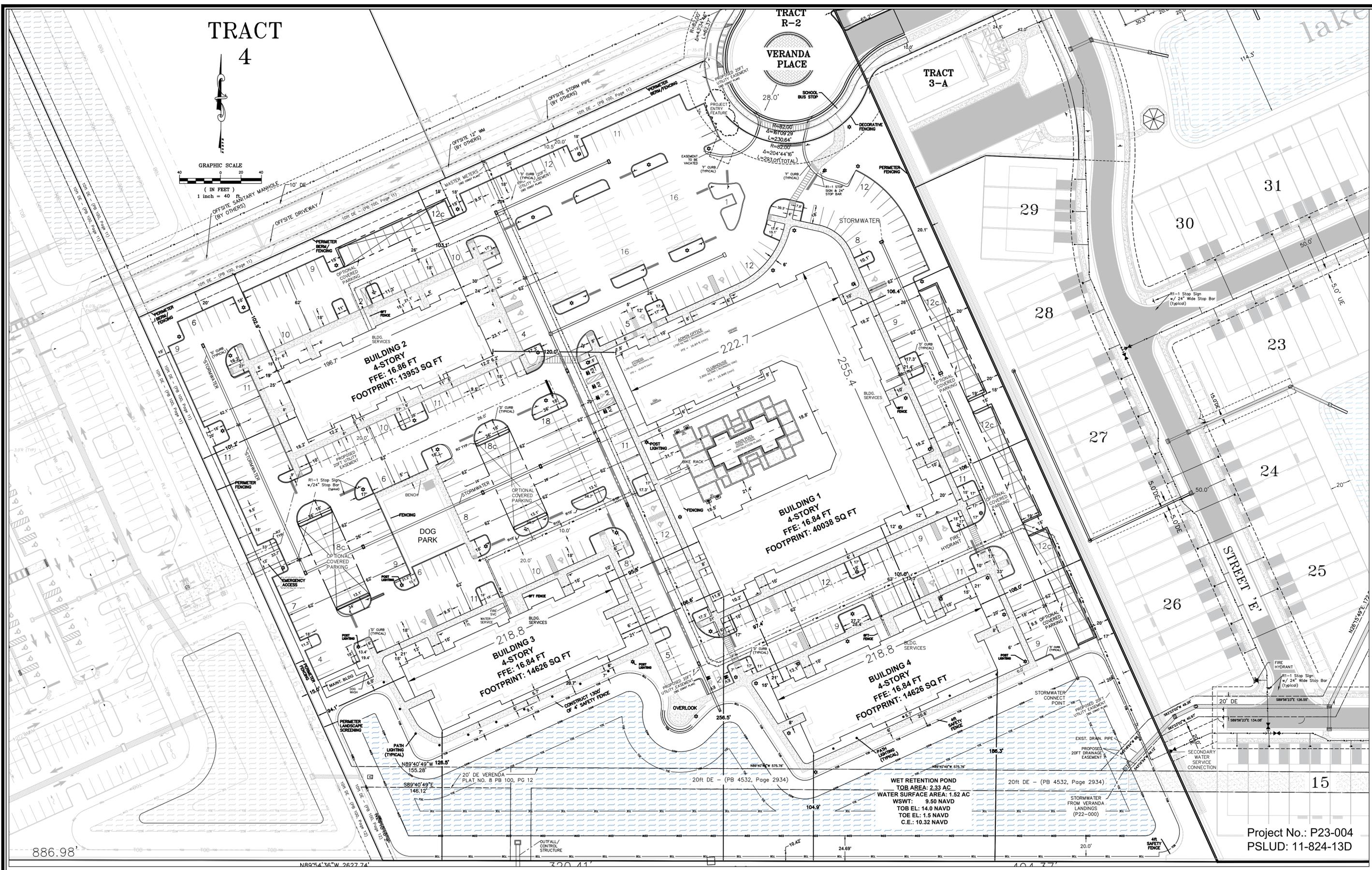
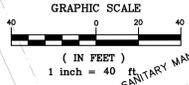
DESIGNED	BY	DATE

