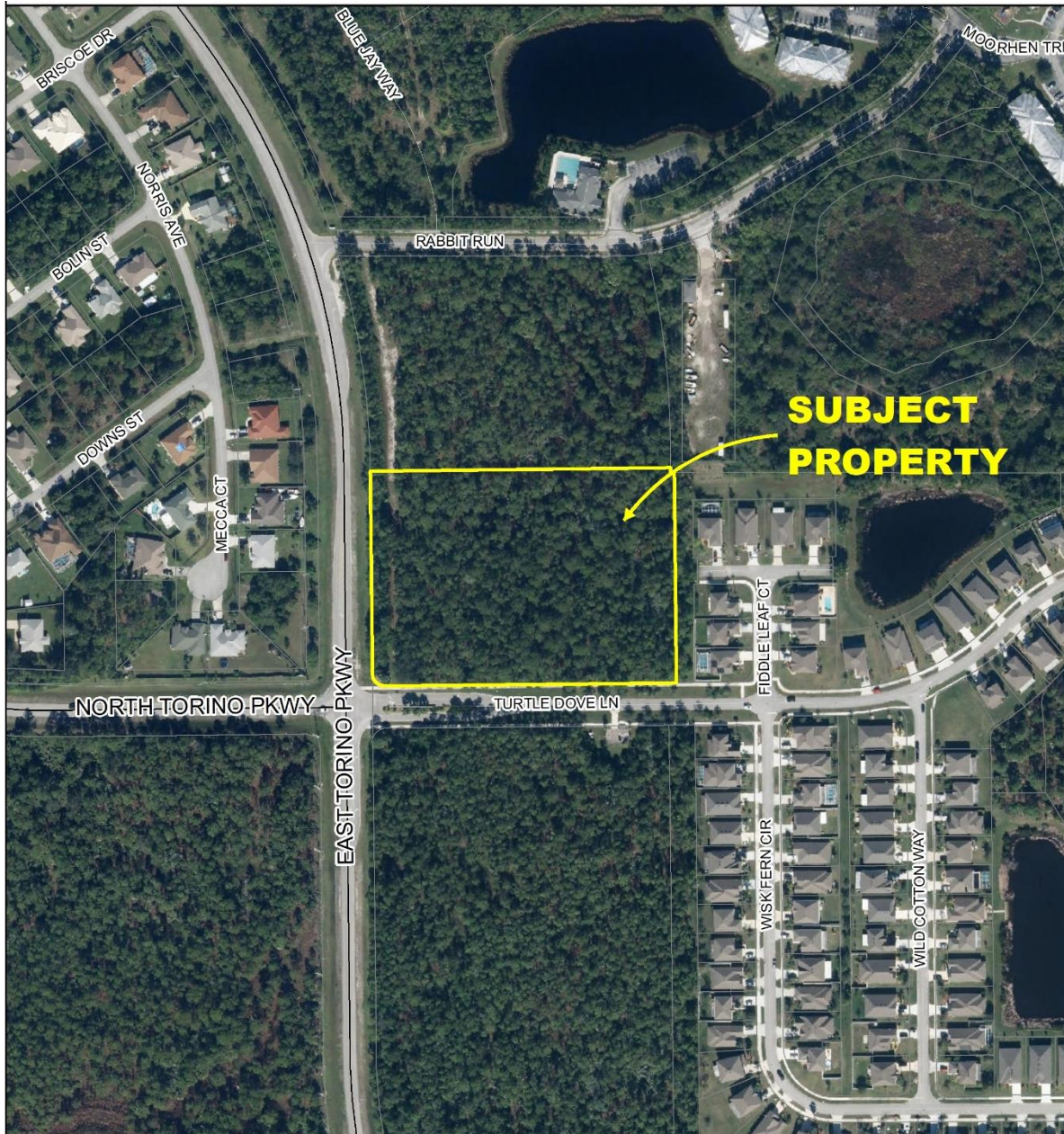




**Winterlakes Tract F-2 Replat
Preliminary and Final Plat
P21-144**



Project Location Map

SUMMARY

Applicant's Request:	An application to replat Tract F-2 of the Winterlakes
Applicant:	Common Oak Engineering, LLC, Jeremy Anderson
Property Owner:	South Star International, LLC
Location:	The property is generally located on the Northwest corner of Torino Parkway and Turtle Dove Lane
Address:	N/A
Project Planner:	Stephen Mayer, Planner III

Project Description

Common Oak Engineering, LLC, acting as the agent for South Star International, LLC, has submitted an application for approval of a replat for a project known Winterlakes Tract F-2 Replat. Tract F-2 is 5.4 acres in size. The proposed replat subdivides the acreage to create two tracts for future development and the establishment and recording of two cross access easements:

- Lot 1 – 2.83 acres
- Lot 2 – 2.57 acres
- Cross Access Easement 1 – a 15' wide access easement located on the northwestern corner of Lot 1, connecting to East Torino Parkway.
- Cross Access Easement 2 – a 30' access easement transecting Lot 1 and 2, connecting to Turtle Dove Lane.

