



**TO:** Nicholas Mimms, PE, City Manager

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Vennis Gilmore, Planning Analyst

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

**DATE:** May 3, 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 Final 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 Final 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 Chapter 18 - Subdivisions of the City Code. The applicant, Landings Ft. Pierce, LLC received Preliminary Plat approval by the City Commission on March 20, 2017.

**TRC Recommendation:**

All affected Departments have reviewed the proposed Final 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 City Commission.

**Staff Recommendation:**

The proposed subdivision is consistent with the City's Land Development Code and Comprehensive Plan therefore Staff recommends the City Commission **approve** the request of a Final Plat with the following conditions:

- 1) The Developer/Applicant is required to enter into an agreement with the City of Fort Pierce and post the appropriate bond regarding the completion of the outstanding site work.