

From: [Jeffrey Young](#)
To: [Holly Price](#)
Subject: project # P20-177
Date: Thursday, March 31, 2022 10:54:22 AM

Dear Holly Price,

I'm writing this in case i can't make it on April 5 to express my my frustration when I heard about this project taking place right behind my house. This project is going to far and this city needs to start caring about its residents. 263 units on the same size plot of land that my neighborhood sits on around 150 single family homes. That's 300 cars on avg is two people live in a house. 265 units would ad roughly 525 more cars on these roads not counting if people have children or another resident that drives. It already takes me 5 times longer to get out of Blanton onto Toronto now in the morning, not counting the back up at the light on Torino and Midway. I bought this home in Torino to get away from all the over development in West Palm Beach and now the City is thinking about putting a 263 unit town house community right behind my house a single family neighborhood. I STRONGLY URGE YOU NOT TO ALLOW A COMPANY TO COME IN AND OVER DEVELOP OUR SINGLE FAMILY NEIGHBORHOOD!!! I didn't spend \$500 dollars to look out my kitchen window and see a 263 unit complex and hearing 500+ cars going in and out up and down the street, its bad enough Blanton is a race track now.

Jeffrey Young
5742 NW Belwood Cirlee

From: [Diane Goldberg](#)
To: [Holly Price](#); [Shannon Martin](#); [David Pickett](#); [Jolien Caraballo](#); [Stephanie Morgan](#); [Anthony Bonna](#)
Subject: RE: Torino Park Traffic Report
Date: Monday, April 4, 2022 12:30:11 PM
Attachments: [image001.png](#)

The website below provides information on the traffic report for Torino Parc PUD P20-177 – townhomes. I attended the company's meeting where they said the 263 townhomes would have 4 bedrooms and be 1500 square feet. They said, though they plan to be for sale, they could be purchased to be rented out.

The traffic study says the project would only have a 3% impact on the roadways, including a 1% impact on the adjacent street. Perhaps this is possible if it include 24 hours, but at rush hours and through the day, this project will have a greater effect than this report claims. The report is probably basing its information on the entire community, which does not all use the area around Blanton & East Torino to drive during rush hours and busing schedules; both mornings and evenings. It also assumes the townhomes will be used by the same people who have single family homes in the community now, which it won't.

With 4 bedrooms and 1500 feet on two floors, the townhomes won't be used by retirees. These are starter homes for young families and rentals for as many as 4 students per unit. That means a minimum of 263 people will be using the road during rush hour if only one person works, but it is normal these days for both partners to work. With most families having two cars that means possibly and as many as 526 autos. If many of the townhomes are used by four students each who will have part-time jobs or classes to get to during peak hours, that means as many as 1000 autos. I think my estimates of between 263 to 1000 peak hour travelers are more likely than the traffic study.

Their study claims only 79 trips exiting and 25 trips entering the project during AM peak hours and 84 entering and 50 exiting during PM peak hours. Are all the rest of these residents working from home? Not likely. Do most of these people work or go to classes at odd hours? Not likely. Are they being paid to say what their employer's want them to? Definitely.

It is not only in emergencies that this development needs two exits/entrances with turn lanes one on both Blanton and E. Torino, so all the traffic leaving/entering won't all be on Blanton. The corner of Blanton & E. Torino can't handle all the traffic even if they have two exits on Blanton. They at least need an emergency exit with turn lanes on Torino too. You also need to have speed shelves/bumps (at least one on the north end) on Volucia Drive to discourage people using it as a through street to avoid traveling on E. Torino to go south and then again to come home. Without the speed deterrents the project would only devalue homes in the area.

Not only does this development need two exit/entries, it requires the east side of E. Torino to

have four lanes to accommodate all the additional traffic. We are already seeing an overabundance of traffic even now with the additional development along E. Torino.

Thank you for your consideration.

Please let me know your opinion on this matter,

Diane Goldberg
Torino Resident
digoldberg@bellsouth.net

From: Holly Price [mailto:HPrice@cityofpsl.com]
Sent: Tuesday, March 29, 2022 9:34 AM
To: digoldberg@bellsouth.net
Subject: Torino Park Traffic Report

Hello Ms. Goldberg,

RE: Torino Park PUD P20-177 - townhomes

As requested, here is the Traffic Report for this project:
<https://www.dropbox.com/s/kps0gtpip2ss0ky/torino%20parc%20traffic%20analysis%20s%26s%203.15.2022.pdf?dl=0>

Please contact Diana Spriggs, Public Works Division Director, if you have any questions about this report: 772 871-7644.

Regards,



"A City for All Ages"

Holly Price, AICP
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From: [Stuart Taylor](#)
To: [Shannon Martin](#); [David Pickett](#); [Christina Flores](#); [Brandon Dolan](#); [Holly Price](#)
Subject: East Torino Traffic
Date: Thursday, March 31, 2022 5:58:23 PM

Good evening from East Torino. Just trying to get home coming from Midway. This is an everyday occurrence and can't wait 500 more cars to add to this traffic jam.

Please copy to all the city commissioners. Thank you.

Rosemarie Taylor



Sent from my iPhone

From: [Stuart Taylor](#)
To: [Shannon Martin](#); [David Pickett](#); [Christina Flores](#); [Brandon Dolan](#); [Holly Price](#)
Subject: Good Morning Traffic on Torino
Date: Tuesday, March 29, 2022 7:41:06 AM

This is an everyday occurrence just to get to school and work. How about an emergency! Hope there's a common sense traffic plan before the additional 600+ plus cars from Torino Parc hit our roads. Please forward to all City Commissioners.



Sent from my iPhone

From: [Stuart Taylor](#)
To: [David Pickett](#); [Shannon Martin](#)
Cc: [Brandon Dolan](#); [Christina Flores](#); [Holly Price](#)
Subject: Torino Parc Meeting 3/25/22
Date: Friday, March 25, 2022 1:34:03 PM

Good morning,

We attended the informational meeting yesterday put on by EDC, Engineer Company.

While his presentation was informational the only change from the previous site plan was a reduction of units, 316 to 263. Big deal, still over 500 potential cars on our over burden roads in Torino. Mr. Curry's only traffic mitigation was turning lanes on the corner of Blanton and East Torino. He spoke of a traffic study done by people he hired. Really? Not acceptable. As many of us in the past and now have stated traffic is horrible here.... East Torino is like a highway and the planned round-about will not help one iota if this development is built.

We , as many others feel that the city leaders need step up and put the residents living here now, first. Accidents and racing is the norm along East Torino. Buses and bus stops are all along this road, as well as bikers and walkers. Does their safety mean anything to city leaders? Port St Lucie leaders love touting what a great place it is to live. Well not anymore when the tax dollars outweigh residents safety. The development does not need to be built at all. This development should be scrutinized by all residents in Torino not just the closest ones. It affects all of us.

With three townhouse developments and 2 large apartments already in the Torino area, we do not need another one. Seems like the Torino area is now a dumping ground for developers!

Stuart and Rosemarie Taylor
5762 NW Belwood Circle
772-340-4464

Sent from my iPhone