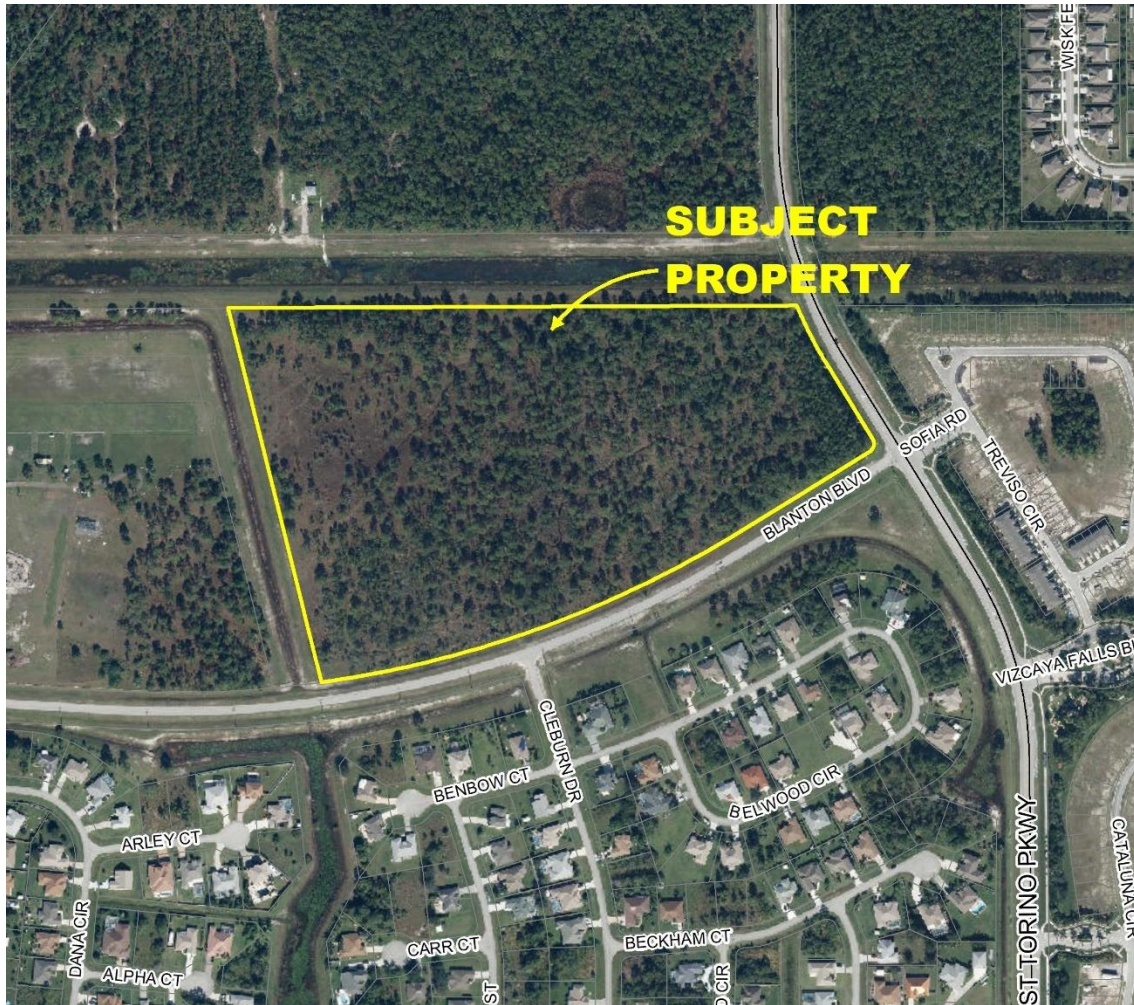




**Torino Parc Planned Unit Development (PUD)  
 PUD Rezoning  
 P20-177**



**Project Location Map**

**SUMMARY**

Applicant's Request:	PUD (Planned Unit Development) Rezoning for Torino Parc PUD to build 263 two-story townhouse units.
Applicant:	Engineering Design and Construction (EDC) / Bradley Currie, AICP
Property Owner:	St. Matilda, LLC
Location:	This property is located west NW East Torino Parkway, north of NW West Blanton Boulevard, and south of the C-105 canal.
Project Planner:	Holly F. Price, AICP, Senior Planner

## **Project Description**

This PUD rezoning application proposes to rezone 28.8 acres of property to allow for the development of 263, two-story, townhouse units. The total proposed density is 9.13 dwelling units per acre. This property has a future land use designation of Medium Density Residential (RM) which allows up to 11 dwelling units per acre. This proposed density for this PUD is less than the previously approved 2006 PUD. All units are no more than two-floors in height.

