

Torino Lakes II – Rich Torino LLC
Planned Unit Development (PUD)
Rezoning and Amendment
(P21-021)

City Council

August 23, 2021

Stephen Mayer, Planner III

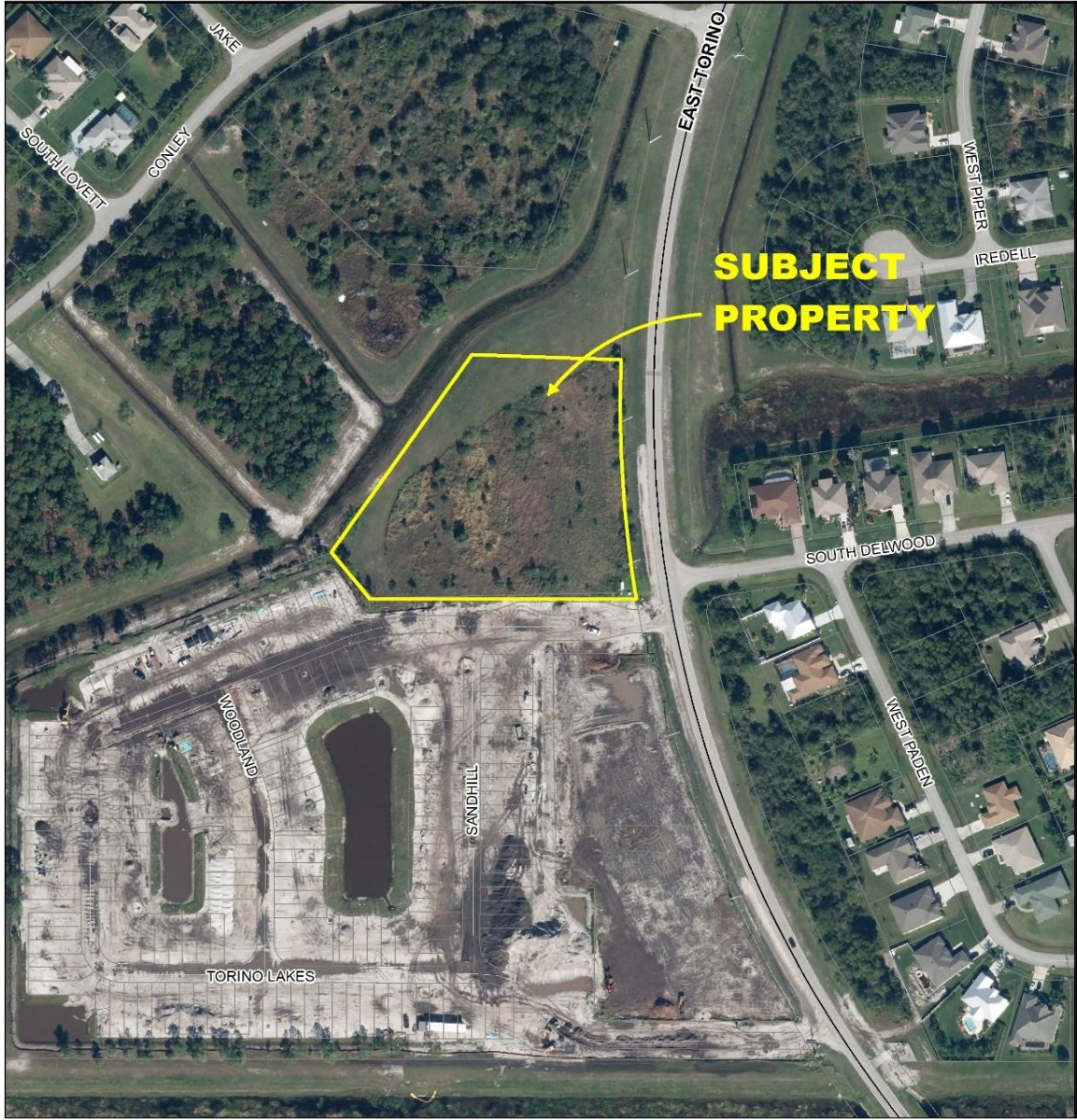


- **Rezone** 3 acres from Institutional (I) to Planned Unit Development (PUD) through a PUD amendment, and
- **PUD amendment** also includes the following: The addition of 34 townhouse units with pertinent infrastructure (PUD Phase 4), updating PUD Conceptual Plan, updating typical lot plan for 6-unit building(s), and making editing changes.

Applicant – Richard Laventure, Laventure & Associates, Inc.

