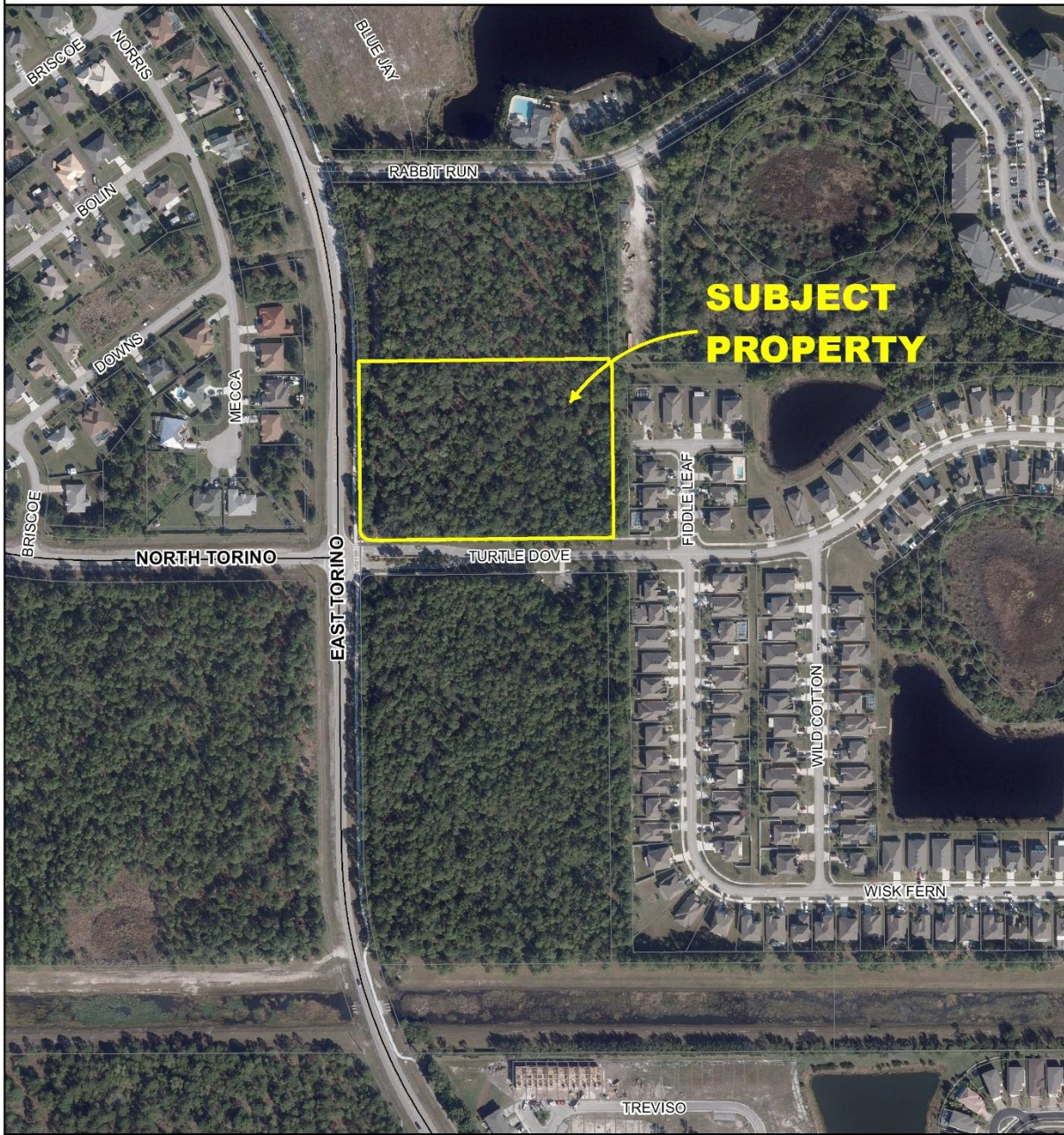




**Winterlakes Dollar General
Landscape Modification
Project Number: P22-148**



Project Location Map

SUMMARY

Applicant's Request:	The applicant has requested to be exempt from the requirement of an architectural wall and a portion of the required buffer landscaping as per Section 154.03 (C).
Applicant:	Hanlex Development LLC
Property Owner:	South Star International, LLC
Location:	Northwest corner of E. Torino Parkway and Turtle Dove Lane.
Address:	N/A
Project Planner:	Stephen Mayer, Planner III