**2006 Approved PUD:** The PUD that was approved in 2006 allowed for 316 multifamily units: 172, two-story, townhomes and 144 apartment or condominium units in a four-story building (P05-063). The overall density was 10.97 dwelling units per acre, the maximum allowed. In this proposed PUD, the number of units has been reduced by 53.

**Neighborhood Meetings:** The applicant held three neighborhood meetings over the past two years. The main issue of concern was the traffic generated by the proposed development. Staff has received phone calls and emails from neighbors indicating opposition to the increased traffic that will be generated. See attached e-mails. Traffic mitigation features includes the following: The applicant is proposing to add right-turn lane to corner of East Torino Parkway and Blanton Boulevard and a right and left turn lane to the project entrance on Blanton Boulevard. The City plans to build a roundabout at the intersection of Turtle Dove Lane and East Torino Parkway in 2023.

**Townhouses:** The two-story townhouses all have 4 bedrooms, a one-car garage, 2 exterior parking spaces, and a 13.5' deep rear yard area. The townhouses will be located on individual platted lots that may be owner-occupied or rentals.

**Recreation Area:** A total of .76 acres is proposed for recreation use that includes a 3,500 sq. ft. clubhouse, community swimming pool, dog park, and a playground.

**Conceptual Master Plan:** The Conceptual Master Plan is included in the PUD document (and below).



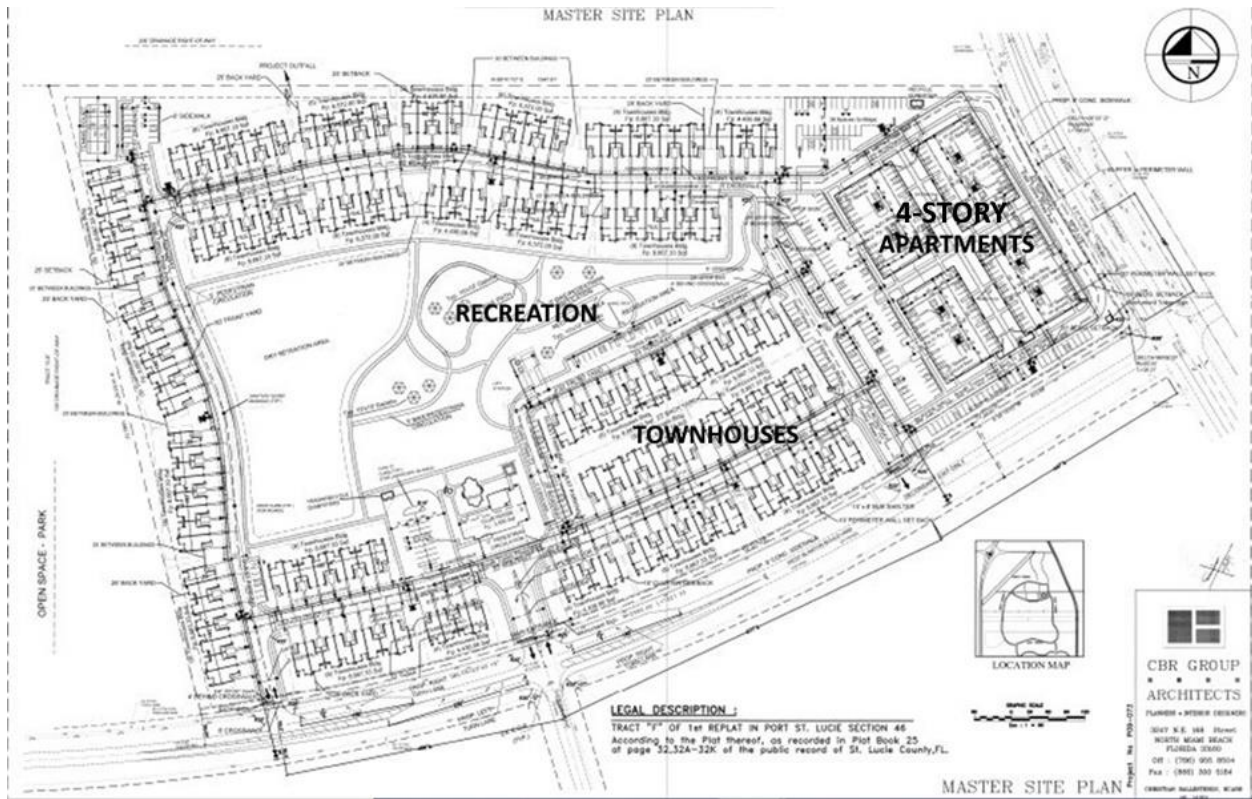
