

Torino Lakes – Third Replat

PRELIMINARY AND FINAL SUBDIVISION PLAT
WITH CONSTRUCTION PLANS APPLICATION

(P21-174)

Stephen Mayer, Planner III



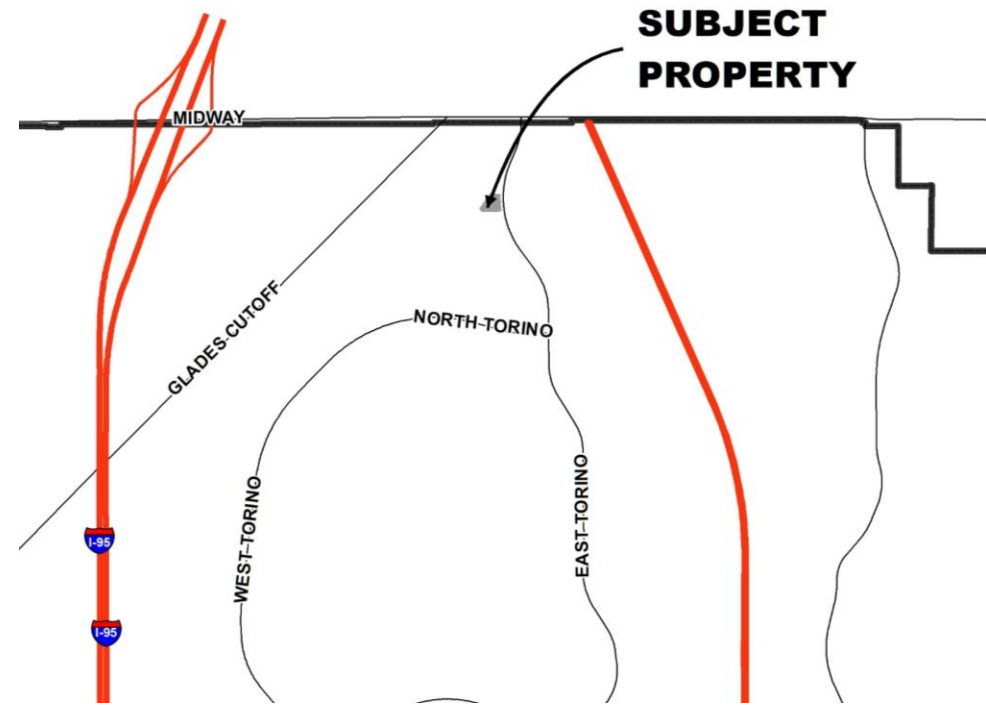
Requested Application:

Applicant: Rich Torino II LLC

Agent: Richard Laventure, Laventure & Associates, Inc.

Request: Replat 3 acres of property for development consistent with an approved Planned Unit Development (PUD) amendment and rezoning. This preliminary and final subdivision plan with construction plans will provide for the creation of 34 townhome units, private right of way, recreational area tracts, landscaping, water management, and other associated infrastructure tracts and easements.