PROPOSED PROJECT: The subject property, approximately 2.57 acres in size, currently has a major site plan (P20-142) and replat (P21-144) under review, to construct a Dollar General store at a site located on the Northeast corner of NW E Torino Parkway and Turtle Dove Lane. On the eastern boundary of the subject parcel is a jurisdictional wetland. An existing drainage easement (with an existing ditch) and the wetland run obliquely thru the property on the northeastern corner of the property. The Winterlakes Upper Buffer Tract (UBT), as part of the Winterlakes residential PUD, abuts the property on the eastern border. Single Family homes abut the UBT. A 6-foot-high masonry wall within a 10-foot-wide landscape buffer is required along the eastern side of the Dollar General site.. The applicant is proposing a landscape modification to not build the wall, to avoid impacting the wetland and existing drainage easements.

Previous Actions and Prior Reviews

On May 11, 2022, the Site Plan Review Committee recommended approval of the major site plan and the preliminary and final subdivision with comments.

Public Notice Requirements

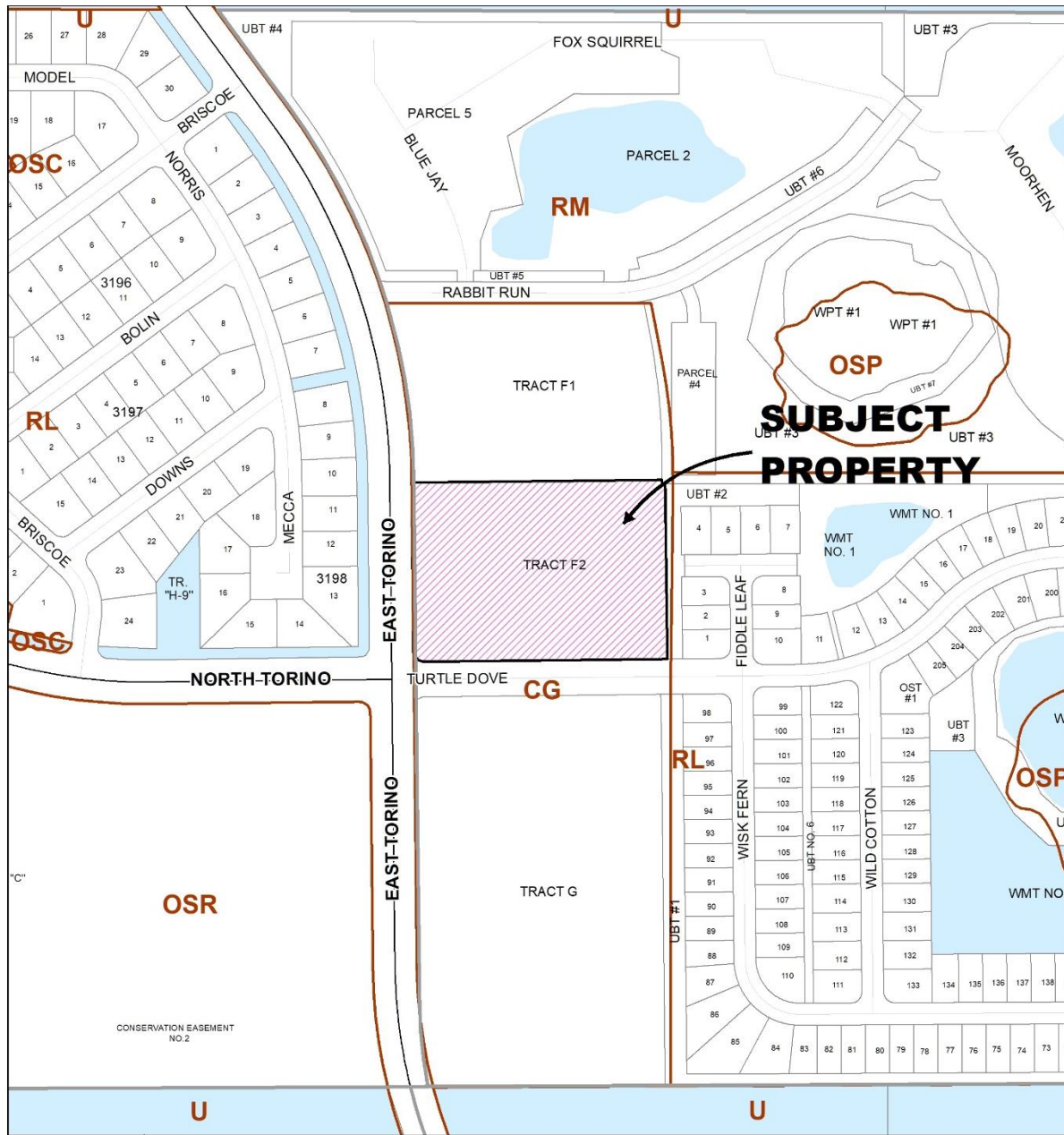
Notice of this request for a Special Exception Use was mailed on June 15, 2022, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