Owner – Rich Torino II LLC

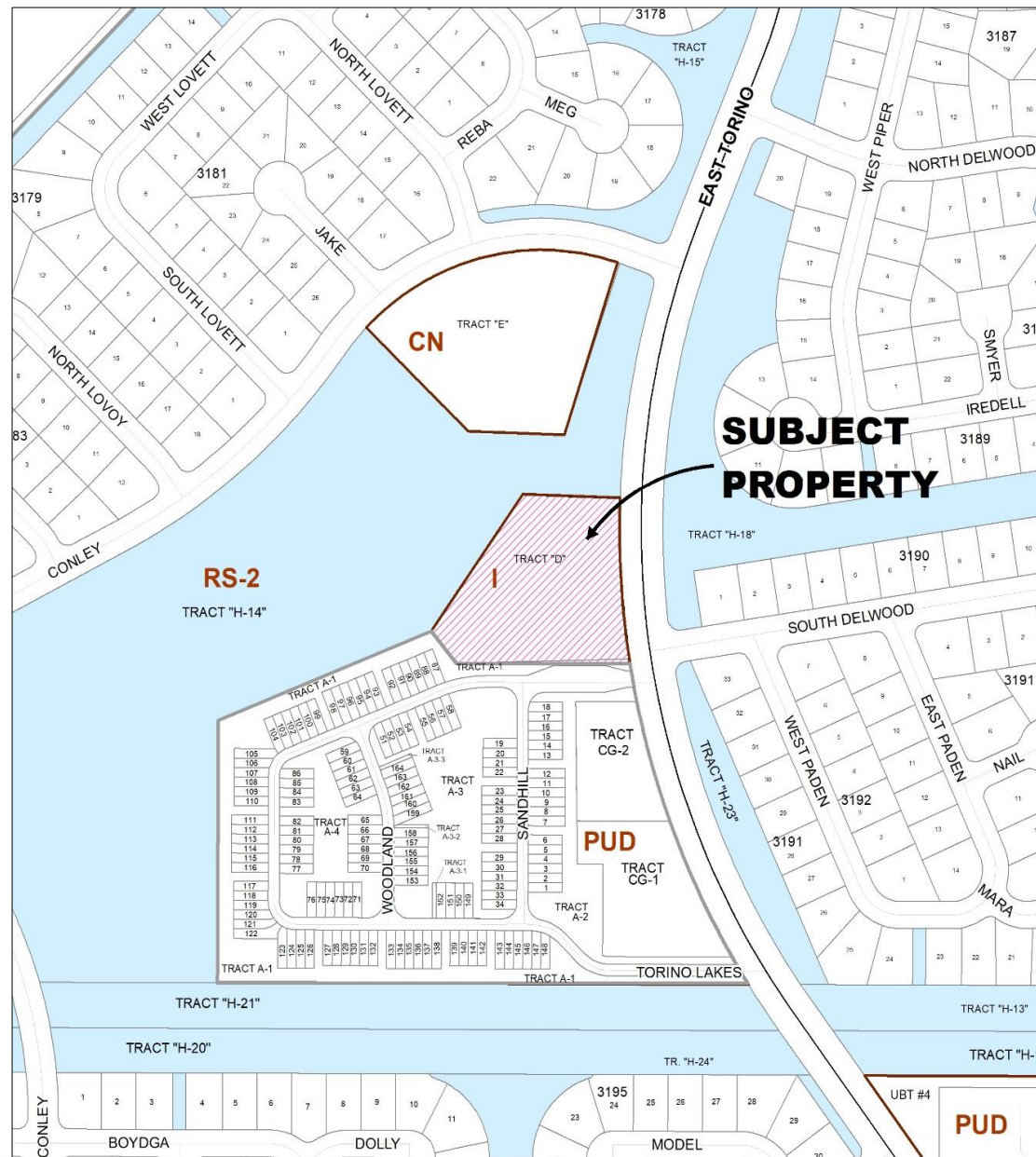




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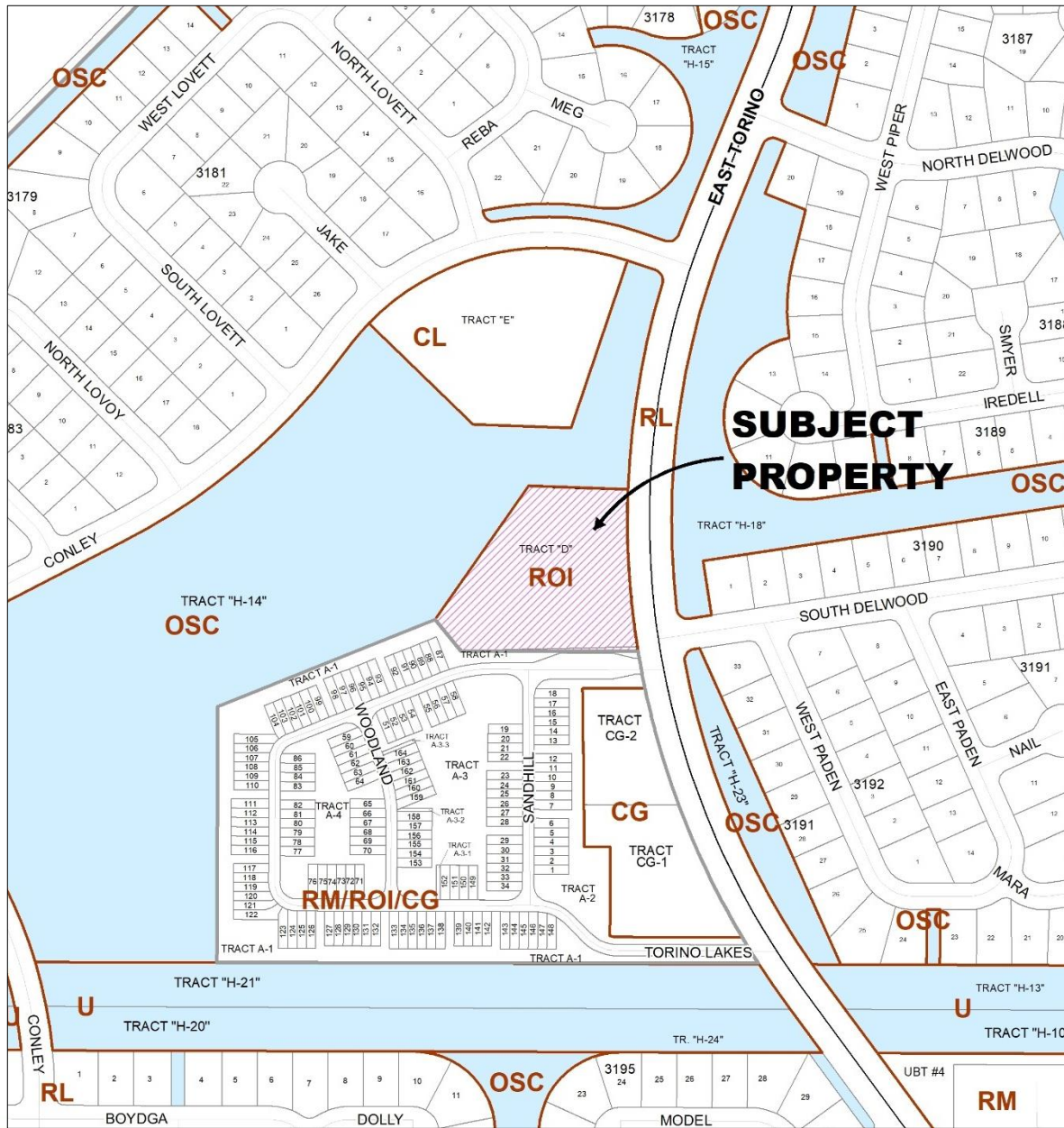
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ZONING MAP





FUTURE LAND USE MAP

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TORINO LAKES P.U.D.

EXISTING SITE DATA (PHASE 1-3)

COMPONENT	SQ. FT.	ACRES	% OF SITE
PUD AREA	738,837 SF	16.96 AC	100.0%
MULTI-FAMILY AREA	620,461 SF	14.24 AC	84.0%
GEN. COMMERCIAL AREA (PHASE 2-3)	118,376 SF	2.72 AC	16.0%

EXISTING MULTI-FAMILY DATA (PHASE 1)

COMPONENT	SQ. FT.	ACRES	% OF SITE
MULTI-FAMILY AREA	620,461 SF	14.24 AC	100.0%
(20) 6-UNIT BUILDINGS	123,220 SF	2.83 AC	19.9%
(7) 4-UNIT BUILDINGS	28,819 SF	0.66 AC	4.6%
CLUBHOUSE	3,570 SF	0.08 AC	0.6%
(2) MAIL CENTERS	600 SF	0.01 AC	0.1%
BUILDING COVERAGE	155,733 SF	3.58 AC	25.1%
PAVEMENT COVERAGE	101,599 SF	2.33 AC	16.4%
CONCRETE COVERAGE	38,599 SF	0.89 AC	6.2%
TOTAL IMPERVIOUS	295,931 SF	6.79 AC	47.7%
TOTAL OPEN SPACE	324,530 SF	7.45 AC	52.3%

