



**Winterlakes – Dollar General  
Major Site Plan Application  
P20-142**



Project Location Map

**SUMMARY**

Applicant's Request:	A request for major site plan approval with construction plans for a 10,640 square foot stand alone retail store
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:	Not assigned
Project Planner:	Stephen Mayer, Planner III

**Project Description**

An application for major site plan approval for a proposed 10,640-square foot stand alone retail store with associated onsite improvements on 2.57 acres. There is an associated subdivision plat, Winterlakes Tract F-2 Replat (P21-144), that is scheduled for City Council review on September 22, 2022. The proposed subdivision plat is a replat of Tract F-2 (5.4 acres). The proposed replat is to create two lots for commercial development and two recorded cross access easements. The proposed Dollar General site plan will be located on Lot 2 (2.57 acres). To the south of said lot, the adjacent Lot 1 is 2.83 acres in size and currently owned by South Star International, LLC. A 30' wide cross access agreement transects both lots and will be constructed in conjunction with the development of Lot 1.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed site plan at the May 11, 2022, Site Plan Review Committee meeting.

**Location and Site Information**

Parcel Number:	3312-501-0002-000-9*
Property Size:	2.57 acres
Legal Description:	Lot 2, Winterlakes Tract F-2 Replat
Future Land Use:	CG (Commercial General)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land
Proposed Use:	Stand alone retail (Dollar General)

\*Parcel ID for parent parcel. There is an associated subdivision plat that creates the 2.57 acre project lot (P21-144).

**Surrounding Uses**

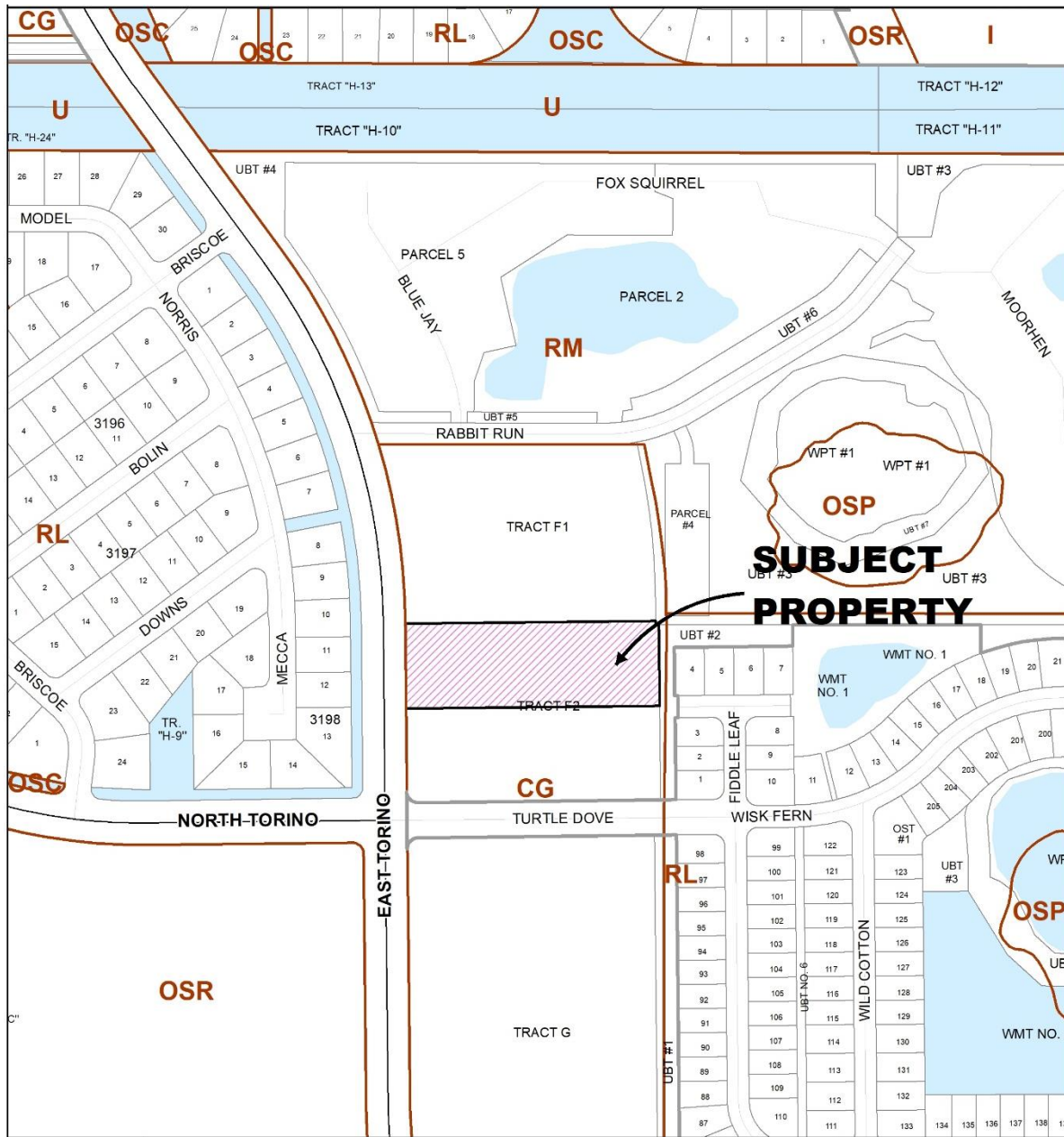
Direction	Future Land Use	Zoning	Existing Use
North	CG	PUD	Vacant – Tract F1 of Winterlakes F Replat
South	CG	PUD	Vacant – Tract G of Winterlakes Plat
East	RL	PUD	Residential Single Family – Winterlakes Tract H
West	RL	RS-2	Residential Single Family

