

Winterlakes Tract F-2 Replat

Preliminary and Final Plat
(P21-144)

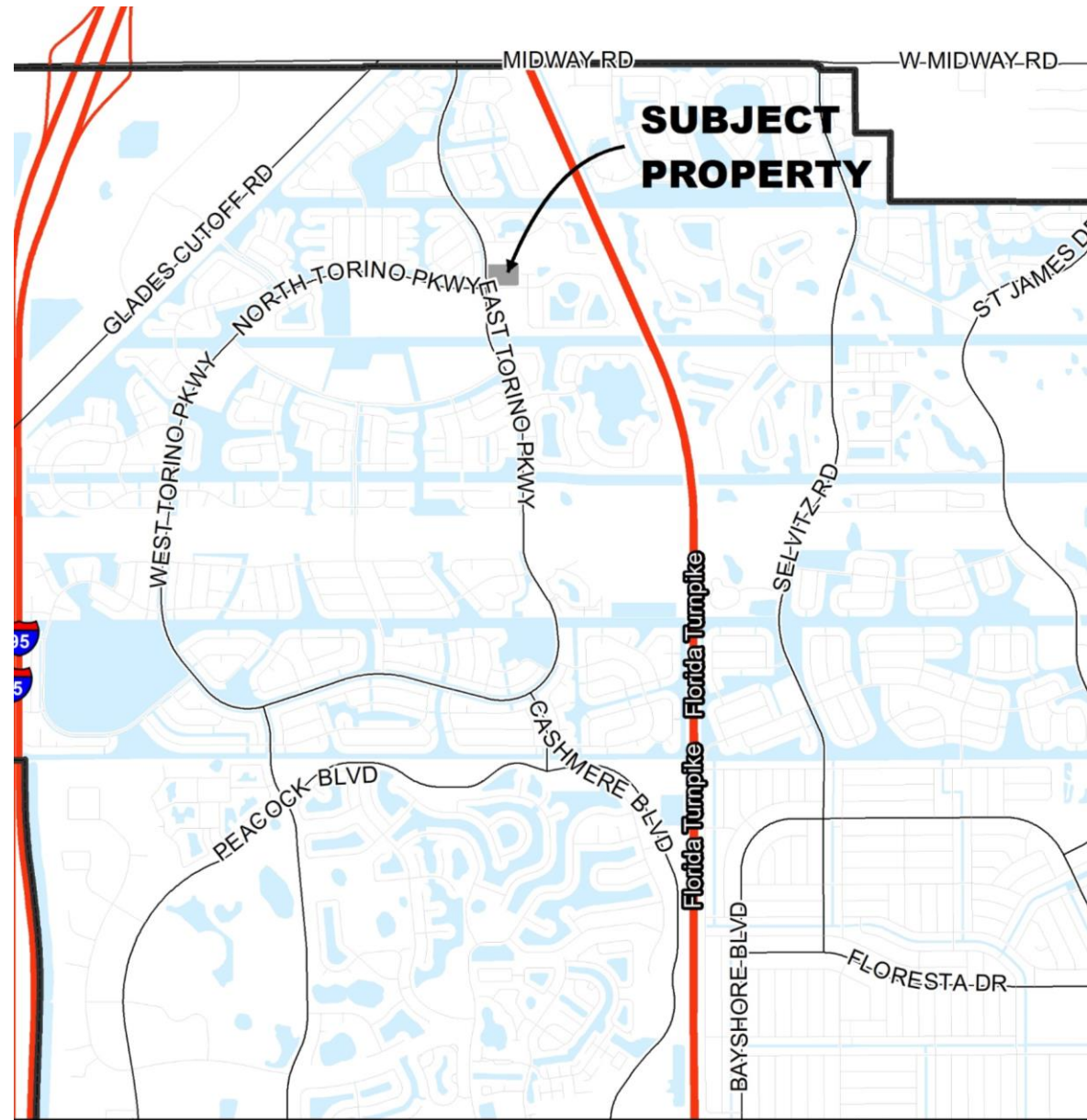


Applicant and Owner

