



---

**TO:** Members of the City of Fort Pierce Planning Board

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

**FROM:** Vennis Gilmore, Planning Analyst

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

**DATE:** January 23, 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

**Current Zoning:** C-3, General Commercial

**Parcel Size:** 18.85 acres

**Comprehensive Plan:** CG: Commercial General, 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.

**Utilities:** Located within the FPUA Retail Service Area.

**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 property is zoned C-3 General Commercial with a future land use of CG, Commercial General. 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.

**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, but were converted 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 has been asked for a resubmittal of recommended improvements by the City of Fort Pierce Engineering Department. Minor revisions have been agreed upon by the applicant after receiving the technical review commentary. The applicant's responses to technical review have been received and revisions have been submitted. New information presented to staff prior to the Planning Board meeting will be provided to all Planning Board members for further review.

**Staff Recommendation:**

The requested Preliminary Plat Application is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** of the Preliminary Plat.