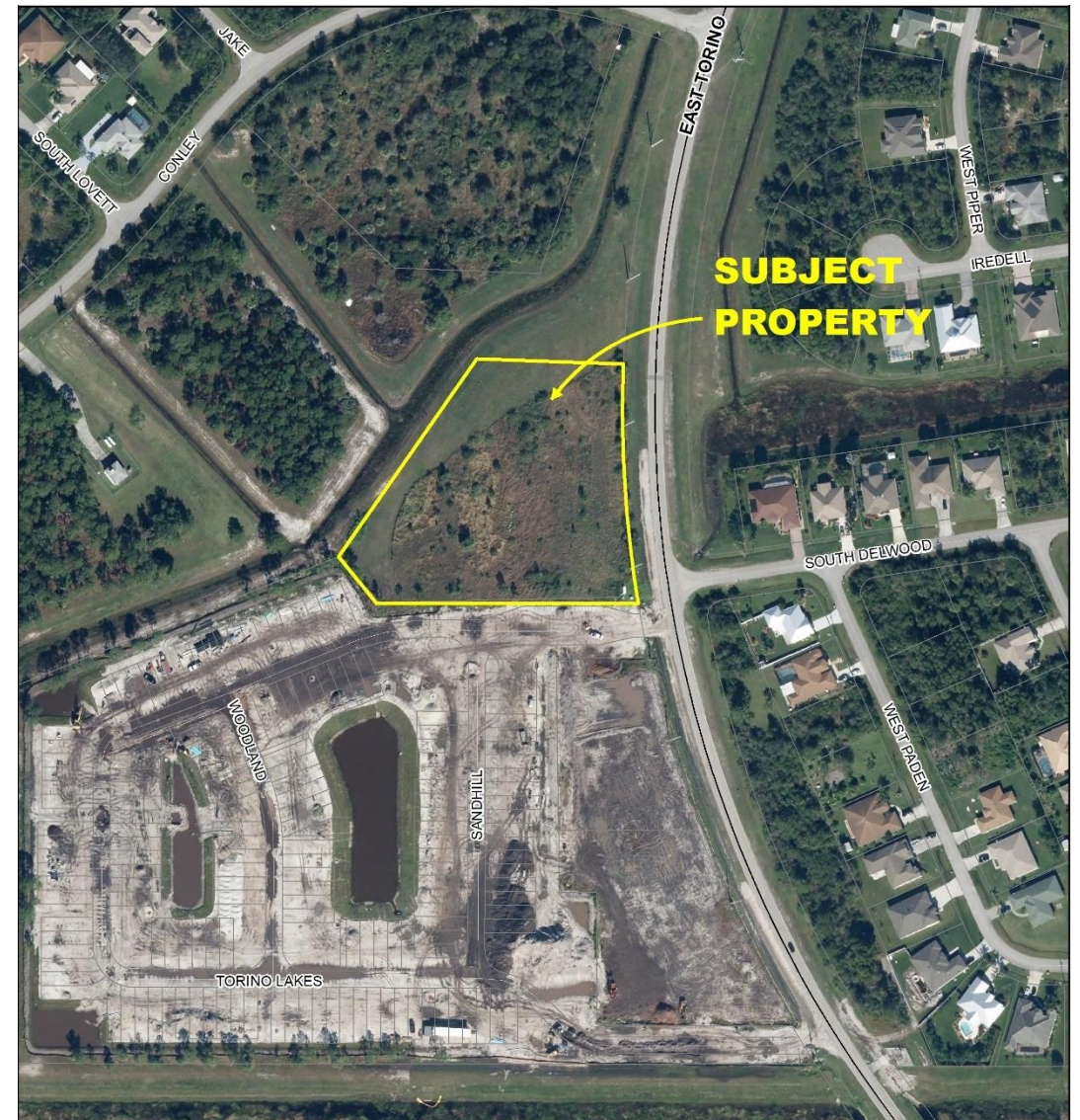
Location



Direction	Future Land Use	Zoning	Existing Use
North	OSC	RS-2	Vacant land
South	RM/ROI/CG	PUD	Platted residential lots, Vacant land
East	RL	RS-2	Single family homes
West	OSC	RS-2	Vacant land