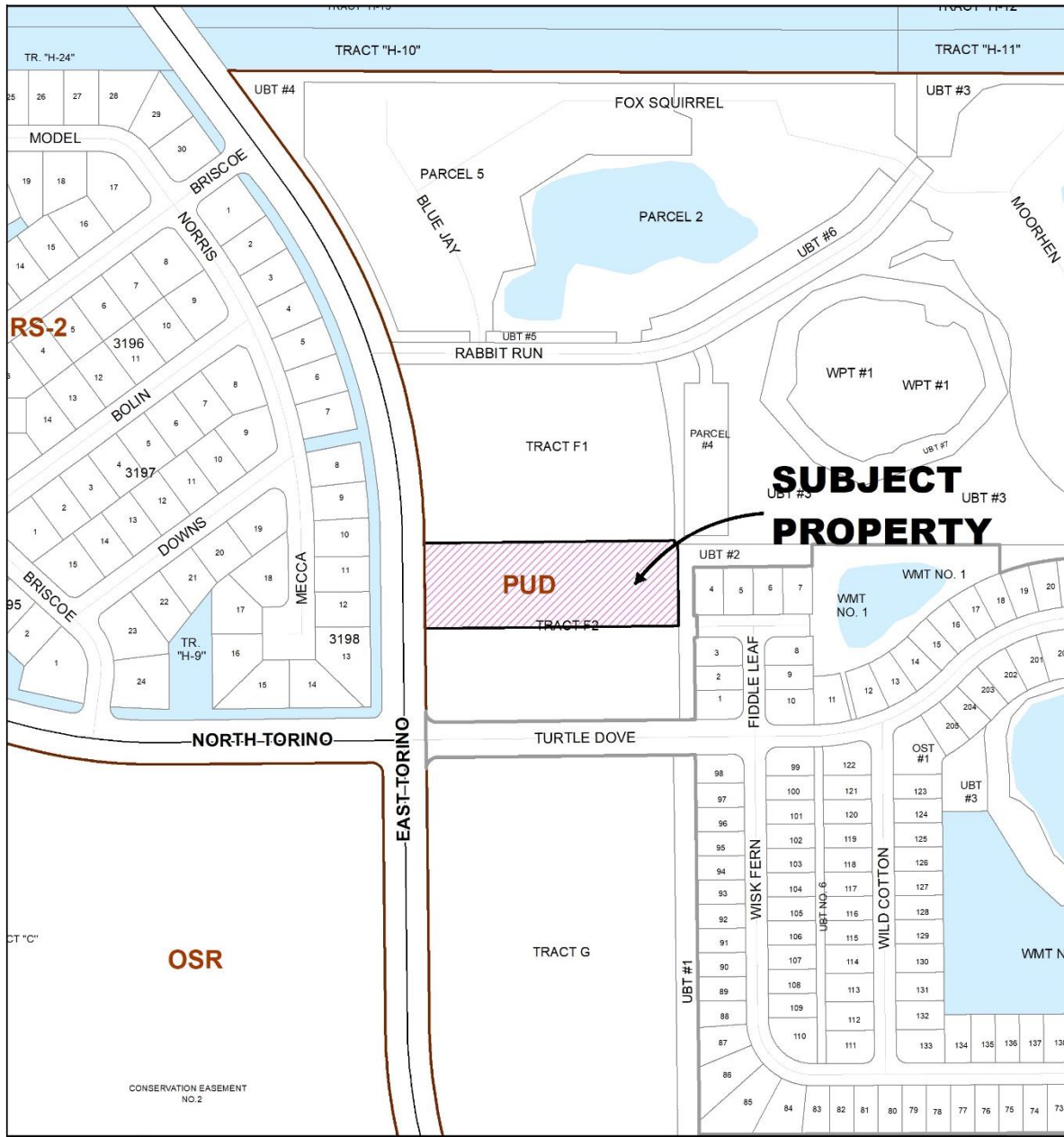
CG – Commercial General

RL – Residential Low

PUD – Planned Unit Development

Rs-2 Single Family Residential





**IMPACTS AND FINDINGS**

**ZONING REVIEW:** The proposed project has been reviewed for compliance with the Winterlakes Planned Unit Development (PUD) and documented as follows:

<b>CRITERIA</b>	<b>FINDINGS</b>
<b>USE</b>	The property is located in a General Commercial designated section of the Winterlakes PUD, and retail is a permitted use.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides for a 12 X 24 double dumpster enclosure to accommodate refuse and recycling collection.

<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant meets the Winterlakes PUD and City’s Archectural design criteria.
<b>STACKING REQUIREMENTS</b>	A traffic analysis was provided and approved by the Public Works Department.
<b>BUILDING HEIGHT</b>	The proposed building will be one story with a building height of twenty (20) feet to the roofline. The parapet façade on the north, south and west sides will be 27’7.5”. The proposed building height conforms to the requirements of the PUD.
<b>SETBACKS</b>	The building setback lines depicted on the site plan conform to the requirements of the PUD, as follows: Front: 25’ required/ 144’ provided Side: 20’ required/ 21’ provided (91.6’ on other side) Rear: 25’ required/ 184’ provided
<b>PARKING</b>	Per City Code, the 10,640 square foot retail building would require 53 parking spaces (1 parking space per 200 square feet). The site plan depicts a parking area to accommodate up to 55 paved parking spaces, including 3 handicap spaces.
<b>BUFFER</b>	The PUD requires a 25 foot wide landscape buffer along the front, with 10’ minimum buffers along the side and rear. The perimeter landscape buffer areas and the façade landscape buffer areas are depicted on the site plan. The applicant is providing a modified landscape buffer for the rear property line, which was approved via P22-148. This allows the removal of the required buffer wall and will provide additional landscaping along the interior side of the retention area.