Previous Actions and Prior Reviews

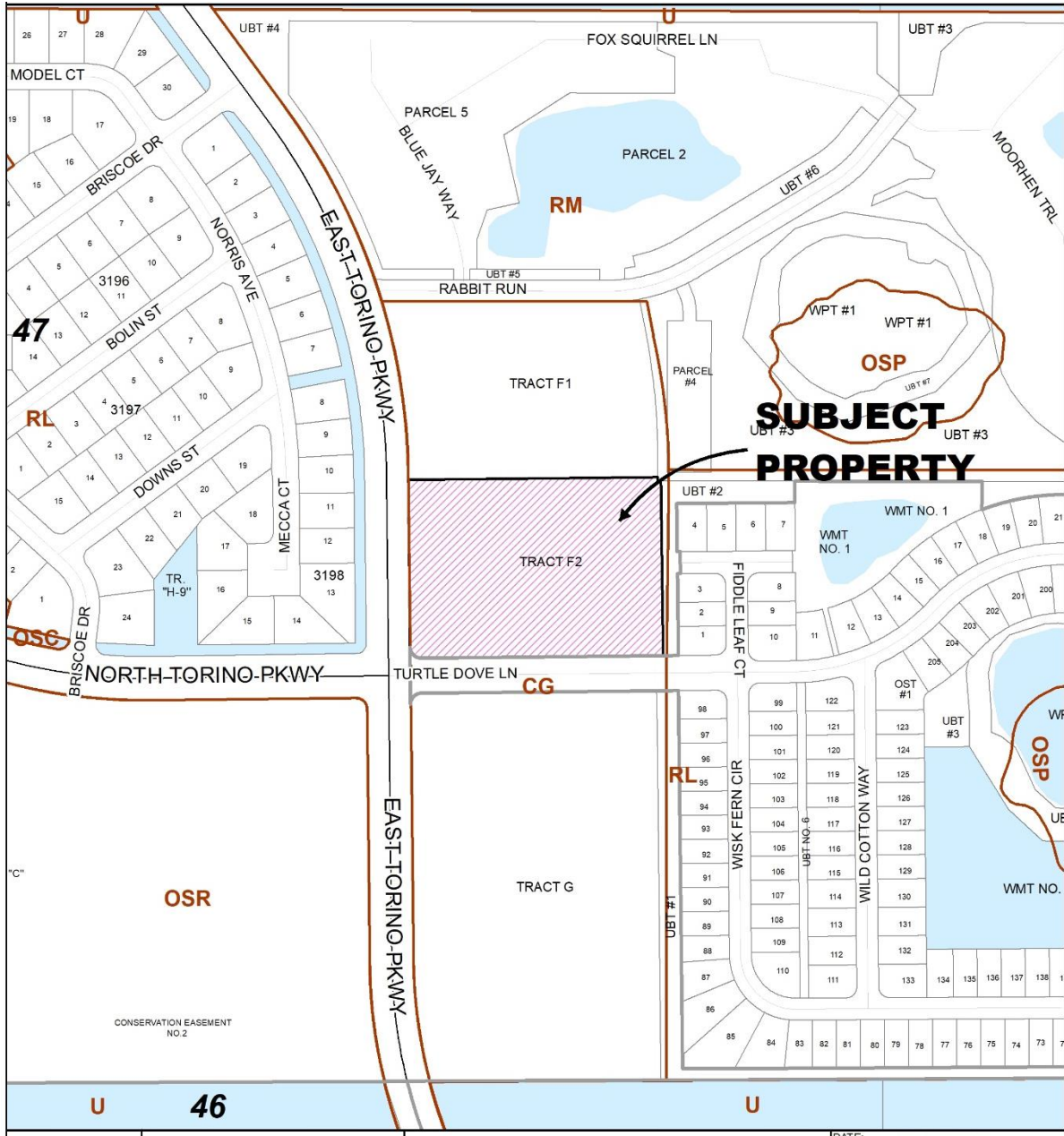
The Site Plan Review Committee reviewed the request and recommended approval of the proposed preliminary and final plat at the May 11, 2022, Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	3312-501-0002-000-9
Property Size:	5.4 acres
Legal Description:	Winterlakes Tract "F" Replat, Plat Book 58, Pages 22-23
Future Land Use:	CG (General Commercial)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	PUD	Vacant – Tract F1 of Winterlakes F Replat
South	CG	PUD	Vacant – Tract G of Winterlakes Plat
East	RL	PUD	Residential Single Family – Winterlakes Tract H
West	RL	RS-2	Residential Single Family



IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code regarding the provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	Sewer/water will be provided by Port St. Lucie Utility Systems Department. A developer's agreement with the City Utilities Department, which is consistent with the adopted level of service, is required prior to the issuance of building permits.
<i>Traffic Circulation</i>	The traffic report prepared by Common Oaks Engineering was reviewed and found in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works 19-01pwd.
<i>Parks and Recreation Facilities</i>	Not applicable
<i>Stormwater Management Facilities</i>	The development of the lots will meet all applicable stormwater management regulations at the issuance of permits for development.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Not applicable

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code and documented as follows:

Native Habitat/Tree Protection: The site contains .41 acres of jurisdictional wetlands and .36 acres of jurisdictional surface waters, as identified by SFWMD site visits. Unavoidable wetland impacts result from the proposed development due to configuration of the natural features. Direct impacts to the wetlands amount to .45 acres. The proposed mitigation requires the purchase of Wetland Rapid Assessment Procedure credits from the Bluefield Ranch Mitigation Bank. Per the Winterlakes PUD, the required 25% upland habitat preservation has been established (28.5 acres). A 50' wide upland preservation buffer is required on the southern lot of the proposed Tract F-2 replat.

Wildlife Protection: A survey for protected wildlife and habitat yielded no presence of threatened, endangered or species of special concern. Per Section 157.06(B), a site survey for gopher tortoises shall be conducted on all upland properties prior to clearing. If any gopher tortoises are present on the site, the applicant will be required to obtain a permit from the Florida Department of Environmental Protection prior to development.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): Public art will be addressed with the site plan.

Related Projects

P20-140 – Winterlakes Dollar General Site Plan

P22-148 – Dollar General Landscape Buffer Modification

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request and recommended approval of the preliminary and final plat at the May 11, 2022, Site Plan Review Committee meeting.