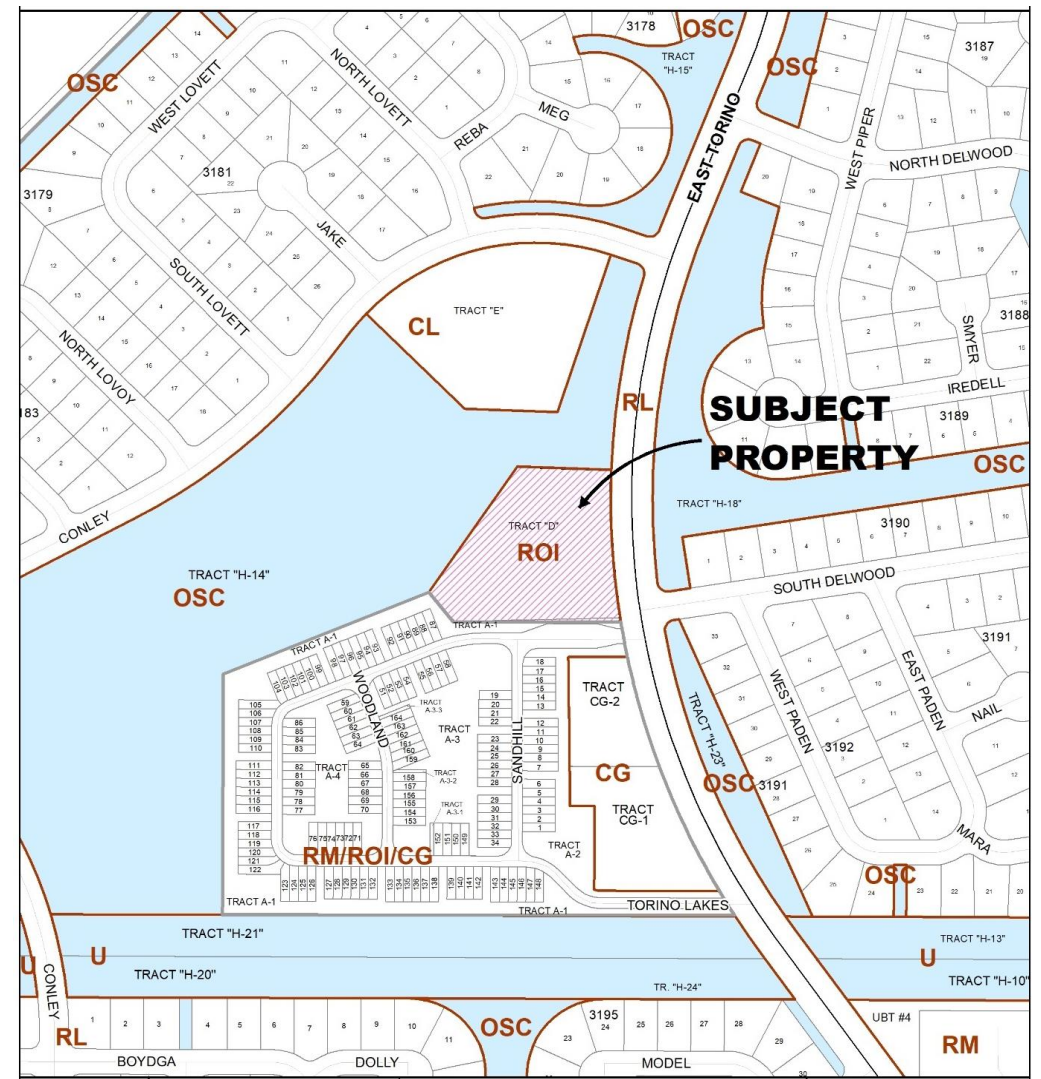
Aerial

Direction	Future Land Use	Zoning	Existing Use
North	OSC	RS-2	Vacant land
South	RM/ROI/CG	PUD	Platted residential lots, Vacant land
East	RL	RS-2	Single family homes
West	OSC	RS-2	Vacant land



