

**Sympatico Plaza 2**  
**Preliminary and Final Subdivision Plat**  
**(P21-134)**

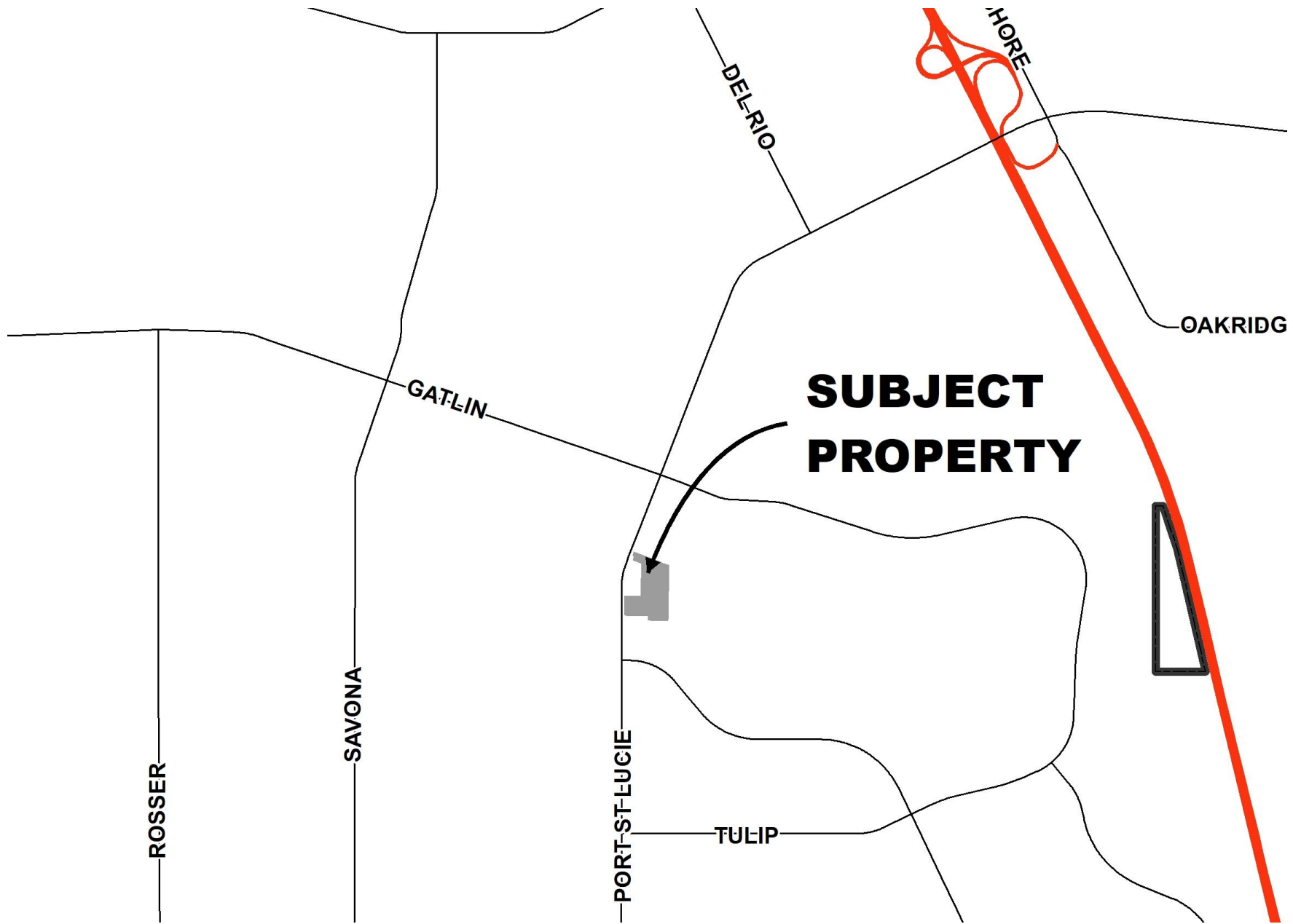
City Council Meeting  
November 8, 2021  
Holly F. Price, AICP, Senior Planner

This preliminary and final subdivision plat for an existing commercial shopping center proposes to replat Lot 3 into lots 3A and 3B:

- **2 lots from 1 existing lot = 12.17 acres**
- **Lot 3A (north) = 7.047 acres**
- **Lot 3B (south) = 5.127 acres**

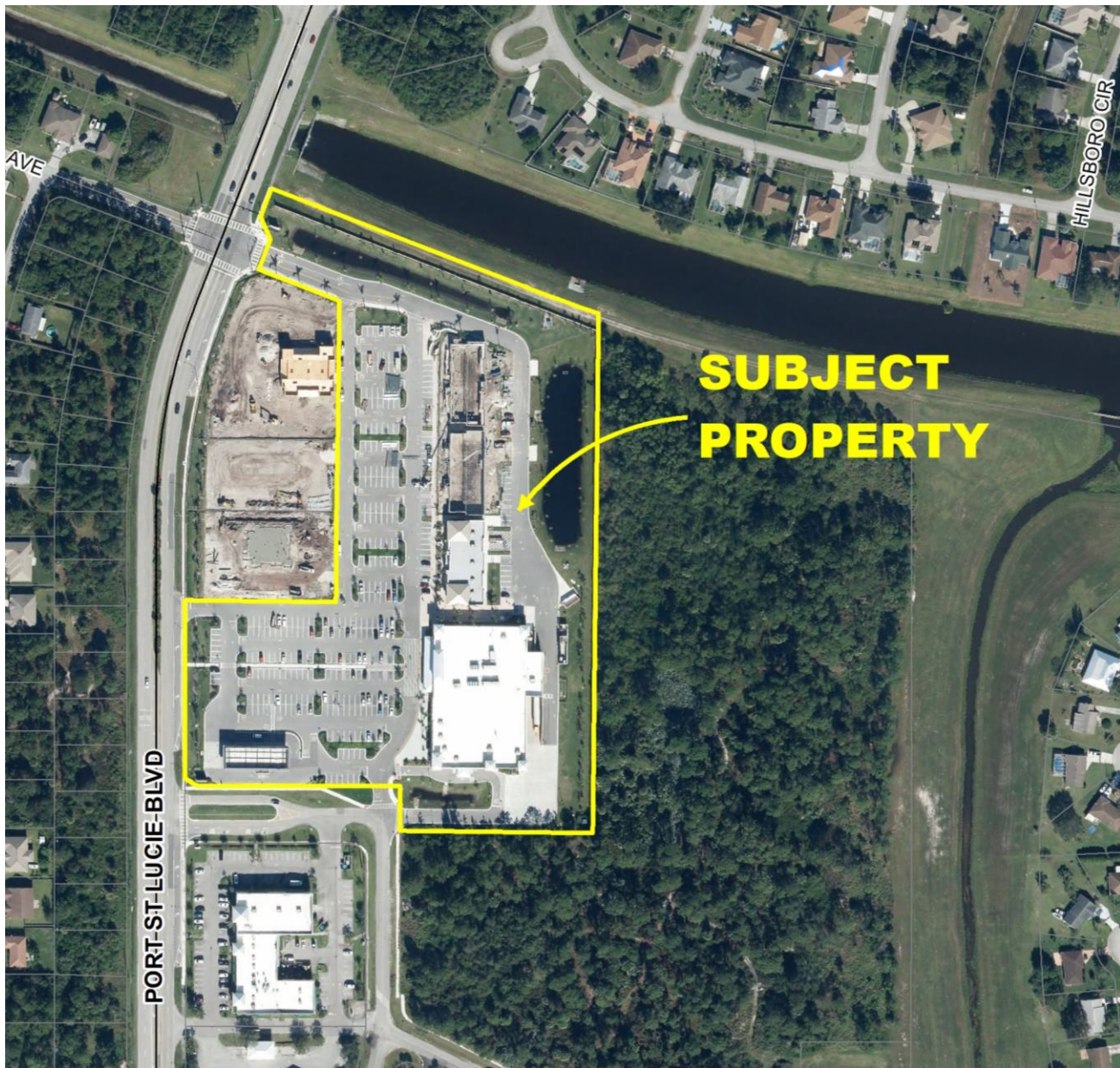
Applicant: Kimley Horn / A.J. Fasano, EI, Agent  
Owner: Port St. Lucie Properties, LLC