**Proposed Master Conceptual Plan**

**Previous Actions and Reviews**

**P20-177 Torino Parc PUD** - The Site Plan Review Committee recommended approval on October 14, 2020.

**P05-063 Torino Pines PUD** - This zoning application was approved by City Council on September 11, 2006 for 316 multifamily units: 172 townhouse units and 144 apartment units with a density of 10.9 dwelling units per acre.

**P09-073 Torino Pines Site Plan** – This site plan application was approved by City Council on October 26, 2009 for 316 multifamily units: 172 townhouse units and 144 apartment units with a density of 10.97 dwelling units per acre. In the illustration of the Site Plan below, the townhouses are to the left and the apartments are to the right. The apartments are 4-stories and 49.5 feet in height to top of roof. This site plan was granted an extension to 2014. The site plan has expired and is no longer valid.



**2009 Approved Site Plan**

**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. See attached comments from neighbors.

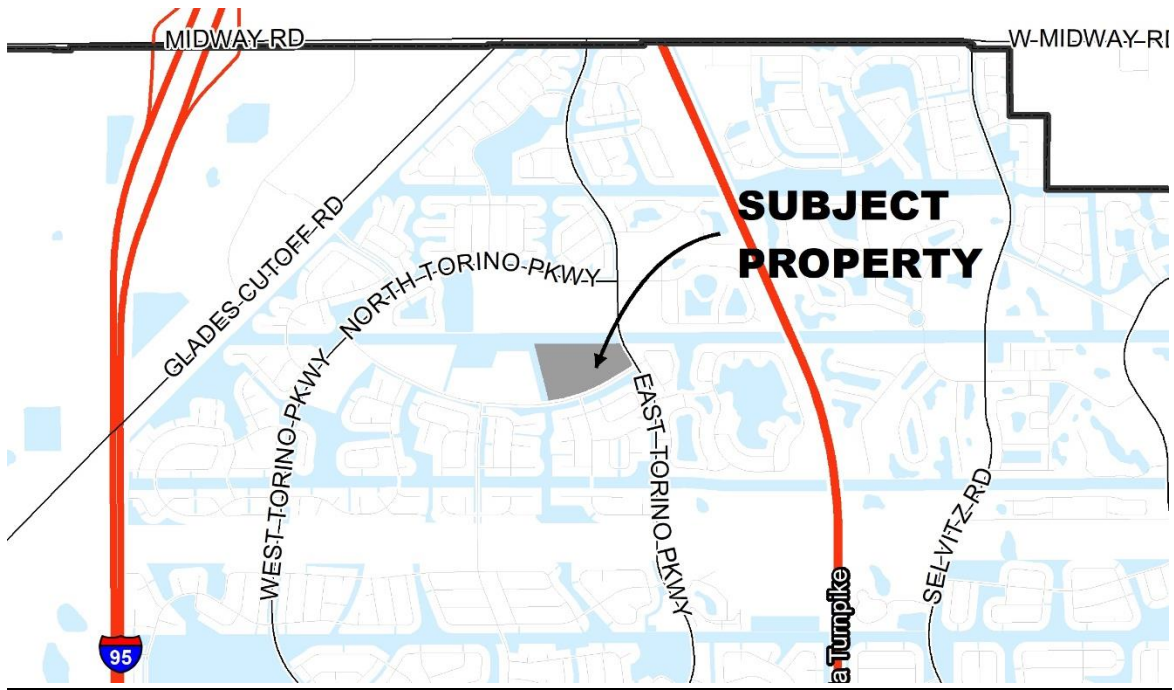
**Location and Site Information**

Parcel Number:	3420-731-0006-000-6
Property Size:	28.8 acres
Legal Description:	Tract "F" of the 1st Replat In Port St Lucie Section 46 According to the Plat Thereof, As Recorded In Plat Book 25 On Pages 32, 32a - 32k Of The Public Record Of St Lucie County, Florida.
Future Land Use:	RM (Medium Density Residential)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land
Proposed Use:	Multifamily Residential development