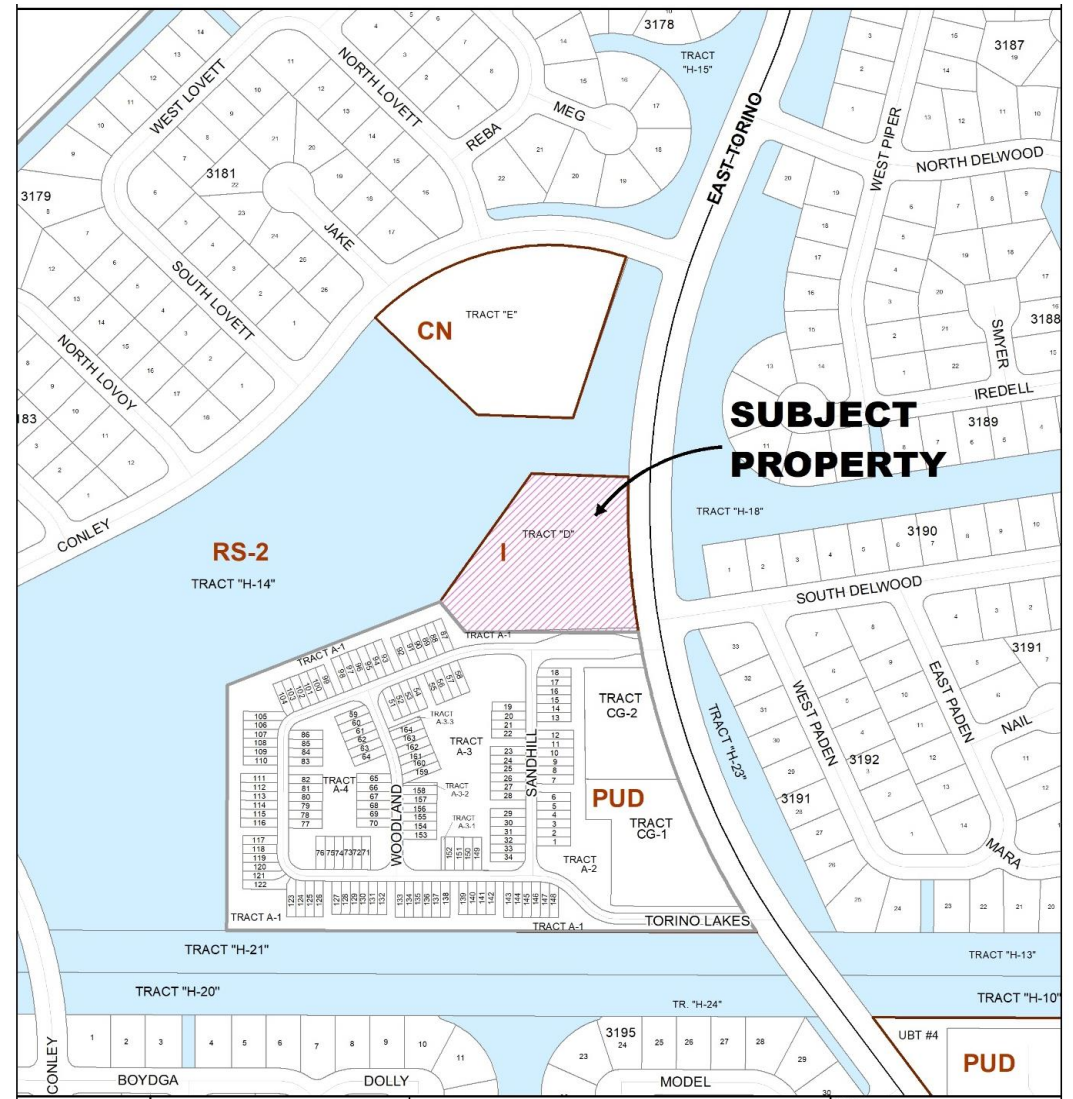
Land Use

Direction	Future Land Use	Zoning	Existing Use
North	OSC	RS-2	Vacant land
South	RM/ROI/CG	PUD	Platted residential lots, Vacant land
East	RL	RS-2	Single family homes
West	OSC	RS-2	Vacant land



Zoning

Direction	Future Land Use	Zoning	Existing Use
North	OSC	RS-2	Vacant land
South	RM/ROI/CG	PUD	Platted residential lots, Vacant land
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Concurrency Review

Sanitary Sewer and Potable Water Facilities	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
Traffic Circulation	<p>Public Works staff has reviewed and recommended approval of the project internal and external conditions for transportation concurrency and level of service.</p> <p>The proposed townhome development shall generate 218 daily, and 15 PM peak hour trips. Based on the traffic impact analysis prepared by MacKenzie Engineering and Planning, Inc. and reviewed by staff, the project does not have significant impact on any road segment.</p>
Parks and Recreation Facilities	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At the time the PUD was originally approved, and amended, there was adequate parklands available to meet this required level of service. The obligation to provide for park space is the responsibility of the Torino Lakes PUD, which shall provide 7.45 acres of total open area to satisfy this provision.
Stormwater Management Facilities	The project includes paving and drainage plans which meet the required level of service.
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 Analysis	Per Policy PSFE 2.4.1 of the City's Comprehensive Plan, Public School Facilities Element, approval of the final plat is subject to the availability of adequate school capacity based on the adopted level of service standards. The School Board has reviewed the application and recommended approval and concurred adequate capacity is available.



Traffic Impact Analysis

- Previously approved/Existing trips for development is 97 PM Peak hour trips. Proposed replat will add 14 PM Peak hour trips.
- Traffic Impact of replat was reviewed by staff and found to have very little impact on the existing traffic surrounding the property.
- Staff found the project to be in compliance with Public Works Policy #19-01



Recommendation

Site Plan Review Committee recommended approval at their meeting of August 25, 2021.

