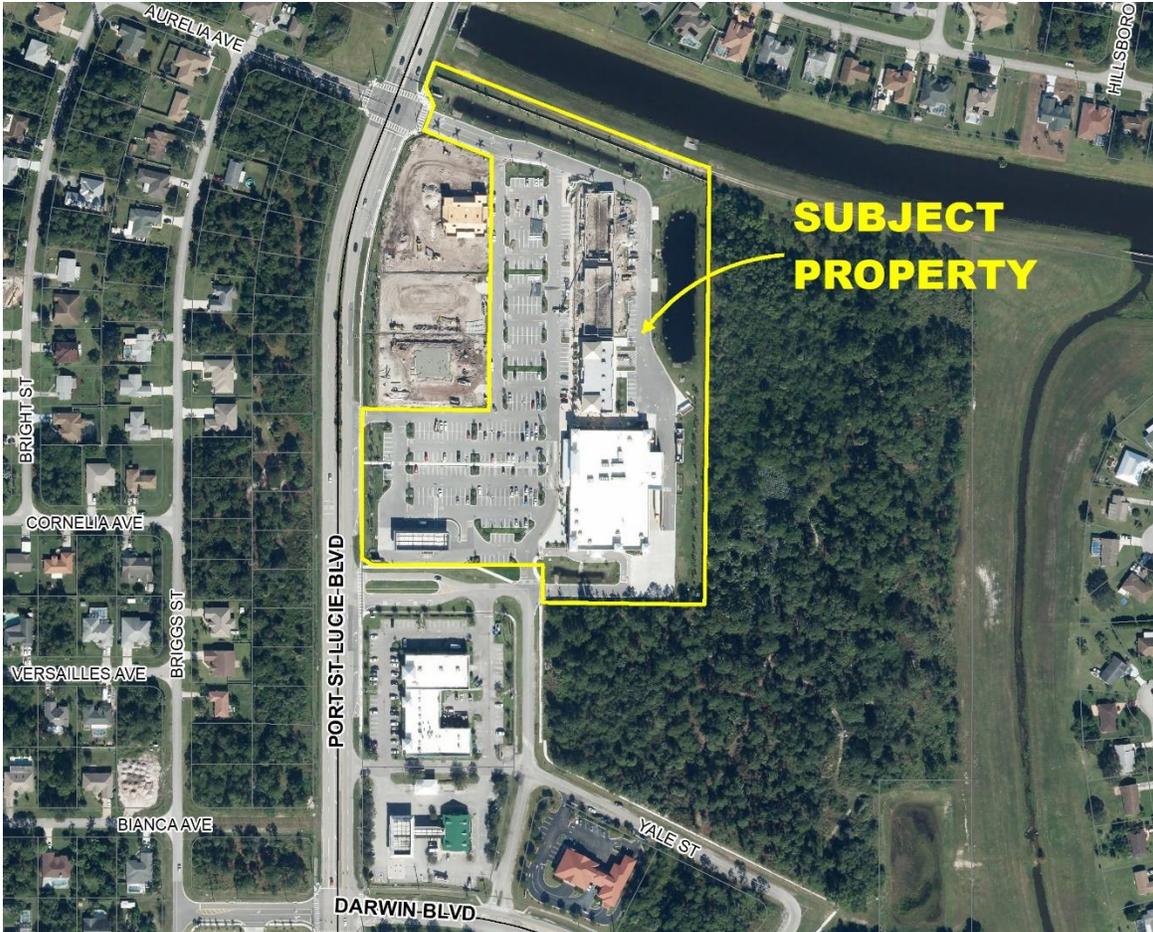




**Sympatico Plaza 2
 Preliminary & Final Subdivision Plat
 P21-134**



Project Location Map

SUMMARY

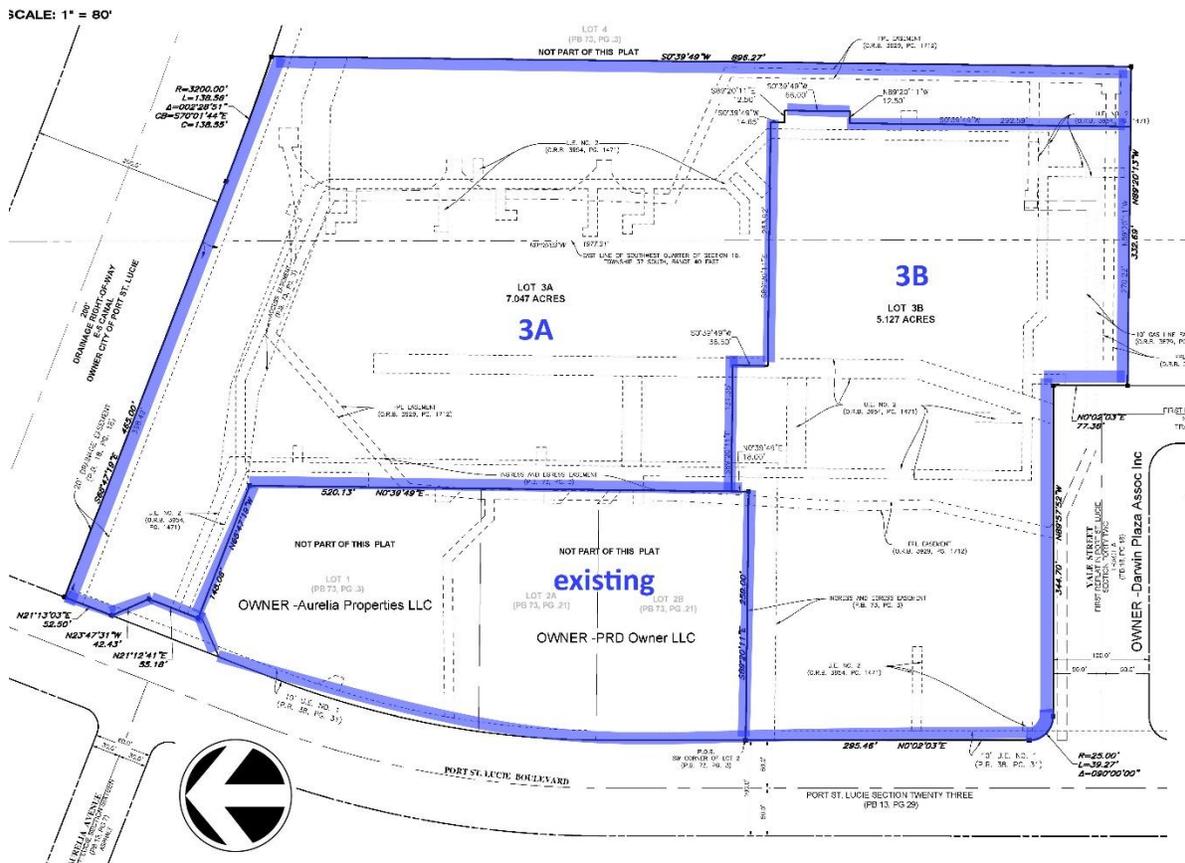
Applicant's Request:	To subdivide an existing commercial shopping center parcel into two lots. One lot includes an existing Walmart and the other lot includes existing commercial retail buildings; To replat lot 3 into lots 3A and 3B.
Applicant:	Kimley Horn / A.J. Fasano, EI
Property Owner:	Port St. Lucie Properties, LLC
Location:	East of SW Port St. Lucie Boulevard, north of SW Yale Street, and north of Darwin Square Shopping Center.
Address:	3045 SW Port St Lucie Blvd.
Project Planner:	Holly F. Price, AICP, Senior Planner

Project Description

This preliminary and final subdivision plat application proposes to replat a 12.17 acre parcel into two lots: Lot 3A (north) is 7.047 acres and Lot 3B (south) is 5.127 acres. Lot 3B (south), includes a Walmart building and the lot 3A (north) includes retail commercial buildings. There are no construction drawings.

A parking space count analysis was performed to verify that sufficient parking exists for each of the two proposed lots. The north lot requires 131 parking spaces and provides 161 parking spaces. The south lot requires 174 parking spaces and provides 180 parking spaces. Both lots have sufficient parking.

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.



Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this preliminary and final subdivision on July 14, 2021.