ARCADIA @ VERANDA FALLS

SITE PLAN

DATE: 23.08.20
HORIZ. SCALE: N/A
VERT. SCALE: N/A
JOB No. 22-139
SHEET 3 of 5

TRACT 4



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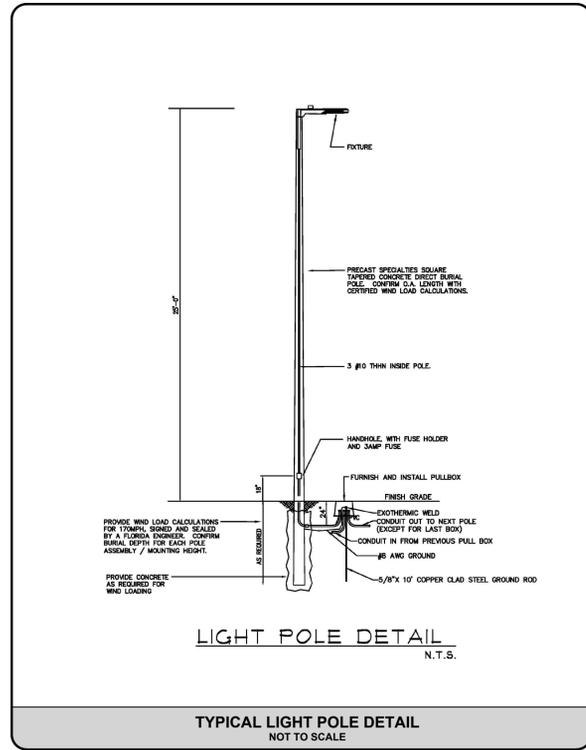
- REVISIONS -		BY	DATE

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

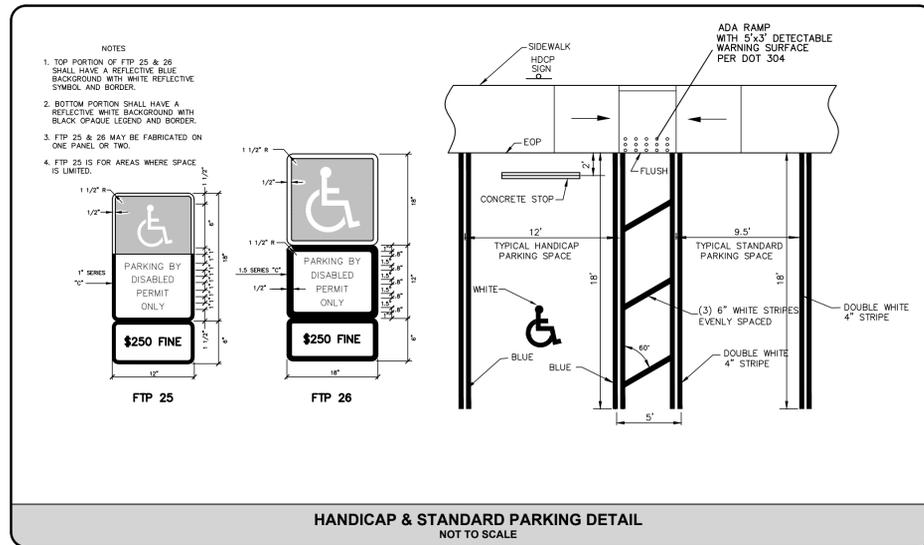
ARCADIA @ VERANDA FALLS

UTILITY SITE PLAN

DATE: 23.08.20
HORIZ. SCALE: 1:40
VERT. SCALE: N/A
JOB No. 22-139
SHEET 4 of 5



SITE LIGHTING DETAIL



SITE DATA TABLE

Owner:
VF II, LLC
515 No. Flagler Drive, Ste 1500
West Palm Beach, Fla. 33401

Applicant/Developer:
Third Lake Development, LLC
1600 E 8th Ave., A132-C
Tampa, FL, 33605

Phone:
Fax:
Email:

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981

Phone: (772) 464-3537
Fax: (772) 464-9497
Email: www.ct-eng.com

- Project Name:** ARCADIA @ VERANDA FALLS
- Location:** TRACT 2, VERANDA PLAT 8 (A PART OF THE ST. LUCIE LAND/ VERANDA FALLS PUD)
- Project Description:** 252-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT
- Legal Description:** TRACT 2, VERANDA PLAT NO. 8 (PB 100-11) (12.396 AC -539,970 SF)
- Sec/Town/Range:** Sections 34/ Range 37S/ Township 40E
- Map ID:** 44/34s
- Parcel ID Numbers:** 4434-704-0002-000-0
- Zoning:** PUD
- Future Land Use:** RGC
- Gross Site Area:** 12.40 ACRES
539,970 SQ. FEET
- Site Density:**

Proposed # of Units	252	Max. Units (per PUD Zoning Class.):
Maximum Density (Unit/ ac):	N/A	Residential 581 units
Net Site Density (Unit/ ac):	20	Commercial - units
		Max Density 581

NET SITE DENSITY IS BASED ON THE GROSS LAND AREA OF THE DEVELOPMENT TRACT AND THE TOTAL NUMBER OF PERMITTED UNITS UNDER THE MASTER PUD FOR THE ST. LUCIE LAND PUD.

Building Data:
BASE BUILDING DATA TO BE CONSISTENT WITH THE 'LOT TYPE 'O' OF/FOR THE ST. LUCIE LAND PUD (LAST REVISED 23.10.09 (P22-236)/ORD 23-064).

SETBACK LINE	MIN. SETBACK REQ'D PER PUD	SETBACK PROVIDED
front	15'	see site plan for specific dims
rear	20'	see site plan for specific dims
side	20' Bwtn Bldgs	see site plan for specific dims
side cnr	20' from Street ROW	see site plan for specific dims

Building Hgt.: Maximum Bldg. Hgt. 48 feet

Development Schedule:
Start Spring 2024
Complete Summer 2025

Flood Zone:
THE PROJECT SITE IS LOCATED IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP - PANEL 12111-C0402 K (02/19/20)

Utility Service:
Water Service: PSL Utility
Sewage Service: PSL Utility
Re-Use Water: n/a

Electric Service: FPL
Cable Service: t/b/d

Fire Services:
ALL BUILDINGS ARE SPRINKLERED. FIRE HYDRANTS ARE PROVIDED IN ACCORD WITH SLC FIRE DISTRICT STANDARDS, AS SHOWN ON PROJECT SITE PLAN.

Site Coverage:

	SF	ACRE	% Site
Impervious			
Buildings	82,883	1.90	15.35%
Pavement	174,500	4.01	32.32%
Sidewalk	32,000	0.73	5.93%
Misc. Area	10,000	0.23	1.85%
Sub Total Impervious	299,383	6.87	55.44%
Pervious/ Open Space			
Lakes/ Retention	68,500	1.57	12.69%
Open Space	172,087	3.95	31.87%
Sub-Total Pervious	240,587	5.52	44.56%
Total	539,970	12.40	100%

ALL NUMBERS ARE APPROXIMATE. REFER TO FINAL CONST. PLANS.

- Site Lighting:** SITE LIGHTING IS PROVIDED IN ACCORD WITH CITY CODES AND STANDARDS. NO SITE LIGHTING IS TO BE DIRECTED OFF-SITE.
- Refuse Collection:** OUTDOOR DUMPSTERS ARE NOT REQUIRED, PER ST. LUCIE LAND PUD. TRASH AND SOLID WASTE IS COLLECTED THROUGH AN INHOUSE COLLECTION SYSTEM, AND BROUGHT TO A DESIGNATED PICK UP POINT BY ON-SITE MAINTENANCE STAFF. PICK-UP IS BY APPROVED PORT ST. LUCIE WASTE HAULER. RECYCLING IS BY APPROVED PORT ST. LUCIE COLLECTOR.
- Open Space:** OPEN SPACE AREAS IN THE ARCADIA @ VERANDA FALLS DEVELOPMENT SITE TOTAL JUST UNDER 4 ACRES (30% (+/-) OF THE GROSS PROJECT SITE. OPEN SPACE AREAS INCLUDE PASSIVE USE SPACES THROUGHOUT THE COMMUNITY; WALKING PATHS, A DOG PARK, A COMMUNITY GREEN AND AN ACTIVE RESORT TYPE POOL THAT IS ASSOCIATED WITH THE PROJECTS COMMUNITY CENTER (PART OF BUILDING #1). RESORT USES ARE FOR ALL RESIDENTS AND AUTHORIZED GUESTS

