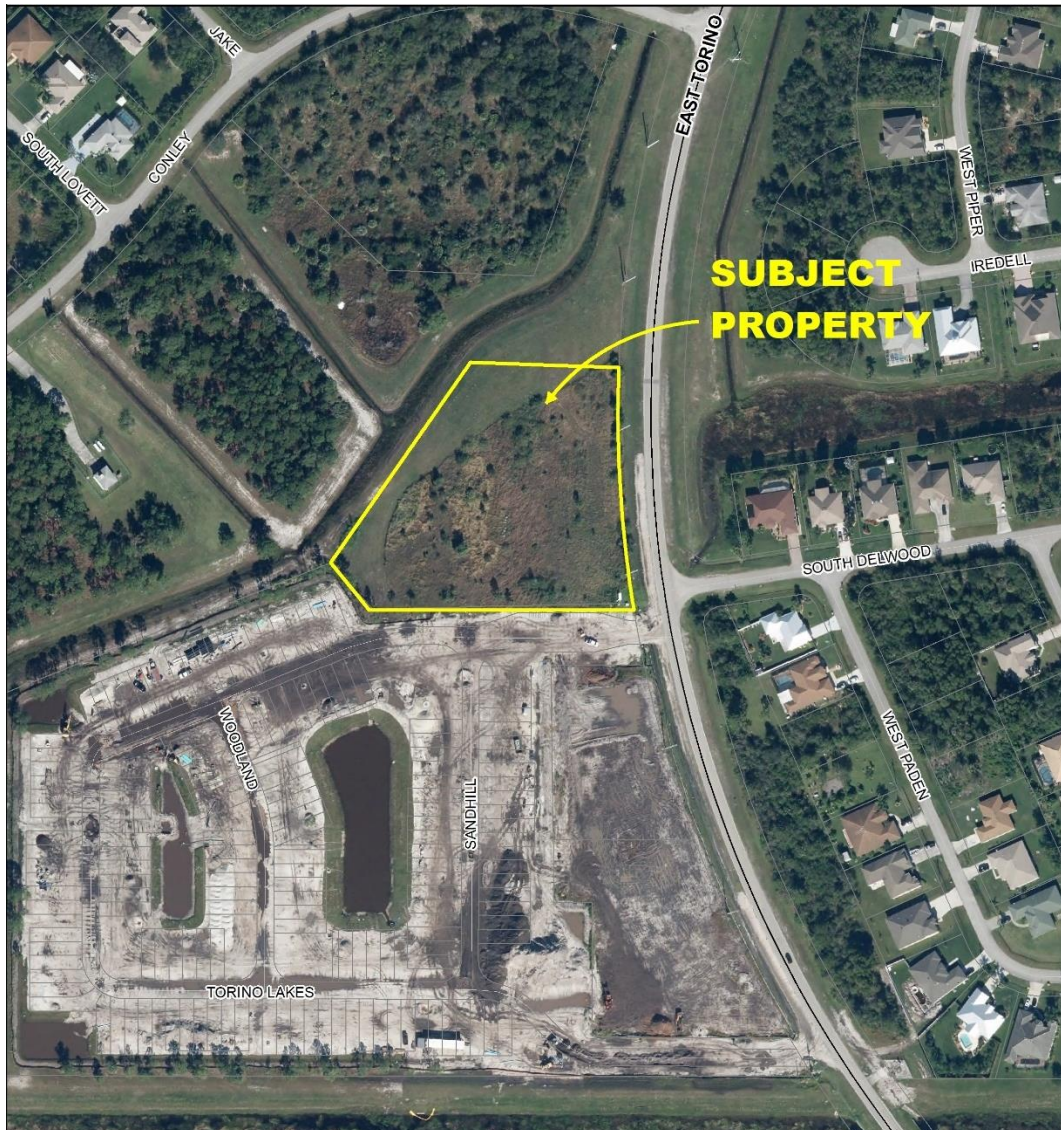




PLANNING & ZONING DEPARTMENT STAFF REPORT
MAY 3, 2022 PLANNING AND ZONING BOARD MEETING

Torino Lakes – Third Replat
Preliminary and Final Subdivision Plat with Construction Plans
P21-174



Aerial Map

SUMMARY

Applicant's Request:	Replat 3 acres of property for development consistent with an approved Planned Unit Development (PUD) amendment and rezoning. This preliminary and final subdivision plat with construction plans will provide for the creation of 34 townhome lots, private road right-of-way, recreational area tracts, landscaping, water management, and other associated infrastructure tracts and easements.
Applicant:	Richard Laventure, Laventure & Associates, Inc.
Property Owner:	Rich Torino II LLC
Location:	This property is located west of NW East Torino Parkway and south of NW Conley Drive.
Project Planner:	Stephen Mayer, Planner III

Project Description

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.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this preliminary and final subdivision plat with construction plans on August 25, 2021.

