



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Subdivision Review – Preliminary Plat
 Portofino Landings – 4712 Okeechobee Road
 McNeil Road Extension, North of Okeechobee Road**

DATE: March 8, 2017

STAFF REPORT

Owner/Applicant: Landings Ft. Pierce, LLC
 4651 Sheridan Street Ste. 480
 Hollywood, Florida 33021

Representative: Jorge Cepero, Dir. of Entitlement
 Prime Group
 4651 Sheridan Street Ste. 480
 Hollywood, Florida 33021

Requested Action: Approval of a Preliminary Plat

Location: Located on McNeil Road Extension, north of Okeechobee Road
 - 4712 Okeechobee Road

Current Zoning: C-3, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3, R-4

Future Land Use: GC, General Commercial

Parcel Size: 18.85 acres

Current Parcel ID(s): 2419-122-0001-000-4, 2419-122-0002-000-1, 2419-123-0003-000-1

Request:

The applicant is requesting the review and approval of a Preliminary Plat to subdivide Portofino Landings into four parcels, located at 4712 Okeechobee Road. The site is presently utilized by Portofino Landings Apartments. The plat will consist of tracts A, B, C, & D. Tract C is created to provide a common area for its existing use as a multifamily development.

The subject properties are zoned C-3 General Commercial. The surrounding properties are zoned C-3, General Commercial, except for the parcel to the northwest which is zoned R-4, Medium Density Residential. The surrounding properties are occupied by Walmart, which is located to the southwest of the development, and the Tractor Supply Company, Pineapple Storage and Dollar General, which are located to the south of the development. Sable Chase Apartments is located to the north of the development.

The subject properties have a future land use of General Commercial, which allows for a broad variety of business activities including shopper's goods stores, convenience goods and services establishments, offices, and tourist/entertainment facilities. These activities are generally located where they can be reached from a large area along major routes. High density residential uses can sometimes be effectively accommodated in these areas. The proposed project is consistent with the Comprehensive Plan.

History:

The Site Plan and Conditional Use for Portofino Landings were approved by the City Commission on September 6, 2005. The development has been partially completed since site plan and conditional use final approval. The subject parcels were originally intended to include residential condominiums, the site plan was amended in 2008 to apartments at the time of development; based on the real estate market. The site currently consists of 132 multifamily units within Tract "A" and now the applicant plans to build the remaining proposed 104 units. The applicant is seeking to complete build-out at 236 multifamily units.

Tract "A" will consist of 236 multifamily units after completion of the final phase of development. In addition, the plat specifies Tract "B" as a common area for the subdivision; which currently includes a clubhouse with accompanying amenities including a swimming pool for residents within the development. Tract "C" will provide access to the development from both Okeechobee Road and the McNeil Road Extension. It should also be noted, that Tract "D" to the northeast, incorporates a retention pond for drainage of the development's water runoff between Canal No. 37 and Canal No. 29.

The subdivision comprises a total of 18.85 acres and will be subdivided into a total of 4 separate tracts. Each tract will meet the minimum lot width, depth, and area requirements specified by the City Code. Staff has reviewed the application in accordance with Section 18-10(a) Preliminary Plat Specifications of the City Code.

TRC Recommendation:

All affected Departments have reviewed the proposed Preliminary Plat with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the Planning Board. The applicant

was asked for a resubmittal of recommended improvements by the City of Fort Pierce Engineering Department. Minor revisions were agreed upon by the applicant after receiving the technical review commentary. Staff acknowledges that the applicant has outstanding infrastructure improvements that must either be completed or bonded prior to Final Plat.

Planning Board Recommendation:

The Planning Board, at their February 14th, 2017 meeting, voted in favor unanimously to recommend approval of a preliminary plat with a condition that the Engineering Department's comments are satisfied prior to being scheduled for City Commission.

Staff Recommendation:

The applicant has fulfilled the requested condition prior to City Commission. As the Preliminary Plat meets the requirements of the City Code, Staff recommends the City Commission **approve** the request of a Preliminary Plat.