**NATURAL RESOURCE PROTECTION**

An environmental assessment report was submitted. 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. A survey for protected wildlife and habitat yielded no presence of threatened, endangered or species of special concern. A gopher tortoise syrvey is required prior rto clearing. Per the Winterlakes PUD, the required 25% upland buffer has been established (28.5 acres). The delineation of the wetlands on site and all impacts have been mitigated through the South Florida Water Management District (SFWMD) Permit No. 56-105676-P. The wetlands are identified as W1 thru W5.

**CONCURRENCY REVIEW**

The project is subject to the conditions of the Winterlakes Planned Unit Development regarding the provision of adequate public facilities and documented as follows:

<b>CRITERIA</b>	<b>FINDINGS</b>
<b>SEWER/WATER SERVICES</b>	Port St Lucie Utility Systems is the provider. A service agreement is required.
<b>TRANSPORTATION</b>	The project will generate an average of 79 p.m. peak hour trips per day per ITE Trip Generation Manual 11 <sup>th</sup> Edition. A Traffic Impact Analysis Study was submitted and approved by the Public Works Department.

	This is not considered a significant traffic impact based on the current trips existing on the affected roadways and no offsite mitigation is proposed.
<b>PARKS AND RECREATION</b>	Not applicable for non-residential development
<b>STORMWATER</b>	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	Not applicable for non-residential development

**OTHER**

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

**Public Art (Chapter 162):** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

**RELATED PROJECTS**

- P21-144 – Winterlakes Tract F-2 Replat
- P22-148 – Dollar General Landscape Modification

**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. The Site Plan Review Committee recommended approval of the proposed major site plan with construction plans at the May 11, 2022, Site Plan Review Committee meeting.