

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 2, 2026

Re: Centerstate South, Plat 1 – Final Plat

Impacted Ward: Ward 3

Executive Summary

Approval of this request would result in the creation of a 1-lot subdivision to be known as, "Centerstate South, Plat 1," which is consistent with Lot 5, and the adjacent extension of Lake Ridgeway Road right-of-way, from Clark Lane to the northern edge of the lot. The 4.21-acre subject site is located on the north side of Clark Lane, just west of Highway 63 South.

Discussion

A Civil Group (agent), on behalf of Centerstate Properties LLC and Socket Telecom, LLC (owners), is seeking approval of a 1-lot final plat to be known as, "Centerstate South, Plat 1" and containing 4.21-acres of M-C (Mixed-use Corridor) zoned property. The subject site is located at 2703 Clark Lane, just northwest of the intersection of Clark Lane and Highway 63 South.

The subject parcel was included in the, "White Gate South Plat 2," preliminary plat (Lot 5), which was approved in August 2025 (R112-25). The site is the location of the current Socket Telecom office building and the proposed final plat would place this building on its own lot. The remaining lots shown on the approved preliminary plat will be platted at a later date when final users for the lots are identified. The proposed final plat also establishes a right-of-way extension for the south end of Lake Ridgeway Road, to serve the resulting lot with access from Clark Lane.

On January 5, 2026, Council accepted the standard 10-foot utility easements along all frontages of the proposed segment of Lake Ridgeway Road outside Lot 1 of the final plat (Ord. 026194). Acceptance of these offsite easements brings the attached final plat into compliance with the UDC allowing it to proceed for Council consideration. An additional offsite sewer easement, necessary to serve the proposed lot, was also accepted within the same Council action.

All other easements of record are depicted on the plat. These include a 15-foot water line easement crossing Lot 1 just south of the existing buildings and several other easements and rights-of-way entering Lot 1 from the south. The standard street frontage utility easement has been widened to 20 feet in width along the frontage of Lot 1 to account for the curvature of the road. This easement is dedicated by the plat.

The final plat has been reviewed by both internal/external staff and agencies and found to be compliant with the UDC and is recommended for approval.

Locator maps, the proposed final plat, and approved preliminary plat are attached for review.

Fiscal Impact

Short-Term Impact: Limited. Any modifications to public infrastructure serving the property would be at the expense of the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Economic Development

Legislative History

Date	Action
01/05/2026	Approved offsite sewer and utility easements. (Ord. 026194)
08/04/2025	Approved preliminary plat for "White Gate South Plat 2". (Res. R 112-25)
10/03/1988	Approved final plat of "White Gate South" subdivision. (Ord. 012035)

Suggested Council Action

Approve the, "Centerstate South, Plat 1," final plat.