MULTI-FAMILY DENSITY (PHASE 1)

148 UNITS/14.24 AC = 10.4 DU/AC

MULTI-FAMILY PARKING (PHASE 1)

REQUIRED: 148 UNITS X 2 SPACES/UNIT = 296 SPACES
 + 5% GUEST PARKING = 15 SPACES
 REQUIRED PARKING = 311 SPACES
 PROVIDED: 148 UNITS X 2 SPACES/UNIT = 296 SPACES
 + GUEST PARKING = 32 SPACES *
 PROVIDED PARKING = 328 SPACES *
 * INCLUDES 2 HC

PROPOSED SITE DATA (PHASE 4)

COMPONENT	SQ. FT.	ACRES	% OF SITE
MULTI-FAMILY AREA	130,680 SF	3.00 AC	100.0%

PROPOSED MULTI-FAMILY DATA (PHASE 4)

COMPONENT	SQ. FT.	ACRES	% OF SITE
MULTI-FAMILY AREA	130,680 SF	3.00 AC	100.0%
(5) 6-UNIT BUILDINGS	30,755 SF	0.71 AC	23.5%
(1) 4-UNIT BUILDINGS	4,117 SF	0.09 AC	3.2%
BUILDING COVERAGE	34,872 SF	0.80 AC	26.7%
PAVEMENT COVERAGE	17,559 SF	0.40 AC	13.4%
CONCRETE COVERAGE	8,729 SF	0.20 AC	6.7%
TOTAL IMPERVIOUS	61,160 SF	1.40 AC	46.8%
TOTAL OPEN SPACE	69,520 SF	1.60 AC	53.2%

MULTI-FAMILY DENSITY (PHASE 4)

34 UNITS/3.0 AC = 11.3 DU/AC

MULTI-FAMILY PARKING (PHASE 4)

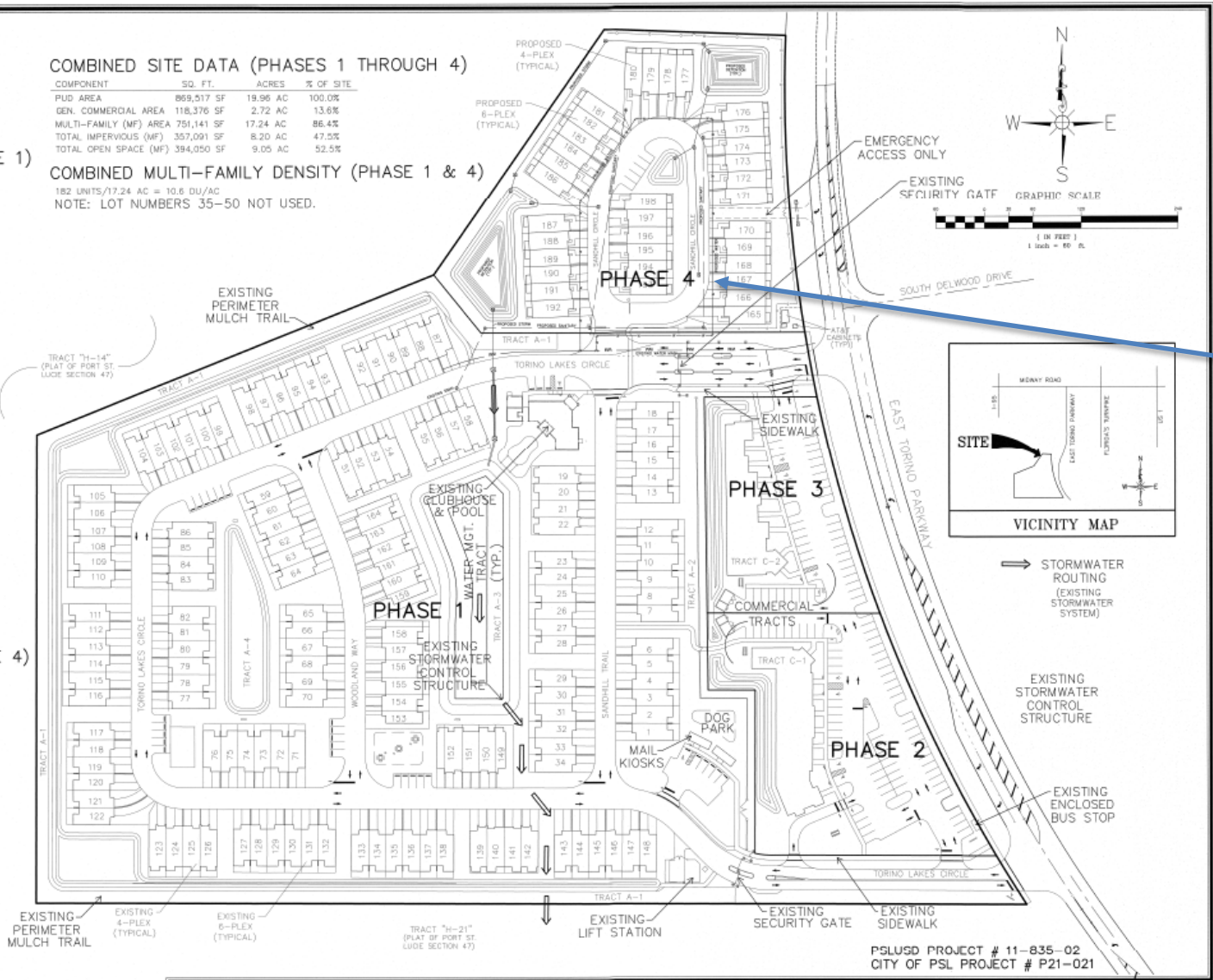
REQUIRED: 34 UNITS X 2 SPACES/UNIT = 68 SPACES
 + 5% GUEST PARKING = 4 SPACES
 REQUIRED PARKING = 72 SPACES
 PROVIDED: 34 UNITS X 2 SPACES/UNIT = 68 SPACES
 + GUEST PARKING = 3 SPACES *
 PROVIDED PARKING = 73 SPACES

