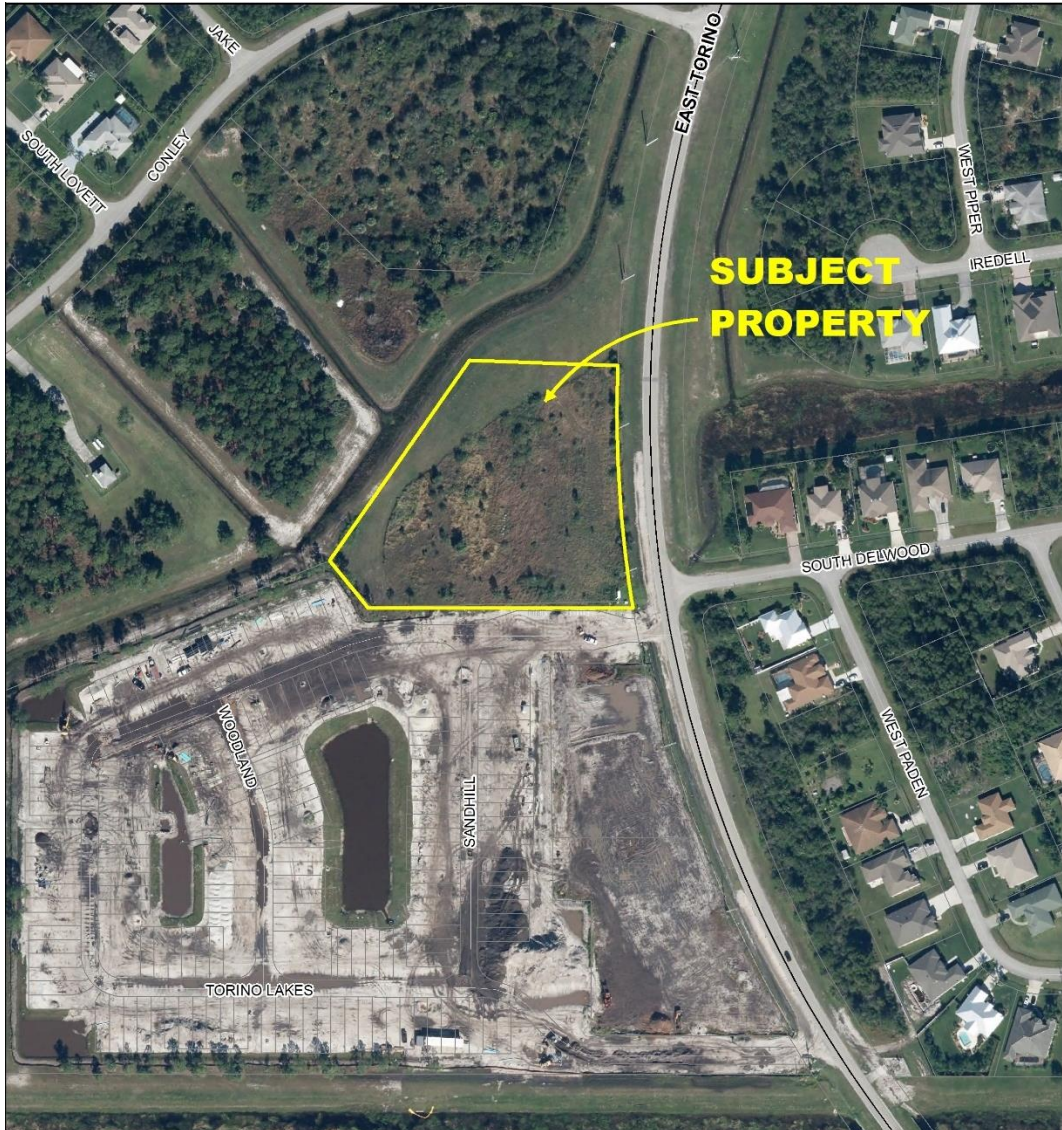




**Torino Lakes II – Rich Torino LLC
PUD Rezoning and Amendment
P21-021**



Aerial

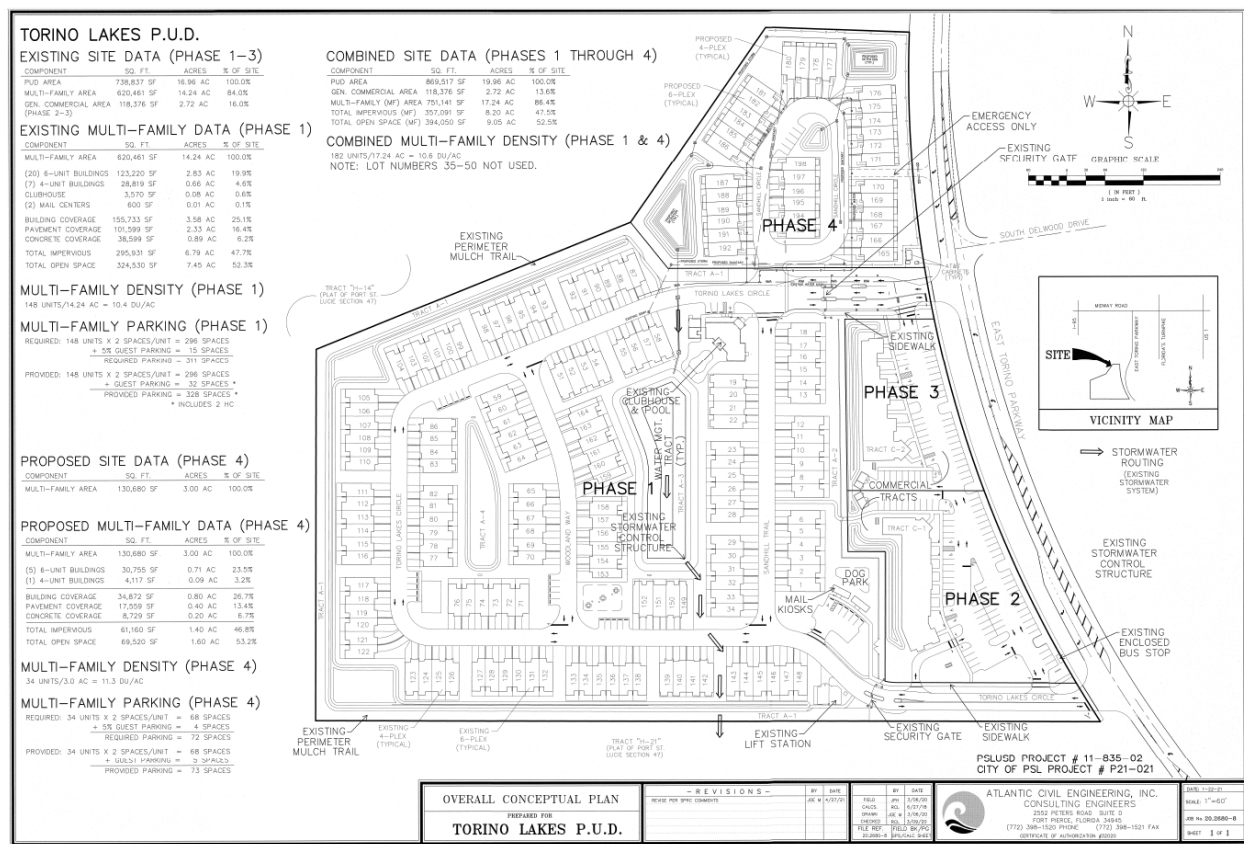
SUMMARY

Applicant's Request:	Rezone 3 acres from Institutional (I) to Planned Unit Development (PUD). This acreage will be incorporated into the Torino Lakes PUD through a PUD amendment. The combined area for the PUD amendment and rezoning is 17.24 acres. The proposed amendment also includes the addition of 34 townhouse units with pertinent infrastructure (PUD Phase 4), updating PUD
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	Conceptual Plan, updating typical lot plan for 6-unit building(s), and making editing changes.
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:	Bolivar Gomez, Planner II

Project Description

Rezone 3 acres from Institutional (I) to Planned Unit Development (PUD). This acreage will be incorporated into the Torino Lakes PUD through a PUD amendment. The combined area for the PUD amendment and rezoning is 17.24 acres. The proposed 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. Below is the PUD Conceptual Plan with the additional 3 acres identified as Phase 4:



PUD Conceptual Plan

Previous Actions and Prior Reviews

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

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board’s agenda.