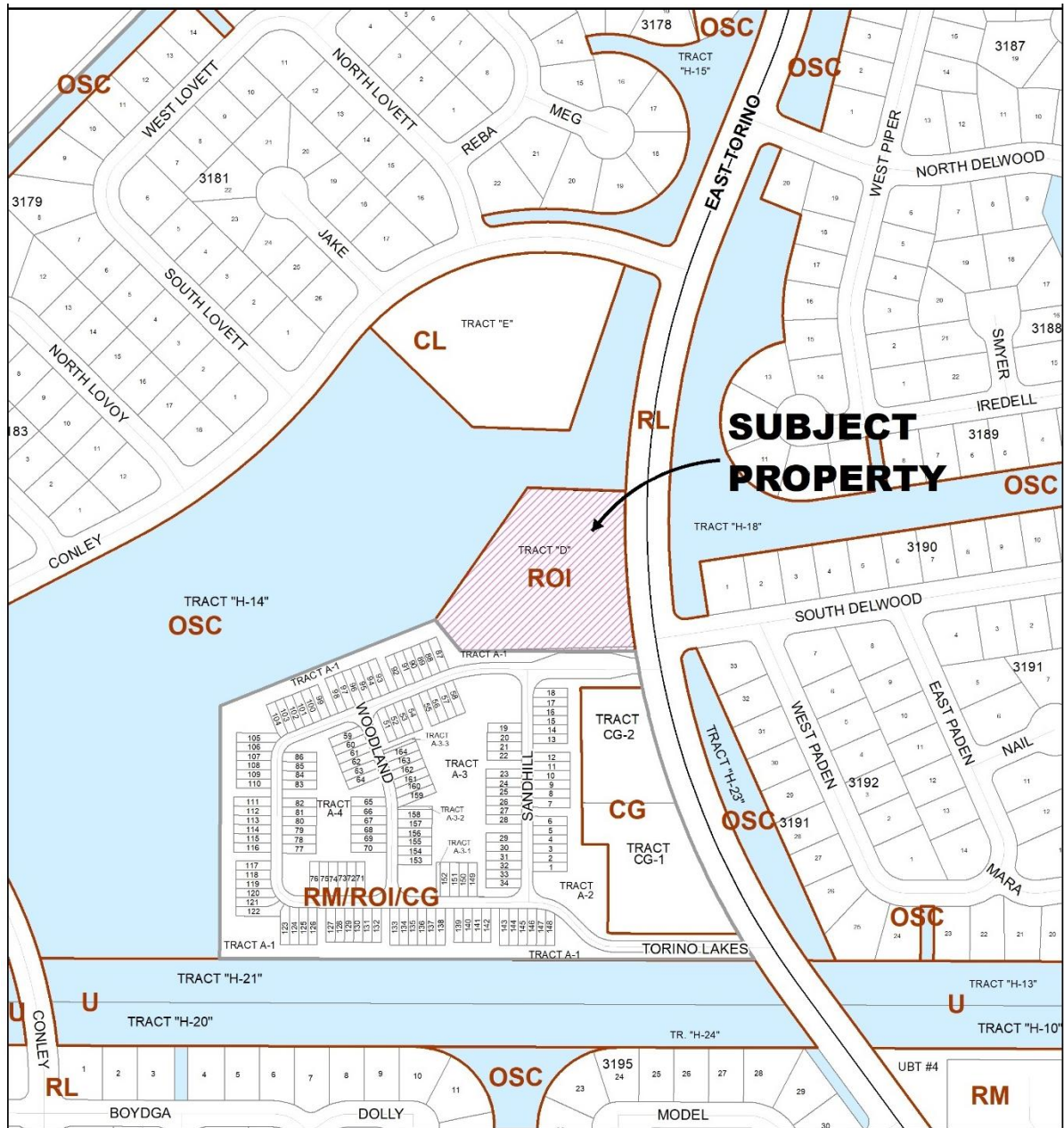
Location and Site Information

Parcel Number:	3420-735-0004-010-7
Property Size:	3 acres
Legal Description:	Tract D, Port St. Lucie Section 47.
Future Land Use:	ROI (Residential, Office, and Institutional)
Existing Zoning:	PUD (Torino Lakes Planned Unit Development)
Existing Use:	Vacant land
Proposed Use:	34 townhouse units