COMBINED SITE DATA (PHASES 1 THROUGH 4)

COMPONENT	SQ. FT.	ACRES	% OF SITE
PUD AREA	869,517 SF	19.96 AC	100.0%
GEN. COMMERCIAL AREA	118,376 SF	2.72 AC	13.6%
MULTI-FAMILY (MF) AREA	751,141 SF	17.24 AC	86.4%
TOTAL IMPERVIOUS (MF)	357,091 SF	8.20 AC	47.5%
TOTAL OPEN SPACE (MF)	394,050 SF	9.05 AC	52.5%

COMBINED MULTI-FAMILY DENSITY (PHASE 1 & 4)

182 UNITS/17.24 AC = 10.6 DU/AC
 NOTE: LOT NUMBERS 35-50 NOT USED.



PUD Phase 4:
34 townhouse units

<p>OVERALL CONCEPTUAL PLAN</p> <p>PREPARED FOR</p> <p>TORINO LAKES P.U.D.</p>	<p>- REVISIONS -</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	BY	DESCRIPTION					<p>DATE: 11-22-21</p> <p>SCALE: 1"=60'</p> <p>JOB NO: 00-0880-8</p> <p>SHEET: 1 OF 1</p>
	NO.	DATE	BY	DESCRIPTION							
<p>ATLANTIC CIVIL ENGINEERING, INC.</p> <p>CONSULTING ENGINEERS</p> <p>2552 PETERS ROAD, SUITE D</p> <p>FORT PIERCE, FLORIDA 34945</p> <p>(772) 398-1520 PHONE (772) 398-1521 FAX</p> <p>CERTIFICATE OF AUTHORIZATION #2202</p>	<p>DATE: 11/22/21</p> <p>SCALE: 1"=60'</p> <p>JOB NO: 00-0880-8</p> <p>SHEET: 1 OF 1</p>	<p>FILE REF: FIELD BK/PUD 00-0880-8</p> <p>DATE: 11/22/21</p> <p>BY: JAK</p> <p>DATE: 11/22/21</p>									

PUD CONCEPTUAL PLAN

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This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.

- As per Comprehensive Plan Policy 1.1.4.10 ROI (Residential, Office, and Institutional) allows a maximum density of 11 dwelling units per acre. The density for PUD Phase 4 is 11.3 dwelling units per acre.
- The rezoning to PUD is also consistent with Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts. Residential PUD (between 5-11 units per acre) is a compatible zoning district with the ROI (Residential, Office, and Institutional) future land use designation.



The Site Plan Review Committee recommended approval of this rezoning and PUD amendment on March 24, 2021.

The Planning and Zoning Board recommended approval of the item on June 1, 2021.

RECOMMENDATION

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