Location and Site Information

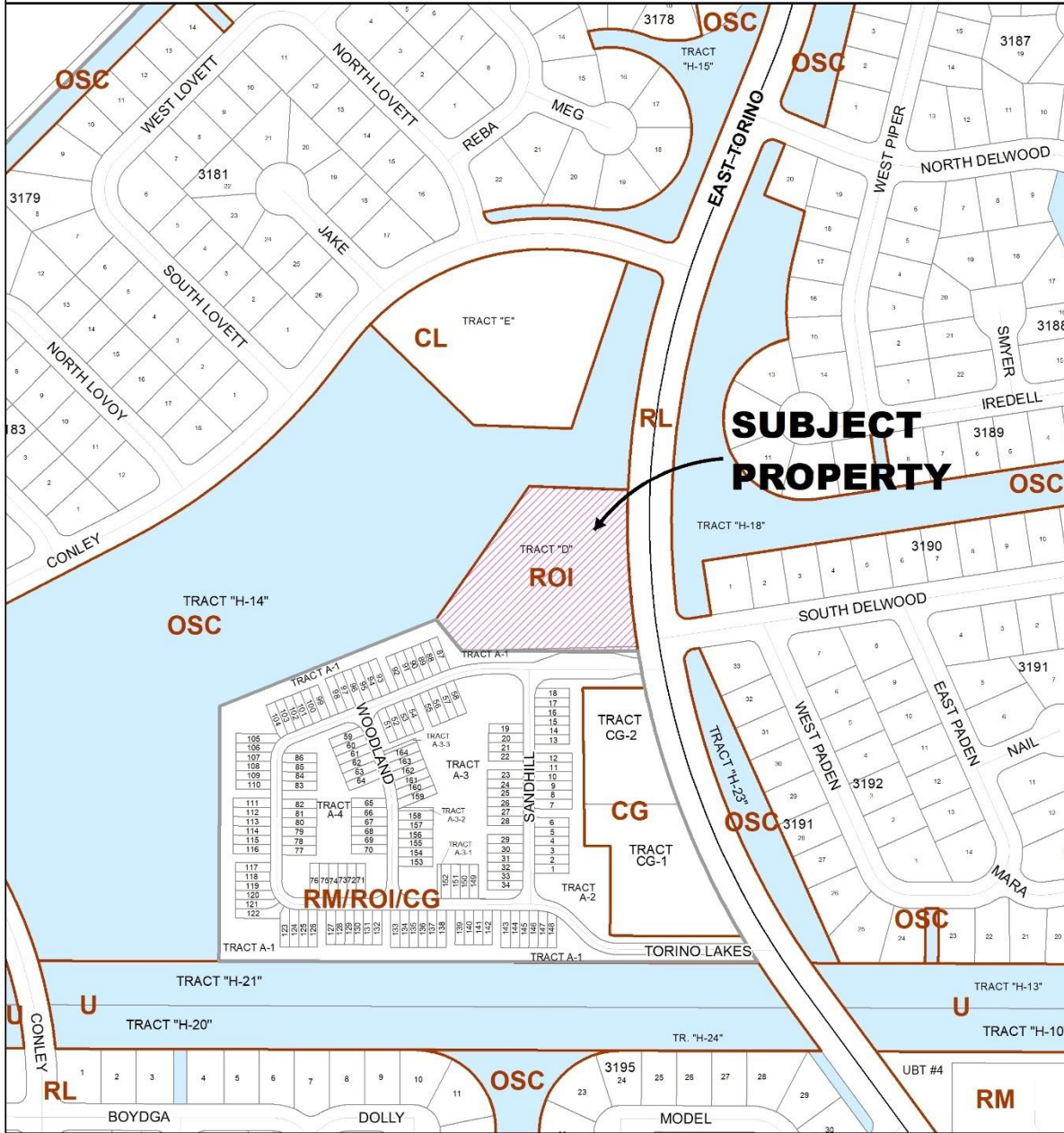
Parcel Number:	3420-735-0004-010-7
Property Size:	3 acres
Legal Description:	Tract D, Port St. Lucie Section 47.
Future Land Use:	ROI (Residential, Office, and Institutional)
Existing Zoning:	I (Institutional)
Existing Use:	Vacant land
Proposed Use:	34 townhouse units

