PRIMA VISTA COMMONS
MAJOR ADJUSTMENT TO MAJOR SITE PLAN

Meeting Date
Tuesday
March 3, 2015
6:00 PM

Applicant
DYBRA PSL DEV., LLC
Raymond Bradick, P.E.
529 Versailles Drive #210
Maitland, FL 32751
(321) 354-9607

File Number
SPMJ 620144778

Project Location
Intersection of Prima Vista Boulevard and Lennard Road

Future Land Use
RU (Residential, Urban - 5 du/ac)

Existing Zoning
RM - 5 (Residential, Multiple Family - 5)

Staff Recommendation
Approval of the Major Adjustment to Major Site Plan subject to conditions in the Resolution.

Project Manager
Jeff Johnson
Senior Planner
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Project Description
DYBRA, PSL Development, LLC, is requesting a Major Adjustment to a Major Site Plan to revise a previous approved apartment complex that consists of five buildings and a total of 150 units (see attached site plan). The proposed site plan adjustment is to construct a senior (age 55+) housing project that consists of one, three-story building with 120 residences, and includes amenities and features such as a golf putting green, gardens, courtyard with swimming pool and preserve areas. The subject site 13.83 acre site is located adjacent to the intersection of Prima Vista Boulevard and Lennard Road and is zoned RM-5, Residential Multiple Family – 5, which is consistent with the RU (Residential Urban – 5 du/acre) future land use. Water and wastewater service will be provided by the City of Port St. Lucie Utilities Department. The site plan adjustment results in a project with less density, buildings, impervious areas and traffic impacts.

It has been determined that the site plan complies with the requirements in the St. Lucie County Land Development Code.

The applicant has filed a petition to plat that will subdivide the subject 19.84 acre (less 11.31 acres of right-of-way and drainage improvements that were previously dedicated to St. Lucie County) property into (2) two lots.

Notice Requirements
None. A courtesy email was sent to property owners in the vicinity that have requested to be notified by staff of any proposed development that requires Board action.