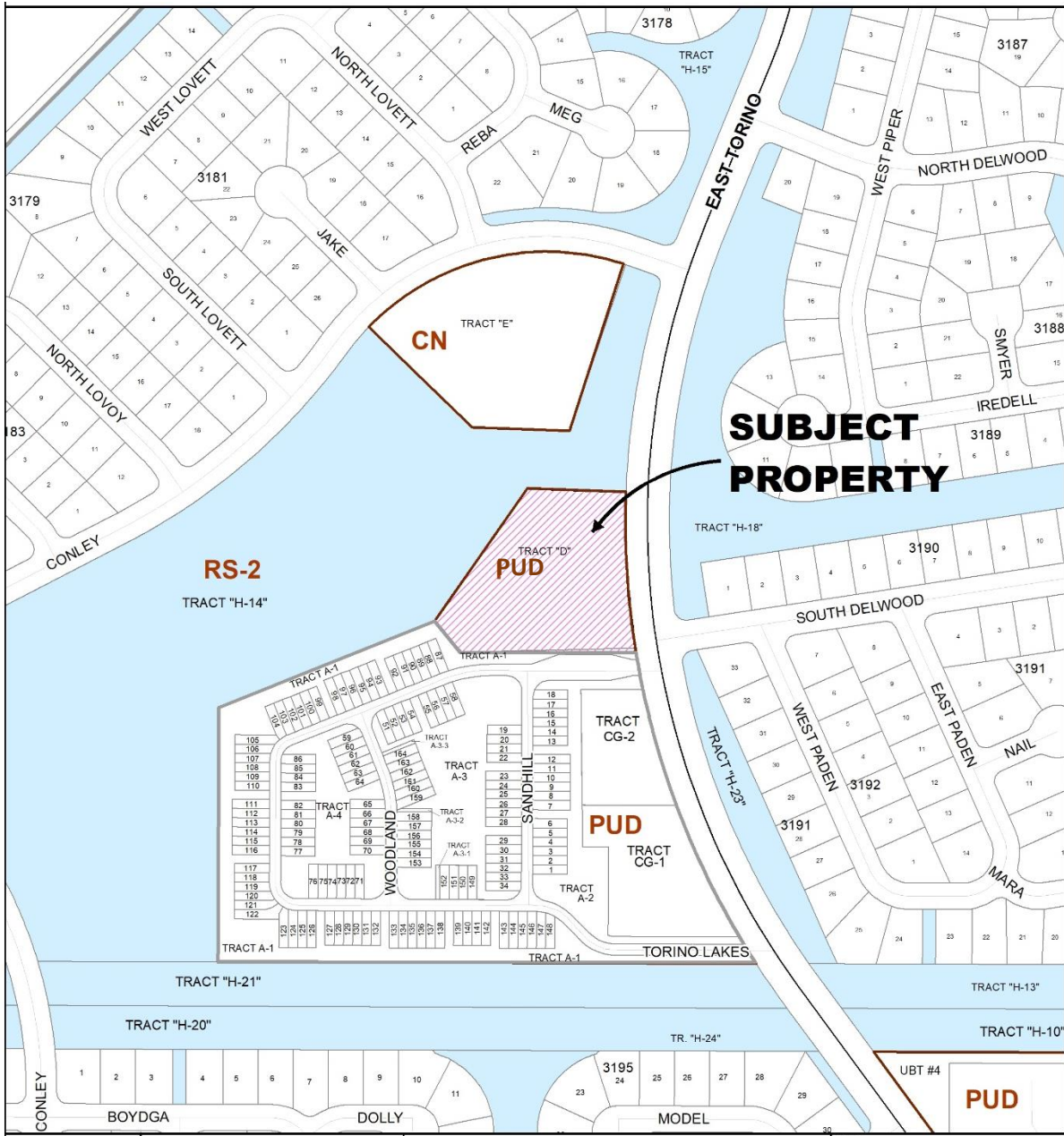
Surrounding Uses

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

OSC – Open Space Conservation; RM/ROI/CG – Medium Density Residential/Medium Density Residential Office Institutional/Commercial General; RL – Low Density Residential; RS-2 – Single Family Residential; PUD – Planned Unit Development



Future Land Use



Zoning

IMPACTS AND FINDINGS

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>Sanitary Sewer and Potable Water Facilities</i>	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.
<i>Traffic Circulation</i>	Public Works staff has reviewed and recommended approval of the project internal and external conditions for transportation concurrency and level of service. The proposed townhome development shall generate 218 daily, and 14 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.
<i>Parks and Recreation Facilities</i>	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At this time there was adequate parklands available to meet this required level of service.
<i>Stormwater Management Facilities</i>	The project includes paving and drainage plans which meet the required level of service.
<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>	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.

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: Based on the environmental report prepared by Hobe Sound Environmental Consultants, Inc, the 3-acre site is largely disturbed land, and contains no native upland habitat or jurisdictional wetlands. A tree survey is required prior to clearing of the property.

Wildlife Protection: Based on the wildlife assessment prepared by Hobe Sound Environmental Consultants, Inc., the 3-acre site is largely disturbed land, with no significant vegetation or wildlife observed on the site. No endangered species were observed.

OTHER

Fire District: The proposed road construction plans have been reviewed by the Fire District for safety purposes.

Art in Public Places: The Applicant has elected to contribute to the fund. Whereas, they shall contribute an amount equal to eighty percent (80%) of one percent (1%) of the total construction costs for deposit to the art in public places funds. The public art assessment must be paid in full prior to the issuance of a certificate of occupancy except for subdivision plats which are required to submit the public art assessment in full at the time of recording of the final plat.

RELATED PROJECTS:

P21-021 Torino Lakes II Rezoning to PUD

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, and City Subdivision Code. The Site Plan Review Committee recommended approval of this preliminary and final subdivision plat with construction plans on August 25, 2021.