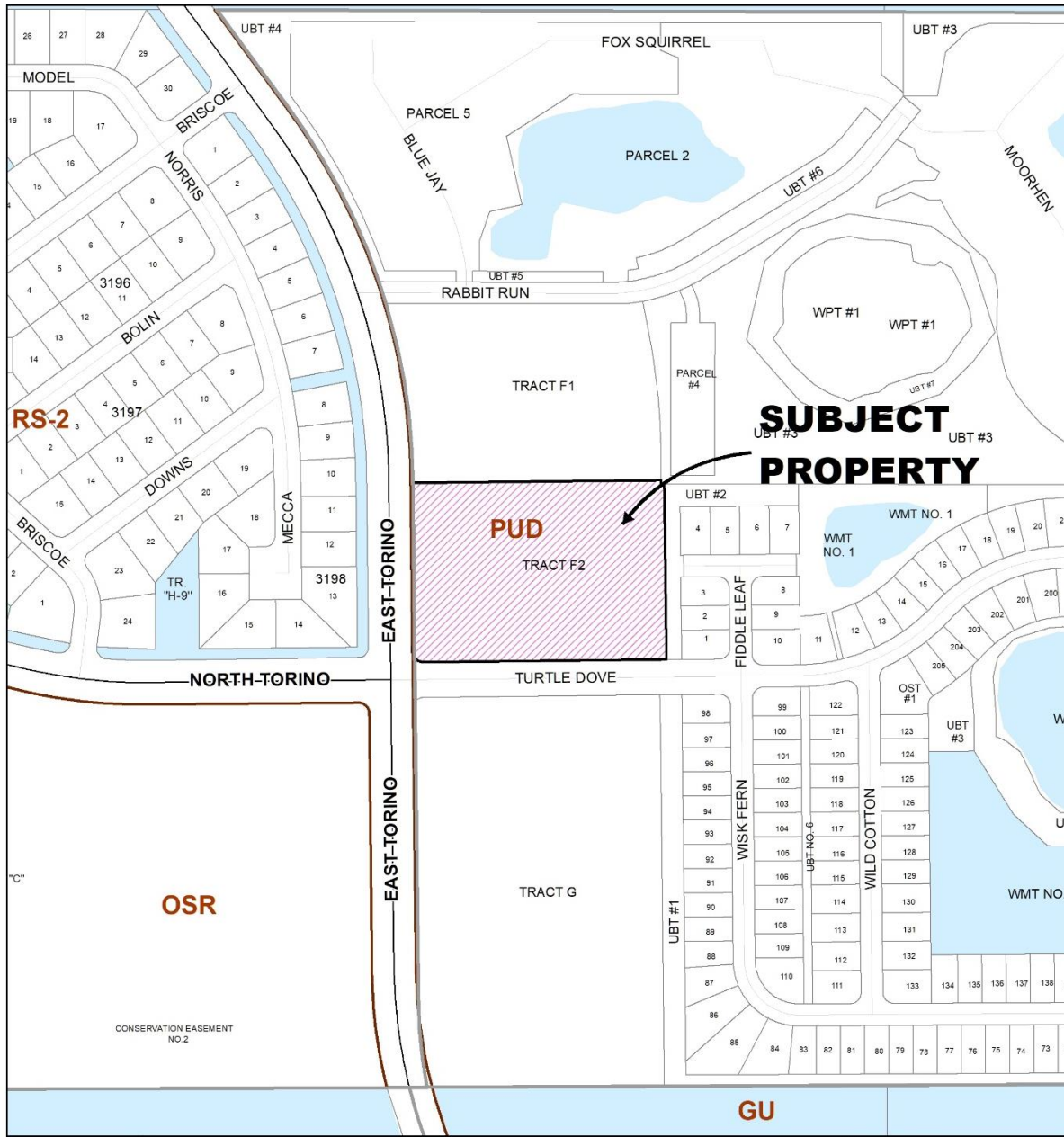
Parcel Number:	
Property Size:	2.57 acres
Legal Description:	North 194 feet of Tract F2, Winterlakes Tract "F" Replat, as recorded in Plat Book 58, Pages 22 and 23, Public records of St. Lucie County
Future Land Use:	Commercial General (CG)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant
Requested Zoning:	N/A
Proposed Use:	Dollar General Retail Store