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

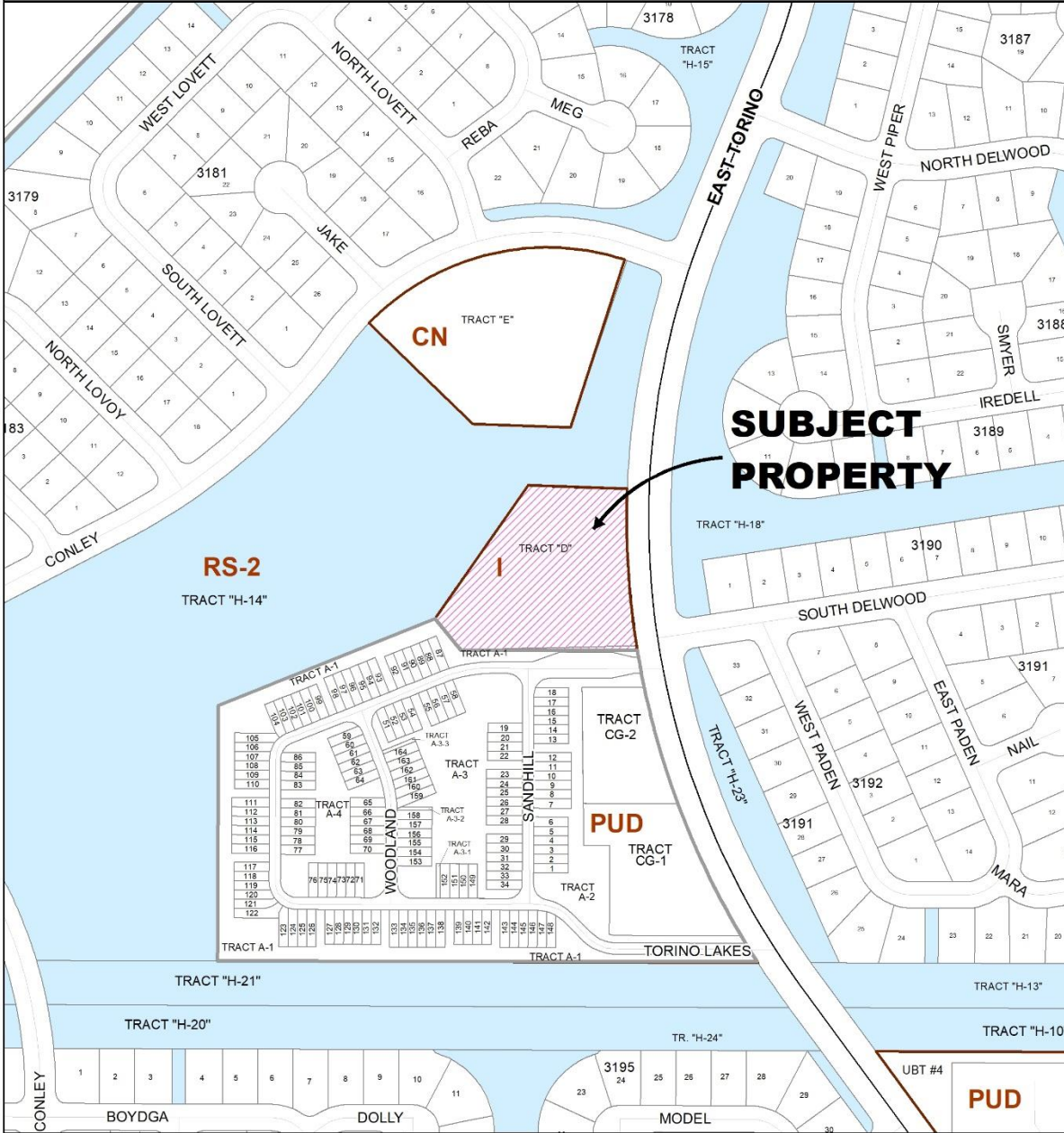


**SUBJECT
PROPERTY**

	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	PUD REZONING RICH TORINO II, LLC SECTION 47, P/O TRACT 'D'	DATE: 2/2/2021
			APPLICATION NUMBER: P21-021
			USER: patricias
			SCALE: 1 in = 300 ft

Future Land Use Map

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	PUD REZONING RICH TORINO II, LLC SECTION 47, P/O TRACT 'D'	DATE: 2/2/2021
			APPLICATION NUMBER: P21-021
			USER: patricias
			SCALE: 1 in = 300 ft

Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (and Policy 1.1.4.10)

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

STAFF RECOMMENDATION

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

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.