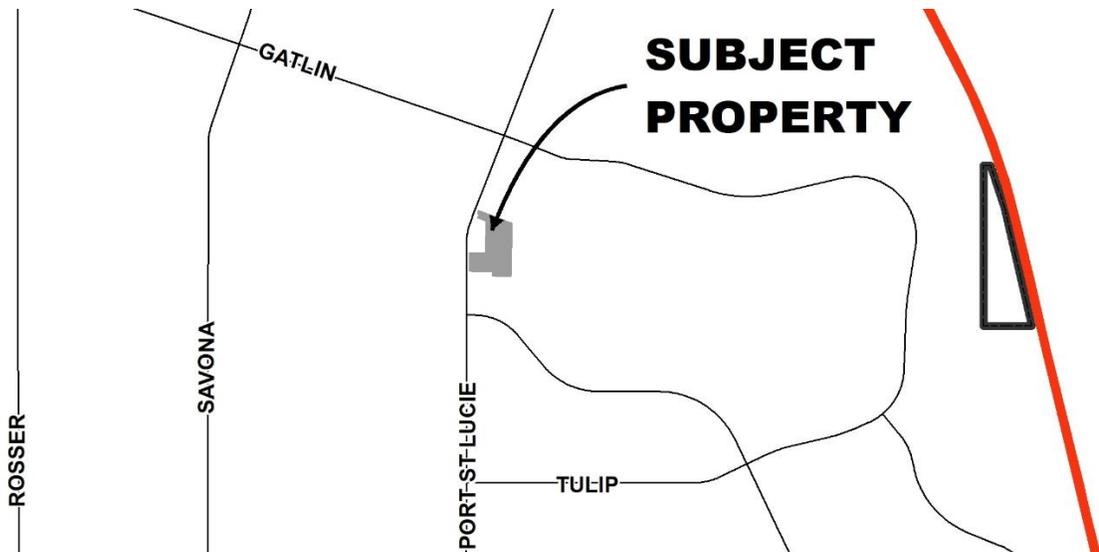
Location and Site Information

Parcel Number:	4418-702-0003-000-1
Property Size:	Approximately 12.17 acres
Legal Description:	Being A Replat of Lot 3, Sympatico Plaza, According to The Plat Thereof as Recorded in Plat Book 73, Pages 3 Through 4, of The Public Records of St. Lucie County, Florida, All Lying in Section 18, Township 37 South, Range 40 East, St. Lucie County, Florida, In the City of Port St. Lucie, Florida
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Commercial Shopping Center

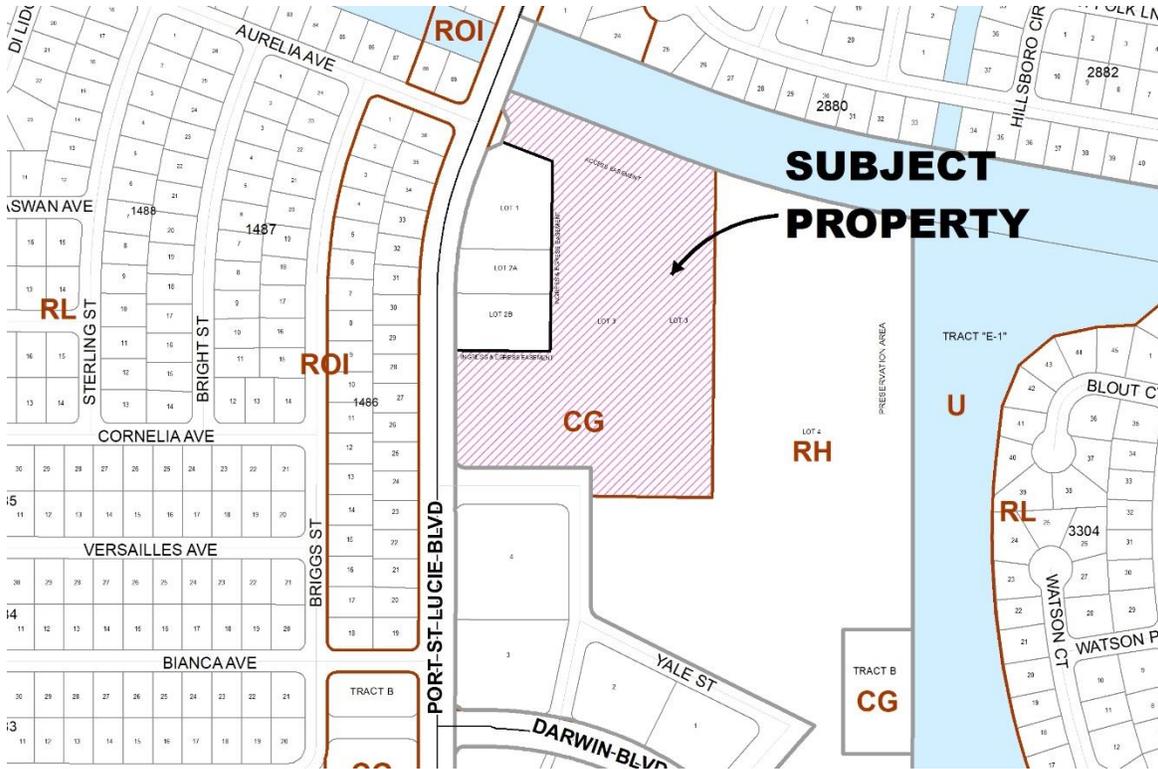
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-family residential development
South	CG/RH	CG	Commercial/Vacant
East	RH	CG	Vacant
West	ROI	RS-2	Platted residential lots