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	PUD	Vacant
South	CG	PUD	Vacant
East	RL	PUD	Winterlakes Single Family Residential
West	RL	R-2	Single Family Residential Across East Torino Parkway



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

APPLICANT'S JUSTIFICATION:

The applicant is proposing to provide a hedge and 10-foot landscape buffer along the southern half of the eastern property line but must stop short of providing a wall or landscaping within the wetland, which runs obliquely thru the property, in the northeastern corner of the property. The wetland area includes a mixture of four (4) mature slash pines and native undergrowth that will be preserved. In addition, the application is proposing to add trees to the western bank of the dry retention area, between the retention area and the proposed Dollar General building and parking areas. The proposed trees on the opposite bank are five bald cypress, three gumbo limbos and one live oak. The proposed hedge along the southern portion of the eastern boundary is Podocarpus, planted at 15-gallon, four foot in height, and 30" off center to be maintained as a six-foot hedge as well as 5 live oaks staggered on either side of the hedge. The north portion will continue to be natural, with the existing trees remaining in the wetland. Staff notes there is at minimum 184-foot separation between the use and the residential property line, which includes a 24,752 square feet of dry retention pond, jurisdictional wetland, and Seasonal High-Water Elevation (SHWE) areas.

STAFF'S ANALYSIS:

Section 154.12 of the Zoning Code states that the request to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip or request to be exempt from installing the landscape buffer strip requirement shall be reviewed by the City Council and requires public hearing and notification with the following criteria

Section 154.12(B) establishes criteria for review of a landscape modification or exemption, based on review of a plan identifying the size, quantity, and location of the vegetation to be preserved and installed along the proposed site's boundaries. The plan will also address the following criteria:

1. The total area dedicated to a buffer will be greater than what the code would impose.

Staff Finding: Including the retention areas and wetlands, the buffer distance is well over 130 feet, much wider than the 10 feet required.

2. Outside activities and hours of operations for the proposed use.

Staff Finding: The applicant states the hours of operation will be 8am to 10pm

3. Natural and man-made features or uses that provide distance and separation from those existing uses to be buffered; and

Staff Finding: Staff notes the jurisdictional wetland is in the location where the buffer wall would be situated if required.

4. Other factors that may be important to any decision.

Staff Finding: Staff emphasizes that the preservation of the jurisdictional wetland is important, not only to the natural habitat, but to also to the drainage easement also in this location. A wall could be designed to allow water flow, however, would be a cost burden and may be unnecessary considering the greater buffer distance between the use and the nearest property line, and the provision of landscaping as a natural screen.

RELATED PROJECTS

P20-142 – Major Site Plan

P21-144 – Subdivision of Tract F2, Winterlakes Tract F Replat

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

City Council Action Options:

- Motion to approve
- Motion to approve with conditions
- Motion to deny

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.