Site Drainage:
THE STORMWATER MANAGEMENT SYSTEM FOR THE OVERALL PROJECT AREA (ST. LUCIE LANDS PUD), IS GOVERNED BY THE ST. LUCIE LAND PUD, SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT NO. 58-104604-P (AS MAY BE AMENDED). ALL PROJECT SITES WITHIN THE ST. LUCIE LANDS PROVIDE A MINIMUM DRY PRE-TREATMENT VOLUME OF 1/2 INCH OF RUNOFF PRIOR TO DISCHARGE INTO THE MASTER SURFACE WATER MANAGEMENT

Parking Required (as per St. Lucie Land PUD):
GARDEN STYLE FLATS, APARTMENTS OR CONDOMINIUMS (ITE CODE 221):
1.6 SPC PER DWELLING UNIT FOR STUDIO & ONE (1) BEDROOM.
1.8 SPC PER DWELLING UNIT WITH TWO (2) OR MORE BEDROOMS.

unit type	units	ratio/ unit	parking required	parking provided
studio & 1 bed	104	1.6	166	166
2 & 3 bedroom	148	1.8	266	266
guest parking	252	0.2	432	432
			50	50
total parking			482	482

Note: Reserved Parking is to be provided through the reconfiguration of the Community Green and Dog Park spaces, if it shown that there is deficit parking issue for Guest Parking in this

Hazardous Waste Statement:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS

Wellfield Protection Statement:
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

Environmental Statement:
THE ARCADIA @ VERANDA FALLS DEVELOPMENT SITE IS A PART OF THE OVERALL ST. LUCIE LANDS PUD AND ALL BASE ENVIRONMENTAL REVIEW ITEMS WERE ADDRESSED AS PART OF THE PUD APPROVAL PROCESS FOR THE BROADER PROJECT SITE. ACCORDING TO THE ENVIRONMENTAL ASSESSMENT THAT WAS PERFORMED AT THAT TIME, THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS OR REGULATED WETLANDS ON THE SPECIFIC PROJECT SITE. AT THE TIME OF INITIAL PUD REVIEW, NO WILDLIFE FROM THE LIST OF STATE AND FEDERALLY PROTECTED SPECIES, RARE, THREATENED, ENDANGERED, OR SPECIES OF SPECIAL CONCERN WAS OBSERVED ON THE PROPERTY. NO PORTIONS OF THE PROPERTY APPEAR TO BE ENVIRONMENTALLY SENSITIVE. PRIOR TO THE COMMENCEMENT OF SITE DEVELOPMENT ACTIVITIES, A GOPHER TORTOISE REVIEW OF THE

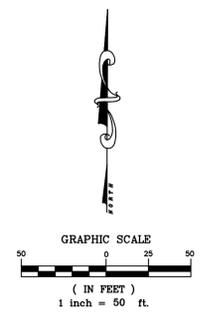
Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation Plan (Yes/No)
Wetlands	n	n/a	n	n
Rare Habitat	n	n/a	n	n
Threatened Species	y	FDEP	y	y
Endangered Species	n	n/a	n	n
Species of Special Concern	n	n/a	n	n
Invasive / Exotic Vegetation	y	PSL	y	n

Traffic Statement
Institute of Transportation Engineers (ITE) Code 221 (Multiple Family (Mid Rise)) (11th edition)

	Trip Rate/ Un	Units	Trips	Enter/ Exit
Weekday Daily Trips:	4.54	252	1,144	50/50
AM Peak:	0.35	252	88	26/74
PM Peak:	0.39	252	98	60/40

Trips Distribution (general):

	Becker Road	aadt	am peak	pm peak
East of southbend	35%	400	31	34
West of southbend	45%	515	40	44
Southbend Blvd.				
No of Becker	20%	229	18	20



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BY	DATE

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DESIGNED	## ##
CALCS.	## ##
DRAWN	## ##
DETAILED	## ##
CHECKED	## ##
APPROVED	## ##

ARCADIA @ VERANDA FALLS

SITE DATA AND DETAILS

DATE: 23.08.20
HORIZ. SCALE: ####
VERT. SCALE: ####
JOB No. 22-139
SHEET 5 of 5