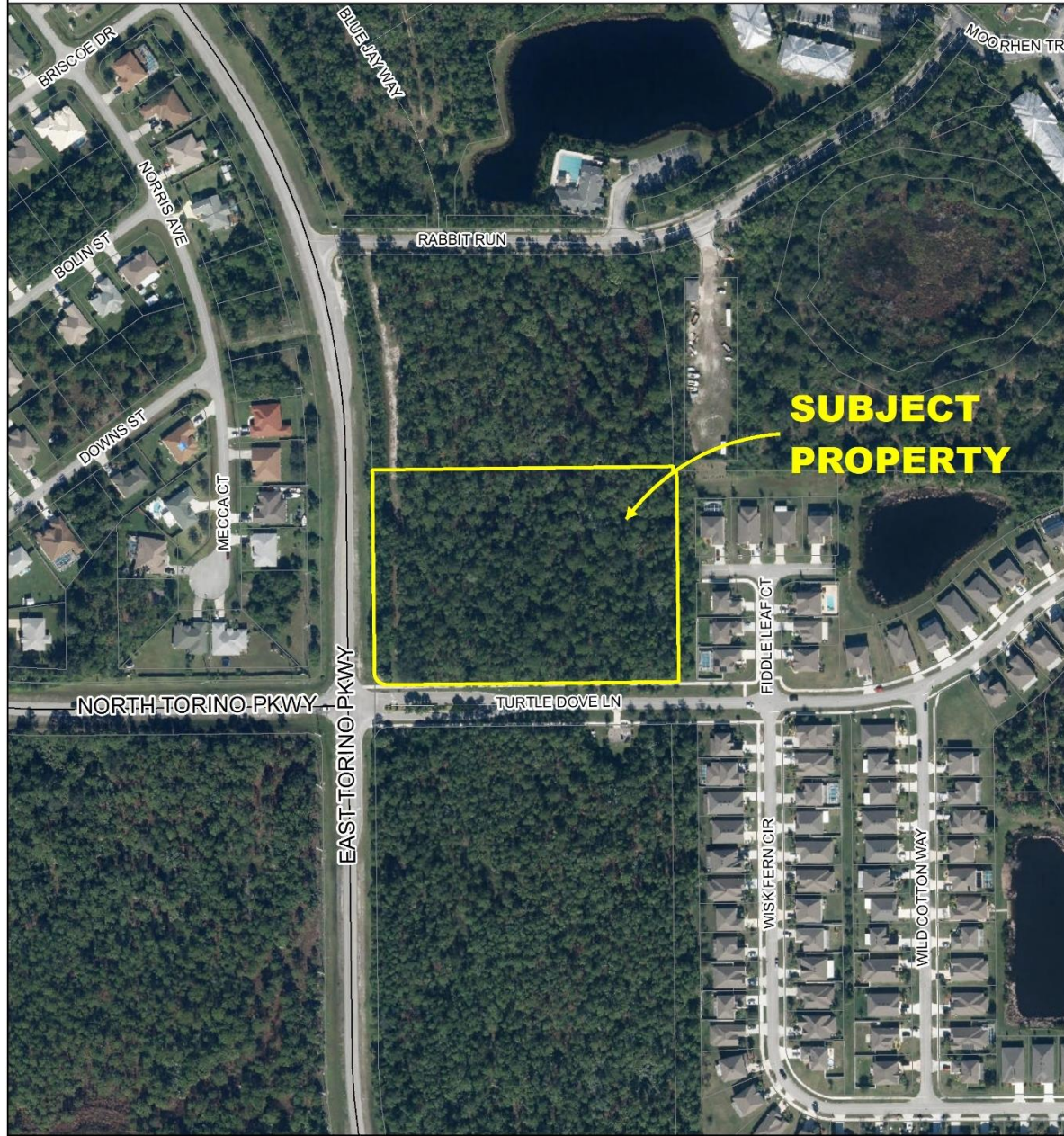
Common Oak Engineering, LLC., acting as the agent for property owner:
South Star International, LLC