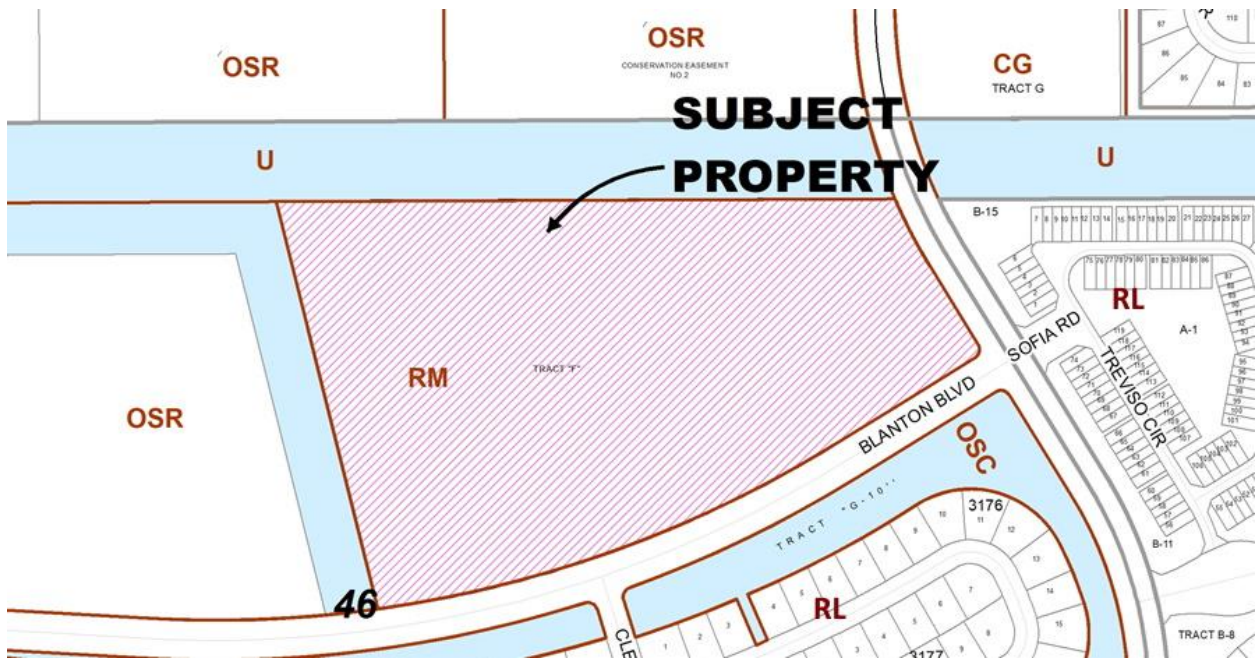
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	OSR	OSR	Vacant
South	RL	RS-2	Single-family residential
East	RL	PUD	Multifamily residential
West	OSR	OSR	Vacant land