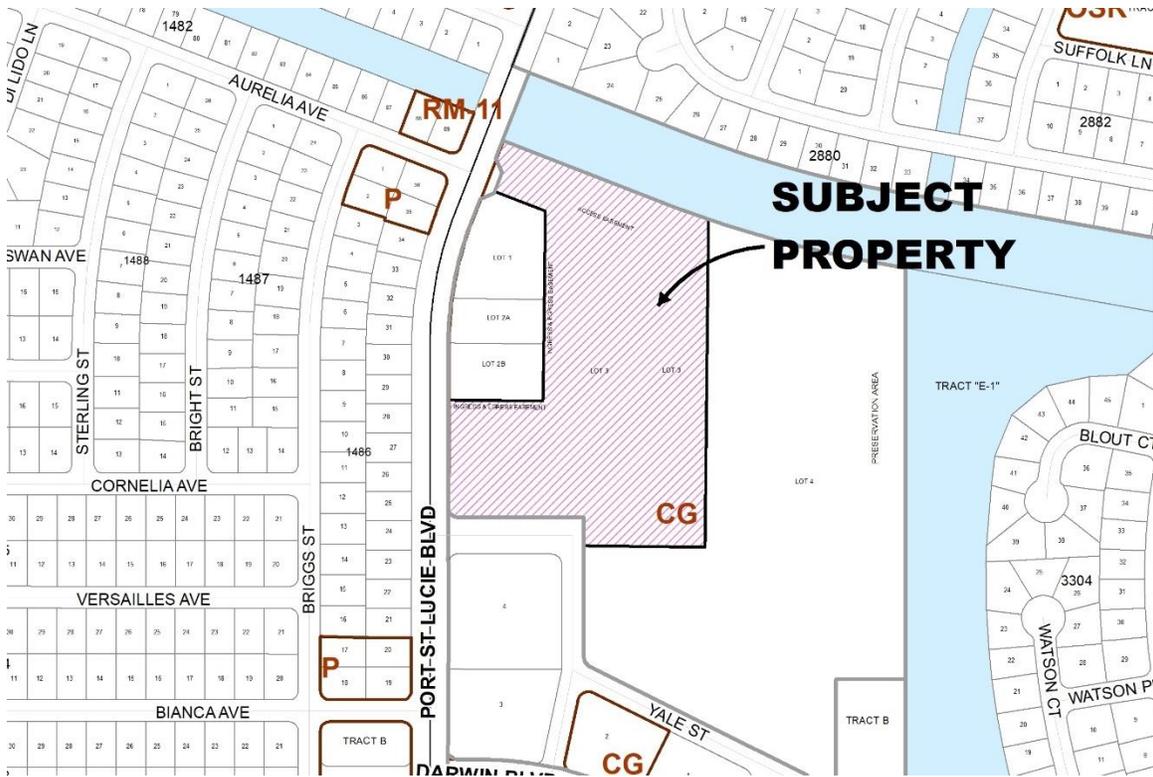
RL - Low Density Residential, CG- General Commercial, RH – High Density Residential, ROI - Residential Office Institutional, RS-2 - Single Family Residential



Location Map



Future Land Use



Zoning

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, and the Verano Development of Regional Impact (DRI) Development Order, regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	N/A – Water and sewer has already been provided by the City.
<i>Traffic Circulation</i>	N/A - There are no new traffic impacts for this existing development.
<i>Parks and Recreation Facilities</i>	N/A - There are no park and recreation requirements for the existing commercial development.
<i>Stormwater Management Facilities</i>	N/A – There are no changes to stormwater management.
<i>Solid Waste</i>	N/A There is adequate capacity available for future development.
<i>Public School Concurrency Analysis</i>	N/A

NATURAL RESOURCE PROTECTION (CHAPTER 157)

This is a developed site and Chapter 157, Natural Resource Protection Code was addressed in previous submittals.

OTHER

Fire District: The access location (external and internal) was previously reviewed by the Fire District for safety purposes. No comments by Fire Department.

Public Art (Chapter 162): This application does not create new development. There are no requirements for Public Art.

RELATED PROJECTS:

P15-088 Darwin Plaza Walmart Neighborhood Market Site Plan: This application was approved by the City Council on Oct. 12, 2015.

P97-190 – Darwin Plaza Subdivision: This application was approved by the City Council on March 13, 2000.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this preliminary and final subdivision plat with construction plans on July 14, 2021.