Location Map

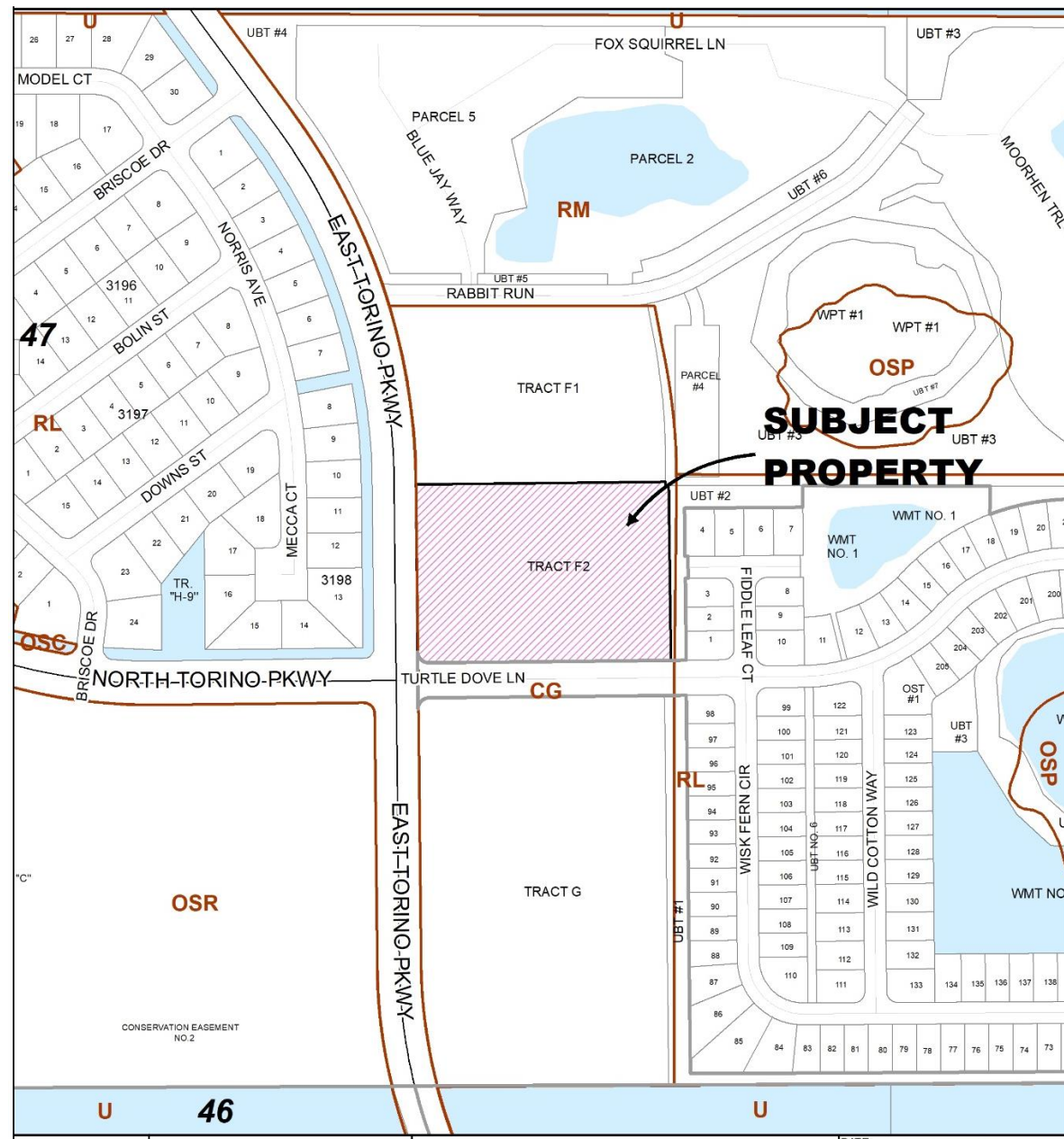


Aerial



Land Use and Zoning

- Future Land Use: CG
- Zoning: PUD
- Existing Use: Vacant land



Proposed Project

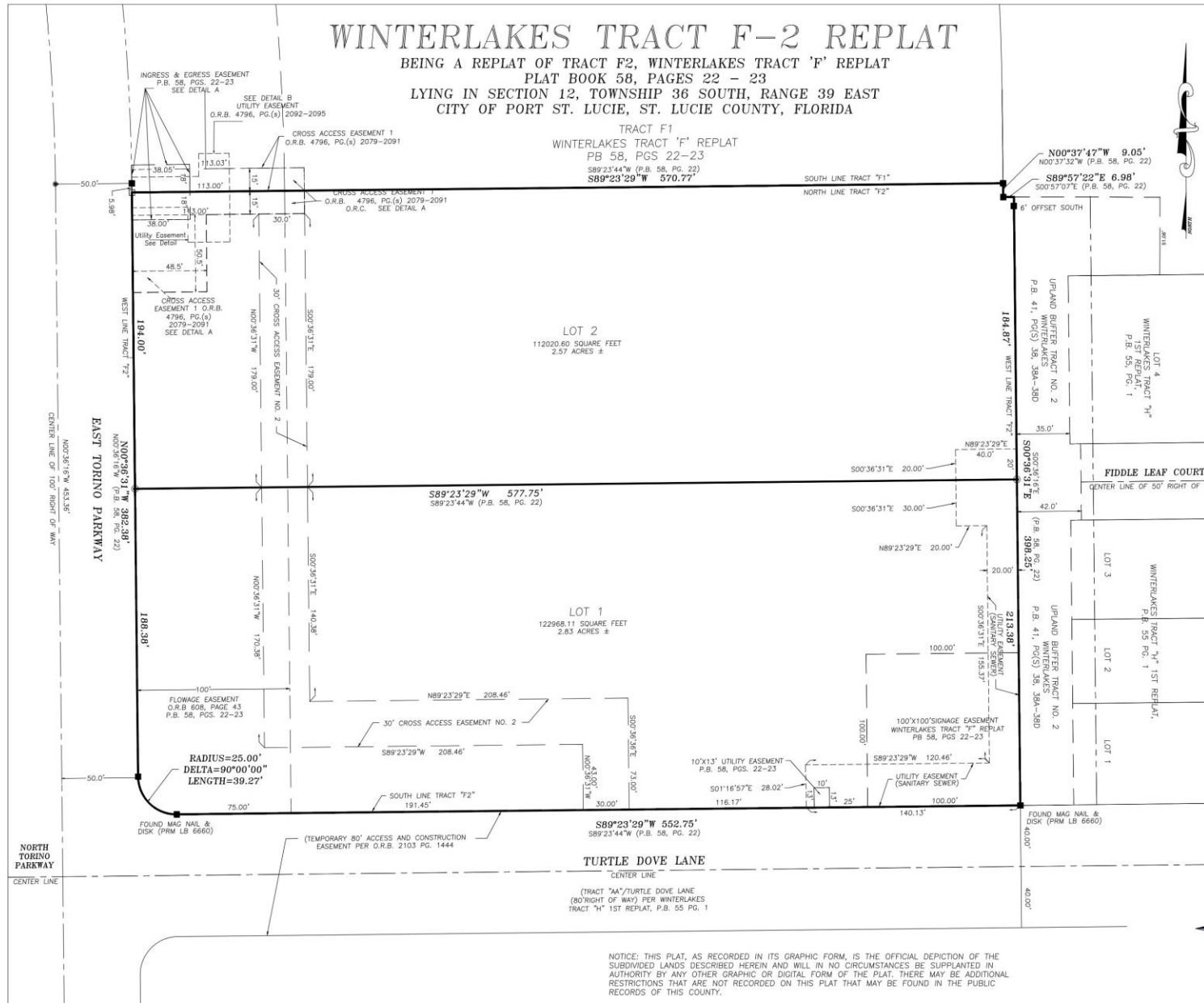
- Approval of a preliminary and final plat for Winterlakes Tract F-2 Replat.
- Create two lots for future commercial development and two recorded cross access easements:
 - Lot 1 – 2.83 acres
 - Lot 2 – 2.57 acres
 - Cross Access Easement 1 – a 15' wide access easement located on the northwestern corner 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.



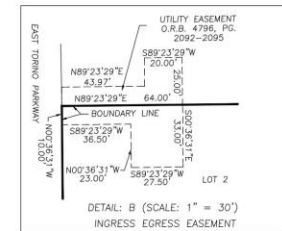
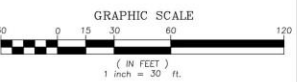
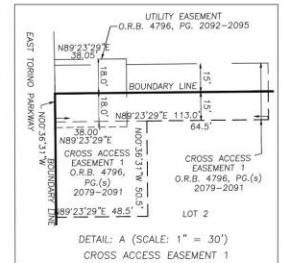
WINTERLAKES TRACT F-2 REPLAT

BEING A REPLAT OF TRACT F2, WINTERLAKES TRACT 'F' REPLAT
 PLAT BOOK 58, PAGES 22 - 23
 LYING IN SECTION 12, TOWNSHIP 36 SOUTH, RANGE 39 EAST
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

TRACT F1
 WINTERLAKES TRACT 'F' REPLAT
 PB 58, PGS 22-23
 S89°23'44"W (P.B. 58, PG. 22)
 S89°23'29"W 570.77'



PLAT BOOK: _____
 PAGE: _____



- LEGEND & ABBREVIATIONS:
- FOUND 4"x4" CONCRETE MONUMENT (LB 6680)
 - SET 4"x4" CONCRETE MONUMENT (LB 7357)
 - ⊙ SET 5/8" IRON ROD & CAP (LB 7357)
 - (P.M.) PERMANENT REFERENCE MONUMENT
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - LB = LICENSED BUSINESS
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - PG(S) = PAGE(S)

CITY OF PORT ST LUCIE
 UTILITY SYSTEMS DEPARTMENT
 PROJECT NO.: 11-292-06
 CITY OF PORT ST LUCIE
 PLANNING & ZONING DEPARTMENT
 PROJECT NO.: P21-144
 PREPARED BY:
KARNER SURVEYING INC.



2740 SW Martin Downs Blvd. #333,
 Palm City, FL 34990
 Licensed Business No. 7357
 karnersur@karnersurveyinginc.com
 Tel: 772-288 7206 FAX: 772-223 8181

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Traffic Impact Analysis

- Traffic Impact was reviewed by staff and found to be no impact on the existing traffic surrounding the properties based on the proposed plat to subdivide the property.
- Staff found the project to be in compliance with Public Works Policy #19-01
- Traffic impacts will be further reviewed with the future Site plans submitted for each parcel



Recommendation

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