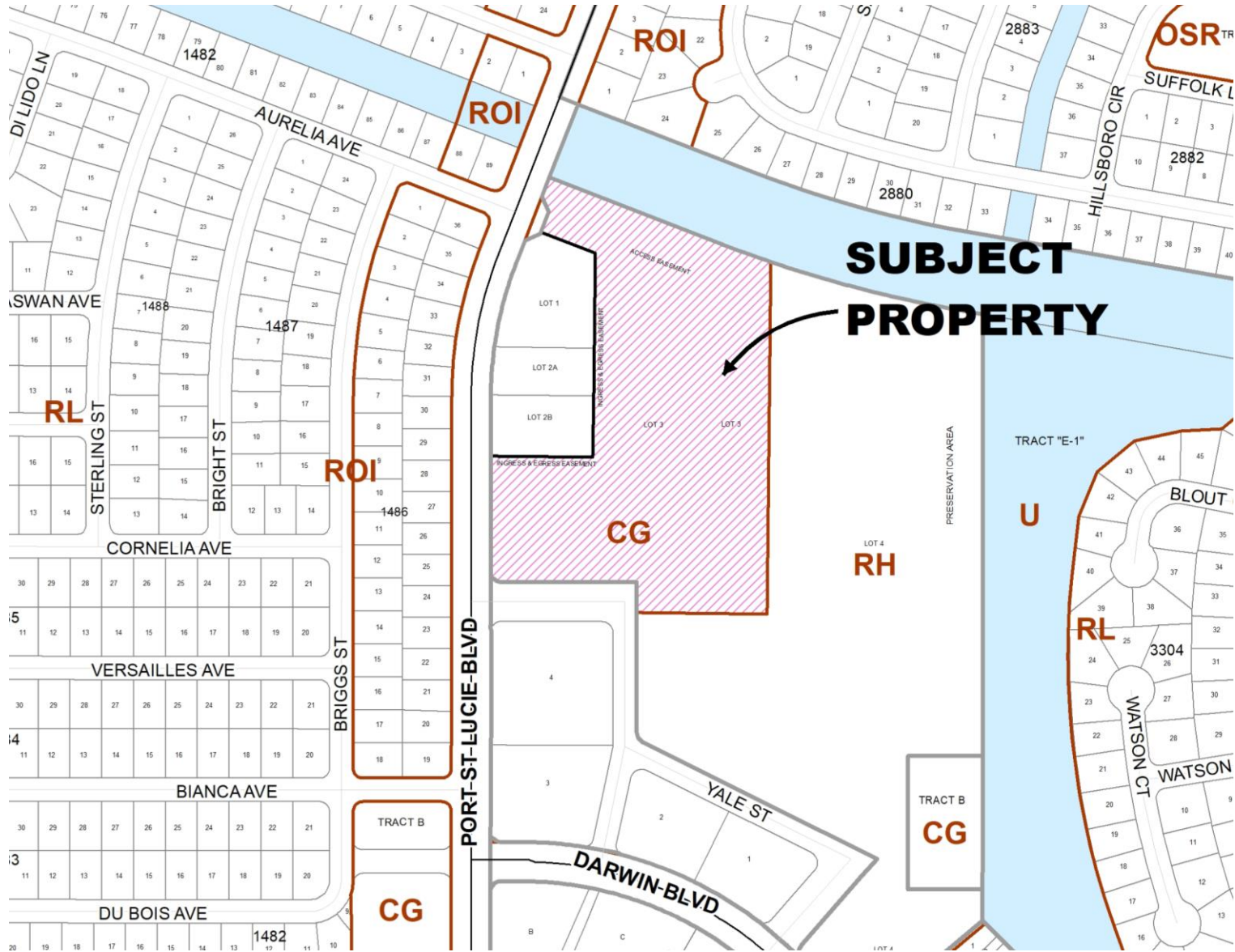


# AERIAL MAP

CityofPSL.com

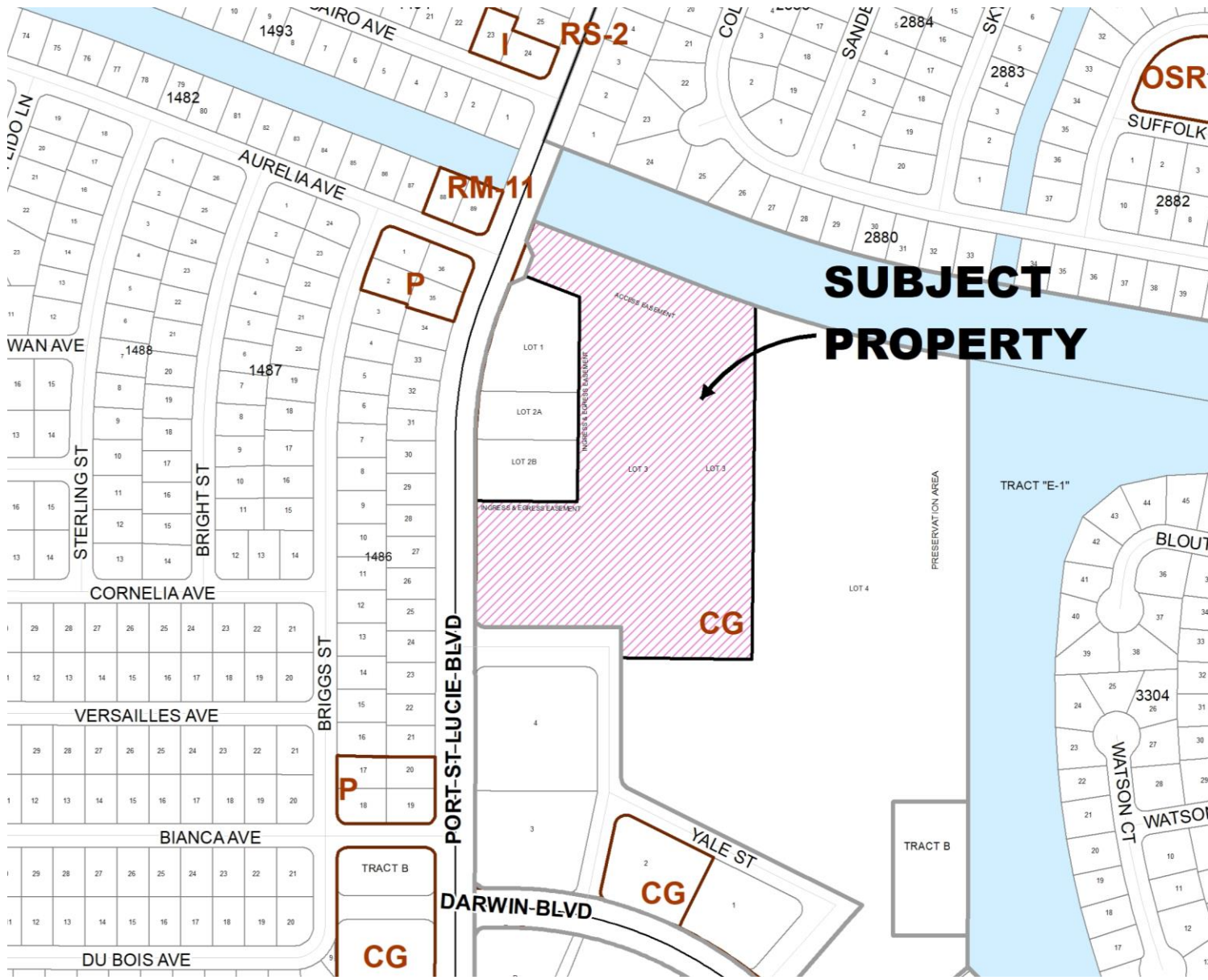






General Commercial (CG)  
Future Land Use





# General Commercial (CG) Zoning



- A parking space count analysis was performed to verify that sufficient parking exists for each of the two proposed lots. Both lots have sufficient parking as required by code.
- The Easements, Covenants, and Restrictions (ECR) document was updated and recorded to indicate that for the purpose of the Site Plan landscaping, parking, and other features, the two lots are considered as one. This negates the requirement to have a perimeter landscape buffer located in the parking lot between the two lots. No changes are required to the Site Plan as a result of this lot separation.





The project has been found to **be in compliance with Chapter 160, City Code**, regarding provision of adequate public facilities.

**The Site Plan Review Committee (SPRC) recommended approval for this preliminary and final subdivision plat on July 14, 2021.**