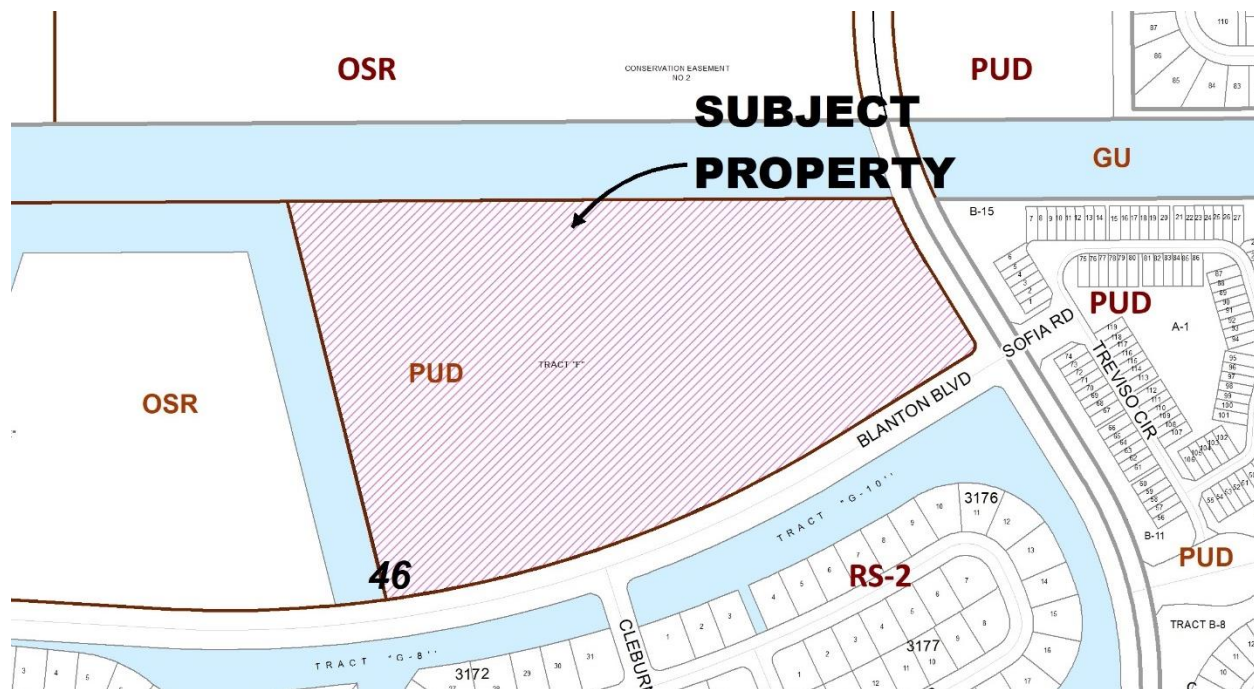
RL, Low Density Residential – OSR, Open Space Recreational - PUD, Planned Unit Development – RS-2, Single-Family Residential



Location Map



Future Land Use Map



Zoning Map

## IMPACTS AND FINDINGS

### **NATURAL RESOURCE PROTECTION (Chapter 157)**

Upland preservation/mitigation requirements. The applicant will be required to mitigate for upland preserve vegetation identified on the site. The Environmental Report indicated that approximately  $\frac{3}{4}$  of the site consists of pine flatwoods. No wetlands were identified on the site. No sign of gopher tortoises was observed on site during the initial site survey.

**Native Habitat/Tree Protection:** At least 25% of the upland habitat is required to be preserved or mitigated through payment of a fee or offsite mitigation. The applicant is required to obtain a Clearing Permit prior to construction of the building.

**Wildlife Protection:** A site survey for gopher tortoises shall be conducted on all upland properties. If gopher tortoises are identified on the property, then the property must be surveyed for listed species associated with gopher tortoise burrows prior to obtaining a Clearing Permit.

### **PUBLIC WORKS TRAFFIC ANALYSIS REVIEW**

This application and Traffic Report prepared by Susan O'Rourke Engineering & Planning dated June 20, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed PUD includes a 263 Townhome unit development. Per ITE Trip General Manual, this would generate a total of 134 PM Peak trips. The submitted traffic report indicates that the intersections of both North Torino Parkway and Blanton Blvd. with East Torino Parkway still only operate at a Level of Service D with the addition of this project trips counts. The Level of Service requirement for improvement within the city is a Level of Service E so this project is not triggering these type improvements.

However, the City has requested some mitigation improvements. The Conceptual Plan is showing the intention of constructing a left turn and right turn lane at the only entrance to the development on Blanton Blvd. and they are also proposing a right turn lane off East Torino Parkway to Blanton Blvd. In addition, the City plans to build a roundabout at the intersection of Turtle Dove Lane and East Torino Parkway in 2023.

## **COMPREHENSIVE PLAN REVIEW**

### **Land Use Consistency (and Policy 1.1.4.10)**

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RM (Medium Density Residential) allows a maximum density of 11 dwelling units per acre or 316 units. The application proposes a maximum of 263 units which is a density of 9.13 dwelling units per acre.

## **STAFF RECOMMENDATION**

The Site Plan Review Committee unanimously recommended approval of this PUD rezoning on October 14, 2020.

### **Planning and Zoning Board Action Options:**

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- 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.